



Deputy Premier
Minister for Infrastructure, Local Government and Planning
and Minister for Trade and Investment

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Our ref: MC16/3267

ABN 90 856 020 239

- 8 AUG 2016

The Honourable Stuart Robert MP
Federal Member for Fadden
PO Box 733
BIGGERA WATERS QLD 4216

Dear Mr Robert

The Honourable Jackie Trad MP, Deputy Premier, Minister for Infrastructure, Local Government and Planning and Minister for Trade and Investment has asked me to thank you for your letter of 20 July 2016 about the Oxley Hotel development.

As this matter falls within the portfolio responsibilities of the Honourable Stirling Hinchliffe MP, Minister for Transport and the Commonwealth Games, I have forwarded a copy of your letter to his office for consideration.

Yours sincerely



MATT COLLINS
CHIEF OF STAFF

cc: Mr Elliot Stein
Chief of Staff
Office of the Minister for Transport and the Commonwealth Games
GPO Box 2644
BRISBANE QLD 4001

DP's Office Use Only

Date received: 29/7 16

Received

29 JUL 2016

ESU

Dept. Use Only

Date due to ESU:

Tracking ref: MC 16/3267

File No: FIS/46-5

**Deputy Premier, Minister for Infrastructure, Local Government and Planning and
Minister for Trade and Investment**

Allocate to: ☒ DILGP ☐ TIQ ☐ QRA

Copies of incoming to: (ECU to
organise – e.g. corro from peak
bodies, mayors, ministers, MPs etc)

- ☐ Deputy Premier
☐ CoS
☐ Press Secretary
☐ Senior Media Advisor
☐ Infrastructure Advisor
☐ QRA Advisor
☐ Planning Advisor
☐ Assistant Planning Advisor
☐ Local Gvt Advisor
☐ Caucus Liaison Officer
☐ DP's EA (for invites etc)

- ☐ Other 1:
☐ Other 2:
☐ Other 3:
☐ Other 4:

Action required:

- ☐ No response required – file & note
☐ Acknowledgement - courtesy & final
☒ Referral to other Minister/s (list)
Minister for
Transport
.....
☐ Priority – 5 days
☐ Standard – 10 days
☐ Complex – 15 days
☐ Other / MALPI days
☐ Dept. for direct reply
☐ Dept. to call & resolve
☐ Dept. for appropriate action
☐ Dot points

Briefing note required:

- ☐ Decision ☐ If Dept deems necessary
☐ Noting
☐ Meeting

Signatory:

- ☐ Deputy Premier
☐ Assistant Minister - LG
☐ CoS
☐ Director-General / CEO
☐ Appropriate Dept. officer
☐ Other.....

Contact person: (for letter)

- ☐ Deputy Premier
☐ Assistant Minister - LG
☐ CoS
☐ Director-General / CEO
☐ Appropriate Dept. Officer
☐ Other.....

Drafting instructions for the department (specific instructions / allocation):

Complaint? ☐

Allocate to: Copies to:

Name/Signed:

Date actioned by DLO:

29 JUL 2016
9 JUL 2016

Date received by DLO: 29 JUL 2016

Finalised ☐



RECEIVED

20 July 2016

The Hon Jackie Trad MP
Deputy Premier
PO Box 15009
CITY EAST QLD 4002

29 JUL 2016

Dear Deputy Premier,

I write to bring to your attention an issue that has an impact on some of my constituent's business in the Oxley area.

They currently own the Oxley Hotel that was constructed and opened in September 2007. I'm led to believe that the Development Application (DA) was approved by BCC in 2006 for the new hotel. During the DA period, the Department of Transport and Main Roads (DTMR) provided a set-back requirement for a development area. In reliance of DTMR's advice, the hotel development was created within the constraints of the provided set-back (447.5m²). DTMR subsequently consulted with the owners in 2010 and 2012 about a possible intersection upgrade with a larger setback area (something not raised when the Hotel was built). At that time, there was no timeframe for works and no finalised plans. I am further led to believe that the owners sent a letter to DTMR in 2012 noting their concerns with the eventual intersection upgrade plan. They have never received any response and the indicative design now apparently remains per the applicable design at the time of their letter in 2012.

DTMR have apparently now asked to resume land for the intersection over and above the 2006 approval and set-back requirement, which was the information used as the basis for the Hotel development. The resumption, if successful, would impact the hotel carpark by nine parking spaces and effect the flow of the carpark. The loss of these spaces will have an economic effect on the Hotel business and flow on effects for the lease value of the business and consequently the property value and is highly undesirable from an operational perspective.

I'm led to believe that the owners had a meeting with DTMR on 4/5/16, and it was stated that the upgrade works, to begin in 2017, are stage 1 with a potential for stages 2 or 3 sections to upgrade the intersection. Apparently there is no funding for stages post stage 1 and DTMR informed the owners that it is likely stages beyond stage 1 will not occur 'in the foreseeable future'. I'm further led to believe that DTMR informed the owners that they needed to take the resumption of land now (despite only needing the land for underground services at this stage) and appeared to be suggesting that they would lease the resumed land back (for use as hotel carpark) for a nominal value.

I'm led to believe that DTMR would like the Oxley Road frontage truncation corner to be 19.27m from the property boundary corner, rather than 8m, as currently allowed for and was asked for in 2006. This is what is materially impacting the carpark.

Everyone understands that the State has to ensure safe operation on roads and does require land to do so. I simply ask that DTMR do everything they can to limit the loss of car parking, noting the development was done on DTMR's original advice, and achieve an acceptable long term design of the intersection that benefits the community without impacting on the business owners.

Sincerely,



Hon Stuart Robert MP
Federal Member for Fadden

RTI RELEASE