

E&C RESULTS – 07 AUGUST 2000

SUB NO.	FILE NO.	DIV	DESCRIPTION	YES/NO/HOLD
07/08-1F R	317/66(P5)	City Governance	Drawdown of 2000/01 budgeted loan borrowing from QTC	YES
07/08-2F M	364/48/2-NW072/321(1)	City Governance	Lease – Collocation of Mobile Telecommunications Facility – 321 Bracken Ridge Road, Bracken Ridge	YES
07/08-3F M	364/48/2-XJ520/P132(2)	City Governance	Lease – Collocation of Mobile Telecommunications Facility – Sleeman Sports Centre	YES
07/08-1K M	202/11-QE165/870	Urban Management	Rejection of a Claim for Compensation – 870 Boundary Road, Coopers Plains	YES
07/08-2K M	202/11-HN865/854	Urban Management	Rejection of a Claim for Compensation, Resumption of Land for Road Purposes – 854 Waterworks Road, The Gap	YES
07/08-3K M	202/11-NV650/330(A1)	Urban Management	Claims for Compensation, Resumption of Lands for Road Purposes – 330 Roghan Road, Taigum	YES
07/08-4K M	202/11-PO020/127/3(A1)	Urban Management	Claim for Compensation, Resumption of Land for Road Purposes – 3/127 Abbotsford Road, Bowen Hills	YES
07/08-5K R	202/11-NN240/600	Urban Management	Access and Tenure Agreement with The Royal National Agricultural and Industrial Association of Queensland	YES
Attach 07/08-1L M	(4)12/51/1(P3/A1)	OLMCEO	Monthly Report – Delegation of Authority to Travel – June 2000	YES
07/08-2L R	376/55(2195)	OLMCEO	Stores Board Report – Submission for Resolution by Council under Division 12 of the City of Brisbane Act, 1924 Compaq Finance Lease Facility Agreement	YES
07/08-1N M	364/6/10(1/P3)	CED	Categorisation of Brisbane's sport, recreation and community land	MOD

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.

1.0 FILE NUMBER: 364/48/2-NW072/321(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To lease an area of land for the co-location of a mobile telecommunications facility on the site at 321 Bracken Ridge Road, Bracken Ridge.

3.0 ISSUE/PURPOSE

To obtain approval for Lucent Technologies Australia Pty Limited to lease a portion of Council owned land at 321 Bracken Ridge Road, Bracken Ridge for the co-location of a mobile telecommunications facility as depicted in the attached plans marked "A & B"

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

APPROVED

Lord Mayor
7 AUG 2000

[Handwritten signatures and initials: M, JHC, SA, K, etc.]

6.0 DATE

3 August 2000

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee Approval

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

Not Applicable

ACTION TAKEN

878,100

TOWN CLERK e

File DAMCA

9.0 **RECOMMENDATION**

That:

- (1) successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, generally in accordance with the depiction of that part of the site at 321 Bracken Ridge Road, Bracken Ridge, which is shaded yellow on the attached copy of Drawings 4202C-2-002-01/2 marked "A&B"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 August 2000, or the date of execution, whichever is the sooner, at an annual rental of redacted (includes GST); and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of redacted (includes GST).

10.0 **MANAGER**

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

JO
John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly

[Signature]
.....
ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

In the past, communications "Carriers" have approached Council with regard to placing communications mobile base stations on Council land under lease agreements. Despite the fact that carriers have considerable legislative rights with regard to sites, these Telecommunications Carriers have all negotiated and agreed to financial terms and conditions for leasing Council sites.

On 1 August 2000 the Council resolved that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to the public tendering for leasing of Council property should not apply in relation to the leasing of sites to Telecommunications Carriers. By resolution 51/2000-01 the Council has delegated its powers in relation to the granting of leases to Telecommunications Carriers to the E & C Committee.

Until recently Council's basis for determining lease rentals provided no differentiation or financial impost on high impact over medium or low impact. The new guidelines adopted by the Establishment and Co-ordination Committee on 11 October 1999 seek to provide a commercial disincentive to carriers for medium over low and high over medium impact sites.

The terms and conditions for such agreements have generally been standard for all Council sites and apply to all carriers.

This particular case involves the construction of a mobile telecommunications facility by Lucent Technologies on a part of the Council land at 321 Bracken Ridge Road, Bracken Ridge, which is otherwise described as Lot 158 on RP210185, refer to the attached Bi-map. The site is currently used as a Council Wastewater Treatment Plant.

The telecommunications infrastructure proposed to be constructed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation" and the land concerned lies within the Special Uses (Utility Installation) Zone under the Brisbane Town Plan. The site adjoins land zoned Special Uses (Road) to the north and east and land zoned Sport and Recreation to the west. South of the subject site, on the opposite side of Bracken Ridge Road, the land is zoned Residential A.

This application to lease was originally lodged with Council on 17 February, 2000, for the approval of a "High Impact" (in terms of the statutory legislation) telecommunications facility which also required a Code Assessment to be approved by the City's planners. Councillor Carol Cashman, the local Councillor, was consulted and her opposition to the proposal recorded particularly her inquiry as to why the applicant had decided not to co-locate on an existing Telstra facility at Bald Hills some 1 - 2 kilometres away. The applicant, Lucent Technologies, explained that "the Telstra Pole in Bald hills which the Councillor had suggested could be used in lieu of this site, is already proposed as a part of the overall Lucent/One.Tel network but it covers a separate area". Subsequently, local opposition from the community in the form of a petition gave rise to a submission being made to the Establishment and Co-ordination Committee on 23 May, 2000 which adopted the following recommendation:-

That the petitioners be advised that:

- (a) Council has not approved the application from Lucent Technologies on behalf of One.Tel, to construct (and lease) a communications tower at 321 Bracken Ridge Road, Bracken Ridge.
- (b) Consent to lodge a Development Application has been provided and the results of that application will affect the decision whether to grant a lease.
- (c) The issues raised by the petitioners will be taken into consideration during the assessment of any application lodged.

11.0 BACKGROUND (Cont)

A development application, requiring a code assessment (which could not be refused) was required and has subsequently been lodged and approved. In notifying conditions of the development's approval, Council's planning policy 19.23 "Guidelines for the Development of Communication Structures" were applied. Among those conditions imposed were the following:-

- the proposed facility to be relocated to the rear of the site away from the residences across the road.
- the tower and the equipment shelter to be treated so as to reduce glare and reflectivity.

In view of the abovementioned Establishment and Co-ordination Committee decision on 23 May, 2000, the applicants statutory rights and taking in to account that the development application has since been approved by Council, there are no grounds for refusing this application for a lease. Accordingly, having regard to Council's leasing guidelines it is considered that an establishment fee of redacted (includes GST) and a commencing annual rental of redacted (includes GST) will meet Council's policy.

The proposed facility will be comprised of the following infrastructure items:

- A new 25m monopole with six (6) x 1.3m radio frequency panel antennas and one (1) x 0.3m diameter microwave dishes mounted on the pole.
- An outdoor equipment cabin of 3m x 2.5m x 2.99m high.

Refer to the general site layout plans marked "A" and "B", attached hereto.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee.
Councillor Carol Cashman, Councillor Bracken Ridge Ward.
Frank Riley, Manager, City Assets
Mark Pascoe, Manager, Water & Sewerage, Urban Management Division.
David Hains, Senior Research Officer, Information and Knowledge.

Councillor Carol Cashman originally raised concerns in relation to the location of the facility and has questioned the carriers decision not to co-locate on a site at Bald Hills.

None of the others consulted raised objections.

13.0 IMPLICATIONS OF PROPOSAL

A development application subject to code assessment was required for this proposal and in notifying conditions of development Council's planning policy 19.23 "Guidelines for the Development of Communication Structures" was applied. This application could not be refused. Council will receive an ongoing income for the site.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan Outcome 1.4:-

Service (output) 1.4.3.3: Property and facilities management of City Governance's real estate and asset portfolio.

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

There are no funding requirements. Moreover, Council will receive an establishment fee of redacted (includes GST) plus an ongoing annual rental of redacted (includes GST). The rental revenue received will be increasing upon 1 July each year at 5% per annum or the CPI (whichever is the greater) for the term of the lease.

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

Council will need to respond promptly to enable finalisation of the lease.

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

1 That:

- (1) successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, generally in accordance with the depiction of that part of the site at 321 Bracken Ridge Road, Bracken Ridge, which is shaded yellow on the attached copy of Drawings 4202C-2-002-01/2 marked "A&B"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 August, 2000 or the date of execution, whichever is the sooner, at an annual rental of redacted (includes GST); and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of redacted (includes GST).

2. To not resolve as in 1 above.

Option 1 is the recommended option

1.0 FILE NUMBER: 364/48/2-XJ520/P132(2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To lease an area of land for the co-location of a mobile telecommunications facility on the site where there is an existing Telstra facility.

3.0 ISSUE/PURPOSE

To obtain approval for Lucent Technologies Australia Pty Limited to lease a portion of Council owned land upon which stands the Sleeman Sports Centre for the co-location of a mobile telecommunications facility as depicted in the attached plans marked "A" and "B".

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

6.0 DATE

3 August 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee approval.

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

Not Applicable

ACTION TAKEN

RF 100
TOWN CLERK
File PAMCA.

APPROVED

Lord Mayor
7 AUG 2000

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

That:

- (1) Successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, over an area of land being generally in accordance with that part of the Sleeman Sports Centre site shaded yellow on the attached copy of Drawing 4213G-2-002-01 marked "A" & "B"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from the 1st September 2000 or the date of execution, whichever is the sooner, at an annual rental rate of [redacted] (includes GST); and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of [redacted] (includes GST).

10.0 MANAGER


John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

I Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

In the past, communications "Carriers" have approached Council with regard to placing communications mobile base stations on Council land under lease agreements. Despite the fact that carriers have considerable legislative rights with regard to sites, these Telecommunications Carriers have all negotiated and agreed to financial terms and conditions for leasing Council sites.

On 1 August 2000 the Council resolved that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to the public tendering for leasing of Council property should not apply in relation to the leasing of sites to Telecommunications Carriers. By resolution 51/2000-01 the Council has delegated its powers in relation to the granting of leases to Telecommunications Carriers to the E & C Committee.

Until recently Council's basis for determining lease rentals provided no differentiation or financial impost on high impact over medium or low impact. The new guidelines adopted by the Establishment and Co-ordination Committee on 11 October 1999 seek to provide a commercial disincentive to carriers for medium over low and high over medium impact sites.

The terms and conditions for such agreements have generally been standard for all Council sites and apply to all carriers.

This particular case involves an extension to an existing Telstra pole which will result in a larger pole structure to facilitate a mobile telecommunications facility by One.Tel. The lease area involves a part of the Council land presently occupied by the Sleeman Sports Centre. The site is located at Old Cleveland Road, Chandler and is otherwise described as being part of Lot 2 on RP 180303, refer to the attached Bi-map.

The telecommunications infrastructure proposed to be constructed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation" and the land concerned lies within the Special Uses (Sport and Convention Centre) zone under the Brisbane Town Plan. The nearest residentially zoned properties lie within approximately 110 metres of the proposed facility.

The proposed low-impact telecommunications facility will be comprised of the following infrastructure items:-

- Three (3) x 1.3m Radio Frequency Panel Antennas,
- Three (3) x 0.3m Microwave Dishes; and
- an equipment cabin situated at ground level.

The additions to the existing pole will result in a 22 metre high pole. Refer to the general site layout plans marked "A" & "B" attached hereto.

The proposal is for a low-impact facility and accordingly, does not require development approval processing by the City Planners. This is because the relevant legislation does not rate the development as being too intrusive, nor too detrimental, to the amenity value of the neighbourhood. Accordingly, having regard to Council's recently adopted guidelines it is considered that an establishment fee of [redacted] including GST and a commencing annual rental of [redacted] including GST will meet Council's policy.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee.
Councillor Michael Caltabiano, Chandler Ward Office.
Pauline Peel, Divisional Manager, Community & Economic Development.
Frank Riley, Manager, City Assets.
None of those consulted raised objections.

13.0 IMPLICATIONS OF PROPOSAL

As this proposal is for a low impact facility no development application under the Integrated Planning Act is required and the carrier must comply with the Telecommunications Code of Practice 1997. These low impact facilities are the responsibility of the Commonwealth under the Telecommunications Act 1997. Council will receive an ongoing income for the site.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan:-

Service (output) 1.4.3.3: Property and facilities management of City Governance's real estate and asset portfolio.

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

There are no funding requirements. Moreover, Council will receive an establishment fee of redacted (includes GST) plus an ongoing annual rental of redacted (includes GST). The rental revenue received will be increasing upon 1 July each year at 5% per annum or the CPI (whichever is the greater) for the term of the lease.

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

Council will need to respond promptly to enable finalisation of the lease.

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

1 That:

- (1) Successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, over an area of land being generally in accordance with that part of the Sleeman Sports Centre site shaded yellow on the attached copy of Drawing 4213G-2-002-01 marked "A"; and
 - (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from the 1 September 2000 or the date of execution, whichever is the sooner, at an annual rental rate of ^{redacted} (includes GST); and
 - (3) Lucent Technologies Australia Pty Limited ^{redacted} pay an establishment fee of ^{redacted} (includes GST).
2. To not resolve as in 1 above.

Option 1 is the recommended option

1.0 FILE NUMBER:

202/11-QE165/870

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Rejection of a claim for compensation - 870 Boundary Road, Coopers Plains.
redacted

3.0 PURPOSE/ISSUE

Recommendation on an offer on compensation.

4.0 PROPONENT

Barry Ball, A/Divisional Manager, Urban Management Division

5.0 SUBMISSION PREPARED BY

Kim A. Shields, Asset Officer- Project Coordination
Asset Support (x36959)

RECEIVED

- 7 AUG 2000

6.0 DATE

20 July 2000.

COMMITTEE SECTION

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 ORDINANCE?

No.

ACTION TAKEN

Rs 1.00

TOWN CLERK

300/10/00

etc

\\CBACNW2\GROUPS\UM\UMASP\JAOPC7\LETTERS\JOHNSON.E&C.DOC

APPROVAL
Lord Mayor
AUG 2000
K. of
K

BCCL 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

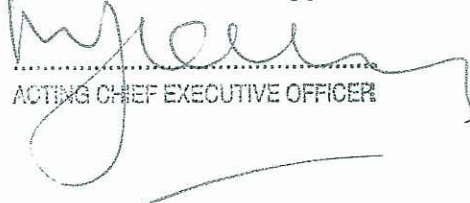
It is recommended that:

1. The claim for compensation received from [redacted] in the amount of [redacted] plus reasonable professional expenses arising from the resumption by Council of a strip of land for road purposes, described as Lot 450 on Survey Plan 105270, Parish of Yeerongpilly, containing an area of 93 square metres, be rejected as excessive; and
2. Council authorises the payment of fair and reasonable legal, valuation and professional fees incurred by the claimant and arising from the resumption as approved by the Manager Waterways; and
3. Council authorises the payment of compensation in the amount of [redacted] subject to the claimant's acceptance of that amount as being in full satisfaction of all rights or interests to which the Claimant is now or may be entitled arising out of or with respect to the interest which he had in or with respect to the taking by the Council of the said land and the Claimant enters into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice; and
4. In the event that the claimant fails to accept Council's offer outlined in (3) above then if the claimant fails to refer his claim for compensation to the Land Court within six (6) months from the date of Council's offer then Council authorises the Manager Waterways to refer the matter to the Land Court under section 25 *Acquisition of Land Act 1967*.

10.0 DIVISIONAL MANAGER

g2b
Barry Ball
A/Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 1 May, 1998, Council resumed from redacted a strip of land at 870 Boundary Road, Coopers Plain, described as Lot 450 on Survey Plan 105270 Parish of Yeerongpilly, containing an area of 93 square metres as shown shaded yellow on the attached plan. (Refer Attachment A).

The parent property, which is zoned Future Industry, is situated near the intersection of Boundary Road and Rosedale Street, Coopers Plains. The parent property contained an area of 937 square metres prior to resumption and 844 square metres post resumption. The site has a near flat topography and is developed with a low set dwelling used for business purposes. All structural improvements are clear of, and remain physically unaffected by, the resumption and its associated works.

The claimant initially submitted a claim for compensation dated 2 July 1999 for redacted plus professional costs. Following negotiations the claimant has subsequently lodged a revised claim for compensation dated 20 June 2000 in the amount of redacted plus fair and reasonable professional costs incurred. Council's valuation consultant (John Wood & Assoc) has assessed compensation at Nil under all heads plus reasonable costs. However, John Wood advises in his valuation report that with a nil compensation assessment it is not unusual to pay nominal compensation in order to achieve an early and amicable settlement. (Refer valuation report extract – Attachment B)

Council's compensation assessment is made on the basis that as the property is zoned Future Industry then its highest and best use could only be achieved by lodging a Development Application. Development Assessment Team South advises that an approval to develop the subject property could support a condition of development requiring the resumed land to be dedicated as road free of cost to Council. However, it is considered appropriate to offer a higher than usual nominal compensation amount of redacted as inducement for the claimant to accept Council's offer as full and final settlement. This action may save Council the expense of any future litigation and the possibility of a higher compensation award being determined by the Land Court whereby a Land Court Member will decide any doubts in favour of the dispossessed owner.

Alternatively, if the claimant fails to accept Council's offer of redacted as full and final settlement then when / if the matter is referred to the Land Court then Council's brief will be on the basis of nil compensation payable. To prevent future potentially sizeable claims against Council from accruing additional and excessive interest charges it is proposed that Council authorise the Manager Waterways to refer this matter to the Land Court if the claimant has not already done so within six (6) months of Council's offer.

12.0 CONSULTATION

Councillor Maureen Hayes, Chairperson Transport and Major Projects Committee; and Councillor Mark Bailey, Councillor for Moorooka; have been advised of the recommendation.

Tim Poole, Transport and Traffic, Boundary Road Project Manager, supports the recommendation.

13.0 IMPLICATIONS OF PROPOSALS

A claim for compensation will be processed.

14.0 CORPORATE PLAN IMPACT

The recommendation is in accordance with the Corporate Plan 2000-2001; Outcome 7.2 Transport Infrastructure Improvement; Strategy 7.2.1 "Deliver upgraded transport infrastructure through a coordinated 5 year rolling program".

15.0 CUSTOMER IMPACT

The Urban Management Division's acquisition program will be met in a cost effective manner.

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

Funds are available in the 2000-2001 major works program.

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

1. Reject the claim for compensation and make a counter offer.
2. Accept the claim for compensation.
3. Refer the matter directly to the Land Court for determination

It is recommended that Option 1 be approved.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

\\CBACNW2\GROUPS\UMUMAS\JAOPC7\LETTERS\JOHNSON.E&C.DOC

1.0 FILE NUMBER: 202/11-HN865/854

07/08-2K

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Claim for Compensation, Resumption of Land for Road Purposes.

redacted (Leasehold Interest - Gap Cycle Shop)
854 Waterworks Road, The Gap

3.0 ISSUE/PURPOSE

Rejection of a claim for compensation and recommendation to pay an advance against compensation.

4.0 PROPONENT

Barry Ball
Acting Divisional Manager, Urban Management Division

5.0 SUBMISSION PREPARED BY

Ian Hawley, Asset Officer Project Co-Ordination Section x34646

6.0 DATE

24 July 2000

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 ORDINANCE?

No

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

ACTION TAKEN

8/8/00

TOWN CLERK

Full minutes

45003.

Letter

BCC PUBLICATION SCHEME
10 YEAR RELEASE
APPROVED
Lord Mayor
7 AUG 2000
K. S. J.

9.0 RECOMMENDATION

It is recommended that:

1. The claim for compensation from [redacted] Lessee of The Gap Cycle Shop in the amount of [redacted] (which is comprised of business goodwill [redacted] [redacted] estimated value stock on hand at closure of business [redacted] written down value of fit out and plant and equipment [redacted] disturbance items including advertising fees for closing down sale [redacted] valuation fees of [redacted] legal fees of [redacted] and loss of profit rental value [redacted] arising from the resumption of the leasehold interest in land which has been acquired for Road Purposes and Purposes Incidental to Road and which is situated at 854 Waterworks Road, The Gap, described as lot 1 and 3 on Survey Plan 127389 and which contains an area of 285 square metres, be rejected as excessive, and
2. The claimants be paid an advance against compensation in the amount of [redacted] plus disturbance fees of [redacted]

10.0 DIVISIONAL MANAGER

RB.

 Barry Ball
 ACTING DIVISIONAL MANAGER
 URBAN MANAGEMENT DIVISION

I Recommend Accordingly

 ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 30 June 2000, Council resumed land for road purposes and for purposes incidental to road, property situated at 854 Waterworks Road, The Gap and described as Lots 1 and 3 on Survey Plan 127389. This area comprised 77 square metres for road purposes and 208 square metres for purposes incidental to road (shaded yellow on the attached plan - attachment A.)

The land was resumed in connection with the Waterworks Road Transit Lane project which, by altering the alignment of Waterworks Road provides Transit Lanes that improve public transport operations in the region. The subject property is improved with an older timber retail building which is leased by the property owners (Asgard Pty Ltd) to [redacted] (lessee Gap Cycle Shop).

The new road alignment that results from the resumption severs the existing improvements (retail shop) by 1.75 metres at its widest point (north-west corner) and 1.5 metres at the narrowest point (north-east corner). During initial discussions, with the property owner (Asgard Pty Ltd) and the lessee [redacted] - Gap Cycle Shop), Council offered to investigate relocation of the retail building away from the resumption boundary. This was to allow the current tenant (Gap Cycle Shop) to remain in occupation and the owner to continue to receive a rental income for the premises. The option was investigated by Council, but was found not to be cost effective

Negotiations were entered into with the lessee (Gap Cycle Shop) in relation to the available options for the assessment of compensation. In this case, compensation may be assessed, on either the value of their leasehold interest on the basis of acquisition of business goodwill, or the assessment of the cost to relocate the business, whichever is the lesser. A claim for compensation has been received for each basis. The issue of compensation for the freehold interest in the land on behalf of the property owner, Asgard Pty Ltd is being dealt with under a separate submission.

Valuation consultants, Stanton Hillier Parker were engaged by Council to determine the market value of the business as a going concern. This amount has been determined to be [redacted] plus a profit rental of [redacted] and disturbance fees.

In addition to this, the lessee is entitled to claim compensation for losses on the sale of stock, where the stock is sold at an amount below the cost price. The information provided in the claim is only an estimate of these losses and an exact assessment has not yet been provided. For the purpose of this exercise the claimed amount of [redacted] has been used. It is however anticipated that this amount will be further reduced as a result of the continuation of a closing down sale. The attached valuation report details the relevant valuation methodology. (Annexure B)

The claimants have lodged a claim for [redacted] comprised of, business goodwill [redacted] estimated value of stock on hand at closure of business [redacted] written down value of fit out and plant and equipment [redacted] disturbance items including advertising fees for closing down sale [redacted] valuation fees of [redacted] legal fees of [redacted] and loss of profit rental value [redacted] Interest is also claimed on the compensation.

The claimant has also provided an alternative assessment as to the cost to relocate the business in the amount of [redacted] which is summarised under the following headings: (refer to attached claim form for detailed breakdown of costs)

Advertising [redacted]
Reprinting Obsolete Stationery
Removal and packaging of shop
Phone diversion and reconnection
Permanent loss of good will
Trading losses closing down period one month
Trading losses over six months
Profit rental losses over remaining term and options
Professional fees

TOTAL CLAIMED RELOCATION COSTS

Some of the above relocation costs are considered excessive and not able to be claimed. As a result of this Council has undertaken an estimate of what would be considered reasonable.

Council's estimate as to reasonable relocation costs is as follows:

Advertising for relocation / reopening sale as provided by claimant [redacted]
Reprinting of obsolete stationery
Removal costs (including insurance, packing & unpacking)
Phone diversion
Connection of new services
Loss of profit rental assessed at [redacted] balance term
Legal fees on new lease documentation

Total

Reasonable professional fees (legal, valuation)

In addition to this the lessee could potentially be entitled to compensation for trading losses as a result of the relocation of the business to a different trading area. However at this stage we have not been able to quantify this and Council has not yet recognised this heading of compensation.

Following negotiations Council has been unable to come to agreement with the Claimant as to what is considered a reasonable claim under either scenario. The options have been assessed and compared in order to determine the most reasonable compensation. Based on this it is recommended to reject the claim and pay an advance against compensation in accordance with the provisions of Section 23 of the Acquisition of Land Act Qld 1967. The advance should be the lower of the cost of going concern/liquidation value of the business or the cost to relocate, which ever is the lesser.

Summary of Compensation Alternatives for Business Resumption

Note: In addition to the assessed compensation, the amount of [redacted] for professional fees incurred in formulating the claim is a constant for both alternatives.

Alternative 1 Going Concern / Liquidation Value (recommended alternative)

Business value as a going concern as assessed by Council's valuation consultant Stanton Hillier Parker (Qld) Pty Ltd and the value of the profit rental [redacted] plus disturbance fees [redacted] Total [redacted] In addition to this, the lessee may be entitled to claim for losses on the sale of stock where the price achieved is less than the cost to the lessee. The claim of [redacted] requires substantiation.

Alternative 2 Relocation of Business

Compensation based upon relocation / reinstatement not including business disturbance: [redacted] plus disturbance fees of [redacted] Total [redacted] In addition to this the lessee may be entitled to compensation for trading losses as a result of the relocation.

12.0 CONSULTATION

Derek Sharp, Project Manager, Transport and Traffic Infrastructure Delivery.
Councillor Maureen Hayes, Chairperson Transport and Major Projects Committee.
Councillor Geraldine Knapp, Councillor for The Gap Ward

All have been advised of the recommendation and are in agreeance.

13.0 IMPLICATION OF PROPOSAL

If the recommendation is adopted a claim for compensation will be processed. The rejection of the claim and the payment of an advance against compensation equal to Council's assessment of compensation will follow Council's due process and will result in the claimant being paid some compensation.

14.0 CORPORATE PLAN IMPACT

The recommendation is in accordance with 2000/2001 Corporate Plan Transport and Traffic outcome for transport infrastructure improvement and key initiatives "extend and upgrade major roads" and Expand the number of bus lanes

15.0 CUSTOMER IMPACT

Urban Management Division's acquisition program will be met in a cost effective manner.

16.0 ENVIRONMENTAL IMPACT

Not Applicable

17.0 POLICY IMPACT

In accordance with Council Policy

18.0 FUNDING IMPACT

Funds of redacted are available under DT26.

19.0 HUMAN RESOURCE IMPACT

Administrative only.

20.0 URGENCY

Urgent

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

- (1) Accept the claim for compensation
- (2) Renegotiate the Claim for compensation.
- (3) Refer the matter to the Land Court for determination.
- (4) Reject the claim and pay an advance in accordance with Councils Valuation.

Option 4 is preferred.

1.0 FILE NUMBER

202/11-NV650/330(A1)

SUBMISSION TO THE ESTABLISHMENT & CO-ORDINATION COMMITTEE

2.0 TITLE

Claims for compensation arising from the resumption of two parcels of land for road purposes at 330 Roghan Road, Taigum:

redacted

3.0 PURPOSE/ISSUE

Recommendation on two claims for compensation and the proposed settlement for an encroachment issue.

4.0 PROPONENT

Barry Ball, Acting Divisional Manager Urban Management

5.0 SUBMISSION PREPARED BY

Bob Fennelly
Asset Support Officer, Project Co-ordination (x35243)

6.0 DATE

26 July 2000.

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

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 ORDINANCE?

No.

ACTION TAKEN

818 100
TOWN CLERK
File ASC02
[Signature]

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE
APPROVED
[Signatures]

9.0 RECOMMENDATION

It is recommended that:

1. The claim for compensation received from [redacted] arising from the resumption of land for road purposes situated at 330 Roghan Road Taigum, described as Lot 102 RP 84126, Parish of Kedron, containing 1140 square metres, in the amount of [redacted] comprising [redacted] for loss of land, [redacted] for loss of improvements, [redacted] for injurious affection, [redacted] for professional costs plus [redacted] as interest be rejected as excessive; and
2. In respect of the rejected claim in (1), that an advance against compensation under Section 23 Land Acquisition Act 1967 in the amount of [redacted] comprising [redacted] for the loss of land, [redacted] for loss of improvements, [redacted] for injurious affection, plus fair and reasonable professional costs as approved by the Manager, Waterways plus interest on compensation at the appropriate rate as advised by the Land Court for the period from the date of resumption to the date of payment of the advance be paid to the claimant; and
3. The claim for compensation from [redacted] arising from the resumption of land for road purposes, situated at 330 Roghan Road Taigum, described as Lot 1 SP 102995, Parish of Kedron, containing an area of 124 square metres, in the amount of [redacted] plus fair and reasonable professional costs as approved by the Manager Waterways plus interest at the appropriate rate as advised by the Land Court for the period from the date of resumption to the date of payment of the advance, be accepted in full satisfaction of all rights or interests to which the Claimants are now or may be entitled arising out of or with respect to the interest which they had in or with respect to the taking by the Council of the said land, subject to the Claimants entering into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

Barry Ball
A/Divisional Manager
Urban Management Division

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

By Notifications of Resumption published in the Government Gazette on 24 July 1992 and 23 October 1998 the Council resumed from ^{redacted} land for road purposes. The land is situated at 330 Roghan Rd, Taigum, and described as Lot 102 Plan 84126 and Lot 1 SP 102995 Parish of Kedron containing areas of 1140 square metres and 124 square metres respectively, shaded yellow on the plans at Attachment A and B.

The initial resumption was based on the need to build a roundabout to improve traffic control. The project requirements were changed by Council to the signalisation of the Roghan/Handford Road intersection with provision of a slip lane. This work, including the construction of a retaining wall and replacement of the boundary fencing to the subject property, was completed in 1999/2000.

The areas of the resumption consist of two parcels of land along the western and northern boundary of the rural residential home site. The second parcel was required mainly for alignment purposes.

A claim for compensation for the original resumption was received in 1993 but agreement was not reached and the claimants did not follow up with a claim for an advance against settlement. Following notification of the second resumption the matter of compensation was raised again and further claims for compensation were lodged for both parcels of land on 28 November 1999.

It should be noted that construction works and the resumption process on this property have been ongoing since July 1992. Negotiations have been protracted without reaching an amicable agreement.

Claim of compensation for Lot 102, RP 84126 (Resumption date 24 July 1992)

Council's consultant valuer has calculated the value of this parcel on a "Before and After" basis (see Attachment C). Comparison of the claim and valuation is shown below.

Item	Amount Claimed	Council Valuation
Land	redacted	redacted
Improvements		
Injurious Affection		
Subtotals		To be determined
Interest		To be agreed
Disturbance Costs		

It is recommended that an advance against compensation in the amount of ^{redacted} comprising ^{redacted} for land (claimed amount), ^{redacted} for loss of improvements (claimed amount), ^{redacted} for injurious affection (Council valuation) plus fair and reasonable professional fees as approved by the Manager Waterways plus interest on compensation at the appropriate rate as advised by the Land Court for the period from the date of resumption to the date of payment of the advance be paid to the claimant.

Claim of compensation for Lot 1, SP No.102995 (Resumption date 23 October1998)

Item	Claim	Council Valuation
Land	redacted	redacted
Interest		To be determined
Disturbance Costs		To be agreed

After negotiation it has been agreed subject to delegate approval that redacted be paid plus fair and reasonable professional fees as approved by the Manager Waterways plus interest on compensation at the appropriate rate as advised by the Land Court for the period from the date of resumption to the date of settlement.

Other Issues

The Claimants have raised a number of issues during and following completion of construction works related to the retaining wall along the northern boundary of their property. From a survey, encroachment of the retaining wall constructed adjacent to the property boundary has occurred. redacted

redacted Valuation carried out by the Council's valuer has valued the encroachment as minimal and recommended redacted. The Claimants have claimed an amount of redacted to resolve the encroachment of the wall.

This matter will continue to be negotiated.

12.0 CONSULTATION

David Stewart – Principal Traffic Infrastructure Projects
Victoria Newton – Councillor for Deagon
Both have been advised of the recommendations.

13.0 IMPLICATION OF PROPOSAL

An offer on compensation is processed and a request for an advance against compensation will be paid.

14.0 CORPORATE PLAN IMPACT

The recommendation is in accordance with the Corporate Plan 2000/2001 Outcome 7.2 Transport Infrastructure Improvement Strategy 7.2.1 "Deliver upgraded transport infrastructure through a coordinated five year rolling program".

15.0 CUSTOMER IMPACT

Urban Management Division's acquisition program will be met in a cost-effective manner.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

In accordance with Council Policy.

18.0 FUNDING IMPACT

Funds are available in the 2000/2001 Major Roads Program.

19.0 HUMAN RESOURCE IMPACT

Administrative only

20.0 URGENCY

Normal course of business

21.0 PUBLICITY/MARKETING STRATEGY

Nil

22.0 OPTIONS IN RELATION TO EACH CLAIM

Decision 1

Option 1 Reject the claim for compensation for lot 102 RP 84126 and pay an advance against compensation based on Council's valuation.

Option 2. Reject the claim for lot 102 RP 84126 and refer the matter to the Land Court for determination.

Option 3 Accept the claim for compensation for lot 102 RP 84126.

Option 1 for this decision is recommended.

Decision 2

Option 1. Accept the claim for compensation for Lot 1 SP 102995.

Option 2. Reject the claim for compensation for lot 1 SP 102995, make a counter offer, which if rejected may be referred to the Land Court for settlement.

Option 1 for this decision is recommended.

1.0 FILE NUMBER:

202/11-PO020/127/3(A1)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
3 /127 Abbotsford Road, Bowen Hills – ^{redacted} trading
as Chris's Snack Bar Pty Ltd (joint claim).

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Barry Ball, Acting Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer- Project Coordination.
Asset Support (x38601)

6.0 DATE

24 July 2000.

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 ORDINANCE?

No.

ACTION TAKEN

8/5/00

TOWN CLERK

Jill Adams

[Signature]

BCC 10 YEAR RELEASE SCHEME

APPROVED

Lord Mayor
7 AUG 2000

RECEIVED

- 7 AUG 2000

COMMITTEE SECTION

9.0 RECOMMENDATION


It is recommended that:

1. the joint Claim for Compensation received from [redacted] trading as Chris's Snack Bar Pty Ltd in the amount of [redacted] comprising [redacted] for loss of real estate and business [redacted] for disturbance costs, arising from the resumption of land for road purposes being property situated at 3 / 127 Abbotsford Road, Bowen Hills, described as Lot 3 on Building Unit Plan No.4967, County of Stanley, Parish of North Brisbane, having an area 52 square metres, **be rejected** as excessive and the claimants be paid an advance against compensation in the amount of [redacted] and,
2. [redacted] trading as Chris's Snack Bar Pty Ltd be allowed to remain in occupancy of the property as monthly tenants if required at a rental to be determined to the satisfaction of the Manager Waterways.

10.0 DIVISIONAL MANAGER


Barry Ball
Acting Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

7 AUG 2000

COMMITTEE SECTION

11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. The subject property is located in stage two of the Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 31 March 2000, Council resumed from redacted land for road purposes being property situated at 3/ 127 Abbotsford Road, Bowen Hills, described as Lot 3 on Building Units Plan 4967, Parish of North Brisbane, having an area of 52 square metres as shown shaded yellow on the attached plans (Attachments A & B).

The subject property forms part of the 'Mayne Plaza' Group Title complex comprising 30 office/warehouse/showroom/shop units constructed of clay brick and concrete block erected approximately 25 years ago. The subject unit is located at ground floor level with direct road frontage and exposure to Abbotsford Road. The unit has been developed for the purposes of customer service, sale and preparation of food/cooking areas to facilitate the use of the property as a snack bar.

The property is owned by redacted and is occupied by redacted trading as Chris's Snack Bar Pty Ltd. There is no formal lease agreement between the property owners and the related business.

A joint claim for compensation has been lodged by redacted and redacted trading as Chris's Snack Bar Pty Ltd in relation to the real estate and the business and by letter dated 12 July, 2000, a request for an advance against compensation equal to Council's estimate of compensation has been lodged pursuant to Section 23 of the Acquisition of Land Act.

The claim is for the total amount of redacted being real estate and business redacted and disturbance costs redacted comprising:

- Loss of Profits redacted
- Stamp Duty and fees incurred in the purchase of a replacement property to similar value redacted exclusive of GST);
- Professional fees incurred in negotiations and formulating a claim for compensation redacted no GST component);
- Removal expenses redacted exclusive of GST);
- Bank charges and penalty fees redacted

The claimants purchased the subject property for the sum of redacted in June 1994 as a going concern on a walk in walk out basis (land and business including plant and equipment but exclusive of stock on hand). The purchase price was apportioned by the claimants based upon advice's at that time as real estate redacted and business value redacted. Additional costs such as stamp duty, professional costs etc were also expended to facilitate the original purchase of the property and business.

Valuation consultants, Realty Valuation Services, were engaged to provide an independent market valuation of the real estate for Council. They have assessed the current market value of the unit at [redacted]. Refer extract of valuation report attached (Attachment C). This market value has been based on an adopted rack rental, which reflects the current leasing market for properties utilised as snack bars where gross rental is determined as a percentage of turnover. This adopted rack rental [redacted] has been capitalised at an appropriate rate (10.5%) which was derived from available market evidence to determine the [redacted] market value. It should be noted that the higher the capitalisation rate the lower the capitalised value and vice versa.

Council's business valuation consultants PricewaterhouseCoopers were engaged to assess the fair market value of the business. Refer attached report (Attachment D).

PricewaterhouseCoopers have assessed the total value of the Chris's Snack Bar business as ranging from between [redacted] with net business assets employed in the business having a book value of [redacted] (plant and equipment and stock on hand). This advice has formed the basis of negotiations in relation to the value of the business.

As the business was originally purchased by the owners in an arms length market transaction for considerably more than Council's consultants assessment of the present value and given that all doubts are weighed in favour of the claimant in Land Court decisions it is recommended that the higher of the range be adopted as representing the value of the business.

Based upon an adopted value of the business of [redacted] and net business assets of [redacted] the implied goodwill of the business is [redacted]. If Council acquires the business on a walk in walk out basis (on the same basis it was purchased by the claimants) then compensation will consist of the assessed value of the business with Council retaining the plant and equipment and stock on hand. At this stage however it is recommended that the claimants be paid the implied goodwill [redacted].

The claim for business disturbance being loss of profits [redacted] is considered excessive based upon the evidence available at this time. It is considered that this head of claim should be addressed as part of further without prejudice negotiations.

The balance of the disturbance costs have been reviewed and based upon the information available at this time it is considered that the following costs (totalling [redacted] are reasonable and are normally recognised by the Land Court as being compensable for resumption of an owner occupied property and business.

- Stamp Duty and fees incurred in the purchase of a replacement property and business to similar value of Council's assessment [redacted] exclusive of GST);
- Professional fees (legal, accounting, property and business valuer) incurred in negotiations and formulating a claim for compensation [redacted] no GST component supply has occurred);
- Removal expenses [redacted] exclusive of GST);

It is therefore recommended that the claim be rejected as excessive and that ^{redacted}
^{redacted} trading as Chris's Snack Bar Pty Ltd be paid an advance of
^{redacted} being real estate ^{redacted} and business goodwill of ^{redacted} and agreed
disturbance costs ^{redacted} with further without prejudice negotiations to continue in
relation to the claim.

12.0 CONSULTATION

Gregg Buyers, Senior Program Officer, Infrastructure Planning, Urban Management Division has been consulted and supports the recommendation and the proposed settlement.

Cr Maureen Hayes, Chairperson Transport and Major Projects Committee has been advised of the recommendation.

13.0 IMPLICATIONS OF PROPOSALS

If the recommendation is adopted, a claim for compensation will be processed. The rejection of the claim and the payment of an advance against compensation will follow the due processes of Council. Further without prejudice negotiations can then take place which may result in finalisation of the matter without being referred to the Land Court for determination.

14.0 CORPORATE PLAN IMPACT

The recommendation is in accordance with the Corporate Plan theme 7 Transport and Traffic, Strategy 7.1.1 - Integrate Brisbane's transport planning with land use, environment and regional planning, and Strategy 7.2.1 - Deliver upgraded transport infrastructure through a coordinated 5 year rolling program.

15.0 CUSTOMER IMPACT

The claimant's have lodged a claim for compensation. The rejection of the claim and the payment of an advance against compensation equivalent to Council's assessment of compensation will follow the due processes of Council and result in the claimant's being paid some compensation monies.

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

Funds of redacted are available under the 2000/01 Major Roads Sub-Program.

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Urgent. The claimant's have been experiencing financial difficulties and ill health which they claim is a result of the resumption of their property and business. The payment of an advance will alleviate some of these concerns and enable further negotiations to continue.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

1. Reject the claim and pay an advance against compensation.
2. Reject the claim without payment of an advance.
3. Refer the matter to the Land Court for determination.

It is recommended that Option 1 be approved.

OFFICE OF THE LORD MAYOR AND CHIEF EXECUTIVE

(OFFICE OF THE CHIEF EXECUTIVE)

1.0 FILE NUMBER: (4)12/51/1(P3/A1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

*Monthly Report - Delegation of Authority to Travel -
June 2000*

3.0 ISSUE/PURPOSE

Provision of relevant monthly travel report.

4.0 PROPONENT

Michael Kerry
A/CHIEF EXECUTIVE OFFICER

5.0 SUBMISSION PREPARED BY

Jaylene Farrell
Travel Co-ordinator, Office of the Chief Executive, ext. 34252

6.0 DATE

31 July, 2000

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 ORDINANCE?

No.

9.0 RECOMMENDATION

That the Establishment and Co-ordination Committee note the information submitted on approved travel for June 2000.

10.0 
Michael Kerry
A/CHIEF EXECUTIVE OFFICER

ACTION TAKEN

8/8/00
TOWN CLERK,
File rec'd

APPROVED
Lord Mayor
7 AUG 2000
[Signatures]

RECEIVED
- 7 AUG 2000
COMMITTEE SECTION

BC 20 YEAR RELEASE SCHEME

11.0 BACKGROUND

In pursuance of the request for information on a monthly basis of travel approved under delegation, reports are enclosed for June 2000, for each Unit of Administration (showing travel actually undertaken during that month).

Attachment "A" shows details associated with travel undertaken in June which is not covered by the Travel Policy (being essentially travel by job applicants to attend interviews).

In summary, the position is as follows:

Non-Commercial Operations

	June	
a) International Travel		
(i) Number of Bookings	1	
(ii) Airfares		\$845.00
b) Domestic Travel		
(i) Number of Bookings	24	
(ii) Airfares		\$14,826.90
c) Accommodation and Allowances Costs		\$14,868.10
d) Registration Fees for Conferences		\$7,658.40
e) Other Costs e.g. hire car		\$2,106.80
TOTAL		\$40,305.20

Commercial Operations

f) International Travel		
(i) Number of Bookings	0	
(ii) Airfares		\$0.00

g)	Domestic Travel		
	(i)	Number of Bookings	0
	(ii)	Airfares	\$0.00
h)	Accommodation and Allowances Costs		\$0.00
i)	Registration Fees for Conferences		\$0.00
j)	Other Costs e.g. hire car		\$0.00
	TOTAL		\$0.00
k)	Cost of air-fares, accommodation and taxis as detailed in Attachment "A"		\$4,385.30

12.0 CONSULTATION

Liaison with Officers undertaking travel and Divisional Travel Officers.

13.0 IMPLICATIONS OF PROPOSAL

Nil

14.0 CORPORATE PLAN IMPACT

Nil

15.0 CUSTOMER IMPACT

Nil

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

In line with Council policy.

18.0 FUNDING IMPACT

Expenses incurred through Divisional Travel Votes.

19.0 HUMAN RESOURCE IMPACT

Not applicable.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Lord Mayor.

22.0 OPTIONS

- (1) That E&C note the information submitted on approved Travel for June 2000.
- (2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 364/6/10(1/P3)

07/08-1 N

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Categorisation of Brisbane's sport, recreation and community land.

3.0 ISSUE/PURPOSE

To consider and approve the categorisation of 9 sites within Brisbane in the following regions:

- 5 sites in the West Region of Brisbane in Pullenvale Ward and
- 4 sites in the East Region of Brisbane in the Wards of Doboy, Wishart and Chandler.

A map is provided of each site to clearly indicate the actual land being categorised.

4.0 PROPONENT

Ms Pauline Peel, Divisional Manager, Community and Economic Development (ext 34110).

5.0 SUBMISSION PREPARED BY

Ms Julie Booth, Program Officer Asset Management, Division of Community & Economic Development (ext 34719)

6.0 DATE

2 August 2000

RECEIVED

- 7 AUG 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee consideration and approval.

COMMITTEE SECTION

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

No

ACTION TAKEN

818 120

TOWN CLERK

FUG DMGRN

9.0 RECOMMENDATION

It is recommended that the Establishment and Co-ordination Committee consider and approve the final categories to be allocated to 9 sites in Brisbane as outlined in Attachment 1 and accompanying maps.

COLUMN B

I Recommend Accordingly

10.0 Helen Wallace
A/Manager
Community & Lifestyle

ACTING CHIEF EXECUTIVE OFFICER

Pauline Peel
Divisional Manager
Community & Economic Development

11.0 BACKGROUND

In 1994 Council adopted the process of categorising land to ensure that the future development of land for sport, recreation and community purposes is planned and co-ordinated and to enable Council to control the impact which the use of a site has on surrounding residential areas.

Categorisation defines 'upfront' the limits of development and/or usage permissible on each parcel of land. It is important to note that the land is being categorised, not the facilities, activities or tenants. Council land which is available for use by community groups, can be categorised as follows:

Category A

- capable of sustaining substantial infrastructure development (eg. buildings, clubhouses, artificial playing surfaces);
- must be serviced by an appropriate road network;
- needs to be surrounded by compatible land uses so that development will not cause unreasonable impact on residential amenity;
- restriction of full public access to certain areas of the lease is acceptable;
- longer term leases would be offered to allow for development; and
- liquor licences and gaming machines would usually be considered appropriate.

Category B

- infrastructure development allowed but greater restrictions imposed to minimise impact on adjoining residential areas;
- must be serviced by adequate road networks;
- public access to playing areas could be restricted during organised sessions;
- medium to long term tenure would be offered; and
- liquor licences and gaming machines may be permitted, but restrictions on operation hours may be imposed.

Category C

- only basic infrastructure development is permitted (eg. toilet block);
- organised activity on a limited basis only would be permitted;
- site must retain public access, except during organised activity;
- short term licences of up to one year would be offered; and
- not suitable for liquor licences and gaming machines.

The categorisation of land is an ongoing process to guide the future development of sport, recreation and community activities. In June 1996 the Establishment and Coordination Committee approved the first round of categorisation which categorised approximately 500 sites throughout Brisbane.

Staff in Community Development Services and Community and Lifestyle have recently undertaken a workshop to categorise a total of 9 sites in the west and east regions which are newly acquired sites, as well as those sites which were not categorised during the initial round. This process involved:

- placing an advertisement in the local papers inviting community input into the process - comment forms were available from Ward offices and the Community Development Teams;
- a workshop which was conducted on a Ward by Ward basis. Those invited to participate in the workshop were Ward Councillors, Town Planners, Traffic & Transport Officers, Community Development Team members, Local Asset Services representatives, Open Space Planning and Environment representatives and Community and Lifestyle representatives; and

- the allocation of draft categories to 9 sites which had not previously been categorised.

All of the sites within the Pullenvale Ward have been categorised pending their transfer from Ipswich City Council into the Brisbane City Council boundary. It is expected that the formal transfer of these sites will be undertaken within the next eighteen months.

Councillors from Pullenvale and Wishart Wards attended the part of the workshop where the sites within their respective Wards were categorised. Both of these Ward Councillors supported the draft categories that were allocated to the sites within their ward.

12.0 CONSULTATION

Councillor David Hinchliffe, Chairperson, Community Policy Committee
Councillor Margaret de Wit, Councillor for Pullenvale Ward
Councillor John Campbell, Councillor for Dobby Ward
Councillor Graham Quirk, Councillor for Wishart Ward
Councillor Michael Caltabiano, Councillor for Chandler Ward
Civic Cabinet
Sue Fisher, Senior Program Officer Sport Policy
Graham Phegan, Principal Program Officer Biodiversity, Open Space Planning and Environment
Michael Potter, Senior Program Officer Infrastructure Planning, Transport & Traffic
Meaghan Rowe, Sport and Recreation Officer West Region
Anthony Ross, Parks Planning Officer West Region
Peter Simpson, Open Space Co-ordinator West Region
Chris Hunt, Sport and Recreation Officer East Region
Jeremy Townsend, Parks Planning Officer East Region
John Nuikkanen, Open Space Co-ordinator East Region
Peter Pearce, Facilitator

Workshop participants support the draft recommendations (indicated in column A).

Following this workshop, the draft recommendations were reviewed by Civic Cabinet and changes were recommended which are indicated in column B of the attached schedule.

13.0 IMPLICATIONS OF PROPOSAL

Nil

14.0 CORPORATE PLAN IMPACT

Theme 6	Land Use and Built Environment
Objective 6.1	Land use planning – Comprehensive and integrated land use plans and infrastructure investment to accommodate residential, commercial and industrial growth.

15.0 CUSTOMER IMPACT

The benefits of this process are:

- occupiers and potential occupiers of Council controlled land are aware 'upfront' of the maximum levels of development permissible on each of the sites;

- residents who wish to purchase land adjoining leased or licensed facilities can obtain information in advance of purchase of the proposed levels of development permissible on that site;
- residents that currently live adjacent to these sites are aware of the proposed levels of development permissible on that site;
- reduced processing times for renewing leases; and
- it provides Council with an indication of the suitability of existing land resources to meet the requirements of the community by the identification of the development potential of all sites.

16.0 ENVIRONMENTAL IMPACT

The process of categorisation provides lessees with information on the limit of development permissible on their particular sites. It also gives Council staff through the workshop process the ability to determine what environmental conditions they wish to see incorporated into future tenure documents.

17.0 POLICY IMPACT

Current policy will not be altered.

18.0 FUNDING IMPACT

Nil

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

At the discretion of the Establishment and Co-ordination Committee.

22.0 OPTIONS

- Option 1. To decide preferred category for each site.
- Option 2. To not approve the recommended categories as outlined in Attachment 1.
- Option 3. To vary the recommended categories as outlined in Attachment 1.

Option 1 is recommended.

E&C RESULTS – 14 AUGUST 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
14/08-1F R	364/150/2-NL365/P155	City Governance	Proposed sale of Council owned land to Queensland Housing Commission – 155 Hale Street, Petrie Terrace	YES
14/08-2F M	364/48/2-SM785/31(2)	City Governance	Lease Agreement with AAPT CDMA Pty Ltd - Collocation of a mobile telecommunications facility – 31 Redfern Street, Morningside	YES
14/08-3F M	364/48/2-SC180/P48(1)	City Governance	Lease Agreement with Lucent Technologies Australia Pty Ltd – Collocation of a mobile telecommunications facility – Kuraby Water Reservoir, Karawatha Forest	YES
14/08-4F M	364/48/2-PW296/P35(A1) 364/48/2-PW296/P35(A2)	City Governance	Lease Agreement with Lucent Technologies Australia Pty Ltd – Establishment of a mobile telecommunications facility – 389 Telegraph Road, Fitzgibbon	YES
14/08-5F M	(0)456/85(16)	City Governance	Renewal of Lease - Moorooka Ward Office	YES
14/08-6F R	(2)364/48/2-SV210/P9(1)	City Governance	Lease Agreement with 4BC Brisbane Pty Ltd – Radio Broadcast Station facility – Queens Road, Nudgee	YES
14/08-1J	(0)460/42/93(0/A2/P1)	CCSD	Substitution of security for Forest Lake (Delfin Property – operating as Ivyville Pty Ltd)	HELD
14/08-2J R	314/6-9/05(402/A2)	CCSD	Approval of Inspection Program	YES
14/08-1K R	(0)364/63-NL010/P59(P4)	Urban Management	BCC Lease of Post Office Square	YES
attach 14/08-1L M	240/7-99/2000	OLMCEO	Contracts to Provide Professional Services – Report for May 2000	YES
14/08-2L M	1/139(A2)	OLMCEO	Appoint of Manager, Assurance and Audit Services to ISACA Board	YES
14/08-3L M	243/77-M(46)	OLMCEO	Stores Board Report – Submissions for E&C approval: 243/7-M(36) Supply of Telecommunications services	YES
14/08-4L R	K44/99/00	OLMCEO	Stores Board Report – Submission for Council approval: K44/99/00 Supply of Compressed Natural Gas and CNG Refuelling Equipment	YES
14/08-1M M	204/126(1)	City Business	City Business Strategic Direction	YES

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.

1.0 FILE NUMBER: 364/48/2-SM785/31(2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with AAPT CDMA Pty Ltd for an area of land located at 31 Redfern Street, Morningside.

3.0 ISSUE/PURPOSE

To obtain approval for AAPT CDMA Pty Limited to lease a portion of the land at 31 Redfern Street, Morningside for the co-location of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

APPROVED

14 AUG 2000
Lord Mayor

[Handwritten signatures and initials]

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
CITY ASSETS - Ext 35588

RECEIVED

14 AUG 2000

COMMITTEE SECTION

6.0 DATE

14 August 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee Approval

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

No

BC 10 YEAR RELEASE SCHEME

ACTION TAKEN

14/8/00

TOWN CLERK

JL PAMLA

9.0 RECOMMENDATION

That

- (1) Successive leases be granted to AAPT CDMA Pty Ltd, upon the standard terms and conditions for such leases, over an area of land being generally in accordance with that part of 31 Redfern Street, Morningside, shaded yellow on the attached copy of Drawing AQL0097A-01 marked "A"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 September 2000 or the date of execution, whichever is the sooner, at an annual rental rate of redacted (inclusive of GST); and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of redacted (inclusive of GST).

10.0 DIVISIONAL MANAGER

PP. John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

In the past, communications "carriers" have approached Council with regard to placing communications mobile base stations on Council land under lease agreements. Despite the fact that these carriers have considerable legislative rights with regard to sites, Telecommunications carriers have negotiated and agreed to financial terms and conditions for leasing Council sites. Lucent Technologies is a licenced carrier as defined under the Act.

On 1 August 2000 the Council resolved that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to the public tendering for leasing of Council property should not apply in relation to the leasing of sites to Telecommunications Carriers. By resolution 51/2000-01 the Council has delegated its powers in relation to the granting of leases to Telecommunications Carriers to the E & C Committee.

Until recently Council's basis for determining lease rentals provided no differentiation of financial impost on high impact over medium or low impact. The new guidelines adopted by the Establishment and Co-ordination Committee on 11 October 1999 seek to provide a commercial disincentive to carriers for medium over low and high over medium impact sites.

The terms and conditions for such agreements have generally been standard for all Council sites and apply to all carriers.

This particular case involves the co-location of a mobile telecommunications facility by AAPT CDMA Pty Ltd with the existing Vodafone and Optus and One.Tel installations on a part of the Council land presently occupied by the Brisbane City Council Depot. The site is located at 31 Redfern Street and is otherwise described as Lot 1 on RP 868001, (refer to the attached plans)

The telecommunication infrastructure proposed to be constructed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation" and the land concerned lies with the Special Uses (Utility Installation) Zone under the Brisbane Town Plan. The nearest residentially zoned properties lie within approximately 20 metres of the proposed facility.

The proposed low-impact telecommunications facility will be comprised of the following infrastructure items:

- A 3 metre wide triangular headframe attached to the existing 30 metre monopole at height of 15 metres
- Six (6) panel antenna of 1.977m in height and 0.265m wide to be positioned on the headframe with two antennas per sector at a height of 15metres
- One (1) 300mm transmission dish to be attached to the monopole at a height of 20m;
- One (1) GPS antenna at a height of 10metres;
- A 3 metre high equipment shelter (which accomodtees associated electronic equipment) of 2.5 m x 3 m in area. The shelter is of prefabricated construction with custom froof cladding to be colour matched tothe existing shelters on the site.
- An elevated cable tray connecting the shelter to the monopole.

11.0 BACKGROUND Cont'd

The proposed infrastructure on this site is considered to be of low-impact in accordance with the provisions of the Low-impact Facility Determination 1997.

As this proposed infrastructure is considered to constitute a low-impact facility, no Development Application under the Integrated Planning Act is required and the carrier must comply with the Telecommunications Code of Practice 1997. Low-impact facilities are the responsibility of the Commonwealth under the Telecommunications Act 1997.

12.0 CONSULTATION

- . Councillor Sharon Humphreys, Chairperson Finance Committee.
(Councillor Morningside Ward).
- . Frank Riley, Manager City Assets Branch, City Governance Division.
- . David Hains, Senior Research Officer, Information and Knowledge.

Councillor Sharon Humphreys (the local Councillor) supports co-location.

None of the others consulted raised objections.

13.0 IMPLICATIONS OF PROPOSAL

As this proposal is for a low impact facility no development application under the Integrated Planning Act is required and the carrier must comply with the Telecommunications Code of Practice 1997. These low impact facilities are the responsibility of the Commonwealth under the Telecommunications Act 1997. Council will receive an ongoing income for the site.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan:-

Service (output) 1.4.3.3: Property and facilities management of City Governance's real estate and asset portfolio.

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

There will be no environmental impact anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

There are no funding requirements. Moreover, Council will receive an establishment fee of ^{redacted} plus an ongoing annual rental of ^{redacted}. The rental revenue received will increase with effect from 1 July each year at 5% p.a. or the CPI (whichever is the greater) for the term of the lease. All rental and establishment fees are inclusive of GST.

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

Council will need to respond promptly to enable finalisation of the lease.

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

1. That

- (1) Successive leases be granted to AAPT Pty Ltd, upon the standard terms and conditions for such leases, over an area of land being generally in accordance with that part of 31 Redfern Street, Morningside, shaded yellow on the attached copy of Drawing AQL0097A-01 marked "A"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 September 2000 or the date of execution, whichever is the sooner, at an annual rental rate of redacted and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of redacted

2. Not resolve as above.

Option 1 is the recommended option.

14/08-3F

1.0 FILE NUMBER: 364/48/2-SC180/P48(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To lease an area of land for the co-location of a mobile telecommunications facility on a site where there is an existing Optus lattice tower forming a mobile base station facility.

3.0 ISSUE/PURPOSE

To obtain approval for Lucent Technologies Australia Pty Limited to lease a portion of Council owned land upon which stands the Kuraby Water Reservoir, Karawatha Forest, for the co-location of a mobile telecommunications facility as depicted in the attached plans marked "A".

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

6.0 DATE

14 August 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee Approval.

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

Not Applicable

BC 40 YEAR RELEASE SCHEME

APPROVED

14 AUG 2000

Lord Mayor

[Handwritten signatures and initials]

RECEIVED

14 AUG 2000

COMMITTEE SECT. 6

ACTION TAKEN

14/8/00

TOWN CLERK

File PAMCA.

9.0 RECOMMENDATION

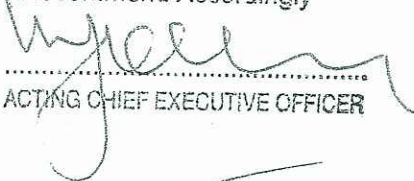
That:

- (1) Subject to the necessary planning approval being obtained, successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, generally in accordance with that part of the Karawatha Forest shaded yellow on the attached copy of Drawing 4140C-2-002-01 marked "A"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 September 2000 or the date of execution, whichever is the sooner, at an annual rental rate of ^{redacted} (inclusive of GST); and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of ^{redacted} (inclusive of GST).

10.0 MANAGER

John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

2 AUG 2000

CO TFE

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

In the past, communications "Carriers" have approached Council with regard to placing communications mobile base stations on Council land under lease agreements. Despite the fact that carriers have considerable legislative rights with regard to sites, these Telecommunications Carriers have all negotiated and agreed to financial terms and conditions for leasing Council sites.

On 1 August 2000 the Council resolved that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to the public tendering for leasing of Council property should not apply in relation to the leasing of sites to Telecommunications Carriers. By resolution 51/2000-01 the Council has delegated its powers in relation to the granting of leases to Telecommunications Carriers to the E & C Committee.

Until recently Council's basis for determining lease rentals provided no differentiation or financial impost on high impact over medium or low impact. The new guidelines adopted by the Establishment and Co-ordination Committee on 11 October 1999 seek to provide a commercial disincentive to carriers for medium over low and high over medium impact sites.

The terms and conditions for such agreements have generally been standard for all Council sites and apply to all carriers.

This particular case involves the construction of a mobile telephone base station on an existing Optus lattice tower to facilitate a mobile base station by One.Tel. The lease area involves a part of the Council land presently occupied by the Kuraby Water Reservoir. The site is located on Compton Road, Kuraby and is otherwise described as being part of Lot 1 on RP 897147, refer to the attached Bi-map.

The telecommunications infrastructure proposed to be constructed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation" and the site is contained within the Special Use (Utility Installation) zone under the Brisbane Town Plan. The nearest residentially zoned properties lie within approximately 500 metres of the proposed facility.

The proposed high-impact telecommunications facility will be comprised of the following infrastructure items:-

- Two (2) x 1.3m Radio Frequency Panel Antennas,
- Two (2) x 0.3m Microwave Dishes; and
- Five (5) x 0.6m Microwave Dishes;
- Equipment cabin situated at ground level.

The proposed infrastructure on this site is not considered a Low-Impact site in accordance with the provisions of the Determination as the site is deemed an Area of Environmental Significance by virtue of it being listed on the register of the National Estate. This proposal requires a Development Application under the Integrated Planning Act 1997, and is subject to Code Assessment. In notifying conditions of development Council's planning policy 19.23 "Guidelines for the Development of Telecommunications Structures" will be applied. This application cannot be refused.

It is considered that an Establishment fee of [redacted] will reflect the medium impact of the proposed facility. However, it is further considered that the development, due to it being a co-location requiring only a Code Assessment, on an ongoing basis will merely be of low impact status. Accordingly, having regard to Council's leasing guidelines it is considered that an establishment fee of [redacted] and a commencing annual rental of [redacted] will meet Council's policy.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee.
Councillor Gail McPherson, Runcorn Ward Office.
Barry Ball, Manager, Urban Management.
Frank Riley, Manager, City Assets Branch.

No objections have been received.

13.0 IMPLICATIONS OF PROPOSAL

A Development Application subject to Code Assessment is required for this proposal and in notifying conditions of development, Council's planning policy 19.23 "Guidelines for the Development of Communication Structures" are being applied. If approved, Council will receive an ongoing income for the site.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan:-

Service (output) 1.4.3.3.: Property and facilities management of City Governance's real estate and asset portfolio.

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

There are no funding requirements. Moreover, Council will receive an establishment fee of ^{redacted} plus an ongoing annual rental of ^{redacted}. The rental revenue received will be increasing upon 1 July each year at 5% per annum or the CPI (whichever is the greater) for the term of the lease. All rental and establishment fees are inclusive of GST.

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

Council will need to respond promptly to enable finalisation of the lease.

22.0 OPTIONS

1 That:

- (1) Subject to the necessary planning approval being obtained, Successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, over an area of land being generally in accordance with that part of the Karawatha Forest site shaded yellow on the attached copy of Drawing 4140C-002-01/02 marked "A"; and
 - (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 September 2000 or the date of execution, whichever is the sooner, at an annual rental rate of redacted and
 - (3) Lucent Technologies Australia Pty Limited pay an establishment fee of redacted
2. To not resolve as in 1 above.

Option 1 is the recommended option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 364/48/2-PW296/P35(A1)
364/48/2-PW296/P35(A2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with Lucent Technologies Australia Pty Limited for an area of the land located at 389 Telegraph Road, Fitzgibbon.

3.0 ISSUE/PURPOSE

To obtain approval from the E&C Committee for Lucent Technologies Australia Pty Limited to lease a portion of the land at 389 Telegraph road, Fitzgibbon, for the establishment of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Branch - x35588

APPROVED

14 AUG 2000

John Orange
Sharon Johnston
14/8/00

6.0 DATE

11 August 2000

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 ORDINANCE?

No

RECEIVED

14 AUG 2000

COMMITTEE SECTION

ACTION TAKEN

14/8/00

TOWN CLERK

J. C. PAMICA.

9.0 **RECOMMENDATION**

That:

1 In respect of Stage One

- (1) Subject to the necessary planning approval being obtained, a monthly tenancy be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for the telecommunication leases, for the area of land generally in accordance with that part of the land situated at 389 Telegraph Road Fitzgibbon, (known as The Bill Brown Sports Field) shaded yellow on the attached copy of Drawing 4203A- 2 -002-01 marked "A1"; and
- (2) the said monthly tenancy to continue for no longer than twelve months from its commencement and to be at an annual rental rate of ^{redacted} (includes GST) upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice; and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of ^{redacted} (includes GST); and

2 In respect of Stage Two

- (1) Successive leases be granted to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, for the area of land generally in accordance with that part of the parkland situated at 389 Telegraph Road , Fitzgibbon, (known as the Bill Brown Sports Field) shaded yellow on the attached copy of the drawing marked 4203F-2-003-0 marked "A2 "; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of 10 years each commencing at an annual rental of ^{redacted} (includes GST) for the first year of the term, upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice.

10.0 **DIVISIONAL MANAGER**


John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

14 AUG 2005
COMMITTEE SECRETARY
Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

In the past, communications "carriers" have approached Council with regard to placing communications mobile base stations on Council land under lease agreements. Despite the fact that these carriers have considerable legislative rights with regard to sites, Telecommunications carriers have negotiated and agreed to financial terms and conditions for leasing Council sites. Lucent Technologies is a carrier as defined under the Act.

On 2 August 2000 the Council resolved that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to the public tendering for leasing of Council property should not apply in relation to the leasing of sites to Telecommunications Carriers. By resolution 51/2000-01 the Council has delegated its powers in relation to the granting of leases to Telecommunications Carriers to the E & C Committee.

Until recently Council's basis for determining lease rentals provided no differentiation of financial impost on high impact over medium or low impact. The new guidelines adopted by the Establishment and Co-ordination Committee on 11 October 1999 seek to provide a commercial disincentive to carriers for medium over low and high over medium impact sites.

The terms and conditions for such agreements have generally been standard for all Council sites and apply to all carriers.

This particular application has evolved from an earlier one lodged during February, 2000, by Lucent Technologies for the co-location with Optus Networks of a low impact facility on Council land at 411 Roghan Road, Fitzgibbon. Previously, on 15 April, 1996, Council granted successive leases totalling 20 years to Optus Networks Pty Ltd for the establishment of a telecommunications hub facility on the land at 411 Roghan Road.

Whilst Lucent's application to co-locate received no opposition from the land's custodian (CED) it was however objected to by Carol Cashman, the local Councillor for the Bracken Ridge Ward.

Subsequently, Lucent Technologies decided to shift its application from 411 Roghan Road to the nearby Bill Brown Sports Field. This change of site entailed the erection of a new pole and being for a high impact facility, a development application involving an impact assessment by Council's planners was necessary. City Assets did not support this application for a high impact facility as there was the potential for the applicant to co-locate on the Energex High Voltage Transmission line which traverses the same site.

A meeting was convened by City Assets between representatives of Lucent Technologies and Energex to facilitate a co-location agreement between them. Since that meeting the matter has progressed. However, due to the time required by Energex to resolve the range of engineering, technological and leasing matters Lucent has sought a compromise (involving an interim pole) to enable it to meet its network roll out obligations and at the same time meet Council's request, that it co-locate with Energex.

Accordingly, this application is for a two staged development. Stage One is for an interim period (with a sunset clause of 12 months) during which time a temporary pole would be constructed to accommodate the facility pending the long term co-location on the nearby Energex High Voltage Tower (HVT) which would be Stage Two. On the relocation of the temporary facility to the Energex tower the temporary pole will then be removed together with all ancillary equipment and the land restored to its original condition.

11.0 BACKGROUND Cont'd

In Respect of Stage One

The first stage involves Lucent Technologies erecting a temporary monopole and equipment shelter, situated toward the front of the Bill Brown Sports Fields, approximately 30 metres to the south of the HVT tower. The site is described as Lot 1 on RP 177978. (refer to the attached plans marked "A1")

The infrastructure proposed for stage one will consist of the following:-

- Six (6) radio frequency 1.3m panel antennas and one microwave dish mounted on a temporary pole at a height of 24 metres.
- An outdoor unit (cabinet) approximately 1.55m x 0.66m x 1.47m high with a power/battery unit 0.77m x 0.66m x 1.47m high mounted at ground level.

General arrangement plans and infrastructure plans are attached and are marked 42003A-2-002-01 Rev A; and 4203A-2-002-02 Rev A. The proposed temporary infrastructure is considered high-impact in accordance with the provisions of the legislation and the establishment of a new monopole requires the submission of a Development Application for Council assessment.

The Telecommunication infrastructure proposed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation". The development site is contained within the Special Development Zone under the Brisbane Town Plan. In accordance with section 1.4 of the Telecommunications (Low-impact Facilities) Determination 1997 the principal designated use of the area is Residential based on the planning and land uses controls for the site. The site is currently utilised for community sports fields and as a public recreation area. The nearest properties zoned for Residential purposes lie 100m away.

This proposal requires a Development Application under the Integrated Planning Act 1997, and is subject to Impact Assessment. If the proposal does not satisfy planning policy 19.23 "Guidelines for the Development of Telecommunications Structures" then the development application would be recommended for refusal. Appeal rights against Council's decision are available to applicants and submitters and such appeals would be determined by the Planning and Environment Court unless resolved through "without prejudice" discussions or mediation. This application is currently being advertised. The Council planners have indicated that they will recommend approval of the temporary pole subject to appropriate conditions including a sunset date of 1 August 2001.

In respect of Stage Two

Stage Two is a low impact proposal and involves the long term relocation of the temporary facility by co-locating it upon and within the confines of the Energex HVT Tower.

More particularly, it involves the following infrastructure:-

- 3 radio frequency 1.3 panel antennas and 1 microwave dish mounted on the HVT tower at a height of approximately 30 metres
- an equipment cabin approximately 3m x 2.5m x 2.99m high at ground level beneath the tower

Refer to the general site layout plans marked "A2" and "B2" attached hereto.

The proposal is for a low-impact facility and accordingly, does not require development approval processing by the City planners. This is because the relevant legislation does not rate the development as being too intrusive, nor too detrimental, to the amenity value of the neighbourhood. Accordingly, having regard to Council's recently adopted guidelines it is considered that a commencing annual rental of redacted will meet Council's policy.

12.0 CONSULTATION

- . Councillor Sharon Humphreys, Chairperson Finance Committee.
- . Councillor Carol Cashman, Councillor Bracken Ridge Ward.
- . Pauline Peel, Divisional Manager, Community & Economic Development.
- . Frank Riley, Manager, City Assets.
- . David Hains, Senior Research Officer, Information and Knowledge.

Councillor Carol Cashman (the local Councillor) was consulted on 13/4/2000 with regard to the original proposal to place a new facility to the rear of the sports field and was opposed to it. The Councillor supported the co-location of facilities. Councillor Cashman was again consulted on 24/7/2000 regarding this new proposal and to date has not responded.

No objections to the new proposal have been received.

13.0 IMPLICATIONS OF PROPOSAL

A Development Application subject to Impact Assessment is required for the Stage 1 of this proposal and in notifying conditions of development, Council's planning policy 19.23 "Guidelines for the Development of Communication Structures" are being applied. Stage 2 is for a low impact development and in keeping with Council's policy of encouraging the use of "Quarantine" land sites for telecommunication purposes. If approved, Council will receive an ongoing income from the site.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan Outcome 1.4:-

Service (output) 1.4.3.3: Property and facilities management of City Governance's real estate and asset portfolio.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

There are no funding requirements. Moreover, Council will receive an establishment fee of **redacted** (includes GST) plus:-

Stage One an annual rental rate of **redacted** (includes GST)

Stage Two an annual rental rate of **redacted** (includes GST)

The rental revenue received will increase with effect from 1 July each year at 5% p.a. or CPI (whichever is the greater) for the term of the lease.

19.0 **HUMAN RESOURCE IMPACT**

There is no impact.

20.0 **URGENCY**

Council will need to respond promptly to enable finalisation of the lease.

21.0 **PUBLICITY / MARKETING STRATEGY**

No publicity is required.

22.0 **OPTIONS**

That:

A In respect of Stage One

- (1) Subject to the necessary planning approval being obtained, a monthly tenancy is to be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for the telecommunication leases, for the area of land generally in accordance with that part of the land situated at 389 Telegraph Road Fitzgibbon, (known as The Bill Brown Sports Field) shaded yellow on the attached copy of Drawing 4203A-2 -002-01 marked "A1"; and
- (2) the said monthly tenancy to continue for no longer than twelve months and to be at an annual rental rate of redacted (includes GST) upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice; and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of redacted (includes GST); and

B In respect of Stage Two

- (1) Successive leases be granted to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, for the area of land generally in accordance with that part of the parkland situated at 389 Telegraph Road , Fitzgibbon, (known as the Bill Brown Sports Field) shaded yellow on the attached copy of the drawing marked 4203F-2-003-0 marked "A2 "; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of 10 years each commencing at an annual rental of redacted (includes GST) for the first year of the term, upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice.

2. Not resolve as above.

Option 1 is the recommended option.

1.0 FILE NUMBER: (0) 456/85(16)

14 / 08 - 5 F

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Renewal of Lease for the existing Moorooka Ward Office.

3.0 ISSUE/PURPOSE

Renewal of Lease for the existing Moorooka Ward Office accommodation located at Shops 2 & 3, 207 Beaudesert Road, Moorooka.

4.0 PROPONENT

John Orange,
Divisional Manager,
City Governance. (DMGRF Ext. 34577)

APPROVED
14/8/2000
14/8/2000
14/8/2000
14/8/2000

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets. (PAMCA Ext. 35588)

RECEIVED

14 AUG 2000

6.0 DATE

7 August 2000.

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee approval.

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

No.

ACTION TAKEN

14/8/2000
TOWN CLERK
F. L. PAMCA

9.0 RECOMMENDATION

That authority be granted for the Manager, City Assets, to negotiate a new lease agreement with the owners of premises at Shops 2 & 3, 207 Beaudesert Road, Moorooka for the Moorooka Ward Office on the basis of a four (4) year lease at a rental of ^{redacted} per annum (inclusive of GST) with a four (4) year option term, subject to annual CPI increases and on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

JO
John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION.

I Recommend Accordingly
[Signature]
ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

RECEIVED

4 3 AUG 2000

COMMITTEE SECTION

11.0 BACKGROUND

At its meeting held on 29 April 1994 the E. & C. Committee granted authority to negotiate a three- (3) year lease with a three- (3) year option for accommodation for the Moorooka Ward Office at Shops 2 & 3, 207 Beaudesert Road Moorooka.

The lease term commenced on 1 July 1994 and the three- (3) year option expired on 30 June 2000.

Following negotiations by letter dated 2 August 2000 Kafrouni, Lawyers, acting as agent for the owners advised as follows: -

The terms and conditions of the lease are proposed to be: -

Gross Rent: [redacted] p.c.m. [redacted] per annum, inclusive of GST).

Rent Reviews: CPI Annually. To market at commencement of option then CPI annually.

Area: 78 square metres.

Lease Term: 4 years from 1 July 2000.

Option(s): 4 years.

The rental paid for the premises to 30 June 2000 was [redacted] p.c.m. [redacted] per annum).

The above offer is considered to be fair and reasonable and represents the CPI increase at 30 June 2000 of 2.7% only on the previous rental plus GST.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee
Councillor Mark C Bailey, Councillor for Moorooka Ward.
Frank Riley, Manager, City Assets
Ken Smith, Asset Manager, City Assets
Allyson Reid, Co-ordinator, Councillor and Customer Support

No objection was raised to the proposal.

13.0 IMPLICATIONS OF PROPOSAL

Will continue to provide an efficient service to ratepayers in the Moorooka Ward.

14.0 CORPORATE PLAN IMPACT

The proposal is in accordance with the Corporate Plan: -
Strategy 1.4.3: Improve the management and performance of Council's physical asset portfolio.

15.0 CUSTOMER IMPACT

Will provide an adequate service to ratepayers in the Moorooka Ward.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Provision for increase in rental has been made in the 2000/01 budget.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

1. Approve the recommendation for E. & C. Committee to grant authority for the Manager, City Assets, to negotiate a new lease agreement with the owners of premises at Shops 2 & 3, 207 Beaudesert Road, Moorooka for the Moorooka Ward Office on the basis of a four (4) year lease at a rental of ^{redacted} per annum (inclusive of GST) with a (4) year option term, subject to CPI increases.
2. Not approve the recommendation.

Option 1 is preferred.

1.0 FILE NUMBER: 240/7-99/2000

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for May 2000

3.0 ISSUE / PURPOSE

The purpose of this submission is to seek E&C approval for the consultancies commissioned in May 2000

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Lana Paznikov, PAMCEO
Extension 36486
Office of the Chief Executive Officer

6.0 DATE

August 2, 2000

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 ORDINANCE?

No.

9.0 RECOMMENDATION

That E&C note the report for the consultancies commissioned during the month of May 2000 as attached.

10.0


Michael Kerry
ACTING CHIEF EXECUTIVE OFFICER

ACTION TAKEN

14/8/00
TOWN CLERK
File PAMCEO

APPROVED
14 AUG 2000
[Handwritten signatures and initials]

[Handwritten signature]

RECEIVED
14 AUG 2000
COMMITTEE SECTION

BCG 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$1,290,947.45 during the month of May 2000, are attached.

12.0 CONSULTATION

N/A

13.0 IMPLICATIONS OF PROPOSAL

N/A

14.0 CORPORATE PLAN IMPACT

Consultants are employed to assist Divisions attain relevant goals under the Themes contained in the Corporate Plan.

15.0 CUSTOMER IMPACT

As addressed by Divisions.

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

Compliance with reporting request.

18.0 FUNDING IMPACT

Expenses incurred through Divisional Consultancy Accounts.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

N/A

22.0 OPTIONS

N/A

1.0 FILE NUMBER:

APPROVED

Lord Mayor
14 AUG 2000

Kotup
SK

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Appointment of Andrew MacLeod, Manager, Assurance and Audit Services, to the Standards Board of the Information Systems Audit and Control Association (ISACA).

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval for:

1. The appointment of Andrew MacLeod, Manager, Assurance and Audit Services, to the Standards Board of the Information Systems Audit and Control Association; and
2. The Manager, Assurance and Audit Services, to attend up to three meetings of the Information Systems Audit and Control Association Standards Board in the next year.

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

RECEIVED

14 AUG 2000

CCP 789 2000

5.0 SUBMISSION PREPARED BY

John Tunstall
E&C Clerk

ACTION TAKEN

14 18 10

TOWN CLERK

File E0006

6.0 DATE

09 August 2000

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 ORDINANCE?

No.

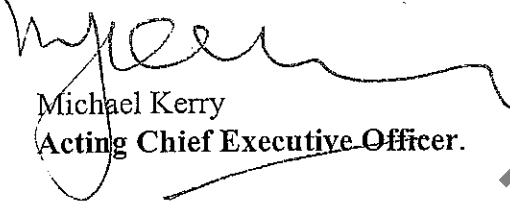
BC 10 YEAR RELEASE SCHEDULE

9.0 RECOMMENDATION

That E&C grant approval for:

1. The appointment of Andrew MacLeod, Manager, Assurance and Audit Services, to the Standards Board of the Information Systems Audit and Control Association; and
2. The Manager, Assurance and Audit Services, to attend up to three meetings of the Information Systems Audit and Control Association Standards Board, usually held in Chicago, USA, at various times until August 2001, at no cost to Council.

10.0 DIVISIONAL MANAGER


Michael Kerry
Acting Chief Executive Officer.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

With more than 20,000 members in more than 100 countries, the Information Systems Audit and Control Association (ISACA) is recognised as the global leader in IT governance, control and assurance. Founded in 1969, ISACA sponsors international conferences, administers the globally respected CISA® (Certified Information Systems Auditor) designation held by more than 12,000 professionals worldwide, and develops globally-applicable Information Systems (IS) Auditing and Control Standards. An affiliated Foundation undertakes leading-edge research in support of the profession.

The ISACA Standards Board defines, develops and promulgates IS auditing standards and their associated interpretations and guidelines. Also, the Standards Board maintains a liaison with the certification program (CISA exam) to assure that it continues to incorporate and reflect the most current standards and guidance officially published, and maintains a dialogue with other standards bodies.

Andrew MacLeod, the Manager Assurance and Audit Services, has been appointed to the 2000 -2001 ISACA Standards Board. The eight member board meets up to three times a year usually in Chicago and via conference calls as needed. Chicago meetings are always scheduled on a Saturday and Sunday and ISACA fully funds these meetings. Andrew was a member of this board in 1995 - 1996 and 1999 - 2000, and Chair of this board in 1996 - 1997.

The Council will benefit from the contacts Andrew will make/maintain and by access to leading edge IS audit research and developments. With Council implementing many computer systems, it is important that the appropriate controls are in place. Assurance and Audit Services now has an IS Audit team who review new computer systems before implementation, data conversions and hardware controls. IS Audit staff are difficult to recruit at this time. One of the criteria that IS Audit staff consider before they join a new organisation is the type of training and access to leading edge research that they will receive. Membership of the Standards Board will allow Andrew to keep up to date with what is happening worldwide in relation to IS Audit.

There will be no cost to Council for this attendance but travelling time on a Friday and Monday will be required as these meetings are held on Saturday and Sunday.

It is considered that Andrew MacLeod's membership of the ISACA Standards Board is worthwhile and is supported by Council.

12.0 CONSULTATION

Bob Davis, Manager Chief Executive's Office, is in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Membership of the ISACA Standards Board will allow Andrew access to leading edge IS Audit research and developments.

14.0 CORPORATE PLAN IMPACT

Nil.

15.0 CUSTOMER IMPACT

Andrew's membership of the ISACA Standards Board should lead to a higher quality of IS Audit coverage in Council.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

No cost to Council.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil.

22.0 OPTIONS

- (1) Approve the recommendation.
- (2) Not approve the recommendation.

Option 1 is the preferred option.

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Stores Board Report - Submissions for approval by the Establishment and Co-ordination Committee.

3.0 ISSUE/PURPOSE

To seek E&C approval of the most advantageous tenders for carrying out of work or the supply of goods and services.

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

APPROVED

Lord Mayor
14 AUG 2000

5.0 SUBMISSION PREPARED BY

Michael Byrne, Manager, Contracts and Risk Management
City Governance Division.

RECEIVED

6.0 DATE

9th August 2000

14 AUG 2000

COMMITTEE SECTION

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 ORDINANCE?

No.

ACTION TAKEN

14/8/00

TOWN CLERK

The EAD MM.

9.0 RECOMMENDATION

That the Establishment and Co-ordination Committee grant approval for the attached scheduled submissions.

10.0

Michael Byrne
Manager,
Contrasts and Risk Management
CITY GOVERNANCE DIVISION

Michael Kerry
ACTING CHIEF EXECUTIVE
OFFICER

11.0 BACKGROUND

The following submissions have been considered by the Chief Executive Officer and Stores Board on 9th August 2000, and the individual recommendations are referred to the Establishment and Co-ordination Committee for acceptance as they are considered to be the most advantageous tenders for contract:-

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
243/7-M(36)	Supply of Telecommunications Services (local,STD/IDD, and PSTN to [non-Vodafone] mobile phones) under GITC Panel arrangements	Within E&C Delegation

12.0 CONSULTATION

Acting Chief Executive Officer and Permanent Heads of the City Business Unit responsible for individual submissions, Stores Board and relevant Divisional Officers have been consulted and in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Contracts will be entered into with the recommended tenderers.

14.0 CORPORATE PLAN IMPACT

The approval of these submissions will contribute to efficient management of the City's resources.

15.0 CUSTOMER IMPACT

The submissions covers the carrying out of work or supply of goods and services to meet Council approved programs.

16.0 ENVIRONMENTAL IMPACT

Tenderers are evaluated in line with Council's policy on the use of environmental friendly and recycled products and environmental considerations have been taken into account in the evaluation of tenders relating to these submissions, where applicable.

17.0 POLICY IMPACT

Submitted in accordance with Council's Principles, Practices and Procedures for Contracting and Tendering.

18.0 FUNDING IMPACT

Funding details are included in the Divisional submission.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

As appropriate.

22.0 OPTIONS

Option 1: Approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

1.0 FILE NUMBER: 204/126(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

City Business Strategic Direction

3.0 ISSUE/PURPOSE

To seek approval of several priority actions relating to the strategic direction of the City Business Division.

4.0 PROPONENT

Noel Faulkner
Divisional Manager
City Business Division

APPROVED

Lord Mayor

14 AUG 2000

KOTF

5.0 SUBMISSION PREPARED BY

Greg Lodder
Manager, Financial Services

RECEIVED

6.0 DATE

8 August 2000

15 AUG 2000

COMMITTEE SECTION

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 ORDINANCE?

Not Applicable

ACTION TAKEN

9.0 RECOMMENDATION

Holding Entity Advisory Board recommends that:

15/8/00

TOWN CLERK

*JL MCEO
Copy D250L*

9.1 The Divisional Manager, City Business be given approval to negotiate the sale of Poinsettia Press as a going concern. If a sale is unable to be arranged within three (3) months, the business should be closed and the assets sold;

9.2 Brisbane Certification Group be approved for divestment, with the preferred option being a staff buy-out;

- 9.3 Manly Nursery be approved for closure and asset sale subject to confirmation that alternative sources of quality product exist, confirmation that the business is not performing and clarification of the real value of the land on which it is located; *permanent staff to VTS/M.T.S.*
- 9.4 Model Making be closed if, within two (2) months, a staff buy-out has not been achieved; and
- 9.5 The Centre for Learning and Development be closed and the training and development function integrated within City Workplace Solutions.

10.0 DIVISIONAL MANAGER



Noel Faulkner
Divisional Manager
City Business

I Recommend Accordingly



ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The City Business Division of the Brisbane City Council was formed in 1997 as part of the broader organisational restructuring of the Council.

Currently, the Division consists of eighteen (18) separate businesses, referred to within Council as Commercial Providers. The businesses are listed in Appendix 1. The business model adopted to implement the purchaser/provider approach within Council is known as the **Stockholm Model**, so called as it is loosely based upon the approach used by the City of Stockholm, Sweden.

After almost three years of operation, it is timely to review the Division to ensure that Council is achieving optimal outcomes. Several significant initiatives have occurred since 1997, which impact on the strategic direction of both Council and the Division. These include:

- technological convergence;
- the rise of e-business as a strong business driver, including Council's e-Brisbane initiative;
- continued evolution of Council as a knowledge-based organisation;
- refocussing of Council's vision for the future through the 2010 Project;
- the ongoing process of taxation reform by the Federal Government;
- the move towards collaborative partnerships and alliances;
- rethinking of Council's regional presence and the opportunities which this presents;
- the recently-adopted regional model for water distribution (South East Queensland Water Corporation Ltd); and
- the emergence of SEQROC as a potential means to strengthen regional service delivery.

The drivers referred to above, have created the need to reposition City Business to generate maximum value for Council. redacted
redacted

Discussion and debate on alternative business models was initiated at City Business Strategic Retreats during November and December 1999 involving the entire City Business Divisional Management Team (DMT). A sub-group of DMT met on several occasions in early 2000 to further progress divisional thinking.

redacted

BCC PUBLICATION SCHEME
10 YEAR RELEASE

redacted

Depending upon the outcome of the core/ancillary analysis, several potential options exist for each current business activity. These options may include:

- retention as-is;
- joint ventures;
- divestment (MBO or third party);
- closure;
- transfer to the purchaser or other area of Council; or
- creation of a regional service provider business.

redacted

Based upon analysis of currently available data, several business activities are recommended for priority action. Priority action has been recommended for these business activities due to circumstances including market conditions, value-for-money concerns, operating efficiencies and alignment with the business philosophy statement. Summary business cases to support these recommendations are attached to this submission.

The recommendations for priority action are:

- The Divisional Manager, City Business be given approval to negotiate the sale of Poinsettia Press as a going concern. If a sale is unable to be arranged within three (3) months, the business should be closed and the assets sold;

- Brisbane Certification Group be approved for divestment, with the preferred option being a staff buy-out;
- Manly Nursery be approved for closure and asset sale subject to confirmation that alternative sources of quality product exist, confirmation that the business is not performing and clarification of the real value of the land on which it is located;
- Model Making be closed if, within two (2) months, a staff buy-out has not been achieved; and
- The Centre for Learning and Development be closed and the training and development function integrated within City Workplace Solutions.

redacted

12.0 CONSULTATION

Cr Jim Soorley, Lord Mayor
 Cr John Campbell, Chairperson, City Business Committee
 Holding Entity Advisory Board
 City Business Advisory Board
 John Orange, Divisional Manager, City Governance Division
 Phil Minns, Divisional Manager, Human Resources and Strategic Management
 Mary Shortland, Manager, City Design
 Peter Hall, Manager Small Businesses
 Malcolm Thorburn, Manager City Supply

13.0 IMPLICATIONS OF PROPOSAL

Completion of the three phases of this project will enable Council to focus its management and financial resources on core businesses, contributing to increased value for ratepayers.

14.0 CORPORATE PLAN IMPACT

The recommendations support the Corporate Plan with respect to:

Program 3 – Customer Service

3.3 Integrated Service Delivery

- 3.3.1 Ensure Council's systems and processes are integrated and that services are delivered in accordance with protocols to agreed standards

Program 11 – Aligning the Organisation

11.1 Continuous Process Improvement

- 11.1.1 Enhance the effectiveness and efficiency of the organisation through continuous process improvement

11.2 Strategic Alignment

- 11.2.1 Enhance Council's capacity to respond to strategic challenges and opportunities
- 11.2.2 Achieve alignment within the organisation
- 11.2.3 Improve alignment of Council businesses with corporate goals

15.0 CUSTOMER SERVICE IMPACT

The impact on customers should be positive, due to increased value for money from Council businesses.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

There may be a need to review Council's exit policies and processes.

18.0 FUNDING IMPACT

The project has a budgeted cost of \$495,000 for implementation of the priority actions, which should be recovered from the proceeds of sale. Overall, the recommendations should have a positive funding impact.

19.0 HUMAN RESOURCE IMPACT

Care will be taken to minimise instances of staff displacement arising from the recommendations in this submission.

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

A communications strategy has been developed, taking into account the needs of each stakeholder group.

22.0 OPTIONS

- (1) Approve the recommendations
- (2) Do not approve the recommendations

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – 21 AUGUST 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
21/08-1J	(0)460/42/93(0/A2/P1)	CCSD	Substitution of security for Forest Lake (Delfin Property – operating as Ivyville Pty Ltd) Previously distributed as 14/08-1J	Held
21/08-1F R	460/62/68(26)	City Governance	Proposed purchase and on-sale of State Govt owned land (controlled by Dept of Public Works and Dept of Natural Resources) at Newstead	Yes
21/08-2F R	460/62/68(24)	City Governance	Proposed Joint Venture Agreement between Council and Origin Energy (formally Boral Energy Asset Management) in respect of land to be sold at Newstead	Yes
21/08-1K R	436/30-LR560(8)	Urban Management	Swimming Pool Encroachment – 15 McCawley Street, Stafford	Yes
21/08-2K R	202/11-QN542/2B	Urban Management	Resumption of land for Road Purposes – 2B Longland Street, Newstead	Yes
21/08-3K M	202/11-PO020/100(A2)	Urban Management	Claim for Compensation, Resumption of land for Road Purposes – 100 Abbotsford Road, Bowen Hills	Yes
21/08-4K R	202/10(623)	Urban Management	Coronation Drive Bus Lane (Stage 2)	Yes
21/08-5K M	202/11-VN980/1795	Urban Management	Rejection of a Claim for Compensation – 1795 Wynnum Road, Tingalpa	Yes
21/08-1L R	243/85-10028/2000/2001	OLMCEO	Stores Board Report – Submissions for Resolution by Council under Division 12 of the City of Brisbane Act, 1924 Licence Agreement for the use of RiskFocus Risk Management tools	Yes
21/08-2L R	24/1-L/2000(8)	OLMCEO	Overseas Travel – Taiwan Business Mission from 28 August to 2 September 2000 (Lord Mayor)	Yes
21/08-3L M	24/1-L/2000(8)	OLMCEO	Overseas Travel – Taiwan Business Mission from 28 August to 2 September 2000 (Bernie Green)	Yes
21/08-1M M	830/10-M(21)	City Business	Increase to Council's Vehicle Fleet by one vehicle	Yes
21/08-1N R	392/55/1-98/99	CED	Purchase of land from the Oxley Sailing Club	Yes

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.

1.0 FILE NUMBER:
202/11-PO020/100(A2)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes - 100 Abbotsford Road, Bowen Hills – Carrisma Holdings Pty Ltd trading as Rocky's Auto Rentals (Leasehold interest).

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Barry Ball, Acting Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer- Project Coordination, Asset Support (x38601)

6.0 DATE

8 August 2000.

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 ORDINANCE?

No.

ACTION TAKEN

21 18 100

TOWN CLERK

File AOPC3
letter.

RECEIVED

21 AUG 2000

COMMITTEE SECTION

APPROVED
Lord Mayor
21 AUG 2000
[Handwritten signatures]

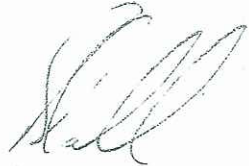
BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

It is recommended that:


1. The Claim for Compensation received from Carrisma Holdings Pty Ltd trading as Rocky's Auto Rentals in the amount of [redacted] comprising disturbance costs only arising from the resumption of their unregistered leasehold interest in land resumed for road purposes being property situated at 100 Abbotsford Road, Bowen Hills, described as Lot 1 on Registered Plan 123191, Parish of North Brisbane, having an area of 1619 square metres, **be rejected** as excessive and the claimant be paid an advance against compensation in the amount of [redacted]

10.0 DIVISIONAL MANAGER



Barry Ball
Acting Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly



ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. The subject property is located in stage two of the Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 31 March 2000, Council resumed from Ian Simpson Holdings Pty Ltd, Hikari No 16 Pty Ltd and Rextrend Pty Ltd land for road purposes being property situated at 100 Abbotsford Road, Bowen Hills, described as Lot 1 on Registered Plan 123191, Parish of North Brisbane, having an area of 1619 square metres as shown shaded yellow on the attached plan (Attachment A).

The claim for compensation for the freehold interest was considered and accepted by the Establishment and Co-ordination Committee at its meeting on the 2nd of May. This submission deals with compensation in relation to the resumption of the unregistered leasehold interest in the property to Carrisma Holdings Pty Ltd trading as Rocky's Auto Rentals.

The subject property is improved with a brick and concrete block structure with timber framed shop fronts and was originally utilised as a service station complex. The structure comprises an area of about 265 square metres excluding an attached lined awning of 46 square metres. The property is now utilised as car and truck rental outlets with associated reception areas, workshop, amenities and storage areas.

The property in question was subject to two unregistered lease interests in favour of Scotty's Truck Hire and Rocky's Auto Rentals. The former tenant had occupied part of the site for in excess of 6 years but vacated the premises as a result of the impending resumption. There is presumably now no issue in relation to the nature of Scotty's Truck Hire's occupation.

Rocky's Auto Rentals occupied a portion of the subject property under an unregistered equitable lease that commenced in July 1996 with two three year options which is substantiated by the property owners. This leasehold interest has now been extinguished by virtue of the resumption of the freehold interest.

A claim for compensation has been lodged by Carrisma Holdings Pty Ltd trading as Rocky's Auto Rentals and by letter dated 3 July, 2000, a request for an advance against compensation equal to Council's estimate of compensation has been lodged pursuant to Section 23 of the Acquisition of Land Act.

The claim is for the total amount of [redacted] being disturbance only and comprising:

- Loss of value of business goodwill [redacted]
- Loss of value of plant and equipment (motor vehicles) due to accelerated forced sale [redacted]
- Loss of Profits [redacted]
- Owners time spent seeking suitable alternative premises [redacted]
- Professional fees (business valuer, solicitor, accountant) incurred in negotiations and formulating a claim for compensation [redacted]

- Removal expenses ^{redacted}

The basis of the claim is that the business Rocky's Auto Rentals will be extinguished as a result of the resumption of their leasehold interest in the property situated at 100 Abbotsford Road, Bowen Hills. The owner of the business contends that a suitable alternative property in an appropriate location cannot be found. As Rocky's has two branches (Loganholme and Bowen Hills) with approximately 55% of the business returns sourced from the Brisbane branch, the owner contends that the closure of the Brisbane branch will put the Loganholme branch into a loss making position that cannot be recovered due to the loss of the Brisbane branches trade and economies of scale/business synergies associated with having two branches.

Council's position during without prejudice negotiations has been that the onus is with the claimant to minimise losses and accordingly every effort should be made to locate alternative property to lease or purchase. Although it is recognised that there are a limited amount of properties available in the area that are available for lease it is contended that the owner should have been able to secure a property even if it did not have the same features as the resumed land, (i.e. good exposure, hardstand and service bay). It is noted that the other tenant (Scottys Truck Hire) that occupied the site has been able to relocate further down Abbotsford Road into premises that they have purchased and modified to suit their purposes.

^{redacted}

Accordingly, it is considered that only the following disturbance costs can be supported at this time:

- Professional fees (business valuer, solicitor, accountant) incurred in negotiations and formulating a claim for compensation ^{redacted}
- Removal expenses ^{redacted}

As Rocky's Auto Rentals have been occupying the site as Council tenants from 23 May, 2000 at a rental of ^{redacted} per month or part thereof until 21 August, 2000 it is recommended that the compensation advance be reduced by the outstanding rent of ^{redacted}

It is therefore recommended that the claim be rejected as excessive and the claimants be paid an advance against compensation of ^{redacted} (being agreed disturbance costs of ^{redacted} less outstanding rental of ^{redacted}

12.0 CONSULTATION

Cr Maureen Hayes, Chairperson Transport and Major Projects Committee

David Stewart, Principal, Transport Infrastructure Projects, Urban Management Division

Have been consulted and support the recommendation.

Warren Dwyer, Solicitor Property, Brisbane City Legal Practice.

Has been consulted.

13.0 IMPLICATIONS OF PROPOSALS

If the recommendation is adopted, a claim for compensation will be processed. The rejection of the claim and the payment of an advance against compensation will follow the due processes of Council. Further without prejudice negotiations can then take place which may result in finalisation of the matter without being referred to the Land Court for determination.

14.0 CORPORATE PLAN IMPACT

The recommendation is in accordance with the Corporate Plan theme 7 Transport and Traffic, Strategy 7.1.1 - Integrate Brisbane's transport planning with land use, environment and regional planning, and Strategy 7.2.1 - Deliver upgraded transport infrastructure through a co-ordinated 5 year rolling program.

15.0 CUSTOMER IMPACT

The claimant has lodged a claim for compensation. The rejection of the claim and the payment of an advance against compensation equivalent to Council's assessment of compensation will follow the due processes of Council and result in the claimant being paid some compensation monies.

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

Funds of redacted are available in the 2000/01 Major Roads Sub program.

19.0 **HUMAN RESOURCE IMPACT**

Administration only.

20.0 **URGENCY**

Normal course of business.

21.0 **POLICY/MARKETING STRATEGY**

Not applicable.

22.0 **OPTIONS**

1. Accept the claim for compensation.
2. Reject the claim and pay an advance equal to Council's assessment of compensation.
3. Refer the matter to the Land Court for determination.

It is recommended that Option 2 be approved.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

202/11-VN980/1795

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Rejection of a claim for compensation - 1795 Wynnum Road, Tingalpa.
Lecy Holdings Pty Ltd.

APPROVED
16/8/00
21 AUG 2000
Handwritten signatures and initials

3.0 PURPOSE/ISSUE

Recommend rejection of a claim for compensation arising from the resumption of land for road purposes.

4.0 PROPONENT

Barry Ball, A/Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Kim A. Shields, Asset Officer - Project Coordination.
Asset Support (x36959)

RECEIVED

6.0 DATE

15 August 2000.

21 AUG 2000

COMMITTEE SECTION

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 ORDINANCE?

No.

ACTION TAKEN

21/8/00

TOWN CLERK

File ADPCT.

H:\WP51\WORKING\E&CS\AGENDA\000821\5K - 1795 WYNNUM RD.DOC

letter

BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

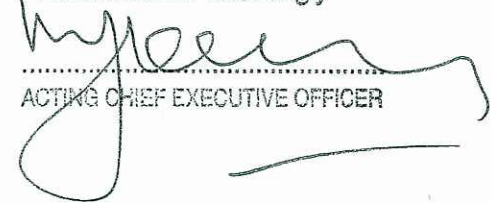
It is recommended that:

1. The claim for compensation received from Lecy Holdings Pty Ltd, in the amount of ^{redacted} arising from the resumption by Council of land comprising a corner truncation at the intersection of Wynnum Road and Bognor Street Tingalpa for road purposes, described as Lot 107 on Registered Plan 890193, Parish of Tingalpa, containing a total area of 421 square metres, be rejected as excessive; and
2. An advance against compensation under section 23 *Land Acquisition Act 1967* in the amount of ^{redacted} plus interest at the appropriate rate as advised by the Land Court payable for the period from the date of resumption to the date of payment of the advance, be paid to the claimant; and
3. Council authorises the payment for fair and reasonable professional costs incurred by the claimant arising from the resumption and as approved by the Manager Waterways; and
4. In the event that the claimant fails to refer its claim for compensation to the Land Court within six (6) months from the date of Council's payment of an advance then Council authorises the Manager Waterways to refer the matter to the Land Court under section 25 *Acquisition of Land Act 1967*.

10.0 DIVISIONAL MANAGER.


Barry Ball
A/Divisional Manager
Urban Management Division.

I Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

General Background: The parent property is located at 1795 Wynnum Road, Tingalpa, and was described as Lot 7 on Registered Plan 33345. On 16 February 1995 Council approved its rezoning from Future Urban Zone to Particular Development (Business Premises, Child Care Centre, Medical Centre, and Shopping Centre not exceeding 750 square metres) Zone and subdivision into four lots (refer Annexure 1). This approval required dedication of a 183 square metre corner truncation for road free of cost to Council. An existing dwelling containing 155 square metres was retained and incorporated into the development under the Business Premises component of the rezoning.

By Notification of Resumption dated 14 February 1997, and prior to the 183 square metres being dedicated to road purposes, Council resumed Lot 107 on Registered Plan 890193 Parish of Tingalpa, containing an area of 421 square metres, for road purposes (Refer annexure 2). This resumed area incorporated the aforementioned 183 square metres. Lecy Holdings was previously advised that as the proposed resumption line traversed the retained dwelling then Council was obliged to resume the entire property. However, prior to the resumption notice's issuance Lecy Holdings elected to demolish the existing dwelling located within the Business Premises component. Accordingly, Council only resumed the required area comprising 421 square metres.

Subsequent to the resumption, and according to the claimant because of the resumption, the claimant lodged a second rezoning application for their property. By Development Approval dated 29 April 1997, Council approved the rezoning of the land to Particular Development (Child care Centre, Medical centre, Shopping Centre not exceeding 832 square metres) Zone and its subdivision into three lots (refer Annexure 3). The Lot that previously contained the Business Premises component was incorporated into the Shopping Centre component which in turn had its GFA increased from 750 square metres to 832 square metres. To date the approved development has not yet commenced and expressions of interest to lease are still being sought.

Valuation Basis: The claimant contends it has lost a 73 square metres GFA as a result of the resumption (ie first planning approval Shopping Centre 755 + Business premises 155 minus second town planning approval shopping centre 832). The claimant argues that subsequent to the resumption the remaining Business Premises zoned Lot, comprising 1032 square metres, was not a viable economic development proposition. Prior to the resumption that lot comprised an area of 1270 square metres. Lecy Holdings then elected to apply to Council for the second rezoning approval, which was subsequently approved in April 1997. The Claimant's valuer (Richard Ellis Professional Services) has assessed the loss in land value at ^{redacted} based upon an overall loss of 73 square metres GFA.

Town planning advice is that the Particular Development Business Premises Zone has no arbitrary basis for calculating GFA. Even though the site lost land area due to the resumption the approval for a building having a 155 square metre GFA remained in force. In this case the developer could simply have submitted a development plan for a 155 square metre building which would have been approved if it accorded with Council's development requirements.

City Design has produced a site layout indicating that a development incorporating a building having a GFA of 155 square metres and the required car parking was still a feasible development option for the lot subsequent to the resumption. Council's Development Assessment Team East has indicated agreement to the site layout (Refer Annexure 4).

Council's valuation consultant Realty Valuation Services has assessed compensation payable by Council at [redacted]. This amount is assessed as 238 square metres at [redacted] square metre. As 183 square metres was to be dedicated to road free of cost to council then it is excluded from the compensation assessment. Realty Valuation Services advise that the remaining Business Premises lot was still a viable development proposition following the resumption. (Refer extract of valuation report - Annexure 5)

Claimant's Expenses: Lecy Holdings has claimed [redacted] as disturbance items comprising demolition of building [redacted] legal fees [redacted] valuation fees [redacted] and consultancy fees (Council fees, Legal, Architect, Town Planning and Project Management) of [redacted]. The latter amount includes the second rezoning application (approved April 1997) and a subsequent appeal against the development approval conditions both of which the claimant contends was necessitated by the resumption.

It is strongly arguable that the claimant incurred the latter amount simply by pursuing a personal commercial decision to rezone the land following the resumption. Council's valuer rejects the argument that the remaining Business Premises lot was not economically viable. Accordingly, the developer did not have to rezone its land a second time in order to eliminate the Business Premises lot. Further the decision to demolish the dwelling is considered a personal commercial decision made on information available to the claimant at the time and Council should not need to reimburse the cost of demolition.

It is recommended that Council rejects the claim for compensation and advances the amount of [redacted] to the claimant plus interest payable for the relevant period.

To prevent future potentially sizeable claims against Council from accruing additional and excessive interest charges it is proposed that Council authorises the Manager Waterways to refer this matter to the Land Court if the claimant has not already done so within six (6) months of payment of the advance by Council.

12.0 CONSULTATION

Cr Maureen Hayes, Chairperson Transport and Major Projects; and
Cr John Campbell, Councillor for Doboy,

have been advised and support the recommendation.

13.0 IMPLICATIONS OF PROPOSALS

A Claim for Compensation will be processed and a request for an advance against compensation will be paid.

14.0 CORPORATE PLAN IMPACT

The recommendation is in accordance with the Corporate Plan 2000-2001; Outcome 7.2 Transport Infrastructure Improvement; Strategy 7.2.1 " Deliver upgraded transport infrastructure through a coordinated 5 year rolling program".

15.0 CUSTOMER IMPACT

The Urban Management Division's acquisition program will be met in a cost effective manner.

The claimant has lodged a Claim for Compensation. A number of without prejudice conferences have failed to reach a negotiated settlement. The rejection of the claim and the payment of an advance against compensation will result in the claimant being paid some compensation monies.

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

Funds of redacted are available in the Major Roads Program.

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

1. Reject the Claim for Compensation and pay an advance.
 2. Accept the Claim for Compensation.
 3. Immediately refer the matter to the Land Court for determination
- Option 1 is the preferred and recommended option.

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel – Taiwan Business Mission from 28 August – 2 September 2000.

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C approval for Mr Bernie Green, Executive Officer to the Lord Mayor to travel with the Lord Mayor to Taiwan from the 28 August to 2 September 2000 together with the Business Mission.

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Ms Judy Liu, International Relations Co-ordinator, x36026

6.0 DATE

18 August 2000

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 ORDINANCE

No

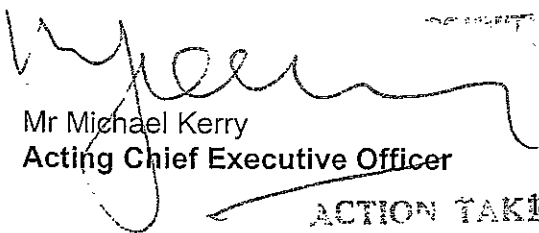
9.0 RECOMMENDATION

That E&C grant approval for Mr Bernie Green, Executive Officer to the Lord Mayor to travel to Taiwan from 28 August to 02 September 2000, with the business mission, at a total estimated cost of \$3,700.00.

10.0 DIVISIONAL MANAGER

Mr Michael Kerry
Acting Chief Executive Officer

APPROVED

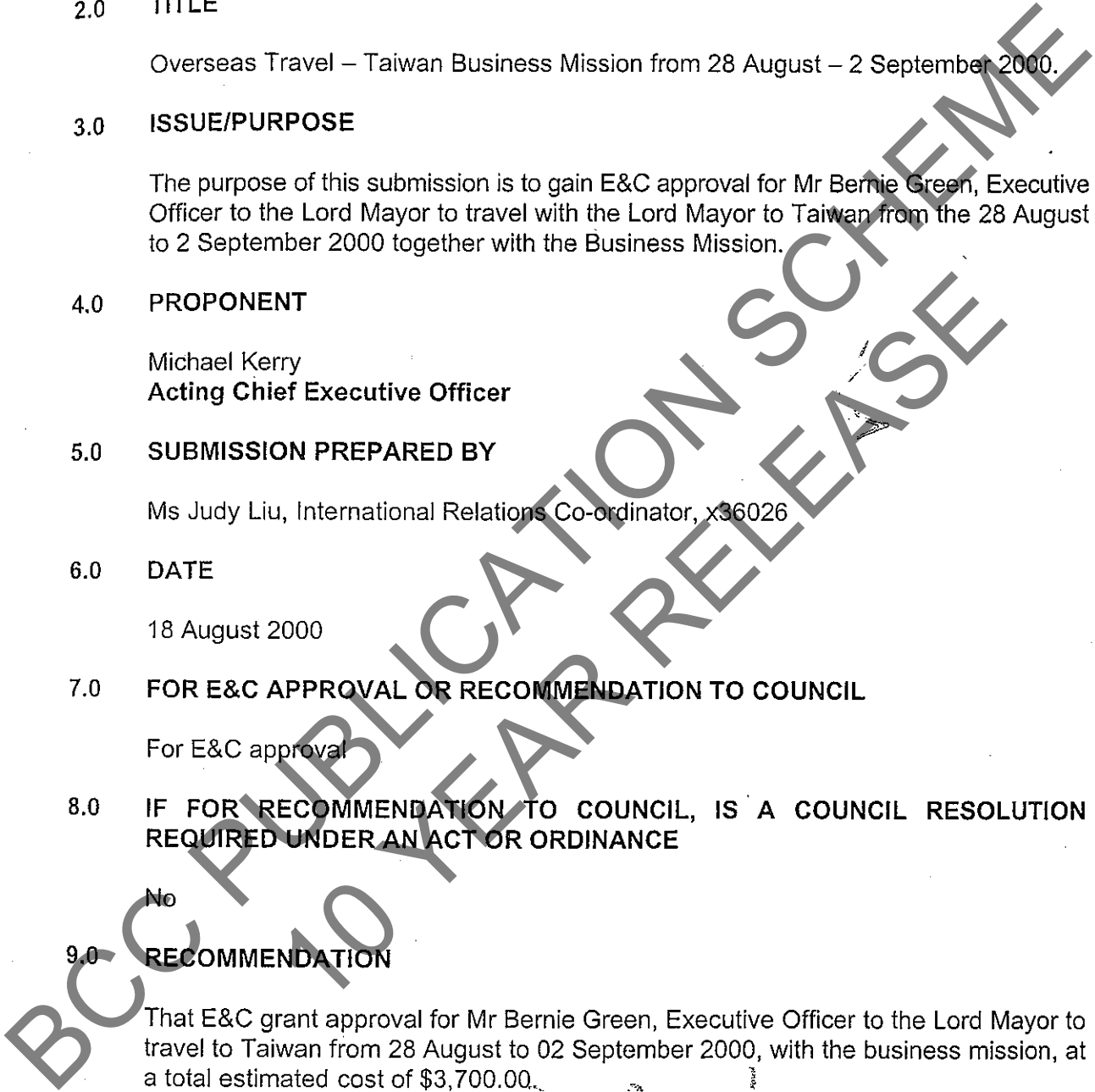


Lord Mayor
12th AUG 2000
Handwritten initials and signatures

ACTION TAKEN

2218 102

CLERK



11.0 BACKGROUND

Following an invitation from the President of Taiwan, Mr Chen Shui-bian to visit Taiwan, the Lord Mayor will lead a business delegation to visit Taiwan. Cities to visit include Taipei, Kaohsiung (Sister City) and Tainan.

The delegation will meet with various prominent business leaders in Taiwan to discuss potential areas of joint co-operation. The delegation aims to pursue mutual opportunities for investment and to encourage stronger interests by Taiwanese Enterprises in projects in Brisbane. Specific proposals will be discussed in detail with the Lord Mayor and interested parties in each cities.

Mr Green will be part of the business delegation in the role of adviser to the Lord Mayor on various issues including international relations.

12.0 CONSULTATION

The Right Honourable the Lord Mayor, Councillor Jim Soorley
Jim Reeves, Lord Mayor's Chief of Staff
Mr Bernard Green, Executive Officer to the Lord Mayor
Mr Jim Sheu, Chairman of Brisbane-Kaohsiung Sister Cities Committee
Mr Benjamin Huang, Director of Taiwanese Australian Business Association
Ms Terri Birrell, International Relations Manager

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

The Lord Mayor's involvement in this mission is due to the importance he attaches to business relations between Brisbane and Queensland with the growth economies of the Asia Pacific Region.

The involvement of the Executive Officer to the Lord Mayor will greatly assist the Lord Mayor in enhancing the mission participant's opportunities for high level negotiations.

The Lord Mayor and Executive Officer to the Lord Mayor's visit to Tainan will provide the extra support for the final stages of the Tainan Wetlands project currently being negotiated by Brisbane City Enterprises.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Total cost (including airfares and accommodation) for the Executive Officer to the Lord Mayor are not expected to exceed \$3700.00

General Sundry expenses have been budgeted for and are available within Sister Cities vote code: 1.01.1510.226.819.000.628.152.00

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent. To allow for travel arrangements to be made.

21.0 PUBLICITY / MARKETING STRATEGY

At discretion of the Lord Mayor

22.0 OPTIONS

- 1) Approve the recommendation.
- 2) Not approve the recommendation.

Option (1) is the preferred option.

1.0 FILE NUMBER: 330/10-M(21)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Increase to Council's vehicle fleet by one vehicle.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E & C approval to increase Council's vehicle fleet by one vehicle for use by the Group Manager, Transport & Structures, City Design, City Business Division.

4.0 PROPONENT

Noel K Faulkner
Divisional Manager, City Business, ph: 3403 4130.

5.0 SUBMISSION PREPARED BY

Michelle Crook (30502), Business Support Assistant, City Design, City Business.

6.0 DATE

Tuesday, 15 August 2000

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 ORDINANCE?

No

9.0 RECOMMENDATION

That E & C grant approval to increase Council's vehicle fleet by one vehicle.

10.0 DIVISIONAL MANAGER

ACTION TAKEN

21/8 00
TO THE CLERK
File BSA1

Noel K Faulkner
Divisional Manager
City Business

COMMITTEE SECTION

21 AUG 2000

RECEIVED

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

redacted

will commence employment in the position of Group Manager, Transport & Structures. The position is at Senior Officer Service level and includes the private use of a Council vehicle.

redacted

The Fleet Manager, City Fleet has indicated that there are no vehicles available within the establishment. It is therefore proposed to seek E & C approval to increase the establishment by one vehicle for use by the Group Manager, Transport & Structures, City Design, City Business Division.

12.0 CONSULTATION

Owen Benvenuti
Operations Manager – Passenger & Light Vehicles, City Fleet, ph: 3407 0411

Alan Reed
Fleet Manager, City Fleet, ph: 3407 0407

Ademola Bojuwoye
Business Services Manager, City Design, City Business, ph: 3403 0422

Ross Young
Acting Manager, City Design, City Business, ph: 3403 0423

All consulted are in agreement with this proposal.

13.0 IMPLICATIONS OF PROPOSAL

Nil

14.0 CORPORATE PLAN IMPACT

Nil

15.0 CUSTOMER IMPACT

Nil

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

In accordance with the Guidelines for the Use of Council Vehicles.

18.0 FUNDING IMPACT

The total remuneration package for the Group Manager, Transport & Structures (1.21.3101.086.000.000.676.000.75) has been included in the 2000/2001 budget. Therefore, funds are available for the purchase and maintenance of the vehicle.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

Urgent – the appointee commences work on

redacted

21.0 PUBLICITY/MARKETING STRATEGY

Nil

22.0 OPTIONS

1. Approve the recommendation
2. Not approve the recommendation

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – 28 AUGUST 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
28/08-1F	364/150/2-PN070/P14(A2)	City Governance	Acceptance of Tender to purchase Council land marketed as Light Street South – Wickham, Ann, Brookes and Nardoo Streets, Fortitude Valley	With-drawn
28/08-2F M	364/150/2-RK030/P30	City Governance	Council Land – 99 Agnew Street, Norman Park	Yes
28/08-3F M	12/51-F/99	City Governance	Overseas Travel – “Comshare User Conference 2000” Conference, Phoenix, Arizona, USA	Yes
28/08-1J	(8)436/60/21	CCSD	Issuing of permits and execution of the associated Deeds of Indemnity to Fletcher Challenge Fuels Pty Ltd for purpose of maintaining existing pipelines for the conveyance of fuels	Held
28/08-1K R	460/2(90)	Urban Management	Introduction of Policies into the City Plan	Yes
28/08-2K R	202/24-LM270/21	Urban Management	Drainage – 21 Dyne Street, Red Hill	Yes
28/08-1L	(0)204/74/3(1)	OLMCEO	Business Group Advisory Board Membership	Held
28/08-2L	243/80-90116/99/2000	OLMCEO	Stores Board Report – Submission for E & C Approval: K90116-99/00 Provision of Traffic Incident Management Services	Held
28/08-3L M		OLMCEO	Financial Assistance – Unemployed Persons Advocacy's Round Table Conference	Yes
28/08-4L M		OLMCEO	Donation – Hungarian Cultural and Welfare Association	Yes
28/08-1N R	(9)250/65/3-16/078	CED	Inclusion of the State Athletics Facility in the Fees and Charges 2000/2001	Yes
28/08-2N R	264/6/1(447)	CED	Efficient Brisbane - Enterprise	Yes
28/08-3N R	234/37/119-99	CED	Brisbane Marketing Pty Ltd – Enterprise and Proprietary Company	Yes
28/08-4N M	234/49/7	CED	Overseas Travel – Gwen De Vasto	Yes
28/08-5N R	264/33/12	CED	Delegation to Council officers of powers under Part 2A of the Environmental Protection Regulation 1998	Yes

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.

1.0 FILE NUMBER: 364/150/2-RK030/P30

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Council land 99 Agnew Street, Norman Park

3.0 ISSUE/PURPOSE

Proposed sale by public tender.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance.

5.0 SUBMISSION PREPARED BY

Paul Grove, Corporate Projects Manager. Ext. 34096

6.0 DATE

15 August 2000

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 ORDINANCE?

No.

ACTION TAKEN

JK, Jca

TOWN CLERK.

File CPMCA.

9.0 RECOMMENDATION

It is recommended that approval be granted to offer, for sale by public tender, vacant Council land situated at 99 Agnew Street, Norman Park, described as Lot 210 on RP12509 subject to its amalgamation with an adjoining property.

10.0 DIVISIONAL MANAGER

af
John Orange
Divisional Manager
CITY GOVERNANCE

I Recommend Accordingly

[Signature]
ACTING CHIEF EXECUTIVE OFFICER

APPROVED

[Signature]
Lord Mayo.

[Signature]
28 AUG 2000

RECEIVED

28 AUG 2000

COMMITTEE SECTION

BCC PUBLICATIONS SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council is the registered proprietor of a vacant allotment situated at 99 Agnew Street, Norman Park, described as Lot 210 on RP 12509. This site, containing 759 square metres, was acquired for arrears of rates in June 1936. See Attachment 2.

This site has storm water drainage discharge problems as well as vehicular access problems as the site falls quite steeply away from the surrounding road alignment.

A report undertaken by the Development Assessment Team East in 1997 noted the following :-

- The site is inappropriate for park purposes due to the difficulties of accessibility to the site, the steepness of the land, the location on a dangerous corner and difficulties with on-site parking.
- Future development difficulties associated with the provision of water supply and sewerage services and the lawful point of stormwater discharge.

From a town planning and traffic point of view, there is no objection to the disposal of the subject allotment subject to its amalgamation with an adjoining property.

Councillor Sharon Humphreys, Councillor for Morningside, has no objection to this disposal.

It is proposed to offer Lot 210 for sale by public tender as it will be a requirement for the purchaser to amalgamate Lot 210 with their adjoining property to form one new allotment. The advantage of selling by tender rather than by auction in this instance is that the tender option allows Council to dictate the amalgamation terms and conditions which would not be possible if offered by auction.

An independent valuation has been carried out by King Property Valuations in which the market valuation was assessed, subject to its amalgamation, at redacted

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee, Councillor for Morningside.

Development Assessment Team East, Development and Regulatory Services, Customer and Community Services Division.

There are no objections to the disposal of this site.

13.0 IMPLICATIONS OF PROPOSAL

The sale of the subject site will provide a financial return to Council as well as reducing future maintenance expenditure.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan Outcome 1.4 :-

Strategy 1.4.3: Improve the management and performance of Council's physical asset and information portfolio.

15.0 CUSTOMER IMPACT

Not applicable.

16.0 ENVIRONMENTAL IMPACT

There are no environmental issues impacting on this site.

17.0 POLICY IMPACT

In line with present policy to dispose of surplus real property.

18.0 FUNDING IMPACT

Funds available in the 2000/2001 budget to manage the fees associated with the disposal of this site.

19.0 HUMAN RESOURCE IMPACT

None.

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

No adverse publicity expected.

22.0 OPTIONS

1. Carry out action as per recommendation.
2. Retain site in Council's ownership.

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 12/51-F/99

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel – "Comshare User Conference 2000" conference, Phoenix, Arizona, USA.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval for Mr Gregory Ponych to attend and make a presentation at the "Comshare User Conference 2000" in Phoenix, Arizona, USA from 28 August to 16 September 2000.

4.0 PROPONENT

John Orange,
Divisional Manager City Governance

5.0 SUBMISSION PREPARED BY

Gregory Ponych, Principal Finance Officer-Budget, telephone 340 36068.

6.0 DATE

23 August 2000.

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 ORDINANCE?

No.

RECEIVED

28 AUG 2000

COMMITTEE SECTION

ACTION TAKEN

28/8/00

FOR IN CLIPPY

File FOFPI

BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

That E&C grant approval for Mr Gregory Ponych, Principal Finance Officer Budget, to attend and to make a presentation of Council's planning and budget process to the "Comshare User Conference 2000" to be held in Phoenix, Arizona, USA from 10 September to 16 September 2000, at a total estimated cost of \$400.00.

10. DIVISIONAL MANAGER



John Orange
Divisional Manager
CITY GOVERNANCE

I Recommend Accordingly



ACTING CHIEF EXECUTIVE OFFICER

APPROVED



Lord Mayor

28 AUG 2000



BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

During the later part of 1999 and early in the year 2000, software was acquired from a United States based company, Comshare Inc. for Council's new corporate budget system, as part of the overall IfBIS project.

During the implementation stage of the project, Comshare and the Australian distributors BeaconIT Pty Ltd, invited Alan Warren to address a user conference in South Africa. Following the conference, Alan Warren reported back that an invitation had been extended to Council to present to a follow up to subsequent user conferences.

In July this year, an invitation was extended to Greg Ponych to attend and present to the user conference in Phoenix, Arizona. A preliminary conference agenda is attached.

The conference presents a unique opportunity to discuss current developments in planning and budgeting with the distinguished Comshare user group. Other organisations participating as users of the same products as Council include MasterCard International, Pricewaterhouse Coopers, Lockheed Martin, Deloitte & Touche and the Port of San Diego.

If approved, Greg will participate at the conference following a brief period of annual leave in Canada from August 28 to September 09.

12.0 CONSULTATION

Councillor S L Humphreys, Chairperson, Finance Committee
Robert Carter, Former Chief Executive Officer

All are in agreement with the proposal.

Mary Corbett of Brisbane City Enterprises has been consulted regarding future marketing possibilities resulting from this exposure.

13.0 IMPLICATIONS OF PROPOSAL

Attendance will provide an opportunity for Council to participate in a global forum discussing advances in technology and techniques that can act as enablers of process improvements in the key corporate consistency of planning and budgeting.

It also presents an opportunity for Council to maintain an international presence in the arena of strategic planning and budgeting, both by virtue of the presentation to be made, and through the networking opportunities available.

14.0 **CORPORATE PLAN IMPACT**

Attendance at this conference supports Objective 1.5 of the Corporate Plan, "Value from Council's businesses and services".

15.0 **CUSTOMER IMPACT**

Nil.

16.0 **ENVIRONMENTAL IMPACT**

Nil.

17.0 **POLICY IMPACT**

Nil.

18.0 **FUNDING IMPACT**

Council Advance	\$50.00 per day x 4 days	\$200.00
Personal Allowance	\$50.00 per day x 4 days	\$200.00
Total		\$400.00

All other costs (travel, accommodation and conference expenses) have been met by the conference organisers.

Funding is available in the 2000/01 budget in account number 1 02 1130 210 000 000 628 000 00.

19.0 **HUMAN RESOURCE IMPACT**

Nil.

20.0 **URGENCY**

In the normal course of business.

21.0 **PUBLICITY/MARKETING STRATEGY**

Nil.

22.0 **OPTIONS**

1. That E&C approve the recommendation.
2. That E&C not approve the recommendation.

Option 1 is preferred

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Financial Assistance – Unemployed Persons Advocacy’s Round Table Conference

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval to provide financial assistance to the Unemployed Persons Advocacy’s Round Table Conference, in the total amount of \$2,000.00

4.0 PROPONENT

Michael Kerry
A/Chief Executive Officer

ACTION TAKEN
28.8.00
TCNND
File BCCO

5.0 SUBMISSION PREPARED BY

Warren McGregor
Finance and Administration Officer

RECEIVED
28 AUG 2000

6.0 DATE

23 August 2000

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

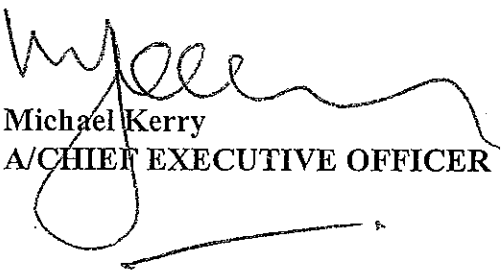
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

No.

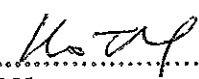


9.0 RECOMMENDATION

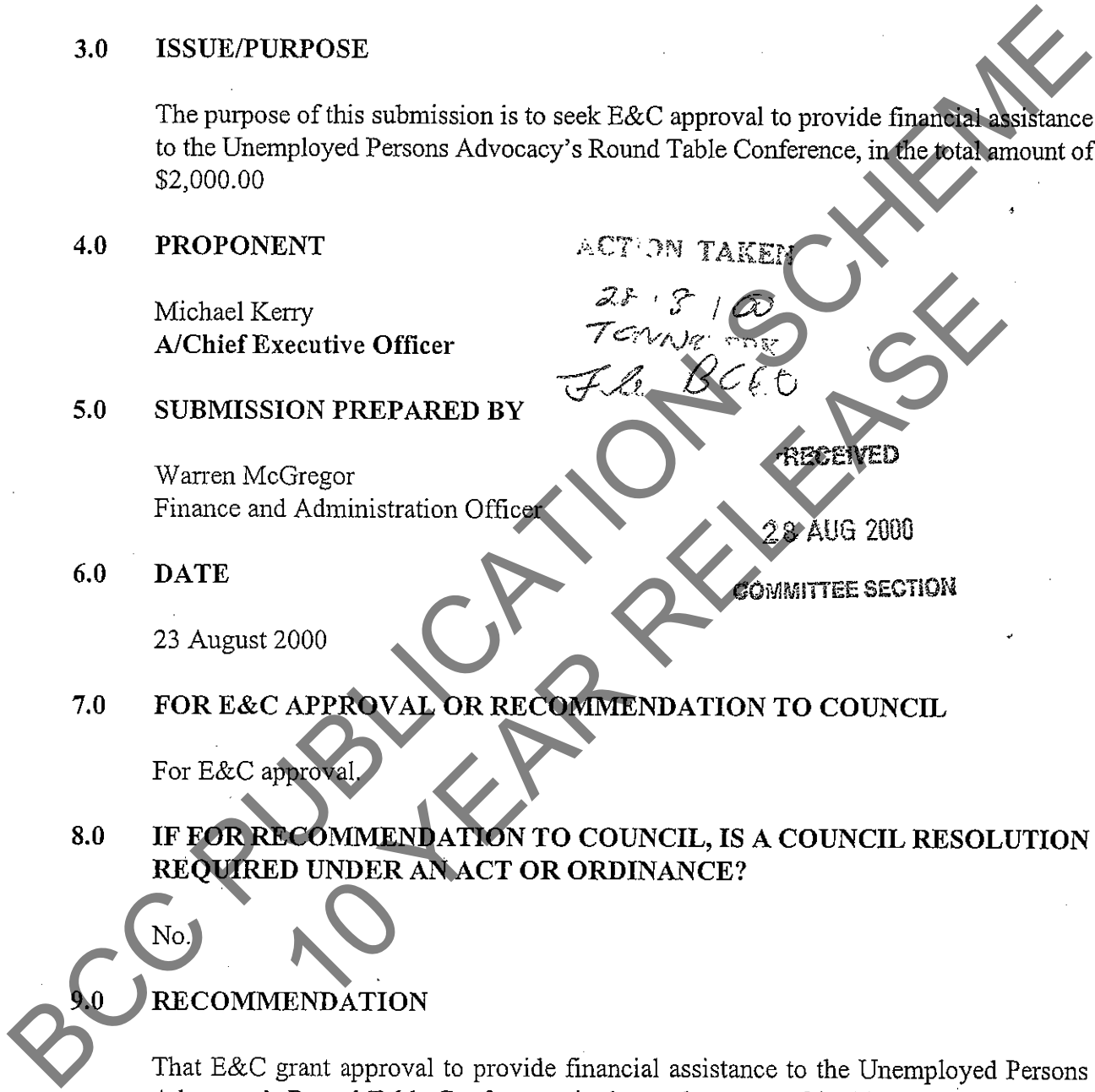
That E&C grant approval to provide financial assistance to the Unemployed Persons Advocacy’s Round Table Conference, in the total amount of \$2,000.00

10.0 DIVISIONAL MANAGER


Michael Kerry
A/CHIEF EXECUTIVE OFFICER

APPROVED


.....
Lord Mayor
28 AUG 2000





11.0 BACKGROUND

In August 2000, the Office of the Lord Mayor received notice from the Brisbane Institute and UNEMPA of the arrangements for the ROAR Round Table Conference for unemployed people, and the establishment of the Australian National Organisation of the Unemployed (ANOU), and a subsequent request for financial assistance.

12.0 CONSULTATION

The Lord Mayor Jim Soorley
Bob Davis, Manager, Office of the Chief Executive

13.0 IMPLICATIONS OF PROPOSAL

Brisbane City Council will be seen to be providing assistance to an important forum for establishing a national organisation for unemployed people.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds of \$2,000.00 are available under Corporate Activities.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Lord Mayor.

22.0 OPTIONS

(1) Approve the recommendation.

(2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Donation – Hungarian Cultural and Welfare Association

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval to make a donation to the Hungarian Cultural and Welfare Association in the total amount of \$15,000.

4.0 PROPONENT

Michael Kerry
A/Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Warren McGregor
Finance and Administration Officer

ACTION TAKEN

28/8/00
TOWN CLERK
J.S. COOKE

RECEIVED

28 AUG 2000

6.0 DATE

25 August 2000

COMMITTEE SECTION

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 ORDINANCE?

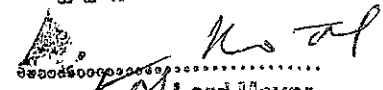
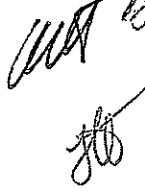
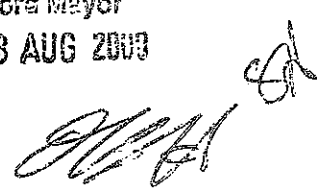
No.

9.0 RECOMMENDATION

That E&C grant approval to make a donation to the Hungarian Cultural and Welfare Association of \$15,000.

10.0 DIVISIONAL MANAGER


Michael Kerry
A/CHIEF EXECUTIVE OFFICER


Lord Mayor
28 AUG 2000



BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The Office of the Lord Mayor has received a request from the Hungarian Cultural and Welfare Association to make a contribution to mark the 1,000th anniversary of the Hungarian State.

The donation provided by Brisbane City Council will contribute to the construction of a belltower to house the bell given by the Hungarian Government to the City of Brisbane to mark 'Expo 88.

12.0 CONSULTATION

The Lord Mayor Jim Soorley
Bob Davis, Manager, Office of the Chief Executive

All are in agreement with the recommendation

13.0 IMPLICATIONS OF PROPOSAL

Brisbane City Council will be seen to be supporting a community group in the celebration of their national culture and heritage.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds of \$15,000.00 are available under Corporate Activities.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Lord Mayor.

22.0 OPTIONS

(1) Approve the recommendation that E&C grant approval to make a donation to the Hungarian Cultural and Welfare Association in the total of \$15,000.00

(2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER 234/49/7

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel - Gwen De Vasto

3.0 ISSUE/PURPOSE

To seek approval for Gwen De Vasto of Workplace Violence Intervention & Strategies to travel from Boston and return to deliver a series of workshops on domestic violence prevention and the workplace from 9 to 13 October 2000 at an estimated cost of \$5733.

4.0 PROPONENT

Pauline Peel, Divisional Manager, Community & Economic Development

5.0 SUBMISSION PREPARED BY

Helen Wallace, Senior Program Officer Community Development Policy, Community & Lifestyle 34733.

6.0 DATE

24 August 2000

APPROVED
.....
Lord Mayor
28 AUG 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

MS
SIA
JSA

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER ANY ACT OR ORDINANCE?

No.

AC: 3 : KEN
2018 10
TONI CLIPK
File SPUCDP.

9.0 RECOMMENDATION

That E&C grant approval for Gwen De Vasto of Workplace Violence Intervention & Strategies to travel from Boston and return to deliver a series of workshops on domestic violence prevention and the workplace from 9 October to 13 October, 2000 at a total estimated cost of \$5733.

RECEIVED

10.0 DIVISIONAL MANAGER

28 AUG 2000

P.M. 122

Pauline Peel
Divisional Manager
COMMUNITY & ECONOMIC DEVELOPMENT

I Recommend Accordingly
COMMITTEE SECTION
.....
ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

In November 1999 Brisbane City Council sponsored Jim Hardeman, international expert in prevention of workplace violence, to come to Brisbane to promote business involvement in domestic violence prevention.

The visit by Jim Hardeman attracted financial support from State and Federal government and was very successful with outcomes such as: the Zonta group in Noosa liaising with the local government to provide emergency accommodation; the development of a workplace intervention kit by the Domestic Violence Resource Centre and the development of the Crossing the Boundaries network which promotes the idea of partnerships between businesses and domestic violence agencies.

The Crossing the Boundaries Network consists of domestic violence services representatives and women in business associations and is supported by Council. The Crossing the Boundaries Network has planned a program of domestic violence intervention initiatives that includes:

1. the CEO Challenge which will develop partnerships between the corporate sector and domestic violence agencies;
2. a series of seminars by Jim Hardeman & Gwen De Vasto,
3. a breakfast for 300 businesses in Brisbane with Jim Hardeman as the guest speaker, and;
4. the promotion of the Lord Mayor's Community Trust as a vehicle for tax deductible sponsorship by businesses.

The series of seminars conducted by Jim Hardeman and his co-worker Gwen De Vasto will be held in Brisbane from 9 - 13 October 2000. It is envisaged that the expenditure of the project will be recouped from the seminar registration fees.

12.0 CONSULTATION

Lord Mayor, Councillor Jim Soorley
Councillor David Hinchliffe, Chair, Community Policy Committee
Alan Rogers, Manager Community & Lifestyle

All of the above are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Council will take a leadership role in establishing partnerships between the Community & Business sectors to provide a program of domestic violence intervention awareness & strategies at minimum cost to Council.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan - Community Life Program.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds are available from CDO3 2500 659 000 00

Airfares	\$4573
Accommodation	\$810
Taxis	\$100
Council Advance	\$250
Total	\$5733

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING

At the discretion of the Lord Mayor.

22.0 OPTIONS

(1) For E&C to grant approval for Gwen De Vasto of Workplace Violence Intervention & Strategies to travel from Boston to Brisbane to deliver a series of workshops on domestic violence prevention and the workplace from 9 October to 13 October, 2000 at an estimated cost of \$5733.

(2) Not approve the recommendation.

Option (1) is the preferred option.