



Speech by

**Hon. STEVE BREDHAUER**

**MEMBER FOR COOK**

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Hansard 25 August 1999

**MINISTERIAL STATEMENT**

**Expectation Pty Ltd**

**Hon. S. D. BREDHAUER** (Cook—ALP) (Minister for Transport and Minister for Main Roads) (9.51 a.m.), by leave: The Department of Main Roads currently has an appeal before the Planning and Environment Court in relation to the conditional approval of a shopping centre in Buderim. This appeal relates to traffic concerns that the department has regarding that development. Since lodgment of the appeal, the development proposal has been significantly modified and it now appears likely that the concerns of the department regarding traffic issues will be resolved.

In today's Courier-Mail and the Sunshine Coast Daily, Expectation Pty Ltd, the developer of another site on the Sunshine Coast, the Chancellor Park development, has taken out advertisements that criticise the department and call upon me to hold an independent inquiry in relation to this matter. At the outset, I advise the House of the rampant self-interest of Expectation Pty Ltd in this matter.

In an article that appeared on page 3 of the Sunshine Coast Daily on 18 August 1999, Expectation Pty Ltd threatened Woolworths with a law suit if it proceeded with the proposed Buderim shopping centre development ahead of the development of a shopping centre at Expectation Pty Ltd's Chancellor Park site. Expectation Pty Ltd has no genuine concern in this matter regarding traffic issues in Buderim. Its interest and motivation is solely its commercial desire for a shopping centre development in the Chancellor Park estate.

It is expected that when the department and the developer meet at the Planning and Environment Court, there is likely to be a consent order made with respect to the proposed Buderim supermarket as a result of the mitigated traffic impact of the revised 4,000 square metre development. Expectation Pty Ltd has publicly demanded that my department continue the appeal to the Planning and Environment Court, irrespective of the independent advice received on the mitigated traffic impact. Expectation Pty Ltd wrote to me on 9 August 1999 threatening a public campaign against me if the appeal was discontinued because the concerns of Main Roads had been resolved.

**Mr Mackenroth** interjected.

**Mr BREDHAUER:** They will be, too. They speak of nothing else at the Kowanyama tavern.

In discharging my responsibilities as Minister, I am not prepared to kowtow to the commercial interests of property developers on the Sunshine Coast or anywhere else. I will not be intimidated by their threats.

Under section 4.3 of the Local Government (Planning and Environment) Act 1990, Main Roads is able to object to development applications to ensure that satisfactory access and traffic management can be implemented on State-controlled roads. Current material and advice available to Main Roads does not support that the adverse traffic impacts of the development are significant enough to warrant refusal of the application on traffic engineering grounds. The department will impose conditions that will minimise the effect of traffic from the proposed development.

Today I have asked my director-general to satisfy himself that these assessments are impartial and meet the requirements with respect to the traffic impact of the development on our State-controlled roads. It is not the responsibility of the Department of Main Roads to decide whether shopping centres

or developments are approved. That is the responsibility of local governments and, in this case, the Maroochy Shire Council.

On 11 August 1999, the Maroochy Shire Council resolved to agree to a consent order to amend council conditions after considering the amended 4,000 square metre development proposal. I am satisfied that at all times during the assessment of traffic management impacts related to the proposed development of this site, Main Roads has properly followed the processes as provided by the Transport Infrastructure Act 1994 and the Local Government (Planning and Environment) Act 1990.

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