

# Office of Liquor and Gaming Regulation



## Information Notice

**Application Type:** Commercial Other Subsidiary on Premises Licence

**Trading Name:** Oxford Quays

**Address of the Premises:** 2 Oxford Street, Bulimba

**Date of the Decision:** 21 May 2025

**Applicable Legislation:** Part 4, Division 4, Subdivision 2 of the *Liquor Act 1992*

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### Brief Summary of the Reasons for the Decision

As delegate of the Commissioner for Liquor and Gaming, I considered and reviewed the application for a commercial other subsidiary on premises licence lodged by the applicant on 18 September 2024.

In deciding the application, I took into account the following findings of fact:

- The applicant is eligible to apply for a commercial other subsidiary on-premises licence under the *Liquor Act 1992* (the Act).
- Brisbane City Council and Queensland Police Service have no objection to the application.
- Seven public objections were received within the advertising period.

I have considered the relevant matters outlined in Part 4, Division 4 of the Act.

I took into account the objections received, which outlined the following concerns:

- Potential noise disturbances from patrons, staff activities and operational procedures negatively impacting the peaceful enjoyment of adjacent residential properties, particularly regarding the extensive operating hours.
- Existing "loutish behaviour" around the City Cat Terminal that could be exacerbated by another licensed venue.
- Inadequate parking facilities in an already congested area.
- Lack of planning details despite repeated requests from community members.

In response to the objections received, I am satisfied the granting of the commercial other subsidiary on premises licence would not necessarily have an adverse effect on the amenity of the locality as:

- The use of the site has been considered under an exemption certificate issued by Brisbane City Council.
- Brisbane City Council and Queensland Police Service have no objection to the application.

- Trading hours have been restricted to comply with Brisbane City Council regulations to address noise concerns.
- It is the responsibility of the licensee to ensure patron and venue-related noise does not negatively impact local residents.
- The Office of Liquor and Gaming Regulation has a complaints system and can take action to address any substantiated breaches of licence terms and conditions should the licensee be unable to meet their responsibilities under the Act.

Human rights impacts have been properly considered in making a decision in accordance with section 58 of the *Human Rights Act 2019*. A decision to grant the application may engage the right to privacy and reputation as well as property right. However, it is considered a decision to grant the application is reasonable and justifiable because licence conditions will be imposed to minimise the impact on the amenity of the locality.

After considering all of the relevant factors and information, both positive and negative, I have decided to provisionally grant the licence, subject to the following conditions:

- Trading hours of 10:00am to 10:00pm Monday to Sunday.
- Liquor may be sold or supplied only whilst the premises adheres to its principal activity of provision of prepared food to be eaten on the licensed premises.
- The majority of the premises (excluding the kitchen, toilets and any non-public areas) must be set up for the business of a cafe at all times the premises is open for the sale and/or supply of liquor except when the premises is being used for a bona fide function.
- Prepared food must be available for patrons up to one hour before the approved closing time for the sale and/or supply of liquor. This condition does not apply during the conduct of a function.
- Under Section 155(4)(e), approval is granted for minors to be on the licensed premises for the purpose of purchasing and/or consuming food and non-alcoholic beverages.
- Non-amplified entertainers and/or speakers used to amplify noise must not be located in any outdoor area of the premises, including verandah, patio, footpath or beer garden.
- A register of complaints should be maintained indicating the time and nature of the complaint and any remedial action taken to resolve the complaint. The register must be kept and made available to an Investigator or a Police Officer upon request.
- The issue of the licence is subject to evidence of a final inspection of the premises by an officer of the Office of Liquor and Gaming Regulation and the completion of any further requirements of the Commissioner as a consequence of that final inspection.
- The issue of the licence is subject to the lodgement of an acoustic report of which, the content and recommendations satisfy the Commissioner that any noise from the premises will not create a noise nuisance.