

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

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ABN 90 856 020 239

Our ref: MC16/3267

- 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 Oxiev 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

2 9 JUL 2016

ESU

Dept. Use Only

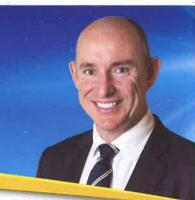
Date due to ESU:....

Tracking ref: MC /6/3267

File No: F15/46-5

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

Wilhister for Trade and Investment		
Al	locate to: 🔀 DILGP 🔲 TIQ	□ QRA
Copies of incoming to: (ECU to	Action required:	Signatory:
organise – e.g. corro from peak bodies, mayors, ministers, MPs etc)	☐ No response required – file & note	☐ Deputy Premier
☐ Deputy Premier	☐ Acknowledgement - courtesy & final	Assistant Minister - LG
☐ CoS	Referral to other Minister/s (list)	[] CoS
☐ Press Secretary	Minister fel	☐ Director-General / CEO
☐ Senior Media Advisor	Transport	☐ Appropriate Dept. officer
☐ Infrastructure Advisor		Other
☐ QRA Advisor	☐ Priority – 5 days	7/
☐ Planning Advisor	☐ Standard – 10 days	Contact person: (for letter)
☐ Assistant Planning Advisor	☐ Complex – 15 days	Deputy Premier
☐ Local Gvt Advisor	☐ Other / MALPI days	Assistant Minister - LG
☐ Caucus Liaison Officer	☐ Dept. for direct reply	□ CoS
☐ DP's EA (for invites etc)	☐ Dept. to call & resolve	☐ Director-General / CEO
	☐ Dept. for appropriate action	Appropriate Dept. Officer
	☐ Dot points	☐ Other
☐ Other 1:		
☐ Other 2:	Briefing note required:	
Other 3:	☐ Decision ☐ If Dept deems necessary	
☐ Other 4:	Noting	
	Meeting	
Drafting instructions for the department (specific instructions / allocation): Complaint?		
Allocate to: Copies to:		
Name/Signed		
Date received by DLO: 2 9 JUL 2016 Finalised		



RECEIVED

20 July 2016

The Hon Jackie Trad MP Deputy Premier PO Box 15009 CITY EAST QLD 4002 2 9 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 time frame 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,

