

E&C FORMAL SUBMISSIONS RESULTS – 1 DECEMBER 2011					
SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RECOMMENDATION FOR PUBLIC RELEASE
01/12 – 01 M	152/160/1007/34	CPAS	Transport, Access, Parking and Services (TAPS) Code	Approved	Not for release

Present: Lord Mayor Graham Quirk, A Schrunner, G Knapp, A Cooper, D McLachlan, P Matic, M de Wit & J Simmonds.

BCC PUBLIC RELEASE SCHEME
10 YEAR RELEASE

M - Indicates an E&C Committee decision (or minute item), which is included in this document.
R - Indicates an E&C Committee recommendation to full Council. Details can be accessed through the Council Minutes, which are available for inspection on Level 2 of the Brisbane Square Library, 266 George Street, Brisbane.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

152/160/1007/34

2.0 Title

Transport, Access, Parking and Services (TAPS) Code

3.0 Issue/purpose

To seek Establishment and Coordination Committee approval to rescind its decision of 28 November 2011 regarding the *Brisbane City Plan 2000* Transport, Access, Parking and Servicing Code.

4.0 Proponent

Andrew Chesterman, Divisional Manager, City Planning and Sustainability Division

5.0 Submission prepared by

Lesley Collins, City Planning and Economic Development, x34228

6.0 Date

30 November 2011

7.0 For E&C approval or recommendation to Council

For E&C approval

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

N/A

9.0 Recommended for public release

Not for release.

10.0 Recommendation

That the Establishment and Coordination Committee rescind its decision of 28 November 2011 regarding the *Brisbane City Plan 2000* Transport, Access, Parking and Servicing Code.

APPROVED

01 DEC 2011

Lord Mayor

11.0

Divisional Manager

Andrew Chesterman
Divisional Manager
City Planning & Sustainability Division

Chairman

I Support / ~~Reject~~ the recommendation.
If reject, please state reasons

Cr Amanda Cooper
Chairman, Neighbourhood Planning and
Development Assessment Committee

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

12.0 Background

On 28 November 2011, the Establishment and Coordination Committee approved a decision regarding the *Brisbane City Plan 2000* Transport, Access, Parking and Servicing Code and the submission was to be recommended to Council.

Since that time, it has been decided that further consideration needs to be given to this proposal and therefore the submission is to be rescinded.

It is therefore recommended that the Establishment and Coordination Committee rescind its decision of 28 November 2011 regarding the *Brisbane City Plan 2000* Transport, Access, Parking and Servicing Code.

13.0 Consultation

- Councillor Amanda Cooper, Chairman Neighbourhood Planning and Development Assessment (30 November 2011).

All are in agreement with the recommendation.

14.0 Implications of proposal

Nil

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

Nil

17.0 Customer impact

Nil

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 Financial impact

Nil

21.0 Human resource impact

Nil

22.0 Urgency

As soon as possible.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

- Option 1: Approve the recommendation.
- Option 2: Amend the recommendation.
- Option 3: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

**BCC PUBLICATION SCHEME
10 YEAR RELEASE**

E&C FORMAL SUBMISSIONS RESULTS – 5 DECEMBER 2011

SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RECOMMENDATION FOR PUBLIC RELEASE
05/12-01 R	161/268/608/1	CPAS	New Water Restrictions Policy for Council Parks – Use of Potable Water in Council Parks	Withdrawn	N/A
05/12-02 M	137/800/1121/363 164/105/219/1	Organisational Services	Monthly Report – Delegation of Authority to Travel – September 2011	Approved	Immediate release
05/12-03 R	109/695/586/6	OLMCEO	Report of the Audit Committee Meeting on 17 November 2011	Approved	N/A
05/12-04 R	112/20/216/81	Brisbane Infrastructure	Legacy Way Tunnel Project – Land Resumptions	Approved	N/A
05/12-05 M	137/800/1121/402	CPAS	Brisbane City Council's submission on the Sustainable Planning and Other Legislation Amendment Bill (SPOLA Bill 2011).	Approved	Immediate
05/12-06 R	188/630/414/558	Brisbane Infrastructure	Suburbs to City Buslink Pre-Feasibility Study and Budget	Approved	N/A
05/12-07 M	137/800/1121/401	OLMCEO	Claim for compensation – resumption of Murarrie Landfill, Murarrie.	Approved	Not for release

Present: Lord Mayor Graham Quirk, A Schinner, G Knapp, A Cooper, P Matic, M de Wit & J Simmonds.
Apologies: D McLachlan

M - Indicates an E&C Committee decision (or minute item), which is included in this document.
R - Indicates an E&C Committee recommendation to full Council. Details can be accessed through the Council Minutes, which are available for inspection on Level 2 of the Brisbane Square Library, 266 George Street, Brisbane.

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 Primary File Number

137/800/1121/363

Related subject matter file

164/105/219/1

2.0 Title

Monthly Report - Delegation of Authority to Travel – September, 2011

3.0 Issue/purpose

Provision of relevant monthly travel report.

4.0 Proponent

Greg Evans, Divisional Manager, Organisational Services.

5.0 Submission prepared by

Irene Murphy, Travel Co-ordinator, Support Services Centre, ext. 39159

6.0 Date

28 November, 2011

APPROVED

5 DEC 2011

Lord Mayor

7.0 For E&C approval or recommendation to Council?

For information purposes.

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No.

9.0 Recommended for public release

Immediate release.

10.0 Recommendation

That the Establishment and Co-ordination Committee note the information submitted on approved travel for September, 2011.

11.0

Divisional Manager

Chairman

I Support/Reject the Recommendation
If Reject – please state reasons



Greg Evans
DIVISIONAL MANAGER

Cr Adrian Schrinner
CHAIRMAN FINANCE, ECONOMIC
DEVELOPMENT AND ADMINISTRATION COMMITTEE

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

BC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

12.0 Background

In pursuance of the request for information on a monthly basis of travel approved under delegation, reports are enclosed for September, 2011, for each Unit of Administration showing travel actually undertaken during that month.

Appendix "A" shows details associated with travel undertaken by non Council employees not covered by the Travel Policy.

In summary, the position is as follows:

September, 2011

Non-Commercial Operations

a) International Travel	
(i) Number of Bookings	Nil
(ii) Airfares	
b) Domestic Travel	
(i) Number of Bookings	22
(ii) Airfares	\$ 6,076.90
c) Accommodation and Allowances Costs	\$ 9,067.21
d) Registration Fees for Conferences	\$16,695.90
e) Other Costs e.g. hire car	\$ 2,388.66
	TOTAL
	\$34,228.67
Appendix "A"	\$ 725.40

BCC PUBLICATION SCHEME
10 YEAR RELEASE

13.0 Consultation

Liaison with Officers undertaking travel and Divisional Travel Officers.

14.0 Implications of proposal

Nil.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

Nil.

17.0 Customer impact

Nil.

18.0 Environmental impact

Nil.

19.0 Policy impact

In line with Council policy.

20.0 Financial impact

Expenses incurred through Divisional Travel Votes.

21.0 Human resources impact

Not applicable.

22.0 Urgency

In the normal course of business.

23.0 Publicity/marketing strategy

At the discretion of the Lord Mayor.

24.0 Options

Option 1: That E&C note the information submitted on approved Travel for September, 2011.

Option 2: Not approve the recommendation.

Option (1) is the preferred option.

If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number
137/800/1121/402

Related subject matter files
N/A

2.0 Title

Brisbane City Council's submission on the Sustainable Planning and Other Legislation Amendment Bill (SPOLA Bill 2011).

3.0 Issue/purpose

To seek E&C approval to submit a response to the Queensland Parliament's Transport, Local Government and Infrastructure Committee on the proposed legislative amendments under the SPOLA Bill 2011.

4.0 Proponent

Andrew Chesterman, Divisional Manager, City Planning and Sustainability

5.0 Submission prepared by

Erica Gould, Regional Planning Coordinator, City Planning and Sustainability, extension 81363.

6.0 Date

5 December 2011.

7.0 For E&C approval or recommendation to Council

For E&C approval.

8.0 If for recommendation to Council, is a Council resolution required under an Act of Local Law?

N/A.

9.0 Recommended for public release

Immediate release.

10.0 Recommendation

That E&C approves the submission to the Queensland Parliament's Transport, Local Government and Infrastructure Committee as set out in "Attachment B".

APPROVED

5 DEC 2011

[Signatures]
.....
Lord Mayor

Divisional Manager

[Signature]

**Andrew Chesterman
DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY**

Chairman

I Support / Reject the recommendation.
If reject, please state reasons.

[Signature]

Cr Amanda Cooper

**CHAIRMAN NEIGHBOURHOOD PLANNING
AND DEVELOPMENT ASSESSMENT
COMMITTEE**

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

BOYD PUBLICATIONS
7 YEAR RELEASE
CONFIDENTIAL

12.0 Background

The SPOLA Bill 2011 was introduced into Queensland Parliament on 11 October 2011. The Bill includes proposed amendments to the *Animal Management (Cats and Dogs) Act 2008*, the *Building Act 1975*, the *Coastal Protection and Management Act 1995*, the *Local Government Act 2009*, the *Plumbing and Drainage Act 2002*, the *Sustainable Planning Act 2009* and the *Urban Land Development Authority Act 2007 (ULDA Act 2007)*.

The relevant aspects of the SPOLA Bill 2011 include:

- Businesses and the community will benefit from an improved process for plumbing work.
- The amendments will assist local governments to identify irresponsible dog owners or those responsible for dangerous dog attacks.
- Minor amendments to the *Sustainable Planning Act 2009*, which are mostly administrative in nature and will have minimal impact on the daily operations of the development assessment branch.
- Amendments to the *Sustainable Planning Act 2009* regarding the process that the Minister must follow when calling in a development application.
- The current urban encroachment policy under the *Planning (Urban Encroachment – Milton Brewery) Act 2009* will be transferred to the *Sustainable Planning Act 2009* and enables the policy to be applied state-wide.
- Clarification of the relationship between the Building Assessment Provisions and local planning instruments, local laws and local government resolutions.
- Amendments to the *ULDA Act 2007* to address a number of operational and administrative irregularities identified through the operation and implementation of the *ULDA Act 2007*.

The main points outlined in Council's submission (which is provided in "Attachment B") include:

- Council strongly objects to the provisions outlined in clause 129 (proposed clause s136D of the *ULDA Act*), which deals with the continuation of infrastructure agreements beyond the cessation of the Urban Development Area (UDA). Council is extremely concerned about the possibility of being liable for implementing an infrastructure agreement should an UDA cease to exist. This provision could have significant ramifications, particularly if Council has not been party to the relevant infrastructure agreement and may never have accepted the provisions of the agreement in the first place. Significant impacts could result for Council revenue streams and capital works programs if the liability is transferred to Council under these circumstances.
- The provision of only five business days to make representations to the Minister about an application that has been called in is extremely short and unworkable. At least a 20 business day timeframe is required.
- Council strongly objects to the Minister being given the power to give directions without consulting particularly in relation to a local planning instrument and for directions to local governments and applicants. Council is concerned about the lack of transparency and inconsistency with natural justice principles.
- Council wishes to highlight that the objectives of the proposed amendments to the *Plumbing and Drainage Act 2002* will only be achieved if sufficient resources are allocated by the Plumbing Industry Council to proactively audit plumbers and enforce compliance with the new Form 4 requirements.

It is intended that Council's submission be displayed on the website of the Transport, Local Government and Infrastructure Committee, along with other submissions.

It is recommended that E&C approve the submission to the Queensland Parliament's Transport, Local Government and Infrastructure Committee as set out in "Attachment B".

Attachments:

- Attachment A – Summary of submission
- Attachment B - Brisbane City Council Submission to the Queensland Parliament's Transport, Local Government and Infrastructure Committee regarding the Sustainable Planning and Other Legislation Amendment Bill 2011.

13.0 Consultation

- Glenn Davidson, Principal Officer – Built Environment, Compliance and Regulatory Services (10 and 15 November 2011).
- Cameron Doyle, Lead Principal Planner, Development Assessment Branch (11 November 2011).
- Mark Tranter, Solicitor, Brisbane City Legal Practice (14 November 2011).
- Lachlan Carkett, Team Leader City Planning Implementation, City Planning and Economic Development Branch (15 November 2011).
- Robert Wright, Principal Officer – Urban Planning, Water Resources Branch (15 November 2011).
- Eddie Denman, Plumbing Services Manager, Compliance and Regulatory Services (17 November 2011).

All are in agreement with the recommendation.

14.0 Implications of proposal

The Queensland Parliament's Transport, Local Government and Infrastructure Committee will not be made aware of the impacts on Brisbane City Council from the SPOLA Bill 2011 if the recommendation to release the submission is not supported.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

Nil.

17.0 Customer impact

Nil.

18.0 Environmental impact

Nil.

19.0 Policy impact

The provisions that give the Minister the power to give directions without consulting, particularly in relation to a local planning instrument, could result in an uncertain policy making environment for Council.

20.0 Financial impact

- The SPOLA Bill 2011 outlines that should an UDA cease to exist the transitional arrangements include that the superseding public sector entity (e.g. Council) would be a party to the infrastructure agreement in place of the Urban Land Development Authority. Council would be liable for implementing the infrastructure agreement, even though may never have been involved in the drafting of the agreement. Should this situation arise, significant impacts could result for Council's revenue streams and capital works programs.

21.0 Human resource impact

Nil.

22.0 Urgency

Submissions were due to the Transport, Local Government and Infrastructure Committee on 25 November 2011, however Brisbane City Council received an extension until 6 December so officers could comprehensively review the details of the legislation and E&C could consider the submission on 5 December 2011.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

Option 1: Approve the recommendation.

Option 2: Amend the recommendation.

Option 3: Not approve the recommendation.

Option 1 is the preferred option.

NB: if the officer's recommendation is not followed, then the reasons for the departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number

137/800/1121/401

Relevant subject matter files

2.0 Title

Claim for compensation - resumption of Murarrie Landfill, Murarrie.

3.0 Issue/purpose

Approval of cash advance and transfer of land in partial satisfaction of the claim for compensation for the resumption of Murarrie Landfill.

4.0 Proponent

Colin Jensen, Chief Executive Officer.

5.0 Submission prepared by

David Askern, Chief Legal Counsel, ext 34741.

6.0 Date

2 December 2011.

7.0 For E&C approval or recommendation to Council

For E&C approval

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No.

9.0 Recommended for public release

Not for release.

10.0 Recommendation

That E&C approve the recommendation in Attachment A.

11.0 Divisional Manager

Colin Jensen
CHIEF EXECUTIVE OFFICER

APPROVED

5 DEC 2011

Lord Mayor

10 YEAR RELEASE
PUBLIC INFORMATION SCHEME

[Handwritten signatures and initials]

12.0 Background

On 25 March 2011, the resumption of the Murarrie Landfill, being Lots 143 and Lot 141 on RP207883 situated at 270 and 380 Murarrie Road, was gazetted for environmental purposes.

Trading from the site ceased as agreed on 31 October 2011 and post closure works have begun.

Silveressence have lodged a claim for compensation for redacted which is considered excessive compared to Council's estimation of redacted

Silveressence had previously requested that Council pay it an advance against compensation for redacted for that land in accordance with the valuation as set out in Attachment C.

Before the advance could be paid, Silveressence withdrew their request for payment of that advance.

Silveressence have now requested that Council reconsider the payment of an alternative advance as follows:

- (a) Council to transfer to a company associated with the BMI Group part of the land situated at 227 Gardner Road, Rochedale valued at \$2.1m GST Exclusive in partial satisfaction of its claim for compensation (the "Gardner Road Land");
- (b) Payment of a cash advance of redacted in partial satisfaction of its claim for compensation. *for disturbance. 2*

The area marked in red on the plan comprising Attachment D is the Gardner Road Land to be transferred. It has been confirmed that this land is surplus to Council requirements.

Brickworks Limited who own land immediately to the north of Gardner Road Site have also expressed interest in the purchase of 227 Gardener Road. An offer was made by Brickworks that it was prepared to transfer to Council land adjacent to this site as set out in the plan comprising Attachment G.

Natural Environment and Sustainability have advised that they are not interested in this land at this time and would prefer to seek to deal with Brickworks Limited in respect of other land owned by it.

The valuation of the land to be transferred is \$2.1m approximately (see Attachment E). The proposed draft contract is set out in Attachment F. An easement for future road purposes over part of the site will be a requirement of the contract.

The redacted claim is requested to assist Silveressence with the cost of the Post Closure Remediation works currently being undertaken by Silveressence. The total advance value of redacted is more than likely to be exceeded by the total value of compensation ultimately payable by Council.

The contract for sale is subject to receipt of an exemption from disposing of this land by tender or public auction from the Minister for Local Government under Section 180 of the City of Brisbane (Finance, Plans and Reporting) Regulation 2010.

E&C is requested to approve the recommendation in Attachment A.

13.0 Consultation

Lord Mayor Councillor Quirk
Councillor Matic

Andrew Chesterman, Divisional Manager, City Planning and Sustainability
John Jordan, Manager, Natural Environment and Sustainability.

All are in agreement with the recommendation.

14.0 Implications of proposal

The claim for compensation will be reduced by the value of the land being transferred back to the claimant and the \$1m advance payment.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

Nil

17.0 Customer impact

Nil

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 Financial impact

Sufficient funds to cover the ^{redact} payment have previously been accrued in the NES Budget (Program 1) - Bulimba Creek Acquisition.

21.0 Human resource impact

Nil

22.0 Urgency

In the normal course of business.

23.0 Publicity/marketing strategy

Nil

24.0 Options

Option 1: approve the recommendation

Option 2: reject the recommendation

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC 10 YEAR RELEASE SCHEME

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 R - Indicates an E&C Committee recommendation to full Council. Details can be accessed through the Council Minutes, which are available for inspection on Level 2 of the Brisbane Square Library, 266 George Street, Brisbane.

E&C FORMAL SUBMISSIONS RESULTS – 12 DECEMBER 2011

SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RECOMMENDATION FOR PUBLIC RELEASE
12/12-01 M	137/800/1121/408	CPAS	Submission on the draft Queensland Guidelines for Meat Chicken Farms	Approved	Immediate release
12/12-02 M	106/625/1098/1	Brisbane Lifestyle	Sunnybank Safer Suburbs Project	Withdrawn	N/A
12/12-03 R - Information	112/445/444/90	Brisbane Lifestyle	Variation of terms of lease for the Brisbane Multicultural Centre located at 28 Dibley Street Woolloongabba	Approved	N/A
12/12-04 R - Information	106/335/472/197	OLMCEO	Lord Mayor's Suburban Initiative Fund Guidelines	Approved	N/A
12/12-05 M	137/800/1121/407	Brisbane Infrastructure	Lease approval redacted over part of the property situated at 449 Kingsford Smith Drive, Hamilton to Bretts Wharf Seafood Pty Ltd	Approved	Immediate release
12/12-06 M	137/800/1121/406	Brisbane Infrastructure	Claim for Compensation arising from the resumption of land at 11 Playfield Street, Chermide	Approved	Immediate release
12/12-07 R - Information	112/445/302/40	Brisbane Lifestyle	Sandgate Swimming Pool Lease	Approved	N/A
12/12-08 M	137/800/1121/1403	OLMCEO	Appointment of Manager, Asphalt and Aggregates Branch, Brisbane Infrastructure	Approved	Not for release

Present: Lord Mayor Graham Quirk, A Schinner, G Knapp, A Cooper, D McLachlan, P Matic, M de Wit & J Simmonds.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number
137/800/1121/408

Related subject matter files
N/A

2.0 Title
Submission on the draft Queensland Guidelines for Meat Chicken Farms

3.0 Issue/purpose
To make a submission on the draft Queensland Guidelines for Meat Chicken Farms to the Queensland Department of Employment, Economic Development and Innovation

4.0 Proponent
Andrew Chesterman, Divisional Manager, City Planning and Sustainability Division

5.0 Submission prepared by
Frank Henry, Natural Environment and Sustainability, City Planning and Sustainability Division, x 36186


6.0 Date
12 December 2011

7.0 For E&C approval or recommendation to Council
E&C Approval

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?
No

9.0 Recommended for public release
Immediate release

10.0 Recommendation
That the Establishment & Coordination Committee approves the submission to the Queensland Department of Employment, Economic Development and Innovation on the draft Queensland Guidelines for Meat Chicken Farms, as outlined in "Attachment C".

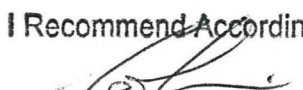
11.0
Divisional Manager

Andrew Chesterman
DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY DIVISION

APPROVED
12 DEC 2011

.....
Lord Mayor


Chairman
 Support / Reject the recommendation.
If reject, please state reasons.

Cr Peter Matic
CHAIRMAN ENVIRONMENT, PARKS & SUSTAINABILITY COMMITTEE

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

12.0 Background

The Department of Employment, Economic Development and Innovation (DEEDI) has released a *draft Queensland Guidelines for Meat Chicken Farms* (the draft Guidelines) for comment (refer "Attachment B").

The Guidelines have been developed to provide consistent information for the planning and development of new or expanding meat chicken farms to:

- assist local government to include relevant provisions in Local Government Planning Schemes;
- assist proponents with the development of a new meat chicken farm or the expansion of an existing farm;
- provide information about the meat chicken production system to assist local government officers in assessing development applications and carrying out environmental compliance activities; and
- provide an overview of planning frameworks and the development assessment process.

Meat chicken farms have a number of environmental impacts and the most significant impact on communities is odour.

There are a total of eight chicken farms in Brisbane, which are regulated by Brisbane City Council (Council) as administering authority under the *Environmental Protection Act 1994*.

Council's pollution, planning and legal officers have reviewed the draft Guidelines and have identified the following concerns (as outlined in "Attachment C"):

- The draft Guidelines contains errors in regard to interpretation of the *Environmental Protection Act 1994* and its subordinate legislation. If these errors are retained in the draft Guidelines it will be misleading to local government, industry and the community. The draft Guidelines require a legal review prior to release of the final version to correct legal errors.
- A reference to the national best practice guidelines for minimising odour and dust at chicken farms will improve the practical usefulness of the draft Guidelines.
- The draft Guidelines do not address management of odour and dust impacts when residential development encroaches on existing meat chicken farms.

It is therefore recommended that the Establishment & Coordination Committee approves the submission to the Queensland Department of Employment, Economic Development and Innovation on the draft Queensland Guidelines for Meat Chicken Farms, as outlined in "Attachment C".

List of Attachments:

A – Summary

B – Copy of the draft Guidelines

C – Council's submission outlining our concerns about the draft Guidelines

13.0 Consultation

- Councillor Amanda Cooper, Chairman Neighbourhood Planning and Development Assessment Committee (30 November 2011).
- Councillor Peter Matic, Chairman Environment, Parks and Sustainability Committee (27 November 2011).
- Mark Tranter, Solicitor Brisbane City Legal Practice (24 November 2011).
- John Jordan, Manager, Natural Environment and Sustainability branch (18 November 2011).
- Joseph Casabella, Principal Environmental Health Officer, Compliance and Regulatory Services Branch (24 November 2011).
- Greg Berry, Principal Pollution Officer, Development Assessment branch, City Planning and Sustainability (24 November 2011).

All of the above are in agreement with the recommendation.

14.0 Implications of proposal

Making a submission on the *draft Queensland Guidelines for Meat Chicken Farms*, will bring several legislative errors to the attention of DEEDI and may improve the practical useability of the Guidelines for local government.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

Nil

17.0 Customer impact

The Queensland Guidelines for Meat Chicken Farms will guide the way local governments manage meat chicken farm impacts on residents and the environment. Council's submission may improve the practical useability of the Guidelines for local government, industry and the community.

18.0 Environmental impact

Council's submission may improve the practical useability of the Guidelines for local government, industry and the community and may improve environmental outcomes.

19.0 Policy impact

Nil

20.0 Financial impact

Nil

21.0 Human resource impact

Nil

22.0 Urgency

Nil

23.0 Publicity/marketing strategy

Nil

24.0 Options

- Option 1: Approve the recommendation*
- Option 2: Amend the recommendation*
- Option 3: Not approve the recommendation*

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

10 YEAR PUBLIC INFORMATION CONFIDENCE RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number

137/800/1121/407

Related subject matter files

2.0 Title

Lease approval [redacted] over part of the property situated at 449 Kingsford Smith Drive, Hamilton to Bretts Wharf Seafood Pty Ltd.

3.0 Issue/purpose

To recommend that Council grant Bretts Wharf Seafood Pty Ltd a new lease [redacted] over 449 Kingsford Smith Drive, Hamilton.

4.0 Proponent

Scott Stewart, Executive Manager, City Projects Office, ext 37652.

5.0 Submission prepared by

Stuart Milliner, Land Acquisition Officer, City Projects Office ext 37347.

6.0 Date

5 December 2011.

7.0 For E&C approval or recommendation to Council

For E&C approval.

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No.

9.0 Recommended for public release

Immediate release.

10.0 Recommendation

That Establishment & Coordination Committee approve the offer of a new [redacted] [redacted] Bretts Wharf Seafood Pty Ltd over part of the property situated at 449 Kingsford Smith Drive Hamilton.

APPROVED

12 DEC 2011

[Signatures]
.....
Lord Mayor
[Signatures]

11.0 Executive Manager

2/12/2011

[Signature]
2/12/11
Scott Stewart
EXECUTIVE MANAGER
CITY PROJECTS OFFICE

Chairman

I Support / Reject the recommendation.
If reject, please state reasons.

[Signature]
Councillor Schrinner
CHAIRMAN
FINANCE, COMMITTEE ECONOMIC
DEVELOPMENT & ADMINISTRATION

I Recommend Accordingly
[Signature]
.....
CHIEF EXECUTIVE OFFICER

12.0 Background

By Taking of Land Notice published in the Government Gazette on 10 December 2010, Council resumed the property situated at 449 Kingsford Smith Drive, Hamilton for the Kingsford Smith Drive Upgrade Project.

At the time of resumption the property was owned by Hamilton Stage 2 Pty Ltd with leases to Bretts Wharf Seafood Pty Ltd (Bretts Wharf) and Rewind Pty Ltd (Rewind). The resumption extinguished all interests in the property including the leases and converted them into a right to claim compensation.

Both tenants have continued to operate their business from the property since the resumption.

redacted

Council has offered new leases to both tenants on the same terms and conditions as their leases prior to resumption.

Rewind has advised Council that they intend to vacate the property early next year.

Bretts Wharf has requested that Council grant them a new lease until 15 January 2015.

Due to the uncertainty surrounding the construction schedule of the project prior to April / May 2011,
redacted

The proposed lease terms are;

Commencement date:	1 December 2011
Expiry Date	15 January 2015
Rental	\$340,000
Rent Adjustment	5% annually
Rent Review	Nil

redacted

redacted

The property is not required for the Kingsford Smith Drive Upgrade Project until after January 2015. It is therefore recommended that Council lease the property to Bretts Wharf.

The resumed lease is set out at Attachment B.

13.0 Consultation

- Cr Adrian Schrinner, Chairman, Finance, Economic Development & Administration Committee
- Barry Broe, Divisional Manager, Brisbane Infrastructure.
- Alan Evans, Program Director Civil and Transport, City Projects Office.
- Craig Stevens, Manager Corporate Communications Organisational Services.
- David Askern, Chief Legal Counsel, Brisbane City Council.

All are in agreement with the recommendation.

14.0 Implications of proposal

The claim for compensation arising from the resumption will be reduced by the continuation of the lease. Further, Council will receive a rental income from the property until the property is required for the project.

15.0 Commercial in confidence

Yes. There are currently outstanding claims for compensation arising from the resumption of the property. Each interest should be treated privately and discretely.

16.0 Vision/Corporate Plan impact

Nil.

17.0 Customer impact

Nil.

18.0 Environmental impact

Nil.

19.0 Policy impact

Nil.

20.0 Financial impact

Council will receive income of \$340,000 per annum.

21.0 Human resource impact

Nil.

22.0 Urgency

In the normal course of business.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

- Option 1: Accept the offer to lease
- Option 2: Reject the offer to lease

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number

137/800/1121/406

Related subject matter files

2.0 Title

Claim for Compensation arising from the resumption of land at 11 Playfield Street Chermside

3.0 Issue/purpose

Approval of transfer of land in partial satisfaction of the claim for compensation.

4.0 Proponent

Scott Stewart, Executive Manager, City Projects Office ext 37652.

5.0 Submission prepared by

David Askern, Chief Legal Counsel, ext 34741.

6.0 Date

12 December 2011.

7.0 For E&C approval or recommendation to Council

For E&C approval.

APPROVED

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No.

12 DEC 2011

9.0 Recommended for public release

Immediate release.

[Signatures]
Lord Mayor
[Signatures]

10.0 Recommendation

The Establishment & Coordination Committee approve the transfer of surplus resumed land at 11 Playfield Street, Chermside in partial satisfaction of a claim for compensation subject to the surplus land being amalgamated with adjoining land owned by the claimant as set out in Attachment B.

11.0 Executive Manager

Chairman

Support / Reject the recommendation.
If reject, please state reasons.

PAE
11/12/2011
[Signature]
11/12/11
Scott Stewart
EXECUTIVE MANAGER
CITY PROJECTS OFFICE

[Signature]
Councillor de Wit
CHAIRMAN
INFRASTRUCTURE COMMITTEE

Recommend Accordingly

[Signature]
.....
CHIEF EXECUTIVE OFFICER

12.0 Background

On 9 December 2005, the resumption of Lots 13 and 17 on SP183463 situated at Playfield Street Chermside was gazetted by Council for road purposes and purposes incidental to road purposes.

The owner of those properties at the time of gazettal was Opalyn Pty Ltd as Trustee for the R&P Tomarchio Trust. ("Claimant").

The Claimant has made a claim for compensation in respect of that resumption and is currently negotiating compensation for those resumptions with Council Officers.

As part of those negotiations, Council has identified that Lot 13 on SP 183463 is now surplus to Council's requirements. The Claimant has expressed an interest in taking back ownership of Lot 13 in partial satisfaction of its claim for compensation.

Council's valuation of the land is \$27,590 as set out in Attachment C.

Council has not been able to agree a valuation figure for Lot 13 with the Claimant for the purpose of calculating the offset against the resumption claim.

A draft agreement has been negotiated with the Claimant which:-

- (a) transfer Lot 13 back to the Claimant subject to its being amalgamated with the adjoining land owned by the Claimant and described as Lot 141 on SP183463;
- (b) the value of Lot 13 for stamp duty purposes is agreed as \$27,590;
- (c) the value of Lot 13 to be determined by agreement between Council and the claimant or failing such agreement as ordered by the Land Court;
- (d) the value in (c) to be offset against the claim for compensation with respect to the original resumption.

The draft agreement is set out at Attachment C.

E&C is requested to approve the recommendation in Attachment B.

13.0 Consultation

- Councillor Margaret de Wit, Chairman Infrastructure Committee
- Barry Broe, Divisional Manager, Brisbane Infrastructure
- Craig Stevens, Manager Corporate Communication, Organisational Services

All are in agreement with the recommendation.

14.0 Implications of proposal

The claim for compensation will be reduced by the value of the land being transferred back to the claimant.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

Nil

17.0 Customer impact

Nil

BCC PUBLICATION SCHEME
10 YEAR RELEASE

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 Financial impact

Nil

21.0 Human resource impact

Nil

22.0 Urgency

In the normal course of business.

23.0 Publicity/marketing strategy

Nil

24.0 Options

Option 1: approve the recommendation

Option 2: reject the recommendation

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCA PUBLICATIONS SCIENCE
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

E&C

2.0 TITLE

12 DEC 2011 - 08

Appointment of Manager Asphalt and Aggregates Branch, Brisbane Infrastructure

3.0 ISSUE/PURPOSE

A recruitment process for the role of Manager Asphalt and Aggregates Branch was commenced in October 2011. Following a process of advertising on Seek and Council's own website, an active talent search was also conducted by Council's Recruitment team. This resulted in four candidates being interviewed on Friday 25 November 2011. Final reference checking was then completed on two candidates.

Two candidates are now considered suitable for appointment to the role.

The following information is now provided:

- Attachment 1 - Executive Role Statement
- Attachment 2 - Executive Summary, Interview Summaries of Recommended Candidates, Resumes and Referee Reports
- Attachment 3 - Comparative Assessment of Other Candidates
- Attachment 4 - List of all Candidates

Both criminal and business history checks will be undertaken on the successful applicant, as advised to all applicants, and further discussion undertaken should any issues arise.

4.0 PROPONENT

Geoffrey Beck, Executive Manager, Field Services Group as chair of a panel comprising:

- Vicki Pethybridge, Divisional Manager, Brisbane Lifestyle
- Terry Bird, Manager Construction Branch, Field Services Group

5.0 SUBMISSION PREPARED BY

Amy Rosanowski, Senior Consultant, Recruitment Management Company Pty Ltd on behalf of Geoff Beck, Executive Manager, Field Services Group

6.0 DATE

Tuesday 29 November 2011

7.0 FOR E&C APPROVAL, BAC APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

APPROVED

12 DEC 2011

Lord Mayor

The block contains several handwritten signatures in black ink. Above the signatures is a horizontal dotted line. A date stamp '12 DEC 2011' is visible above the main signature. The text 'Lord Mayor' is printed below the dotted line. There are also some smaller, less legible signatures and initials scattered below the main signature.

8.0 RECOMMENDATION

That the Establishment and Co-ordination Committee consider and appoint either of the following candidates:

1. Mark Taylor

redacted 

to the position of Manager Asphalt and Aggregates Branch, Brisbane City Council, with a contract and salary at the SES level.

9.0 CHIEF EXECUTIVE OFFICER



Colin Jensen
Chief Executive Officer
Brisbane City Council

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C FORMAL SUBMISSIONS RESULTS – 19 DECEMBER 2011

SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RECOMMENDATION FOR PUBLIC RELEASE
19/12-01 M	137/800/1121/409	Brisbane Infrastructure	Lease Renewal at Shop 8, 14 Millennium Boulevard, Carindale (Chandler Ward Office)	Approved	Immediate release
19/12-02 M	137/800/1121/395 161/20/439/109	CPAS	Proposed acquisition of land at 429 Prout Road, Burbank	Approved	Immediate release
19/12-03 M	137/800/1121/410 109/520/148/1	OLMCEO	Consultancies approved through the Oversight of Consultancies Special Committee Report April 2011 – September 2011	Approved	Not for release
19/12-04 M	137/800/1121/416	Brisbane Lifestyle	Queensland Urban Utilities proposed reflux valve subsidy policy	Approved	Immediate release
19/12-05 M	137/800/1121/413 152/590/785/10	CPAS	Brisbane City Council's submission on the draft Queensland Planning Provisions (QPP) Version 3	Approved	Immediate release
19/12-06 M	137/800/1121/405	CPAS	Brisbane City Council's submission on the proposal to change the coastal management districts declared under the <i>Coastal Protection and Management Act 1995</i> .	Approved	Immediate release
19/12-07 M	137/800/1121/404	Organisational Services	The granting of five additional Telecommunications Lease tenures to Crown Castle Australia Limited	Approved	1 March 2012
19/12-08 R	126/830/826/14	OLMCEO	Stores Board Submission – Provision of Bus Advertising	Approved	N/A

E&C FORMAL SUBMISSIONS RESULTS – 19 DECEMBER 2011

SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RECOMMENDATION FOR PUBLIC RELEASE
19/12-09 M	137/800/1121/420	OLMCEO	Submission on <i>Integrity Act 2009</i>	Approved	Immediate release
19/12-10 R	109/695/586/2	OLMCEO	Contracts and Tendering – Report to Council of Contracts accepted by Delegates (October 2011)	Approved	N/A
19/12-11 M	137/800/1121/423	CPAS	Proposed acquisition of land at 50 Consort Street and 14 Tapley Street, Corinda	Not Approved	N/A

Present: Lord Mayor Graham Quirk, A Schrunner, D McLachlan, P Matic, A Cooper, M de Wit, J Simmonds & F King.
Apologies: G Knapp.

M - Indicates an E&C Committee decision (or minute item), which is included in this document.
R - Indicates an E&C Committee recommendation to full Council. Details can be accessed through the Council Minutes, which are available for inspection on Level 2 of the Brisbane Square Library, 266 George Street, Brisbane.

6/12/11
G/S/P

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number

137/800/1121/409

Relevant subject matter files

112/445/898/8

2.0 Title

Lease Renewal at Shop 8, 14 Millennium Boulevard, Carindale (Chandler Ward Office).

3.0 Issue/purpose

To approve the renewal of the lease at Shop 8, 14 Millennium Boulevard, Carindale (Chandler Ward Office).

4.0 Proponent

Barry Broe
Divisional Manager
Brisbane Infrastructure
Ext: 39525

5.0 Submission prepared by

Wendy Lucey
Leasing Officer
Asset Management
Ext: 34711

6.0 Date

19 December 2011

7.0 For E&C approval or recommendation to Council

E&C approval

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No

9.0 Recommended for public release

Immediate

BCA PUBLIC RELEASE SCHEME
10 YEAR RELEASE

APPROVED

19 DEC 2011

[Signature]
Lord Mayor
[Signatures]

I Recommend Accordingly

[Signature]
CHIEF EXECUTIVE OFFICER

10.0 Recommendation

That the E&C Committee approves the renewal of the lease at Shop 8, 14 Millennium Boulevard, Carindale in accordance with the provisions of the Lease Term Sheet as set out in Attachment C and otherwise on terms and conditions satisfactory to the Manager, Asset Management and the Chief Legal Counsel, Brisbane City Legal Practice.

11.0

Divisional Manager



Barry Broe
DIVISIONAL MANAGER
BRISBANE INFRASTRUCTURE

Chairman

I Support / ~~Reject~~ the recommendation.
If reject, please state reasons.



Councillor Adrian Schinner
DEPUTY LORD MAYOR
CHAIRMAN FINANCE, ECONOMIC
DEVELOPMENT & ADMINISTRATION
COMMITTEE

BCA PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

12.0 Background

On 26 May 2008, E&C approved the renewal of the lease of the Chandler Ward Office located at Shop 8, 14 Millennium Boulevard, Carindale for a term of four (4) years. The current lease is due to expire on 30 June 2012 and negotiations have resulted in the owner offering a renewal of the lease on the same terms and conditions as the existing lease.

A market analysis of the proposed rent has been conducted (Refer Attachment B). The offer is considered to be below market for this area.

Asset Optimisation, Organisational Services has been consulted and supports this proposal.

E&C approval is therefore sought to renew the lease for Shop 8, 14 Millennium Boulevard, Carindale (Chandler Ward Office), in accordance with the provisions of the Lease Term Sheet as set out in Attachment C and otherwise on terms and conditions satisfactory to the Manager, Asset Management and the Chief Legal Counsel, Brisbane City Legal Practice.

Attachments:

- (A) Summary for Public Release.
- (B) Market Analysis.
- (C) Lease Term Sheet.

13.0 Consultation

- Peter Rule, Executive Manager, Chief Executive's Office (02/12/2011)
- David Askern, Chief Legal Counsel, Brisbane City Legal Practice (02/12/2011)
- Joe Bannan, Manager, Asset Management (06/12/2011)
- Greg Swain, Corporate Communication Manager, Corporate Communication (02/12/2011)
- Glenn Gomez, Manager, Asset Portfolio Management, Asset Management (02/12/2011)
- James Rouse, Corporate Real Estate Strategy Manager, Asset Optimisation (05/12/2011)
- Matthew Nester, Financial Controller, Financial Services. (05/12/2011)

All are in agreement with the recommendation.

14.0 Implications of proposal

Secure tenure of site for the Chandler Ward Office.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

The submission is consistent with the Corporate Vision Theme of a Smart and Prosperous City.

17.0 Customer impact

The proposal is consistent with the Organisation 2014 Strategy of Serving Brisbane through Customer Focus.

18.0 Environmental impact

No environmental issues associated with this proposal.

19.0 Policy impact

Nil.

20.0 Financial impact

The rental costs are covered by the Operational Property Management, Asset Portfolio Management base budget.

21.0 Human resource impact

Nil.

22.0 Urgency

Nil.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

Option 1: That E&C approve the recommendation

Option 2: Not approve the recommendation

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 **Primary file number**
137/800/1121/422

Related subject matter files
161/20/439/109

2.0 **Title**
Proposed acquisition of land at 429 Prout Road, Burbank

3.0 **Issue/purpose**
To seek E&C approval to purchase six hectares of privately owned land at 429 Prout Road, Burbank for environmental (bushland) purposes.

4.0 **Proponent**
Andrew Chesterman, Divisional Manager, City Planning & Sustainability

5.0 **Submission prepared by**
Susan Dymock, Natural Environment & Sustainability Branch, Ext 39149.

6.0 **Date**
19 December 2011

7.0 **For E&C approval or recommendation to Council**
For E&C approval

8.0 **If for recommendation to Council, is a Council resolution required under an Act or Local Law?**
No

9.0 **Recommendation for public release**
Immediate release

10.0 **Recommendation**
That the Establishment & Coordination Committee approve the authority to purchase the entirety of 429 Prout Road, Burbank, described as Lot 7 on RP223200, containing a total area of six hectares, for environmental (bushland) purposes, at a cost of \$1,700,000 in accordance with the contract of sale as set out in Attachment E and subject to any additional terms and conditions as considered necessary by the Chief Legal Counsel, Brisbane City Legal Practice and the Manager, Natural Environment & Sustainability.

11.0 **Divisional Manager**



Andrew Chesterman
Divisional Manager
City Planning & Sustainability Division

Chairman

Support / Reject the Recommendations.

If Reject – please state reasons:



Cr Peter Matic
Chairman
Environment, Parks & Sustainability Committee
Recommendation Authority

11.0 Background

The subject property at 429 Prout Road, Burbank is described as Lot 7 on RP223200 and contains a total area of six hectares (ha) (refer Attachments B and C outlined in red). The property is included in the Environmental Protection Area of City Plan 2000 and is within the Regional Landscape and Rural Production area of the South-East Queensland Regional Plan. The property supports a residential dwelling which is currently owner-occupied.

The subject property adjoins the Brisbane City Council-owned Brisbane Koala Bushlands. The acquisition of the subject property will consolidate the Brisbane Koala Bushlands, protect important koala habitat and will build upon previous investments made by Council to protect this natural area.

The subject property recently became available for sale on the open market. The property has a high strategic and intrinsic ecological value and meets the criteria for purchase through the Bushland Acquisition Program. Given that the property has now become available for sale, it is an opportune time to secure it in public ownership to ensure the property's significant ecological values are protected.

An independent valuation of the subject property recommends a value of \$1,750,000 (refer Attachment D). Following negotiations by the Land Acquisitions Team, City Projects Office with the real estate agent marketing the property, the property owner has submitted an executed contract of sale offering the property to Council for \$1,700,000 (refer Attachment E). The contract has been reviewed and is considered acceptable.

It is therefore recommended that authority be granted to purchase the entirety of 429 Prout Road, Burbank, described as Lot 7 RP223200 and comprising a total area of six hectares, for environmental (bushland) purposes, at a cost of \$1,700,000 in accordance with the contract of sale as set out in Attachment E and subject to any additional terms and conditions as considered necessary by the Chief Legal Counsel, Brisbane City Legal Practice and the Manager, Natural Environment & Sustainability.

Attachments:

- | | |
|-----|----------------------------------|
| (A) | Summary of Decision |
| (B) | Aerial photo map of the property |
| (C) | Survey plan of the property |
| (D) | Summary of the valuation |
| (E) | Extract of Contract of sale |

12.0 Consultation

- John Jordan, Manager, Natural Environment & Sustainability Branch (14 November 2011).
- Philip Rowland, Land Manager, City Projects Office (15 November 2011).
- Shane MacLeod, Manager, Asset Services (14 November 2011).
- Craig Stevens, Manager, Corporate Communication (18 November 2011).

All consulted are in agreement with the recommendation.

13.0 Implications of proposal

A property which has been assessed as having high ecological value will be acquired through the Bushland Acquisition Program.

The Bushland Acquisition Program protects Brisbane's most significant environmental assets within the public estate, affording residents and visitors the opportunity to visit and enjoy the natural environment in a sustainable manner.

14.0 Commercial in confidence

No

15.0 Vision/Corporate Plan impact

The Bushland Acquisition Program supports the Living in Brisbane 2026 Vision for a Green and Biodiverse City by preserving habitat and ecological corridor linkages within public ownership.

The proposal is consistent with the 'Biodiverse City' target of 'Program 1 – City Smart' in the Corporate Plan 2008-2012, specifically the key action to "secure land of significant biodiversity value through the Bushland Acquisition Levy."

16.0 Customer impact

Without prejudice negotiations by the Land Acquisition Team, City Projects Office have already taken place with the real estate agent marketing the subject property and the owner has submitted a contract of sale for Council's consideration.

The contract includes provisions for the existing owner to leaseback the property for a period of up to six months. This will help reduce vandalism of the property until the dwelling is removed. It also includes provisions for the owner to remove several fittings in the house to which she has a sentimental attachment. The contract specifies that the owner must replace these fittings with other quality fittings.

17.0 Environmental impact

Acquisition of the subject property will contribute to the consolidation of the Brisbane Koala Bushlands and the protection of important koala habitat.

18.0 Policy impact

Nil

19.0 Financial impact

Funding for this acquisition is available from the Bushland Acquisition Program budget under Service 1.3.1.1.

20.0 Human resource impact

Nil

21.0 Urgency

In the normal course of business.

22.0 Publicity/marketing strategy

Publicity will occur once the property has come into Council ownership, as per the Bushland Acquisition Program Media Plan.

23.0 Options

- Option 1: *Approve the recommendation.*
- Option 2: *Amend the recommendation*
- Option 3: *Not approve the recommendation*

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number
137/800/1121/410

Related subject matter files
109/520/148/1

2.0 Title

Consultancies approved through the Oversight of Consultancies Special Committee Report April 2011 – September 2011.

3.0 Issue/purpose

To inform the Establishment and Coordination Committee details of Submissions approved through the Oversight of Consultancies Special Committee for the months April 2011 – September 2011.

4.0 Proponent

Michael Byrne, Chief Procurement Officer, Organisational Services Division.

5.0 Submission prepared by

David Cox, Corporate Risk Manager, Organisational Services Division.

6.0 Date

19 December 2011.

7.0 For E&C approval or recommendation to Council

E&C for information.

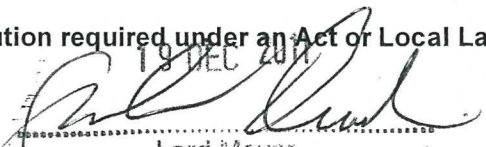
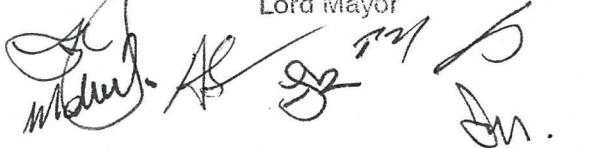
APPROVED

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No.

9.0 Recommended for public release

Not for release.

19 DEC 2011

.....
Lord Mayor


10.0 Recommendation

That E&C note the report for the consultancies approved through the Oversight of Consultancies Special Committee during the period of April 2011 – September 2011.

11.0

Michael Byrne



Chief Procurement Officer
ORGANISATIONAL SERVICES

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

12.0 Background

Effective 4 December 2007 all delegations (with the exception of specified exemptions) to engage new consultants or to extend existing consultancies were withdrawn and vested in the Oversight of Consultancies Special Committee (OCSC). This delegation expired and was reinstated at the Council meeting on 4 November 2008 for the remainder of this Council term with revised specified exemptions.

The definition of a consultancy is outlined in the charter as: "Advisory Services generally of a professional nature provided by exercising skill and judgement without detailed control by Council of the work concerned". The definition would exclude the straight provision of services.

The OCSC meets on a weekly basis and consists of Deputy Mayor Adrian Schrinner and Councillor Angela Owen-Taylor. The CEO is the Executive Officer to the Committee and Strategic Procurement Office (SPO) provide secretariat services.

This Committee was set up by a Charter (Charter and Processes of the Oversight of Consultancies Special Committee) and this Charter requires the Committee to report to E&C. It was decided by the Committee at the meeting 28 April 2009 that these reports would be presented to E&C on a six monthly basis.

E&C is asked to note the report as set out in Attachment "B".

13.0 Consultation

- Oversight of Consultancies Special Committee
- Relevant Divisional Officers

All are in agreement with the recommendation.

14.0 Implications of proposal

Contracts have been or will be entered into with consultant as approved by the Oversight of Consultancies Special Committee.

15.0 Commercial in confidence

Not Applicable.

16.0 Vision/Corporate Plan impact

Entering into Consultancy Agreements with approved consultants will contribute to the efficient management of the City's resources.

17.0 Customer impact

The submissions cover the carrying out of consultancy work to meet Council approved programs.

18.0 Environmental impact

Not applicable.

19.0 Policy impact

Not applicable.

20.0 Financial impact

Funding for the approved consultancies has been provided in Divisional budgets.

21.0 Human resource impact

Not applicable.

22.0 Urgency

Normal course of business.

23.0 Publicity/marketing strategy

Not applicable.

24.0 Options

Not applicable.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number

137/800/1121/416

Related subject matter files

N/A

2.0 Title

Draft Queensland Urban Utilities proposed reflux valve subsidy policy

3.0 Issue/purpose

To seek E&C approval to submit the attached draft response to Queensland Urban Utilities (QUU) in relation to their proposed 'reflux valve subsidy policy'

4.0 Proponent

Vicki Pethybridge, Divisional Manager, Brisbane Lifestyle

5.0 Submission prepared by

Glenn Davidson, Principal Officer, Built Environment, Compliance and Regulatory Services, Brisbane Lifestyle, extension 36358

6.0 Date

19 December 2011

7.0 For E&C approval or recommendation to Council

E&C approval

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

N/A

9.0 Recommended for public release

Immediate release

10.0 Recommendation

That E&C approve the draft submission to QUU as set out in Attachment B.

11.0

Divisional Manager



Vicki Pethybridge
DIVISIONAL MANAGER

APPROVED

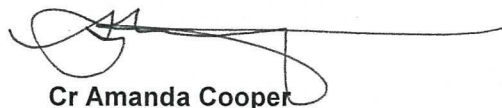
APPROVED

19 DEC 2011

Lord Mayor

Chairman

I Support / Reject the recommendation.
If reject, please state reasons.



Cr Amanda Cooper
CHAIRMAN NEIGHBOURHOOD PLANNING
AND DEVELOPMENT ASSESSMENT
COMMITTEE

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

12.0 Background

Queensland Urban Utilities (QUU) is investigating long-term solutions to wastewater surcharging of its network. This was of particular concern during the 2011 flood.

Queensland Urban Utilities supports the use of a reflux valve, installed on a property's private plumbing and drainage, to mitigate risk. A reflux valve is a wastewater surcharge mitigation device.

QUU have developed a policy where they offer a subsidy toward the purchase of a reflux valve on private plumbing and drainage. It is intended that the policy will apply to properties within QUU's geographical operating area and address customers who have, seek to have, or agree to have a reflux valve as part of their private plumbing and drainage.

Under the policy, if QUU investigate a customer's complaint, and through the investigation, they deem a property to be at-risk from frequent wastewater surcharge as a consequence of their infrastructure, they will offer customers a subsidy towards: -

- The purchase of a Reflux Valve compliant with Australian Standards; and
- The costs associated with obtaining the relevant Council approvals under the PDA to amend their private plumbing and drainage;

A full copy of the policy is attached as Appendix C.

Installation of a reflux valve is considered '*regulated work*' under the *Plumbing and Drainage Act 2002* (PDA), meaning it requires an approval (compliance permit) and certification (compliance certificate) from Council.

QUU have advised that there may be up to 3,500 at risk properties in Brisbane that would be subject to this policy. These properties are primarily in flood affected suburbs. QUU have stated that they intend to implement the policy over a 12 month period. This would result in up to 3,500 applications being lodged with Council's Plumbing Services Group (PSG) for compliance assessment under the PDA.

The Queensland Government's *Sustainable Planning and Other Legislation Amendment Bill 2011* (SPOLA) propose a number of legislative changes to the PDA. This includes changes to the compliance assessment framework under the PDA. Under these changes, routine residential plumbing and drainage work will no longer require a compliance permit, including the installation of reflux valves. This will allow plumbers to start work immediately without first having to apply to local government for a permit, and not to have to wait for local government to inspect the work after it has been completed. These changes are likely to include non return reflux valves. It is anticipated that these amendments will take effect upon proclamation.

If the policy is implemented prior to the SPOLA changes coming into affect, and there is a significant up take by Brisbane residents seeking to have a reflux valve, then PSG would likely require additional resources in order to meet the statutory timeframes for assessing compliance applications as prescribed under the PDA.

E&C approval is now sought to submit the draft submission to QUU as set out in Attachment B.

13.0 Consultation

- John Rutter, City Standards Manager, Compliance and Regulatory Services (21 November 2011)
- Linda Gillam, Business Improvement and Strategy Manager, Compliance and Regulatory Services (21 November 2011 & 6 December 2011)
- Eddie Denman, Plumbing Services Manager, Compliance and Regulatory Services (21 November 2011 & 6 December 2011)
- Kirstin Savopoulos, Marketing and Communication Officer (13 December 2011)

All are in agreement with the recommendation.

14.0 Implications of proposal

Introduction of the new policy prior to the changes proposed in the SPOLA may result in a significant increase in compliance permit applications to PSG. This may cause delays in the timeframes for assessment of other private and commercial plumbing and drainage applications.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

Nil.

17.0 Customer impact

Supports better low cost outcome for residents of Brisbane wanting to protect their property from sewerage surcharges.

18.0 Environmental impact

Nil.

19.0 Policy impact

Nil.

20.0 Financial impact

Based on QUU's advice as to the potential number of 'at risk' properties, and their intended roll out of the policy, Council could receive up to 3,500 compliance permit applications to assess. This would equate to additional \$42,700 in revenue (\$122 per application which includes the assessment and one inspection).

The cost to implement the roll out of installing reflux valves to approximately 3,500 properties would be approximately \$132,499. This cost is based on 1 x full time plumbing inspector (including all associated on costs) if the roll out occurred over a 12 month period, and for 2 x full time plumbing inspectors if the roll out occurred over a 6 month period.

21.0 Human resource impact

Based on QUU's intended roll out of the policy, PSG may require additional licensed plumbing inspectors to ensure the assessment of applications are completed within the 20 business days timeframe prescribed under Section 85 of the *Plumbing and Drainage Act 2002*.

22.0 Urgency

High. QUU have requested feedback by 12 December 2011, however feedback will be provided following the E&C meeting of 19 December 2011.

23.0 Publicity/marketing strategy

N/A.

24.0 Options

- Option 1: Approve the recommendation
- Option 2: Amend the recommendation
- Option 3: Not approve the recommendation

Option 1 is the preferred option.

N.B: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number
137/800/1121/413

Related subject matter files
152/590/785/10

2.0 Title

Brisbane City Council's submission on the draft Queensland Planning Provisions (QPP) Version 3.

3.0 Issue/purpose

To seek approval from the Establishment and Coordination Committee to submit a response to the Minister for Local Government and Planning regarding the draft QPP version 3.

4.0 Proponent

Andrew Chesterman, Divisional Manager, City Planning and Sustainability.

5.0 Submission prepared by

Marcus Mulholland, City Planning and Economic Development, City Planning and Sustainability, ext 39093.

6.0 Date

19 December 2011

7.0 For E&C approval or recommendation to Council

For E&C approval.

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

N/A.

9.0 Recommended for public release

Immediate release.

10.0 Recommendation

That the Establishment and Coordination Committee approves the submission to the Minister for Local Government and Planning on the draft Queensland Planning Provisions (QPP) Version 3 as set out in "Attachment B".

11.0

Divisional Manager



Andrew Chesterman
DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY

Chairman

I Support / Reject the recommendation.
If reject, please state reasons.



Cr Amanda Cooper
CHAIRMAN NEIGHBOURHOOD PLANNING
AND DEVELOPMENT ASSESSMENT
COMMITTEE

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

APPROVED

19 DEC 2011

Lord Mayor

BC 10 YEAR PUBLICATION RELEASE SCHEME

12.0 Background

Under the *Sustainable Planning Act 2009* (SPA), the Queensland Planning Provisions (QPP) have been prepared. The QPP provide all local governments in Queensland with requirements for content and operation of a planning scheme prepared under the SPA. Council is currently preparing a new planning scheme to replace *City Plan 2000* and the QPP must be used for this process.

Under the SPA, when the QPP are revised, the process requires the Minister to make the revised draft available for public comment in a formal notification period. The period formally ended on 25 November 2011, however, discussion with officers from the Department of Local Government and Planning established that this submission will still be considered.

This is the third version of the QPP since the SPA came in to affect at the end of 2009. Council has made comment on 'pre-SPA' drafts of QPP as well as the first and second versions. On many minor and technical matters, Council's comments have been positively received. The two main issues with the QPP version 3 are residential zone names and definitions.

Residential Zone names

The QPP provides a standard suite of zones and zone names. The particular zones at issue are:

- Apartment Living;
- Residential Choice; and
- Residential Living.

Council's preferred zone names are 'High', 'Medium' and 'Low' density residential. These names are consistent with the Area Classification names used under *City Plan 2000* over the last eleven years. Various internal and external consultation and engagement exercises have also shown that these names are understood by the community far more easily than the zone names used in QPP version 3.

Definitions

The QPP also provides a standard set of use and administrative definitions. The drafting of these definitions has previously been the role of local government. While there are advantages if standard definitions are used across the State and the concept is reasonable, however these must be well crafted and applicable to all situations. Council has a comprehensive range of definitions in *City Plan 2000*. These definitions have been developed over an extensive period and have been tested through a decade of use and testing through the courts.

While the QPP version 3 definitions are significantly improved over earlier versions, Council remains concerned about the range and depth of definitions. The submission (as set out in "Attachment B") provides details of specific matters on each QPP definition.

The submission requirement is that a submission is sent to the Minister, therefore, a draft letter from the Lord Mayor to the Minister has been included in "Attachment B".

It is therefore recommended that the Establishment and Coordination Committee approves the submission to the Minister for Local Government and Planning on the draft Queensland Planning Provisions (QPP) Version 3 as set out in "Attachment B".

Attachments:

- A: Summary of submission
- B: Detailed submission and letter to the Minister for Local Government and Planning

13.0 Consultation

- Councillor Amanda Cooper, Chairman Neighbourhood Planning and Development Assessment Committee (13 December 2011)
- Tony Chadwick, Brisbane City Legal Practice.

All are in agreement with the submission.

14.0 Implications of proposal

The QPP provide the requirements for drafting a planning scheme. The proposed submission reflects Council's concerns in making the QPP more suitable for Council to achieve its planning and development outcomes.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

Nil.

17.0 Customer impact

Nil.

18.0 Environmental impact

Nil.

19.0 Policy impact

The QPP is the principal regulatory mechanism determining the format and operation of the planning scheme. The QPP must function effectively for Council to articulate and implement in planning a development vision and outcomes for the City.

20.0 Financial impact

Nil

21.0 Human resource impact

Nil.

22.0 Urgency

Submissions were due to the Minister on 25 November 2011, however officers of the Department of Local Government and Planning have indicated that the matters raised by Council will still be considered.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

Option 1: Approve the recommendation.

Option 2: Amend the recommendation.

Option 3: Not approve the recommendation.

Option 1 is the preferred option.

NB: if the officer's recommendation is not followed, then the reasons for the departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 **Primary file number**
137/800/1121/405

Related subject matter files
N/A

2.0 **Title**

Brisbane City Council's submission on the proposal to change the coastal management districts declared under the *Coastal Protection and Management Act 1995*.

3.0 **Issue/purpose**

To seek approval from the Establishment and Coordination Committee to provide a submission to the Department of Environment and Resource Management on their proposal to change the coastal management districts declared under the *Coastal Protection and Management Act 1995*.

4.0 **Proponent**

Andrew Chesterman, Divisional Manager, City Planning and Sustainability.

5.0 **Submission prepared by**

Erica Gould, Regional Planning Coordinator, City Planning and Sustainability, extension 81363.

6.0 **Date**

19 December 2011

7.0 **For E&C approval or recommendation to Council**

For E&C approval.

8.0 **If for recommendation to Council, is a Council resolution required under an Act or Local Law?**

N/A

9.0 **Recommended for public release**

Immediate release.

10.0 **Recommendation**

That the Establishment and Coordination Committee approves the submission to the Department of Environment and Resource Management as set out in "Attachment B".

11.0

Divisional Manager



Andrew Chesterman
DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

Chairman

I Support / ~~Reject~~ the recommendation.
If reject, please state reasons.


Cr Amanda Cooper

CHAIRMAN NEIGHBOURHOOD PLANNING
AND DEVELOPMENT ASSESSMENT
COMMITTEE

APPROVED

19 DEC 2011

Lord Mayor



12.0 Background

The Director-General of the Department of Environment and Resource Management (DERM) has advised Council of a proposal to change the coastal management districts (CMDs) declared under the *Coastal Protection and Management Act 1995* (Coastal Act), including abolishing the existing CMDs and declaring new CMDs. Under the Coastal Act CMDs are used to identify and declare coastal areas requiring special development controls and management practices.

Council's submission is outlined in "Attachment B". Key issues highlighted in the submission include:

- Insufficient information has been provided by DERM about the relevant policy framework. Council is therefore not able to comprehensively assess the policy implications of the proposal. Due to this uncertainty, at this point in time Council is unable to support the proposed CMDs.
- The current coastal planning policy framework and the extensive number of associated mapping layers and provisions are highly complex and extremely difficult to present to relevant stakeholders. DERM is requested to provide easily understood information about all coastal planning provisions (including linkages with the Coastal Hazard Adaptation Strategy Guidelines and the Queensland Planning Provisions) and mapping layers to enable Council to fully assess all aspects of the relevant coastal planning provisions.

It is recommended that the Establishment and Coordination Committee approves the submission to the Department of Environment and Resource Management as set out in "Attachment B".

Attachments:

- Attachment A – Summary of submission.
- Attachment B - Brisbane City Council Submission to the Department of Environment and Resource Management regarding the proposal to change the coastal management districts under the *Coastal Protection and Management Act 1995*.

13.0 Consultation

- Councillor Amanda Cooper, Chairman Neighbourhood Planning and Development Assessment Committee (13 December 2011)
- Councillor Peter Matic, Chairman Environment, Parks and Sustainability Committee (12 December 2011).
- Richard Hurl, Principal Planning Officer, City Planning and Economic Development Branch (21 November 2011 and 1 December 2011)
- Robert Wright, Principal Officer – Urban Planning, Water Resource Branch (21 November 2011).
- Vicki Grieshaber, Senior Program Officer – Environmental Planning Sustainability, Natural Environment and Sustainability Branch (21 November 2011).
- Ross Cope, Principal Officer – Corporate Sustainability, Natural Environment and Sustainability Branch (21 November 2011).
- Brad Wilson, A/Program Outcome Manager, Natural Environment and Sustainability Branch (1 December 2011).

All are in agreement with the recommendation.

14.0 Implications of proposal

DERM will not be made aware of the issues raised by Brisbane City Council about the proposal to change the coastal management districts if the recommendation to release the submission is not supported.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

No.

17.0 Customer impact

No.

18.0 Environmental impact

Nil.

19.0 Policy impact

Currently the coastal planning policy framework is unclear. Council's submission outlines the request for further clarification before the policy impacts of the proposal to change the coastal management districts can be properly assessed.

20.0 Financial impact

Nil.

21.0 Human resource impact

Nil.

22.0 Urgency

The closing date for submissions is Friday, 23 December 2011, therefore approval is required on 19 December 2011 in order to meet the submission deadline.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

Option 1: Approve the recommendation.

Option 2: Amend the recommendation.

Option 3: Not approve the recommendation.

Option 1 is the preferred option.

NB: if the officer's recommendation is not followed, then the reasons for the departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

BCC PUBLICATION SCHEME
10 YEAR RELEASE

9/12/11
B

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/404

Subject Matter File

364/6/10(9)

2.0 Title

The granting of five additional Telecommunication Lease tenures to Crown Castle Australia Limited, for inclusion within Council's Telecommunications Lease Portfolio.

3.0 Issue/purpose

To grant five additional Telecommunication Lease tenures to Crown Castle Ltd in order to rationalise the occupancy period of five of its existing Leases with Brisbane City Council by having them all expire on a common date.

4.0 Proponent

Barry Broe
Divisional Manager
Brisbane Infrastructure
Ext: 39525

5.0 Submission prepared by

Wendy Lucey
Leasing Officer
Asset Portfolio Management
Asset Management
Ext: 35581

APPROVED

19 DEC 2011

Lord Mayor

6.0 Date

19 December 2011

7.0 For E&C approval or recommendation to Council

For E&C approval

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No

9.0 Recommended for public release

1 March 2012

BCCC 10 YEAR RELEASE SCHEME

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

10.0 Recommendation

That E&C approve the granting of five (5) new Telecommunication Lease tenures to Crown Castle Australia Limited for five existing Leases in accordance with the provisions of the Lease Term Sheet as set out in Attachment B and otherwise on terms and conditions satisfactory to the Chief Legal Counsel and the Manager, Asset Portfolio Management.

11.0 Divisional Manager

Chairman

I Support / ~~Reject~~ the recommendation.

If reject, please state reasons.



Barry Broe
Divisional Manager
Brisbane Infrastructure



Councillor Adrian Schrinner
Deputy Mayor
Chairman, Finance, Economic
Development and Administration
Committee

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

11.0 Background

In 2001, the Establishment and Co-ordination Committee consented to the assignment of 21 Telecommunication (Telco) Leases from Optus and Vodafone to Crown Castle Australia Limited (Crown Castle) which contemporaneously sub-leased back the respective facilities to Vodafone and Optus to enable them to continue with their operations.

Since acquiring these sites, Crown Castle has allowed other Telco carriers to place additional antennas on its towers (namely: Telstra, Hutchison 3G, Personal Broadband Australia and Motorola). This has been in keeping with Council's policy of encouraging the co-location of facilities to contain the proliferation of Telco towers within the community.

Late in 2008, Crown Castle approached Council seeking to rationalise the widely diverse periods of site tenure within those Leases it had acquired. This diversity of tenure was a result of it acquiring a series of Leases with commencement dates ranging from 1993 to 2000. Those Leases that began in 1993 are due to expire in 2013 whereas those beginning in 2000 will expire in 2020.

Accordingly, on 12 January 2009, E&C approved extended periods of tenure (by way of additional Leases of varying lengths for each site), thereby enabling all of Crown Castle's Leases to expire on the common date of 30 June 2025.

Since January 2009, Crown Castle has acquired a further five Leases from Vodafone and is seeking similar extensions to these five Lease tenures in order to share a common expiry date of 30 June 2025. (Refer Attachment B – Lease Term Sheet)

E&C approval is therefore sought for the granting of five (5) new Telecommunication Lease tenures to Crown Castle Australia Limited for five existing Leases in accordance with the provisions of the Lease Term Sheet as set out in Attachment B and otherwise on terms and conditions satisfactory to the Chief Legal Counsel and the Manager, Asset Management.

Attachments:

- Attachment A – Public Release Summary
- Attachment B – Lease Term Sheet

12.0 Consultation

- Councillor Milton Dick, Councillor of Richlands Ward (7 December 2011)
- Councillor Ian McKenzie, Councillor of Holland Park Ward (7 December 2011)
- Councillor Matthew Bourke, Councillor of Jamboree Ward (9 December 2011)
- Councillor Peter Cumming, Councillor of Wynnum Manly Ward (9 December 2011)
- Councillor Steve Griffiths, Councillor of Moorooka Ward (1 December 2011)
- Joe Bannan, Manager, Asset Management, Brisbane Infrastructure (9 December 2011)
- Glenn Gomez, Manager, Asset Portfolio Management, Asset Management (23 November 2011)
- Maria Menchise, Solicitor, Brisbane City Legal Practice (7 December 2011)
- Steve Lintern, Senior Program Officer Parks, Natural Environment and Sustainability (Asset Custodian) (7 December 2011)
- Graham Heiner, Principal Project Manager, SAM, Brisbane Infrastructure. (Asset Custodian) (29 November 2011)
- Greg Swain, Corporate Communication Manager, Media and Public Relations (29 November 2011)

Councillor Milton Dick, Councillor of Richlands Ward does not support the recommendation.
Councillor Steve Griffiths, Councillor of Moorooka Ward does not support the recommendation.

13.0 Implications of proposal

Sectional Support: No impact.
Industrial Relations: No impact.
Regional Implications: No impact.
Social and Community: No impact.
Service Levels: Council will be assisting in the provision of Telco services to the community.
Political: No impact.

14.0 Commercial in confidence

No.

15.0 Vision/Corporate Plan impact

Service Focus: Manage Council's finances and assets effectively to provide the best value for money for ratepayers.

16.0 Customer impact

Nil.

17.0 Environmental impact

Nil.

18.0 Policy impact

Nil.

19.0 Financial impact

There are no funding requirements. If approval is provided, this proposal will ensure the present rental income derived from the Crown Castle leases of \$582,590.15 pa (plus GST) continues as an ongoing, indexed, annual rental stream until at least 30 June 2025.

20.0 Human resource impact

Nil.

21.0 Urgency

In the normal course of business.

22.0 Publicity/marketing strategy

Nil.

23.0 Options

Option 1: Approve the recommendation

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number

137/800/1121/420

Relevant subject matter files

N/A

2.0 Title

Submission on *Integrity Act 2009*

3.0 Issue/purpose

To seek approval to make a submission to the Integrity Commission on the *Integrity Act 2009*.

4.0 Proponent

David Askern, Chief Legal Counsel, BCLP, ext 34740

5.0 Submission prepared by

Diane Quinn, LGPA, ext 35624

6.0 Date

19 December 2011

7.0 For E&C approval or recommendation to Council

E&C approval.

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

N/A

9.0 Recommended for public release

Immediate release

10.0 Recommendation

That E&C approve the letter as per Attachment B.

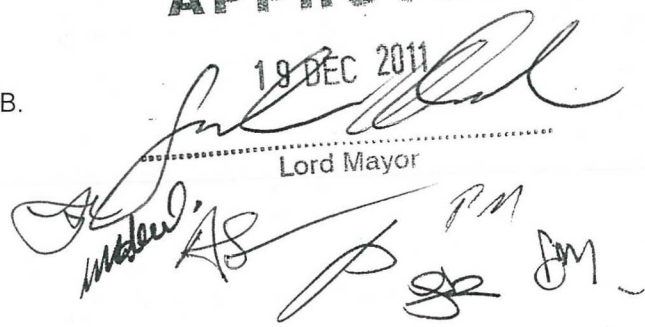
11.0 Divisional Manager


Colin Jensen
CHIEF EXECUTIVE OFFICER

APPROVED

19 DEC 2011

Lord Mayor



BCA 5 YEAR RELEASE SCHEME

11.0 Background

The Integrity Commission released an Issues Paper entitled "Review of the *Integrity Act 2009*" for comment in October 2011 (refer Attachment C).

The Issues Paper contained a summary of a number of recommendations made by the Integrity Commissioner earlier in 2011, and 9 specific questions upon which Council could choose to comment.

Council has made numerous submissions to the Integrity Commissioner in the past. The main thrust of these submissions has been to refute the Commissioner's position that more bureaucratic record keeping and processes were required of government to ensure integrity.

The trend of the Integrity Commissioner's recommendations has been towards a resource intensive augmentation of an existing and adequate registration system.

Council's submission is brief, and to a large extent repeats what has been said in the past. Guidance is sought on whether Councillors require the capacity to consult with the Integrity Commissioner should Councillors experience an integrity problem that requires discussion.

The intention of the Department of the Premier and Cabinet is to publish all submissions received on its website. If Council does not want the submission to be public, then it needs to indicate that intention. The recommendation is to not claim confidentiality for this submission.

E&C approval is now sought to approve the letter as set out in Attachment B.

12.0 Consultation

- David Askern, Chief Legal Counsel
- Andrea Kenafake, Manager Development Assessment, City Planning and Sustainability

Both are in agreement with the recommendation.

14.0 Implications of proposal

Council repeats its position that the requirements of the *Integrity Act 2009* do not require additional provisions to ensure government integrity.

15.0 Commercial in confidence

Nil.

16.0 Vision/Corporate Plan impact

The Corporate Plan requirement that "We will ensure Council is efficiently and transparently managed" is supported by Council highlighting, for the benefit of the Integrity Commissioner, proposed practices that are inefficient.

17.0 Customer impact

Nil.

18.0 Environmental impact

Nil.

19.0 Policy impact

Nil.

24.0 Financial impact

Nil.

21.0 Human resource impact

Nil.

22.0 Urgency

Submissions are due on the 19 December 2011.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

Option 1: Approve sending the letter at Attachment "B".

Option 2: Amend the letter at Attachment "B".

Option 3: Do not approve sending the letter at Attachment "B".

Option 1 is the preferred option.

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 Primary file number
137/800/1121/423

Related subject matter files
N/A

2.0 Title
Proposed purchase of land at 50 Consort Street and 14 Tapley Street, Corinda.

3.0 Issue/purpose
To seek E&C approval to negotiate the purchase of 3.8 hectares of privately owned land at 50 Consort Street and 14 Tapley Street, Corinda for park purposes.

4.0 Proponent
Kerry Doss, A/Divisional Manager, City Planning & Sustainability.

5.0 Submission prepared by
Brad Wilson, Program Outcome Manager, Natural Environment & Sustainability Branch, Ext 34728.

6.0 Date
19 December 2011

7.0 For E&C approval or recommendation to Council
For E&C approval

8.0 If for recommendation to Council, is a Council resolution required under Local Law?
No

9.0 Recommendation for public release
Not for release.

10.0 Recommendation
That E&C grant approval to negotiate the purchase of 50 Consort Street and 14 Tapley Street, Corinda, described as Lot 93 RP29540 and Lot 62 RP29762 comprising of a total of 3.815 hectares for park purposes.

11.0 Divisional Manager



Kerry Doss
A/Divisional Manager
City Planning & Sustainability Division

Chairman

Support Reject the Recommendations.

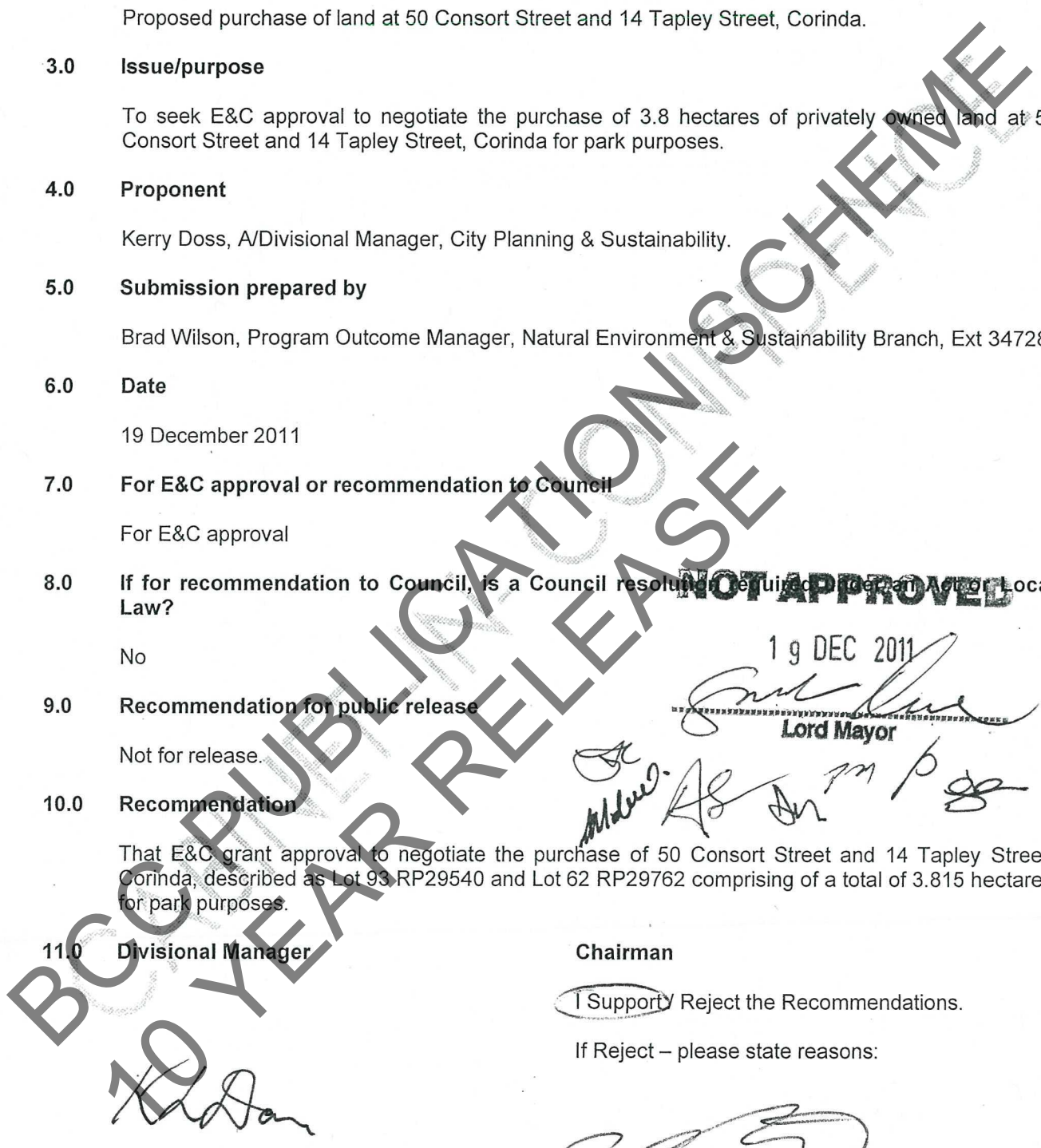
If Reject – please state reasons:



Cr Peter Matic
Chairman
Environment, Parks & Sustainability Committee

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER



11.0 Background

The properties at 50 Consort Street and 14 Tapley Street, Corinda, described as Lot 93 RP29540 and Lot 62 RP29762 respectively, comprise a total of 3.815 hectares (ha) (refer "Attachment B" – 50 Consort Street is outlined in red and 14 Tapley Street is outlined in yellow). 50 Consort Street is included in the Community Use (CU6) Area and 14 Tapley Street is included in the Parkland Area of the *Brisbane City Plan 2000*. Both properties are within the Urban Footprint of the South-East Queensland Regional Plan.

50 Consort Street, Corinda is owned by Montrose Access for the purposes of providing disability care services for children. The property supports a number of buildings and facilities for this purpose. 14 Tapley Street, Corinda is vacant land adjoining the Brisbane River and Fifteen Mile Corner Park.

Montrose Access has indicated to Council that they may be willing to sell 50 Consort Street, Corinda. The owner has lodged an application for reconfiguration of the site from 1 into 37 lots. This is currently being assessed.

14 Tapley Street is owned by the neighbouring landowner as part of a larger holding. The subject property and the adjoining land (which supports an owner-occupied dwelling) is currently available for sale on the open market.

The owner of 14 Tapley Street has a road licence to occupy the unformed portion of Tapley Street. To allow continuous public access along the riverfront, Council will be required to negotiate a surrender of the road licence for part of the licensed area sufficient to provide a connection between the two sites.

An assessment of the market valuation of the subject properties will be obtained as part of negotiations with the property owners. At this stage, comparative valuations suggest an estimated cost for the two subject properties between \$12M-\$16M in total to acquire (\$12M-\$15M for 50 Consort Street, dependent upon an assessment of highest and best use, and \$500k for 14 Tapley Street). Additional funds will be required to redevelop the subject properties for parkland purposes. An independent valuation is yet to be received.

There is some prospect that a negotiated settlement may be reached at a cost less than this amount. Negotiations to determine an actual purchase price will confirm the affordability of the acquisition. Once terms, conditions and price are negotiated, a further submission to E&C will be made.

The subject properties are not included in the Priority Infrastructure Plan for Parks. However, the acquisition of these properties could provide a large area of riverfront parkland for the community.

It is recommended that approval is granted to negotiate the purchase of 50 Consort Street and 14 Tapley Street, Corinda, described as Lot 93 RP29540 and Lot 62 RP29762 comprising of a total of 3.815 hectares for park purposes.

Attachments:

- (A) Summary of Decision
- (B) Aerial photo map of the property

12.0 Consultation

- John Jordan, Manager, Natural Environment & Sustainability Branch (14 December 2011)
- Shane MacLeod, Manager, Asset Services (14 December 2011)
- Craig Stevens, Manager, Corporate Communication (14 December 2011)

All consulted are in agreement with the recommendation.

13.0 Implications of proposal

Two properties in Corinda comprising approximately 3.8ha may be purchased for parkland purpose. This would provide a large area of riverfront parkland for the community.

14.0 Commercial in confidence

No

15.0 Vision/Corporate Plan impact

Nil

16.0 Customer impact

Several parts of the city have deficiencies in park provision and are the focus for park acquisition to address these shortfalls. As the subject sites are not located in areas deficient in park provision, direction of funds towards non-priority areas will delay addressing deficiencies in the network.

17.0 Environmental impact

The acquisition of new parkland positively contributes to the green space network for the city.

18.0 Policy impact

Nil

19.0 Financial impact

There is currently no funding available for the acquisition of the subject properties in the 2011-12 financial year. It is estimated that the two subject properties will cost between \$12-16M in total to acquire, with additional funds required to remove improvements and redevelop the sites for use as parkland.

If funded from the current forward program for park acquisition, this will result in an opportunity cost for other acquisitions across the city. The total acquisition and development cost for these sites could equate to the total of the Parks acquisition program for up to two years.

Council could seek to negotiate a settlement over a period of two years.

20.0 Human resource impact

Nil

21.0 Urgency

In the normal course of business.

22.0 Publicity/marketing strategy

Publicity will occur if the properties come into Council ownership.

23.0 Options

- Option 1: Approve the recommendation.*
- Option 2: Amend the recommendation*
- Option 3: Not approve the recommendation*

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE