

E&C RESULTS - 03 JULY 2000				
SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
03/07-1F M	234/70/25-99(1)	City Governance	Agenda Motions for the 2000 LGAQ Annual Conference	YES
03/07-1K M	234/70/1(339)	Urban Management	Change of membership for the Board of <i>Riverfestival</i> Brisbane Pty Ltd	YES
03/07-2K	WITHDRAWN	Urban Management	WITHDRAWN	WD
03/07-3K M	253/50/1-CA1221/98	Urban Management	Provision of sewerage infrastructure to service Millers Road, Kuraby developments and adjacent areas of Logan City	YES
03/07-1N M	(4)209/18/1(P6)	CED	Provision of donation to RSPCA	YES
03/07-2N R	243/30-13/93/94 243/30-14/93/94	CED	Marketing and Promotion Contracts - Brisbane City Heart Business Association and Valley Business Association	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: 234/70/25-99(1)

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

## 2.0 TITLE

Agenda motions for the 2000 Local Government Association of Queensland Annual Conference.

## 3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E & C approval to submit Brisbane City Council motions to the 2000 Local Government Association of Queensland Annual Conference.

## 4.0 PROPONENT

John Orange, Divisional Manager - City Governance.

**APPROVED**

## 5.0 SUBMISSION PREPARED BY

Joe Veraa, Intergovernmental Relations Officer, ext. 36415

Lord Mayor

3 JUL 2000

## 6.0 DATE

26<sup>th</sup> June, 2000.

## 7.0 FOR E&amp;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

## 9.0 RECOMMENDATION

That E & C endorse the attached motions to the 2000 Local Government Association of Queensland Annual Conference.

## 10.0 DIVISIONAL MANAGER

**RECEIVED**

- 3 JUL 2000

**COMMITTEE SECTION****ACTION TAKEN**

3 17 100

**TOWN CLERK**

File to CEO

John Orange  
CITY GOVERNANCE

I Recommend Accordingly

Acting CHIEF EXECUTIVE OFFICER

## **11.0 BACKGROUND**

The Local Government Association of Queensland has written to all member Councils requesting that motions be submitted for the forthcoming Annual Conference to be held on the Gold Coast on 28-31 August, 2000.

Each BCC Division was asked to put forward any motions for the Conference agenda. The following agenda items have been received and these are attached:

### Urban Management:

- ▶ 1999 Review of the Integrated Planning Act.
- ▶ Permit Requirements for Projects that Improve the Health of Queensland's Urban Waterways.

### City Governance:

- ▶ Vegetation Management Act 1999.

It should be noted that the City Governance motion on the Vegetation Management Act is one that the South East Queensland Regional Organisation of Councils (SEQROC) has instructed the BCC based Secretariat to refer to the ULGA Conference.

## **12.0 CONSULTATION**

All Divisional Managers (request for motions)

## **13.0 IMPLICATIONS OF PROPOSAL**

It is anticipated that the motions would generally be supported at the Conference.

## **14.0 CORPORATE PLAN IMPACT**

The motions are consistent with the Corporate Plan.

## **15.0 CUSTOMER IMPACT**

The motions prepared have an impact generally on the constituents of Local Governments across Queensland.

## **16.0 ENVIRONMENTAL IMPACT**

Consistent with established policy of Brisbane City Council.

## **17.0 POLICY IMPACT**

Consistent with the established policy that the Brisbane City Council provide a voice on state wide Local Government issues through its membership to the Local Government Association of Queensland.

## **18.0 FUNDING IMPACT**

There are no immediate budget implications for the Brisbane City Council.

## **19.0 HUMAN RESOURCE IMPACT**

The motions have no immediate impact on staffing levels within the Brisbane City Council.

## **20.0 URGENCY**

For decision at the next Committee meeting. Motions are to be forwarded to the Association by Friday, 7<sup>th</sup> July, 2000 for inclusion with the Conference agenda papers.

## **21.0 PUBLICITY/MARKETING**

This is at the discretion of the Committee. The Local Government Association of Queensland Annual conference receives media coverage. Controversial issues tend to receive more coverage.

## **22.0 OPTIONS**

1. To endorse the attached motion;
2. To endorse some of the attached motions; or
3. To not endorse the attached motion or endorse other motions.

Option 1 is recommended.

1.0 FILE NUMBER

03/07-1 K

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Change of membership for the Board of Riverfestival Brisbane Pty Ltd.

3.0 ISSUE/PURPOSE

Amend Brisbane City Council's membership on the Board of Riverfestival Brisbane Pty Ltd.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management

5.0 SUBMISSION PREPARED BY

Suzanne Davis, Executive Assistant, Urban Management Division

6.0 DATE

28 June 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 approve:

1. Ms Jude Munro, Chief Executive Officer be appointed as BCC's representative on the Board of Riverfestival Brisbane Pty Ltd; and
2. Mr Michael Kerry, Divisional Manager Urban Management Division be appointed as the alternate representative.

10.0 DIVISIONAL MANAGER

Michael Kerry  
Divisional Manager

URBAN MANAGEMENT

I Recommend Accordingly

Acting CHIEF EXECUTIVE OFFICER

## **11.0 BACKGROUND**

Mr Rob Carter has tendered his resignation from Brisbane City Council and therefore from the Board of Riverfestival Brisbane Pty Ltd effective end of June 2000.

Ms Jude Munro has been appointed as the new Chief Executive Officer and will commence in the position in mid September 2000. As part of this position, Ms Munro will be required to replace Mr Carter on the Board of Riverfestival Brisbane Pty Ltd.

During this period, Mr Michael Kerry will be A/Chief Executive Officer and will be required to attend the Board meetings.

## **12.0 CONSULTATION**

Cr Soorley, Lord Mayor

## **13.0 IMPLICATIONS OF PROPOSAL**

Brisbane City Council will continue its membership and support of the Riverfestival.

## **14.0 CORPORATE PLAN IMPACT**

Nil

## **15.0 CUSTOMER IMPACT**

Nil

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Nil

## **18.0 FUNDING IMPACT**

Nil

## **19.0 HUMAN RESOURCE IMPACT**

Nil

## **20.0 URGENCY**

Urgent as the next board meeting has been scheduled for Monday 3 July 2000.

## **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

1.0 **FILE NUMBER:** 253/50/1-CA1221/98

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

Provision of sewerage infrastructure to service Millers Road, Kuraby developments and adjacent areas of Logan City

3.0 **ISSUE/PURPOSE**

The purpose of this submission is to obtain E&C approval to negotiate Agreements with Logan City and the developer of land in the Millers Road area for the provision and funding of sewerage infrastructure to service lands in the vicinity of Millers Road, Kuraby.

4.0 **PROPONENT**

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 **SUBMISSION PREPARED BY**

Ron Dale, Senior Program Officer Assets, Water and Sewerage Program  
Rod Jackson, Manager Business Asset Services, Brisbane Water.

6.0 **DATE**

26 June, 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 approve in principle the commencement of negotiations with Logan City Council and Nev Pask Developments as per Attachment "A", subject to budget approval.

10.0 **DIVISIONAL MANAGER**

  
Michael Kerry  
Divisional Manager  
URBAN MANAGEMENT DIVISION

ACTION TAKEN

3 17 100  
TOWN CLERK  
File to ASP

RECEIVED

3 JUL 2000  
COMMITTEE SECTION

I Recommend Accordingly

  
Acting CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

Nev Pask Developments has submitted a development application for land around Millers Road, Kuraby. One of the conditions of development is for the construction of a trunk sewer from Point A to Point B as shown on the attached map.

A Benefited Area Agreement analysis has indicated that the cost of construction of the trunk sewer (approximately <sup>redacted</sup>) would be more than twice the amount that could be expected from headworks credits and payments under a conventional Benefited Area Agreement. One of the reasons for this is that much of the natural catchment for the sewer line lies within Logan City. In addition, further significant areas that drain to the sewer and lie within Brisbane City are zoned Non Urban (areas 2 & 3 on Plan 1) and are not shown on Council's Strategic Plan as requiring sewerage services in the future.

Discussions and correspondence with Logan City have identified an approach that is advantageous to both Logan and Brisbane Councils. <sup>redacted</sup>

<sup>redacted</sup>

redacted

In principle the reply from Logan was favourable although there was not agreement on the actual contributions proposed. redacted

redacted

The principle of sharing the cost between Logan and Brisbane in proportion to anticipated ultimate flows is reasonable. However, Logan's assumption that all the land within Brisbane will be developed and contribute to flow in the sewer is not valid. A significant amount of the BCC land is not currently identified for urban development, although it needs to be acknowledged that some institutional development has occurred in the area currently zoned Non Urban and that such developments are likely to take advantage of a sewerage system through the area.

redacted

As far as construction of the sewer is concerned, there are two possibilities:

1. BCC funds; or
2. A developer funds.

Pask Development's consultant has recently submitted the final design of the sewer in question. Earlier issues associated with land acquisitions for the SE Freeway project are understood to have been overcome. While the formal agreement of all landowners to the sewer construction has not yet been received, the consultant has advised that there appear to be no impediments likely to prevent the sewer being built. The consultant has also advised a construction estimate based on the completed design of <sup>redacted</sup> which is in line with earlier pre-design estimates.

redacted

In respect of the deficit, there is precedent for Council to contribute to the cost of works constructed by developers in situations where normal Benefited Area arrangements do not result in long term viability from the developer's perspective and where there is long term benefit to Council. Council contributions to the Oxley – Archerfield trunk sewer and the Blunder Road trunk sewer are examples of Council contributing to works constructed by developers, with the Millers Road situation being consistent with such earlier precedents.

In order for BCC to fund the construction the full cost, estimated at redacted would need to be allocated under the 2000/2001 budget. The funding arrangement would be as follows:

redacted

Given that Council will commence to receive revenue from both the Pask and the Logan areas from very early in the 2000/2001 financial year, and that there are other instances where capital contributions have been made, it is proposed that Council fund the construction of the sewer.

redacted

#### **12.0 CONSULTATION**

Cr Tim Quinn, Deputy Mayor and Chairperson Urban Planning Committee  
Cr Kerry Rea, Chairperson Customer and Local Services Committee  
Mr Mike Dart, Business Policy Adviser, Lord Mayor's Office  
Brisbane Water (Planning and Environment)  
Brisbane City Legal Practice  
Development and Regulatory Services

#### **13.0 IMPLICATIONS OF PROPOSAL**

The proposal will result in the provision of sewerage infrastructure to the Millers Road area of Kuraby in a manner advantageous to BCC and Logan City. Provision of sewerage infrastructure to this area has been a significant impediment to development of this area for a number of years.

#### **14.0 CORPORATE PLAN IMPACT**

The proposal supports the achievement of Corporate Plan Outcome 6.3: Facilitate quality and timely development.

#### **15.0 CUSTOMER IMPACT**

The proposal will allow development in the Millers Road area to continue, thereby creating a viable community in this locality.

After all reimbursements the developer will not have had to outlay more than his headworks obligations

Logan City achieves a more economic provision of sewerage to its lands in the Millers Road area.

#### **16.0 ENVIRONMENTAL IMPACT**

Construction of the sewer will be carried out in a manner consistent with environmental best practices.

#### **17.0 POLICY IMPACT**

Nil. There are other examples of Council contributing to the cost of sewerage infrastructure provided by developers where there are advantages to Council. The proposal will provide a useful case study that could inform the development of Infrastructure Charges under IPA

#### **18.0 FUNDING IMPACT**

The 2000/2001 Water and Sewerage Budget will need to be amended at the first budget review.

#### **19.0 HUMAN RESOURCE IMPACT**

Nil

#### **20.0 URGENCY**

In the normal course of business.

#### **21.0 PUBLICITY/MARKETING**

Nil

#### **22.0 OPTIONS**

1. That the recommendation be approved
2. That the recommendation be amended to negotiate provision of up-front capital by the Developer rather than Council; or
3. Fund the sewer by means other than proposed in this submission, without involving Logan City. A variety of possibilities exist, all of which lead to increases in the costs borne by Council and / or the developer. Further delays in provision of sewerage infrastructure to this area would be likely.

**Option 1. is the preferred option**

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER

(4)209/18/1(P6)

03 / 07 - 1 N

2.0 TITLE

Provision of donation to RSPCA

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain approval for Brisbane City Council to donate a sum of \$15,000 to RSPCA in recognition of their continuing role in animal welfare activities and advocacy.

4.0 PROPONENT

Pauline Peel, Divisional Manager, Community and Economic Development

5.0 SUBMISSION PREPARED BY

Peter Lumsdale, Program Officer – Pest Control & Animal Management, Community Health and Safety

6.0 DATE

28 June 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For approval by E & C

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

N/A

9.0 RECOMMENDATION

That E & C approve the recommendation for Brisbane City Council to donate a sum of \$15,000 to RSPCA in recognition of their continuing role in animal welfare activities and advocacy.

10.0 MANAGER

  
Pauline Peel  
DIVISIONAL MANAGER  
COMMUNITY & ECONOMIC DEVELOPMENT

I Recommend Accordingly

  
Acting CHIEF EXECUTIVE OFFICER

ACTION TAKEN

3 17 100

TOWN CLERK

File to RSPCA

RECEIVED

3 JUL 2000

COMMITTEE SECTION

## **1.0 BACKGROUND**

With the cessation of RSPCA services to Council's animal shelters, continuation of the annual \$242,000 grant will no longer occur.

The RSPCA is a registered charity and derives funding for its operation from donations. The RSPCA will continue to perform functions related to responsible pet ownership. This clearly benefits Council in achieving better animal management outcomes.

It is proposed that a donation of \$15,000 to the RSPCA be approved for the 2000/20001 financial year. Such a donation (not a grant) would serve as acknowledgment by Council of the animal welfare service provided to the Brisbane community by the RSPCA.

The continuation of this donation on an annual basis would be subject to other SEQROC member Councils agreeing to provide a proportionate contribution. The continued donations by Councils would be in recognition of the RSPCA's contribution to their communities through promoting responsible pet ownership.

## **12.0 CONSULTATION**

The Right Honourable The Lord Mayor Councillor James Soorley  
Councillor David Hinchliffe, Chairperson, Community Policy Committee  
John Martinkovic, Acting Manager, Community Health & Safety  
Margaret Crawford, Divisional Manager, Customer & Community Services  
Bob Wallis, Manager, Development & Regulatory Services  
Steve Best, Local Laws Coordinator, Development & Regulatory Services

All are in agreement.

## **13.0 IMPLICATIONS OF PROPOSAL**

Approval of this proposal will:-

- Facilitate continued good relationship between Council and the RSPCA; and
- Support RSPCA's continued role in animal welfare activities and advocacy.

## **14.0 CORPORATE PLAN IMPACT**

Section – Community Health & Safety

- Improve the health and safety of Brisbane by:-
  - Introducing rewards for responsible dog ownership; and
  - Managing Brisbane's cat population.

Section – Customer Service

- To improve customer satisfaction with the whole of Council through the provision of excellent service delivery, facilities and service standards for Brisbane citizens and all customers of the Council's services.
  - Co-ordinate services with all levels of government and other organisations to provide seamless service delivery.

## **15.0 CUSTOMER IMPACT**

Council will provide a streamlined service via the Animal Shelters through the provision of enhanced veterinary services. The provision of a \$15,000 donation to RSPCA will assist them to continue with animal welfare activities and advocacy for responsible pet ownership and animal welfare for the Brisbane community.

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Nil

## **18.0 FUNDING IMPACT**

With the cessation of RSPCA service delivery to Council Animal Shelters, and Council assuming responsibility

for veterinary services through the animal shelters, a cost saving of \$80,000 will be achieved. It is envisaged that the \$15,000 donation be funded from this \$80,000 cost saving allocated in Community Health & Safety's 2000/2001 budget.

**19.0 HUMAN RESOURCE IMPACT**

Nil

**20.0 URGENCY**

In the normal course of business.

**21.0 PUBLICITY/MARKETING STRATEGY**

In conjunction with the overall relationship change between Council and the RSPCA and expansion of Council's animal shelter services, marketing/media releases will be developed.

**22.0 OPTIONS**

Option 1: Approve the allocation of a \$15,000 donation to the RSPCA to continue its animal welfare activities and advocacy for the Brisbane community.

Option 2: Not approve the recommendation.

**Option 1 is the preferred and recommended option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

E&C RESULTS - SPECIAL MEETING - 04 JULY 2000				
SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
04/07-1L M	392/40(1921)	OLMCEO	Sponsorship - Belmont Services Ladies Bowling Club Inc	YES

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

M - Indicates an E&C Committee decision (or minute item), which is included in this document.

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

1.0 FILE NUMBER: 392/40(1921)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Sponsorship - Belmont Services Ladies Bowling Club Inc.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval to sponsor the Belmont Services Ladies Bowling Club Inc.'s monthly bowls event for March 2000, in the total amount of \$100.00.

4.0 PROPONENT

Michael Kerry  
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

John Tunstall  
E&C Clerk

6.0 DATE

04 July

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

10 171 00  
TOWN CLERK

File to ECCED

9.0 RECOMMENDATION

That E&C grant approval to sponsor the Belmont Services Ladies Bowling Club's Monthly Bowls Event for March 2000, in the total amount of \$100.00.

10.0 DIVISIONAL MANAGER

  
Michael Kerry  
ACTING CHIEF EXECUTIVE OFFICER

**APPROVED**

.....  
Lord Mayor

 4 JUL 2000  
  
  


## **11.0 BACKGROUND**

The Office of the Lord Mayor received a request from the Belmont Services Ladies Bowls Club Inc. to sponsor their monthly bowls event for March 2000.

The requested sponsorship would enable the purchase of trophies to be presented to event winners.

The Club extended an invitation for the Lord Mayor to attend the event, a mixed competition (Ladies and Men), as an official guest, and to present trophies to event winners.

## **12.0 CONSULTATION**

Lord Mayor Jim Soorley

## **13.0 IMPLICATIONS OF PROPOSAL**

Brisbane City Council will be seen to be actively involved in supporting all areas of the community.

## **14.0 CORPORATE PLAN IMPACT**

Outcome 4.4	Active and Healthy communities.
Strategy 4.4.1	Improve the health and quality of life of communities through participation in sport and recreation activities.

## **15.0 CUSTOMER IMPACT**

Nil.

## **16.0 ENVIRONMENTAL IMPACT**

Nil.

## **17.0 POLICY IMPACT**

Nil.

## **18.0 FUNDING IMPACT**

Funds of \$100.00 are available from Corporate Activities.

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

E&C RESULTS - 10 JULY 2000				
SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
10/07-1F M	(8)456/85(19/P1)	City Governance	Renewal of Lease - Pullenvale Ward Office	YES
10/07-2F M	234/12/8(40/P1)	City Governance	2000 Local Government Excellence Awards	YES
10/07-1K M	202/11-UC370/151 202/11-UC370/161	Urban Management	Claim for Compensation, Resumption of Land for Road Purposes - 151-161 Compton Road, Kuraby	YES
10/07-2K M	202/11-LM890/28(A1)	Urban Management	Claim for Compensation - Resumption of Land for Road Purposes - 28 Waterworks Road, Red Hill	YES
10/07-3K M	202/11-PO020/127/1(A1)	Urban Management	Claim for Compensation - Resumption of Land for Road Purposes - 1/127 Abbotsford Road, Bowen Hills	YES
10/07-4K M	202/11-PO020/141(A1)	Urban Management	Overseas Travel - A Wetland Systems for Water Pollution Control, USA	YES
10/07-5K M	202/11-QE895/77	Urban Management	Rejection of a Claim for Compensation - 77 Selhurst Street, Coopers Plains	YES
10/07-6K M	202/11-PO560/89	Urban Management	Offer to Transfer Land to Council for Road Purposes - 89 Mayne Road, Bowen Hills	YES
10/07-7K R	467/40/25(1)	Urban Management	ICB MOU with Queensland Transport: Allocation of Land for the purposes of QR	YES
10/07-8K M	202/11-PO020/121(A1)	Urban Management	Claim for Compensation - Resumption of Land for Road Purposes - 121 Abbotsford Road, Bowen Hills	YES
10/07-9K M	202/11-PO020/141(A1)	Urban Management	Claim for Compensation - Resumption of Land for Road Purposes - 141 Abbotsford Road, Bowen Hills	YES
10/07-10K M	202/11-NP830/15(A1)	Urban Management	Claim for Compensation - Resumption of Land for Road Purposes - 15 Sandgate Road, Albion	YES
attach 10/07-1L M	240/7-99/2000	OLMCEO	Contracts to Provide Professional Services - Report for April 2000	YES
10/07-1N M	234/12/19-2000/2001(0)	CED	2000/2001 Local Cultural and Festival Grants Program - Round 1	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: (8) 456/85(19/P1)

# SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

## 2.0 TITLE

Renewal of Lease for the existing Pullenvale Ward Office.

RECEIVED

10 JUL 2000

COMMITTEE SECTION

## 3.0 ISSUE/PURPOSE

Renewal of Lease for the existing Pullenvale Ward Office accommodation located at Suite 18, Kenmore Village Shopping Centre, Brookfield Road, Kenmore.

## 4.0 PROPONENT

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

## 5.0 SUBMISSION PREPARED BY

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

**APPROVED**

Lord Mayor  
10 JUL 2000

## 6.0 DATE

26 June 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.

**ACTION TAKEN**

10/7/00

TOWN CLERK

File to 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 Suite 18, Kenmore Village Shopping Centre, Brookfield Road, Kenmore for the Pullenvale Ward Office on the basis of a four (4) year lease at a rental of <sup>redacted</sup> per annum (GST to be added after the 1 July 2000 when the exact amount is known) with a four (4) year option term, subject to CPI and percentage increases and on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

## 10.0 DIVISIONAL MANAGER

  
John Orange  
DIVISIONAL MANAGER  
CITY GOVERNANCE DIVISION.

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

At its meeting held on 15 January 1996 the E. & C. Committee granted authority to negotiate a three (3) year lease with an option term of a further three (3) years for accommodation for the Pullenvale Ward Office at Suite 18, Kenmore Village Shopping Centre, Brookfield Road, Kenmore.

The lease term commenced on 1 February 1996 with the option term to commence from 1 February 1999.

Following the expiration of the lease on 31 January 1999 the Council continued occupancy on a holding over basis as a tenant from month to month on the terms and conditions of the previous lease. This was due to an issue with noise emanating from a Music School, the adjoining tenant.

The adjoining tenants have over a period of time undertaken soundproofing in an endeavour to alleviate the noise problem.

Ron Rumble Pty Ltd, Consulting Acoustical & Vibration Engineers has advised the Kenmore Village Centre Management that there is little further that can be done to the adjoining tenancy in order to reduce noise levels. Furthermore the Consultant advised that any soundproofing in Council's tenancy area would not provide any further reduction in sound attenuation.

Councillor Margaret de Wit advised that whilst the sound levels have been reduced they remain an issue. The Councillor is willing to accept the situation as Centre Management has advised that on Council taking up the proposed lease the adjoining tenant will be advised that its lease will not be renewed.

Following negotiations by letter dated 24 May 2000 the Landlord, Intro International Limited advised as follows.

It is proposed that a new lease be negotiated on the following terms and conditions:-

**Rent:**

redacted

**Rent Reviews:**

- 1 July 2001 – CPI.
- 1 July 2002 – 4%.
- 1 July 2003 – CPI.

**Outgoings:**

0.57% of the outgoings of the Centre. (Estimated outgoings for the 2000/2001 financial year are redacted)

**Area:**

66 square metres.

**Lease Term:**

4 years from 1 July 2000.

**Option(s):**

4 years.

The above offer is considered to be fair and reasonable and represents an increase in rental of only 2.35% on the current rental figure which has not increased since 1 February 1998.

## **12.0 CONSULTATION**

Councillor Sharon Humphreys, Chairperson, Finance Committee  
Councillor Margaret de Wit, Councillor for Pullenvale 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 Pullenvale 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 Pullenvale 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 Suite 18, Kenmore Village Shopping Centre, Brookfield Road, Kenmore for the Pullenvale Ward Office on the basis of a four (4) year lease at a rental of <sup>redacted</sup> per annum (GST to be added) with a (4) year option term, subject to CPI and percentage increases.
2. Not approve the recommendation.

**Option 1 is preferred.**

1.0 FILE NUMBER: 234/12/8(40/P1)

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

2.0 TITLE

2000 Local Government Excellence Awards.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval to submit Brisbane City Council nominations for the 2000 Local Government Excellence Awards.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance

5.0 SUBMISSION PREPARED BY

Joe Veraa, Intergovernmental Relations Officer (IGRO) - Ext. 36415

6.0 DATE

3<sup>rd</sup> 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

9.0 RECOMMENDATION

That E&C grant approval for the attached nominations to be submitted for the 2000 Local Government Excellence Awards.

10.0 DIVISIONAL MANAGER

John Orange  
CITY GOVERNANCE

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

APPROVED

Lord Mayor

ACTION TAKEN

10/7/00

TOWN CLERK

File to IGRO

RECEIVED

10 JUL 2000

COMMITTEE SECTION

## 11.0 BACKGROUND

The Local Government Industry Training Advisory Body Qld Inc. (ITAB) has called for nominations for the 2000 Local Government Excellence Awards. The awards are designed to recognise Councils which have demonstrated significant initiative in improving their effectiveness and/or productivity through innovative management or technical practices. They also aim to promote an interchange of ideas and a spirit of sharing so Councils throughout Queensland can learn from each other.

This year's award categories are:

- ▶ Training and development excellence,
- ▶ Management excellence,
- ▶ Technical innovation excellence,
- ▶ Community development excellence, and
- ▶ Environmental management excellence.

Attachment A provides further details of the awards, selection criteria and last year's winners.

The following nominations have been received and copies of these are attached:

- ▶ Council's GST Training and Education Program nomination from the GST Project team in the Training and Development Excellence category,
- ▶ www.brisbane.qld.gov.au nomination from the Information Brisbane Project team in the Technical Innovation Excellence category,
- ▶ Water Quality Management nomination from the Waterways Program branch in the Environmental Excellence category,

Copies of the nominations are attached.

## 12.0 CONSULTATION

All Council divisions have been requested to nominate projects they consider worthy.

## 13.0 IMPLICATIONS OF PROPOSAL

It is anticipated that Brisbane's nominations would be suitable for the purposes of demonstrating Council's initiative in improving effectiveness and productivity through innovative or technical practices. The nominations will also provide another opportunity for BCC employees to take pride in their achievements.

## 14.0 CORPORATE PLAN IMPACT

Nil.

## 15.0 CUSTOMER SERVICE IMPACT

Nil

## **16.0 ENVIRONMENTAL IMPACT**

Nil.

## **17.0 POLICY IMPACT**

Nil.

## **18.0 FUNDING IMPACT**

Nil.

## **19.0 HUMAN RESOURCE IMPACT**

Nil.

## **20.0 URGENCY**

As soon as possible as the closing date for nominations is 14<sup>th</sup> July, 2000.

## **21.0 PUBLICITY / MARKETING STRATEGY**

At the discretion of E&C. The winners will be announced and awards presented in September at the 104<sup>th</sup> Annual Conference of the Local Government Association of Queensland to be held at the Gold Coast, 28<sup>th</sup> – 31<sup>st</sup> September, 2000.

## **22.0 OPTIONS**

1. To approve all of the attached nominations for submission to the 2000 Local Government Excellence Awards; or.
2. To approve some of the attached nominations for submission to the 2000 Local Government Excellence Awards; or
3. To not approve the attached nominations for submission to the 2000 Local Government Excellence Awards.

**Option 1 is the preferred option.**

1.0 FILE NUMBER: 202/11-UC370/151, 202/11-UC370/161,

10 / 07 - 1 K

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

2.0 TITLE

(Amendment) Claim for Compensation, Resumption of Land for Road Purposes

redacted

151-161 Compton Road, Kuraby

3.0 ISSUE/PURPOSE

To amend a previously approved claim for compensation arising from the resumption of land for Road and Incidental to Road purposes.

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

4 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

10 JUL 2000  
COMMITTEE SECTION

APPROVED

Lord Mayor  
10 JUL 2000  
JWC  
OBSA

## 9.0 RECOMMENDATION:

It is recommended that:-

1. [redacted] be paid an amount of [redacted] consisting of [redacted] for property, legal fees of [redacted] and valuation fees of [redacted] -

In full satisfaction of their claim for compensation arising from the resumption of land in their ownership for road purposes and purposes incidental to road, situated at 151-161 Compton Road, Kuraby described as Lots 17, 18, 20 and 21 on SP125370, and having a total area of 4,075 square metres and 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 above described lands or arising out of or with respect to the taking by the Council of the said land, and,

for the transfer by them to the Council of an unencumbered estate in fee simple in the lands described as Lots 19 and 22 on Plan SP125370 having an area of 2.0959 hectares


subject to the Claimants entering into a Deed of Indemnity in a form acceptable to the Manager, Brisbane City Legal Practice.

2. That authority be granted to the Manager, City Assets, for the disposal by sale of any surplus land that will not be required for road or incidental to road purposes following completion of the construction of the road.

## 10.0 MANAGER

  
Barry Ball  
ACTING DIVISIONAL MANAGER  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 24 December 1999, the Council resumed from redacted redacted land for Road purposes, and purpose Incidental to Road, situated at 151-161 Compton Road, Kuraby and described as Lots 17, 18, 20 and 22 on Survey Plan 125370 having a total area of 2.503 hectares.

The claimants had identified a desire to negotiate with Council for the sale of the balance lands described as lots 19 and 22 on SP 125370. Negotiations were already advanced at the time of Governor in Council approval and gazettal of the resumption. Consideration was given to the purchase of the balance lands as the owners considered the two allotments as a single home.

Compensation for the resumption has been assessed by Council's valuation consultants, John Wood and Associates, on a whole take basis at redacted plus reasonable legal and valuation fees. This is based on a highest and best use of the allotments as separate rural house allotments. Land value of both allotments at redacted and redacted for the house, which was rented.

The claimants originally lodged a claim in the amount of redacted plus legal fees of redacted and valuation fees of redacted on the basis that council resumed the whole property. Following negotiations based on Council's valuation the Claimants have offered to accept redacted plus reasonable legal fees of redacted and valuation fees of redacted. The claim is considered reasonable and it is recommended to the Establishment and Coordination Committee that it be accepted.

At its meeting of 13 June 2000, the Establishment and Co-ordination Committee approved the payment of the compensation amount of redacted for the *resumption* of lots 17 – 22 on SP 125370.

We are advised by Brisbane City Legal Practice that an error has been made in that two of those properties, Lots 19 and 22 on SP 125370, were not actually *resumed* but were *acquired by negotiation* under Section 13 (2) of the Acquisition of Land Act (1967). This was because subsequent to the date of resumption, it had become apparent that the line of resumption severed the principal improvement upon the property and hence under the Acquisition of Land Act Section 13 (2) the entire property must be resumed. This has necessitated that Lots 19 and 22 also be transferred to Council.

Consequently this will need to be reflected in a new recommendation and approval by the Establishment and Co-ordination Committee. The total sum of compensation has not changed and is still redacted.

The amendment is now reflected in the Recommendations section of this submission and a copy of the plan showing the lots to be transferred to Council are shaded yellow. (Attachment A.)

Authority is now sought for the transfer of lots 19 and 22 on SP 125370.

## **12.0 CONSULTATION**

Councillor Maureen Hayes, Chairperson Transport & Major Projects Committee.  
Councillor Gail McPherson, Councillor for Runcorn.

## **13.0 IMPLICATION OF PROPOSAL**

This proposal seeks to amend a previously approved claim for compensation.

## **14.0 CORPORATE PLAN IMPACT**

The recommendation is in accordance with 7.2.1.3 of the Corporate Plan - Upgrade strategic road assets over the next 5 years in accordance with approved programs.

## **15.0 CUSTOMER IMPACT**

This submission will ensure that this acquisition and other acquisitions of this nature are undertaken in an appropriate manner thus ensuring that our customers' efficient operations are maintained.

## **16.0 ENVIRONMENTAL IMPACT**

Not Applicable

## **17.0 POLICY IMPACT**

In accordance with Council Policy

## **18.0 FUNDING IMPACT**

No impact as compensation has already been approved.

## **19.0 HUMAN RESOURCE IMPACT**

Administrative only.

## **20.0 URGENCY**

Normal course of business.

## **21.0 POLICY/MARKETING STRATEGY**

Not applicable.

## **22.0 OPTIONS**

As the initial submission for this matter has been previously approved and the purpose of this submission is to ensure that the recommendation allows for the Brisbane City

Legal Practice to settle this matter in the appropriate manner, no options are deemed necessary in this case.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 202/11-LM890/28(A1)

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

2.0 TITLE

**Claim for Compensation, Resumption of Land for Road Purposes and acquisition of balance land.**

redacted

**28 Waterworks Road, Red Hill**

3.0 ISSUE/PURPOSE

To recommend the acceptance of a claim for compensation arising from the resumption of land and improvements for Road purposes and acquisition of balance land.

4.0 PROPONENT

Barry Ball  
Acting Divisional Manager,  
Urban Management Division

RECEIVED

10 JUL 2000

5.0 SUBMISSION PREPARED BY

Ian Hawley, Asset Officer Project Co-Ordination Section x34646

COMMITTEE SECTION

6.0 DATE

4 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

10/7/00  
TOWN CLERK  
File To  
DMGRK

APPROVED

LOVE M...  
10 JUL 2000  
gok  
SAB

## 9.0 RECOMMENDATION


It is recommended that:

1. The claim for compensation in the amount of redacted plus legal fees of redacted and valuation fees of redacted plus disturbance costs of redacted (including stamp duty, removal costs, conveyancing costs and telephone reconnection) from redacted arising from the resumption of land and improvements, and for the acquisition of the balance of land and improvements in their ownership, for Road purposes situated at 28 Waterworks Rd Red Hill and described as lots 6 and 7 on Survey Plan 128090 having a total area of 543 square metres, be accepted 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 above described land or arising out of or with respect to the taking by the Council of the said land, subject to the claimant entering into a Deed of Indemnity in a form acceptable to the Manager, Brisbane City Legal Practice and,
2. redacted be permitted to occupy the dwelling, rent free, for a period after settlement not exceeding 120 days to allow her to locate and purchase alternative accommodation.

## 10.0 DIVISIONAL MANAGER

  
Barry Ball  
ACTING DIVISIONAL MANAGER  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 16 June 2000, the Council resumed from [redacted] land for road and incidental to road purposes situated at 28 Waterworks Rd Red Hill, and described as Lots 6 and 7 on Survey Plan 128090 having a total area of 543 square metres and shaded yellow on the attached plan.(Attachment A).

The Waterworks Road Transit project seeks to improve the alignment of Waterworks Road to facilitate the provision of Transit Lanes to improve public transport in the region. The Waterworks Road corridor is of strategic importance in the regional road network, serving the community as an Arterial Route.

Additional benefits are predicted for public transport and high occupancy vehicles. Such benefits may limit the growth of low-occupancy motor vehicles use in the corridor (traffic reduction,) with limited impact on current motor vehicle operations and encourage use of public transport, cycling and walking.

Council is required under the Acquisition of Land Act (1967) Section 13 (2) to resume the whole property. Accordingly compensation has been assessed on this basis.

The new road alignment which results from the proposed resumption severs the dwelling by 86 centimetres. During initial discussions with [redacted] Council offered to attempt to relocate the subject dwelling away from the boundary of the resumed land to allow her to remain in her home. Several expert house relocators were invited to assess the possibility of relocating the dwelling, however in their professional opinions, such a relocation was not viable due to the steep slope of the land.

Consequently, valuation consultants, Realty Valuation Services were engaged to provide a market valuation of the property. Their assessment of the current market value of the property is [redacted] plus disturbance fees. A copy of their report is attached. Detailed in the report is a basis of valuation and supporting sales evidence used to arrive at the valuation

The claimants originally sought a claim in the amount of [redacted] plus legal fees of [redacted] and valuation fees of [redacted] and disturbance costs in locating and purchasing suitable alternative accommodation on the basis that Council resumed the whole property. Following negotiations the Claimants have offered to accept [redacted] plus reasonable legal fees of [redacted] and valuation fees of [redacted] and disturbance costs of [redacted] which included stamp duty, removal costs, conveyancing costs and telephone reconnection. Total compensation amounts to [redacted] Although the compensation includes the vendors disturbance costs of [redacted] the offer is considered reasonable and it is recommended that it be accepted.

The property owner, [redacted], is an elderly lady who has lived in the resumed property all of her life. She is seeking to purchase a replacement property and has requested to remain in the subject dwelling for a period following Council's purchase of the property.

This request is to allow her to locate and purchase a suitable alternative home. Additionally, she has requested Council to expedite settlement to allow her to get on with her life following her trauma with the resumption.

## **12.0 CONSULTATION**

Councillor Maureen Hayes, Chairperson Transport and Major Projects Committee.

Councillor Les Bryant, Councillor for Richlands Ward

Derek Sharp, Project Manager, Transport and Traffic Infrastructure Delivery.

## **13.0 IMPLICATION OF PROPOSAL**

A claim for compensation will be settled on an amicable and equitable basis.

## **14.0 CORPORATE PLAN IMPACT**

The recommendation is in accordance with 7.2.1.3 of the Corporate Plan - "Upgrade strategic road assets over the next 5 years in accordance with approved programs."

## **15.0 CUSTOMER IMPACT**

Urban Management Division's acquisition programme 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 DA75

## **19.0 HUMAN RESOURCE IMPACT**

Administrative only.

## **20.0 URGENCY**

It is important that this matter is settled as a matter of urgency as a contract of sale for [redacted] new property is due to settle in mid July and should the matter not be settled at that time, [redacted] risks losing her deposit monies on the new house.

## **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.

Option 1 is preferred.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**1.0 FILE NUMBER:**

202/11-PO020/127/1(A1)

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE****2.0 TITLE**

Claim for compensation arising from the resumption of land for road purposes.  
 1 /127 Abbotsford Road, Bowen Hills – redacted as trustees of the redacted  
 Unit Trust and Junemarsh 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**

26 June 2000.

ACTION TAKEN

10/17/00

TOWN CLERK

File to DMBRK

RECEIVED

10 JUL 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?**

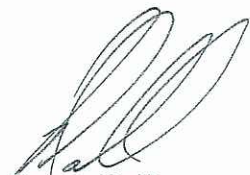
No.

## 9.0 RECOMMENDATION

It is recommended that:

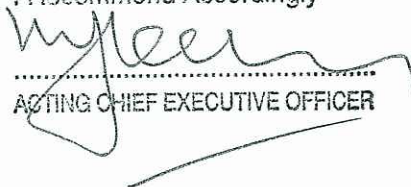
1. the joint Claim for Compensation received from [redacted] as trustees of the [redacted] Unit Trust and Junemarsh Pty Ltd and amended by letter dated 27 June 2000 in the amount of [redacted] comprising [redacted] for loss of real estate and [redacted] for disturbance costs, arising from the resumption of land situated at 1 / 127 Abbotsford Road, Bowen Hills, described as Lot 1 on Building Unit Plan No.4967, County of Stanley, Parish of North Brisbane, having an area 177 square metres, **be rejected** as excessive and the claimants be paid an advance against compensation in the amount of [redacted] and,
2. [redacted] as trustees of the [redacted] Unit Trust and Junemarsh Pty Ltd be allowed to remain in occupancy of the property as monthly tenants at a rental of [redacted] calendar month if required.

## 10.0 DIVISIONAL MANAGER



**Barry Ball**  
**Acting Divisional Manager**  
**URBAN MANAGEMENT DIVISION**

I Recommend Accordingly



ACTING CHIEF EXECUTIVE OFFICER

## 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] as trustees of the [redacted] Unit Trust land for road purposes being property situated at 1 / 127 Abbotsford Road, Bowen Hills, described as Lot 1 on Building Units Plan 4967, Parish of North Brisbane, having an area of 177 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 forms part of a detached structure accommodating four units with direct access and exposure to Abbotsford Road and rear access to the sealed car parking area. The unit is located on the ground floor and has been developed with partitioned and air-conditioned offices, reception, general office and administration area, amenities and kitchen area and workshop. The subject unit is one of the largest units within the Mayne Plaza complex and contains a floor area of approximately 177 square metres.

The property is owned by [redacted] as trustees of the [redacted] Unit Trust and is occupied by Junemarsh Pty Ltd a related company trading as Beutal Electrical and Electronics which operates as an electronic repairs and service firm specialising in the office and retail area. There is no formal lease agreement between the property owner and the related business.

Valuation consultants, Realty Valuation Services, were engaged to provide a market valuation of the property for Council. They have assessed the current market value of the unit at [redacted]. Refer extract of valuation report attached (Attachment C).

A joint claim for compensation has been lodged by [redacted] as trustees of the [redacted] Unit Trust and Junemarsh Pty Ltd and by letter dated 26 June, 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 [redacted] and disturbance costs [redacted] however, by letter dated 27 June, 2000 the claim has been amended to decrease the amount of stamp duty claimed and to include accountants fees. The claim is now for the total amount of [redacted] being real estate [redacted] and disturbance costs [redacted] comprising:

- Loss of Profits/site goodwill [redacted]
- Stamp Duty and fees incurred in the purchase of a replacement property to similar value [redacted] less GST component on fees [redacted]

- Professional fees incurred in negotiations and formulating a claim for compensation [redacted] no GST component supply has occurred);
- Removal expenses [redacted] less GST component [redacted]
- Relocation of telephone pabx and facsimile unit [redacted] less GST component [redacted]
- Business Disturbance - including, stationery obsolescence, telephone redirection, advertising change of address to suppliers and service providers, labour costs to set up workshop, specialised fitout to new premises [redacted] less GST component [redacted] where applicable = [redacted]

The claimed amount of [redacted] for the real estate is considered reasonable and is supported by Council's valuation advice.

The claim for business disturbance being loss of profits/site goodwill [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 it is considered that these costs are considered reasonable and are normally recognised by the Land Court as being compensable for resumption of an owner occupied property and business relocation. The claim, however, includes the GST component of the disturbance costs. As the GST component can be claimed back from the Tax office as an input credit by the GST registered Junemarth Pty Ltd, Council will only pay the GST free component of the disturbance costs. The total of these costs less the GST component is [redacted]

Of these costs the claim for phone diversion for two years would normally be deemed as excessive, however, in this particular case the claimant has a property under contract that is located in a different exchange area and therefore cannot keep the phone numbers it has utilised for the past four years on advertising materials such as stickers placed on serviced machines (cash registers, faxes etc). The claimant contends that a large portion of repeat custom is sourced from this advertising. The payment of the phone diversion for two years will mitigate potential losses incurred by the resumption and ultimately minimise the amount of compensation paid by Council.

Although the claimants have submitted a claim for compensation they have reserved the right to claim further compensation if they incur a GST liability in relation to the purchase of a replacement property. As it is considered that at this point in time a claim under this head is too remote and cannot be supported, no consideration was given to this claim during negotiations.

It is therefore recommended that the claim be rejected as excessive and that [redacted] [redacted] as trustees of the [redacted] Unit Trust and Junemarth Pty Ltd be paid an advance of [redacted] being [redacted] real estate and [redacted] disturbance costs agreed at this time.

## **12.0 CONSULTATION**

David Stewart, Principal Transport Infrastructure Projects, 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 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 coordinated 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 <sup>redacted</sup> are available under 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. 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.

1.0 **FILE NUMBER:** 24/1-K/00(1)

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

2.0 **TITLE**

Proposal to attend a 'Wetland Systems for Water Pollution Control' conference at Lake Buena Vista, Florida, USA.

3.0 **ISSUE/PURPOSE**

To seek approval for Ms Fiona Chandler to attend a conference at Lake Buena Vista, Florida, USA from 11-16 November 2000.

4.0 **PROPONENT**

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

5.0 **SUBMISSION PREPARED BY**

André Taylor – Principal Waterways Program Officer – Ext: 39402.

6.0 **DATE**

3 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 A LOCAL LAW?**

Not applicable.

9.0 **RECOMMENDATION**

That E&C approval be granted for Ms Fiona Chandler, Waterways Program Officer, Waterways Program, Urban Management Division to attend a constructed wetland conference at Lake Buena Vista, Florida, USA from 11-16 November 2000 at an estimated cost to Council of approx. AUS\$1,167, comprising:

- US\$550 (approx. AUS\$917) for conference fees; plus
- the usual personal travel allowance (AUS\$50/day for O.S. travel).

10.0 **Barry Ball**  
A/Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

Fiona Chandler from Waterways Program is responsible for the management of constructed wetlands projects that Council builds for stormwater quality improvement. Recently, she has project managed the design and consultation phases of the Bridgewater Creek Constructed Wetland which will be built in 2000/01 and 2001/02.

The design of these wetlands is a new and rapidly evolving field of expertise involving experts from a wide range of disciplines (e.g. hydrology, hydraulics, ecology, mosquito management, landscape design, etc.). Council has built two of these devices over the last 5 years, with 'best practice' concepts changing significantly in this period.

Given the significant cost involved of designing and building these devices, Council staff must be up-to-date with the latest views, approaches, research and experiences.

Conferences specialising in this area that provide well-researched information and practical advice are rare. The conference in Florida is the first one that Waterways Program has considered attending in the last 2 years.

Note that most of the valuable international experience in this area emanates from Florida, where stormwater quality management is 10-20 years ahead of Brisbane and the climate is similar (unlike Melbourne, which is the leading area in Australia).

Fiona Chandler [redacted] and has offered to cover all accommodation and travel costs if Council pays for the conference fees. While at the conference, she will be paid her normal salary for insurance purposes:

Note that if the conference was in Australia, Waterways Program would cover all expenses for her to attend (travel, accommodation, conference fees, etc.), so that the total cost to BCC would be greater than the current proposal.

Fiona would be in a position at the conference to promote Council's activities in wetland design, construction and maintenance to an international audience of specialists.

[redacted]

## 12.0 CONSULTATION

The Manager of Waterways, the Divisional Manager Urban Management and Manager of the CEO's Office have been consulted on this issue.

### 13.0 IMPLICATIONS OF PROPOSAL

Attendance will provide an opportunity for a Council Officer to identify current world's best practice in designing, constructing and maintaining constructed wetlands for stormwater quality improvement. This work is highly relevant to Council projects that incur a significant cost.

The proposal represents a substantially reduced cost for Council (compared to if the conference was being run in another State of Australia), as the Officer will be <sup>redacted</sup> ~~redacted~~ in the United States at that time ~~redacted~~ <sup>redacted</sup>

Through networking at the Conference, Council's work in this area will be promoted to an international audience.

### 14.0 CORPORATE PLAN IMPACT

Consistent with Corporate Plan strategy 9.2.1: "Stormwater Quality Improvement".

### 15.0 CUSTOMER IMPACT

Learnings from the conference will translate to an improvement in Council's work in this area, leading to improved water quality and key stakeholder satisfaction.

### 16.0 ENVIRONMENTAL IMPACT

Over-all, the impact would be positive, that is, attendance at the conference will ultimately lead to improvements in water quality and waterway health.

### 17.0 POLICY IMPACT

In accordance with Council policy.

### 18.0 FUNDING IMPACT

The estimated cost to Council from Fiona's attendance at the conference is AU\$1,167. (i.e. US\$550 [approx AU\$917] for conference fees plus the usual personal allowance [AU\$50/day for O.S. travel]). Fiona would also be paid her normal salary while attending the conference for insurance reasons<sup>2</sup>.

Funding is available in the 2000/01 budget in vote number: 1 04 1375 775 000 000 628 152 00.

### 19.0 HUMAN RESOURCE IMPACT

Nil

### 20.0 URGENCY

Normal priority

<sup>2</sup> It is understood from discussions with the CEO's Office that this practice is normal in these circumstances.

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**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**1.0 FILE NUMBER:**

202/11-QE895/77

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE****2.0 TITLE**

Rejection of a claim for compensation - 77 Selhurst Street, Coopers Plains.  
 redacted

**3.0 PURPOSE/ISSUE**

The purpose of this submission is to 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)

**6.0 DATE**

4 July, 2000.

ACTION TAKEN

10/7/00

TOWN CLERK

Fue to AORC 7

**APPROVED**

Lord Mayor

10 JUL 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**

10 JUL 2000

**COMMITTEE SECTION**

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## 9.0 RECOMMENDATION

It is recommended that:

1. The claim for compensation from [redacted] in the amount of [redacted] arising from the resumption by Council of a strip of land for road purposes fronting Halt Street and Selhurst Street, described as Lot 222 on Survey Plan 103235, Parish of Yeerongpilly, containing an area of 595 square metres, be rejected as excessive; and
2. The claimants be offered the amount of [redacted] as 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 taking by the Council of the said land and subject to the claimants entering into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice; and
3. In the event that the claimants request an advance for expenses that Council authorises the payment for fair and reasonable legal and valuation fees incurred by the claimants as a result of the resumption and as approved by the Manager Waterways.

## 10.0 DIVISIONAL MANAGER.

  
Barry Ball  
A/Divisional Manager  
Urban Management Division.

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 01 May, 1998, Council resumed from [redacted] a strip of land for road purposes fronting Halt Street and Selhurst Street, Coopers Plains, described as Lot 222 on Survey Plan 103235, Parish of Yeerongpilly containing an area of 595 square metres, as shown shaded yellow on the attached plan (attachment A).

The balance land described as Lot 22 on Survey Plan 103235 remains part of an aggregation with two adjoining parcels fronting Selhurst Street. The parent property aggregation contained a total area of 3,045 square metres prior to resumption and 2,425 square metres after resumption. The subject aggregation, which is zoned "Future Industry" has a level to gentle sloping topography. The subject aggregation is not currently used and has no structural improvements apart from security fencing along the common boundaries between each lot.

The claimants have lodged a Claim for Compensation in the amount of [redacted] for severance and loss of land relating to Lot 222. The claimants have yet to lodge a claim for compensation relative to Lots 200 and 211. Additionally, the claimants require Council to pay for their fair and reasonable legal and valuation fees.

The major issue of contention between the claimants and Council concerns whether the property has been enhanced by the resumption. The claimants contends that their property's value is not enhanced by the resumptions, whereas, Council contends two separate components of enhancement. Firstly, that the claimant is now relieved of considerable development contribution costs for road pavement, kerbing and drainage works that would have been required in the case of the claimant applying for a material change of use for the site. Such an application would be necessary for the site to achieve its highest and best use. Valuation relating to a property's highest and best use is the basis upon which compensation is assessed. Secondly, in the "after" situation the commercial site will have prominent exposure to a very busy road as opposed to the "before" situation whereby the property had exposure to a rough gravel quiet back street.

Council's independent valuer (John Wood and Associates) has assessed compensation at "nil" under all heads plus reasonable costs such as valuation and legal fees. John Wood considers that the value of the aggregated property, subsequent to the resumption, has been enhanced by [redacted]. However, John Wood suggests payment of nominal compensation in an effort to effect an amicable settlement. In this instance [redacted] is considered to represent reasonable nominal compensation. Council's valuer states that in his view "under no circumstance can it be argued that any diminution in value has occurred." Refer amended valuation report extract (Attachment B).

This matter has not been resolved through two "Without Prejudice" conferences and numerous phone calls as the claimants' advisors reject Council's independent valuation assessment. It is recommended that the Claim for Compensation be formally rejected and Council offer payment of a nominal amount as full settlement for compensation. Additionally, it is sought that Council pay reasonable costs incurred to date by the claimant upon the claimants' request.

## **12.0 CONSULTATION**

Councillor Maureen Hayes, Chairperson Transport and Major Projects.  
Councillor Mark Bailey, Councillor for Moorooka.

## **13.0 IMPLICATIONS OF PROPOSALS**

If the recommendation is adopted a Claim for Compensation will be processed. The rejection of the claim and the claimants' rejection of Council's valuation advice may ultimately result in the claimants' referral of the matter 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 Urban Management Division's acquisition program will be met in a cost effective manner.

The claimants have lodged a Claim for Compensation, however, two 'without prejudice' conferences have failed to reach a negotiated settlement. The rejection of the claim and the offer of payment for reasonable costs incurred will result in the claimants being paid some compensation.

## **16.0 ENVIRONMENTAL IMPACT**

Not applicable.

## **17.0 POLICY IMPACT**

In accordance with Council policy.

## **18.0 FUNDING IMPACT**

Funds 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 agree to pay nominal compensation in full settlement of the claim and payment of reasonable costs if requested by the claimants.
2. Accept the claim for compensation.
3. Refer the matter to the Land Court for determination

Option 1 is the preferred and recommended option.

1.0 FILE NUMBER: 202/11-PO560/89

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Offer to transfer land to Council for Road Purposes - 89 Mayne Road, Bowen Hills - Australian Maritime Safety Authority.

ACTION TAKEN

3.0 ISSUE/PURPOSE

Recommendation on an offer to transfer land to the Council for road purposes.

10/7/00

TOWN CLERK

File to PTP

4.0 PROPONENT

Barry Ball, Acting Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

David Stewart, Principal, Transport Infrastructure Projects

6.0 DATE

4 July 2000

**APPROVED**

Lord Mayor  
10 JUL 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?

Not applicable.

RECEIVED

10 JUL 2000

COMMITTEE SECTION

## 11.0 BACKGROUND

### Inner City Bypass Project

The Inner City Bypass forms an integral part of Council's Integrated Transport Plan. The plan aims to manage traffic congestion, increase public transport use, and protect the environment.

On the 10 November 1998, Council adopted the findings of the Impact Assessment Study completed for the Bypass and decided to proceed with construction of the Inner City Bypass.

After an extensive tendering process, the Council awarded a contract to Leighton Contractors Pty Ltd on the 14 December 1999 for the design, construction and maintenance of the Inner City Bypass.

### The Site

The Australian Maritime Safety Authority ('AMSA') is the registered proprietor of vacant land situated at 89 Mayne Road, Bowen Hills and described as Lot 5 on Registered Plan No.9895, Lots 1-3 on Registered Plan No.9896, Lot 20 on Registered Plan No.885003 and Lot 7 on Registered Plan 885888, Parish of Yeerongpilly, containing a total area of 1.3259 hectares and shown shaded orange on the plan attached (Attachment A).

The total site comprises an irregular shaped parcel zoned 'Special Uses - Railway' with frontage and access to Mayne Road and Hudd Street. The site was acquired from Queensland Rail in April 1995 for redacted

Part of the site containing an area of approximately 823 square metres and located along the Mayne Road frontage has been identified as being required for road purposes in connection with the Inner City Bypass. This area is shown shaded orange on plan SUR1038-09 (Attachment B) attached and as shown on the attached aerial photograph (Attachment C).

### Property Acquisition

The Council has no legislative ability to acquire land from the Federal Government. This point was confirmed in recent advice from Senior Counsel.

### Without Prejudice Negotiations

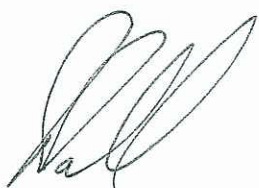
Without prejudice negotiations with AMSA and its representatives have been undertaken in order to reach agreement on the sale of the area of land required for the Inner City Bypass to Council.

During negotiations AMSA advised that it was not prepared to transfer only the required land to Council, however, AMSA was prepared to transfer the total parcel to Council for the sum of redacted

## 9.0 RECOMMENDATION


It is recommended that the Council accepts an offer of redacted to purchase the Australian Maritime Safety Authority ('AMSA') site situated at 89 Mayne Road, Bowen Hills and described as Lot 5 on Registered Plan No.9895, Lots 1-3 on Registered Plan No.9896, Lot 20 on Registered Plan No.885003 and Lot 7 on Registered Plan 885888, Parish of Yeerongpilly, containing a total area of 1.3259 hectares as shaded orange on attached plan.

## 10.0 DIVISIONAL MANAGER



**Barry Ball**  
**Acting Divisional Manager**  
**Urban Management Division**

I Recommend Accordingly



ACTING CHIEF EXECUTIVE OFFICER

There are two principal reasons for considering the total purchase of the AMSA site. These reasons are:

- 1) Council needs to acquire part of the site for the Bypass and Council does not have the statutory power to compulsorily acquire part of the site;
- 2) Council has a requirement to provide replacement Crew Amenities Facilities for Queensland Rail adjacent to the Bowen Hills Rail Station.

To reinforce this position, Queensland Rail has expressed a desire to purchase part of the AMSA site for the provision of new facilities. Queensland Rail intends to use funds provided as compensation for land acquired for the ICB to provide replacement land and facilities.

#### QR Replacement Crew Amenities Facilities

Bowen Hills Railway Station is a sign-on centre for QR's City Train Crews. As part of QR's Workplace Agreements with staff and unions, facilities need to be provided adjacent to the Station. The existing facility is located on land adjacent to the station however it is also affected by the ICB alignment. Due to the specific requirements for the location of this facility there are limited opportunities to meet their criteria. redacted

redacted

redacted

All of these positions are partially offset by the value of the remnant part of the existing crew amenities site the value of which has been assessed at redacted on the basis of sale to an adjoining owner only (QR) as this remnant part has no permanent access but emergency/maintenance access only from the ICB.

#### Additional QR Land Requirements

QR has identified a requirement to acquire additional land in the area to compensate in some measure for land lost to the ICB and for the co-location of other operations. The AMSA land is the only parcel of land of size that meets QR's access and position requirements. The additional area required consists of approximately 3708 square metres and would be adjacent to the AMSA land proposed to be utilised for the crew amenities facility. QR are prepared to contribute the market value of this land to the purchase of the AMSA site.

### AMSA Purchase

AMSA's original asking price is in the order of [redacted] This has now been reduced to [redacted]

Council's independent valuation advice has assessed the market value of the total site and the various areas of land required for the bypass, QR purposes and remnant land as follows:

Total Value of Site - 13259m<sup>2</sup> @ [redacted]

This can be apportioned as follows:

Area of AMSA required for ICB - 823m<sup>2</sup> @ [redacted]

Area required for QR amenity building - 1805m<sup>2</sup> @ [redacted]

Area required by QR for expanded facilities - 3708m<sup>2</sup> @ [redacted]

Remnant area available for disposal - 6908m<sup>2</sup> @ [redacted]

The above site valuation is shown graphically on Attachment C.

If the remnant value of the existing QR Crew Amenities facility is accounted for in this evaluation Council's net position is as follows:

Purchase Price	[redacted]
[redacted]	[redacted]

<sup>1</sup>There has been considerable interest from Developers to purchase the remnant AMSA land because of its proximity to Bowen Hills Station and the Royal Brisbane Hospital. It is likely that a higher price will be achieved at auction, given the level of interest. If this were the case, the net position to Council would be improved.

### Access to the AMSA

Under the terms of the Inner City Bypass Contract, we have a contractual obligation to provide Leighton access to the AMSA land in October 2000 and the QR Amenities Building in April 2001.

A new QR Amenities Building must be commissioned in that time and therefore it is important that we secure access to the AMSA land immediately.

Leighton may charge the Council in the order of [redacted] per day if they have not been provided site access.

It is recommended that the Council accept an offer of [redacted] to purchase the Australian Maritime Safety Authority ('AMSA') site situated at 89 Mayne Road, Bowen Hills.

## **12.0 CONSULTATION**

Maureen Hayes, Chairperson Transport and Major Projects, extension 35420.  
Terry Griffiths, Solicitor Property, Brisbane City Legal Practice, extension 34744.  
Andrew Crawford, Urban Renewal Task Force, extension 30166.

## **13.0 IMPLICATIONS OF PROPOSAL**

Part of the AMSA and QR properties are required for the construction of the Inner City Bypass. Construction in this area can not commence until the site is secured. Council may incur delay costs from the Inner City Bypass contractor if access to the site is unduly delayed.

Resolution of this matter would allow secure the land requirements for the ICB and allow QR to proceed with relocation plans in relation to their facilities affected by the ICB.

## **14.0 CORPORATE PLAN IMPACT**

The proposal is consistent with Program 7 Transport & Traffic, Outcome 7.2 Transport Infrastructure Improvement, Strategy 7.2.1. Transport Infrastructure Upgrades: Inner City Bypass.

## **15.0 CUSTOMER IMPACT**

Agreed settlement is reached in relation to acquisition of land required for the bypass.

## **16.0 ENVIRONMENTAL IMPACT**

There is no direct environmental impact of the recommendation.

## **17.0 POLICY IMPACT**

In accordance with Council policy.

## **18.0 FUNDING IMPACT**

Funding has been allocated in the 2000/00 Budget under Activity 653 [Inner City Bypass] to purchase this site.

**19.0 HUMAN RESOURCE IMPACT**

Nil

**20.0 URGENCY**

In the normal course of business.

**21.0 POLICY/MARKETING STRATEGY**

Not applicable

**22.0 OPTIONS**

1. Accept offer;
2. Reject offer and make a counter offer;

Option (1) is the recommended option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**1.0 FILE NUMBER:**

202/11-PO020/121(A1)

10/07-8K

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

**2.0 TITLE**

Claim for compensation arising from the resumption of land for road purposes 121 Abbotsford Road, Bowen Hills – redacted & Lemcourt 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**

30 June 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

10/7/00

TOWN CLERK

File to ACPC3

RECEIVED  
10 JUL 2000  
COMMITTEE SECTION

APPROVED

Lord Mayor

10 JUL 2000

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## 9.0 RECOMMENDATION


It is recommended that:

1. the joint claim for compensation from [redacted] & Lemcourt Pty Ltd in the amount of [redacted] comprising [redacted] for loss of real estate and [redacted] for disturbance costs, arising from the resumption of land situated at 121 Abbotsford Road, Bowen Hills described as Lot 1 on Registered Plan 186751, County of Stanley, Parish of North Brisbane, having an area of 465 square metres, **be rejected** as excessive;
2. [redacted] & Lemcourt Pty Ltd be offered the amount of [redacted] subject to entering into a deed of indemnity for agreed heads of claim but excluding disputed heads, to the satisfaction of the Manager, Brisbane City Legal Practice;
3. should [redacted] & Lemcourt Pty Ltd reject the offer outlined in (2) above, then upon receipt of a request for an advance against compensation, an advance in the amount of [redacted] be paid to the claimant's; and,
4. [redacted] & Lemcourt Pty Ltd be allowed to remain in occupancy of the property as monthly tenants at a rental of [redacted] / calendar month.

## 10.0 DIVISIONAL MANAGER

  
Barry Ball  
Acting Divisional Manager  
URBAN MANAGEMENT DIVISION

Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 14 April 2000, Council resumed from [redacted] land for road and a purpose incidental to road a property situated at 121 Abbotsford Road, Bowen Hills, described as Lot 1 on Registered Plan 186751, County of Stanley, Parish of North Brisbane, having an area of 465 square metres as shown shaded yellow on the attached plan (Attachment A).

The property at 121 Abbotsford Road is improved with a masonry block showroom/workshop structure erected approximately 25 years ago. Accommodation consists of 342 square metres of showroom/workshop/office including concrete loading dock at ground level and approximately 57 square metres of office/administration on the mezzanine level.

The property is occupied by Lemcourt Pty Ltd (trading as Taplin Security) a company directly related to the owners and is utilised for the manufacturing of security grilles and products.

Valuation consultants, Realty Valuation Services, were engaged to provide a market valuation of the property. Their assessment of the current market value of the property is [redacted] Refer extract of valuation report attached (Attachment B).

[redacted] & Lemcourt Pty Ltd (the claimant's) originally sought in excess of [redacted] for the subject property ignoring the disturbance costs. The original asking price was not considered reasonable and following further negotiations they have lodged a joint claim for compensation for the 'all up' amount of [redacted] being [redacted] real estate and [redacted] disturbance costs consisting of:

Stamp Duty and professional fees incurred in the purchase of a replacement property to similar value [redacted] less GST component on fees [redacted]

Relocation costs - including actual cartage, removal of plant, racking, and furniture, reassembling of factory [redacted] less GST component [redacted]

Business Disturbance - including, stationery obsolescence, consent approval application and professional fees, telephone redirection and reconnection, postal redirection, change of address advice to service providers, replacement signage, loss of trading during relocation, specialised fitout to new premises [redacted] less GST component [redacted]

Professional Fees - reasonable professional fees incurred in the assessment of claim and negotiations, etc [redacted] no GST component supply has occurred).

[redacted] & Lemcourt Pty Ltd have also requested to be able to remain in occupancy of the property as monthly tenants from the date of settlement, if required,

at a rental of redacted per calendar month. The continued occupancy of the property on a monthly tenancy basis will not compromise the proposed roadworks and the offered rental is considered reasonable for a monthly tenancy.

The amount claimed for the resumed land redacted is supported by Council's independent valuation advice. In addition, the claimant's disturbance costs have been reviewed and are considered to be a reasonable and natural consequence of the acquisition of the property by resumption and are supported by court precedent. The claim, however, includes the GST component of the disturbance costs. As the GST component can be claimed back from the Tax office as an input credit by the GST registered Lemcourt Pty Ltd, Council will only pay the GST free component of the disturbance costs. The total of these costs less the GST component is redacted

Although the claimants have submitted a claim for compensation they have reserved the right to claim further compensation for business losses if suitable alternate accommodation cannot be found in an appropriate location and as it is also unknown whether they will incur a GST liability in relation to the purchase of the replacement property they have reserved their rights to make such a claim as well. They are therefore not prepared to enter into a deed of indemnity at this time.

As it is considered that at this point in time claims under these heads are too remote and cannot be supported, no consideration was given to these claims during negotiations, however, the payment of compensation subject to redacted & Lemcourt Pty Ltd entering into a deed of indemnity for agreed heads but excluding the disputed heads is not considered unreasonable. This will limit any possible future claim to these heads. Additionally, Council is under no obligation to compensate redacted redacted & Lemcourt Pty Ltd if a further claim is lodged and may refer the matter to the Land Court for determination if it wishes.

As the claim for compensation includes the GST component of the disturbance costs it is therefore recommended that the claim be rejected and the claimant's be offered the amount of redacted subject to the claimant's entering into a deed of indemnity for agreed heads of claim but excluding disputed heads, to the satisfaction of the Manager, Brisbane City Legal Practice;

## 12.0 CONSULTATION

Maureen Hayes, Chairperson Transport and Major Projects Committee.

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

Kathy Houston, Solicitor Property, Brisbane City Legal Practice, City Business Division.

Have been consulted and support the proposed settlement.

### **13.0 IMPLICATIONS OF PROPOSALS**

A claim for compensation is processed.

### **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 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 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 offer to settle compensation.
2. Reject the offer and make a counter-offer.
3. Refer the matter to the Land Court for determination

It is recommended that Option 2 be approved.

**1.0 FILE NUMBER:**

202/11-PO020/141(A1)

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE****2.0 TITLE**

Claim for compensation arising from the resumption of land for road purposes 141 Abbotsford Road, Bowen Hills – Chadwick Holdings Pty Ltd & Chadwick Industries Pty Ltd (joint claim).

**3.0 PURPOSE/ISSUE**

Recommendation on a claim for compensation.

RECEIVED

10 JUL 2000

COMMITTEE SECTION

**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)

**APPROVED**

Lord Mayor

10 JUL 2000

**6.0 DATE**

4 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

1017100  
TOWN CLERK

file to  
AOPC3

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## 9.0 RECOMMENDATION


It is recommended that:

1. the offer to accept compensation from Chadwick Holdings Pty Ltd & Chadwick Industries Pty Ltd as joint claimants, consequent upon negotiations resulting from the claim for compensation, in the amount of redacted comprising redacted for loss of real estate and redacted for disturbance costs, arising from the resumption of land situated at 141 Abbotsford Road, Bowen Hills described as Lot 4 on Registered Plan 149650, County of Stanley, Parish of North Brisbane, having an area of 480 square metres, 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; and,
2. Chadwick Holdings Pty Ltd and Chadwick Industries Pty Ltd be allowed to remain in occupancy of the property as monthly tenants if required at a rental of redacted calendar month.

## 10.0 DIVISIONAL MANAGER

  
**Barry Ball**  
**Acting Divisional Manager**  
**URBAN MANAGEMENT DIVISION**

I Recommend Accordingly

  
.....  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 31 March, 2000, Council resumed from Chadwick Holdings Pty Ltd land for road and a purpose incidental to road situated at 141 Abbotsford Road, Bowen Hills, described as Lot 4 on Registered Plan 149650, County of Stanley, Parish of North Brisbane, having an area of 480 square metres, as shown shaded yellow on the attached plan (Attachment A).

The property is improved with a semi modern office/warehouse complex erected approximately 35 years ago. Accommodation consists of 318 square metres of office/warehouse on the ground floor and approximately 90 square metres of office on the first floor with approximately 20 square metres of mezzanine. The property is owner occupied by a directly related company Chadwick Industries Pty Ltd and is utilised for the business administration, storage and sale of domestic air conditioning units. The company has operated from this location for the last 14 years.

Valuation consultants, Johnston & Company, were engaged to provide a market valuation of the property. Their assessment of the current market value of the property is redacted Refer extract of valuation report attached (Attachment B).

Chadwick Holdings Pty Ltd and Chadwick Industries Pty Ltd (the claimant's) originally sought a total of redacted for the subject property ignoring the disturbance costs. The original asking price was not considered reasonable.

Following further negotiations Chadwick Holdings Pty Ltd and Chadwick Industries Pty Ltd have lodged a joint claim for compensation for the total amount of redacted however, undercover of letter dated 14 June, 2000 they have offered to accept compensation for the 'all up' amount of redacted comprising redacted real estate and redacted disturbance costs consisting of:

Stamp Duty and professional fees incurred in the purchase of a replacement property to similar value redacted

Relocation costs - including actual removal and cartage of furniture and stock, removal of fixed display a/c units, telephone system relocation and reconnection redacted

Business Disturbance - including stationery obsolescence, signwriting, lost earnings due to relocation, change of address notification redacted

Professional Fees - reasonable professional fees (legal, valuation, and accounting) incurred in the assessment of claim and negotiations, etc redacted

Chadwick Holdings Pty Ltd and Chadwick Industries Pty Ltd have also requested to be able to remain in occupancy of the property as monthly tenants from the date of

settlement, if required, at a rental of <sup>redacted</sup> per calendar month. The continued occupancy of the property as monthly tenants will not compromise the proposed roadworks and the offered rental is considered reasonable for a monthly tenancy.

The negotiated offer on compensation for the resumed land is supported by Council's independent valuation advice. In addition, the claimant's disturbance costs have been reviewed and are considered to be a reasonable and natural consequence of the acquisition of the property by resumption and are supported by court precedent.

The offer on compensation is therefore considered fair and reasonable and it is recommended that it be accepted.

## **12.0 CONSULTATION**

Maureen Hayes, Chairperson Transport and Major Projects Committee.

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

Kathy Houston, Solicitor Property, Brisbane City Legal Practice, City Business Division.

Have been consulted and support the proposed settlement.

## **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

## **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 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 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 offer to settle compensation.
2. Reject the offer and make a counter-offer.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

10/07 - 10 K

1.0 FILE NUMBER:

202/11-NP830/15(A1)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes 15 Sandgate Road, Albion - Sofia Enterprises Pty Ltd & Mantavale 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)

Lord Mayor

6.0 DATE

4 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

10 17 100 file to AOPC.3

TOWN CLERK

G:\UMASPJ\AOPC3\VCB\SOPHIA.DOC

## 9.0 RECOMMENDATION

It is recommended that:

1. the joint claim for compensation from Sofia Enterprises Pty Ltd and Mantavale Pty Ltd in the amount of redacted comprising redacted for loss of real estate and redacted for disturbance costs, arising from the resumption of land situated at 15 Sandgate Road, Albion described as Lot 1 on Registered Plan 149604, County of Stanley, Parish of Toombul, having an area of 923 square metres, 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 Sofia Enterprises Pty Ltd and Mantavale Pty Ltd entering into Deeds of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice;
2. Sofia Enterprises Pty Ltd and Mantavale Pty Ltd be allowed to remain in occupancy of the ground floor unit and first floor unit as monthly tenants at a gross rental (excluding business operating costs) of redacted calendar month until 30 November, 2000; and,
3. the existing monthly tenancies to Top Cat Motors and Arena's Seafood's be allowed to continue on the terms and conditions of their existing agreements, if required, until 30 November, 2000.

## 10.0 DIVISIONAL MANAGER

  
Barry Ball  
Acting Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 14 April 2000, Council resumed from Sofia Enterprises Pty Ltd land for road and a purpose incidental to road a property situated at 15 Sandgate Road, Albion described as Lot 1 on Registered Plan 149604, County of Stanley, Parish of Toombul, having an area of 923 square metres as shown shaded yellow on the attached plan (Attachment A).

The property at 15 Sandgate Road is improved with a two storey brick structure erected approximately 25 years ago and completely refurbished in 1996. Accommodation comprises four individual industrial/office showroom units at ground level with offices, reception areas, board room, store and facilities provided on the upper level. Total lettable floor area is 827 square metres.

The majority of the property is owner occupied under a head lease to Mantavale Pty Ltd a directly related company. Mantavale Pty Ltd (the claimant) occupy the ground floor showroom and a first floor office. The balance of the property is/was let to other tenants, two of which have vacated the property due to the resumption as they could not be guaranteed long term occupancy. The property was purchased by the claimant with the intention of total occupancy at a future date.

Valuation consultants, Realty Valuation Services, were engaged to provide a market valuation of the property. Their assessment of the current market value of the property is [redacted] Refer extract of valuation report attached (Attachment B).

Sofia Enterprises Pty Ltd and Mantavale Pty Ltd (the claimant's) originally sought a total of [redacted] for the subject property ignoring the disturbance costs. Although the original asking price was not considered unreasonable following further negotiations they have offered to accept compensation for the 'all up' amount of [redacted] comprising [redacted] real estate and [redacted] disturbance costs consisting of:

Stamp Duty and professional fees incurred in the purchase of a replacement property to similar value based on percentage of building owner occupied (30%) [redacted]

Relocation costs - including actual cartage and removal of furniture, telephone and computer relocation and reconnection [redacted]

Business Disturbance - including stationery obsolescence, removal of non fixed specialised furniture and depreciated value of specialised fitout and signs unable to be relocated, lost rental due to tenants vacating [redacted]

Professional Fees - reasonable professional fees incurred in the formulation of a claim and negotiations, etc [redacted]

in occupancy as monthly tenants of that part of the property that they currently occupy from the date of settlement, at a gross rental (excluding business operation costs) of <sup>redacted</sup> per calendar month, until November 30, 2000. The continued occupancy of the property until that date will not compromise the proposed roadworks and the offered rental is considered reasonable for a monthly tenancy. The property is also subject to existing monthly tenancies to Top Cat Motors and Arena's Seafood's and they have requested to be allowed to continue holding over on the terms and conditions of their existing agreements, if required, until 30 November, 2000.

The negotiated offer on compensation for the resumed land is supported by Council's independent valuation advice. In addition, the claimant's disturbance costs have been reviewed and are considered to be a reasonable and natural consequence of the acquisition of the property by resumption and are supported by court precedent.

The offer on compensation is therefore considered reasonable and it is recommended that it be accepted.

## **12.0 CONSULTATION**

Maureen Hayes, Chairperson Transport and Major Projects Committee.

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

Have been consulted and support the proposed settlement.

## **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

## **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 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 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 offer to settle compensation.
2. Reject the offer and make a counter-offer.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

1.0 FILE NUMBER: 240/7-99/2000

10/07-11

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for April 2000

3.0 ISSUE / PURPOSE

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

**APPROVED**

Lord Mayor

10 JUL 2000

6.0 DATE

July 4, 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?

RECEIVED

No.

10 JUL 2000

COMMITTEE SECTION

9.0 RECOMMENDATION

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

10.0

Michael Kerry  
ACTING CHIEF EXECUTIVE OFFICER

**ACTION TAKEN**

10/17/00

TOWN CLERK

File to PAMCEO

## **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 \$751,069.49 during the month of April 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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

## 2.0 TITLE

2000/2001 Local Cultural and Festival Grants Program - Round 1

## 3.0 ISSUE/PURPOSE

To approve recommendations for the allocation of the first round 2000/2001 Local Cultural and Festival Grants program to community organisations in the 2000/2001 financial year.

## 4.0 PROPONENT

Pauline Peel, Divisional Manager, Community and Economic Development

## 5.0 SUBMISSION PREPARED BY

Glenda Johnson, Acting Program Officer Cultural Identity, Community and Lifestyle, ext. 36799.

## 6.0 DATE

3 July 2000

RECEIVED

10 JUL 2000

COMMITTEE SECTION

Lord Mayor

10 JUL 2000

## 7.0 FOR E&amp;C APPROVAL OR RECOMMENDATION TO COUNCIL?

E&amp;C approval.

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

Not applicable.

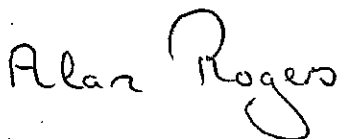
## 9.0 RECOMMENDATION

That the recommendations for the 2000/2001 Local Cultural and Festival Grants Round 1 be approved as per the attached schedule of recommended grants (Refer Appendix 1).

## ACTION TAKEN

## 10.0

10/17/00 File to POME  
TOWN CLERK

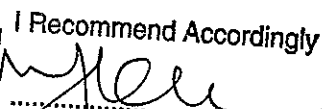


Alan Rogers  
Manager, Community and Lifestyle  
COMMUNITY & ECONOMIC DEVELOPMENT



Sandra Lynn  
Acting Divisional Manager  
COMMUNITY & ECONOMIC DEVELOPMENT

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

The Local Cultural and Festival Grants program was established by Civic Cabinet on 19 December, 1994 (E&C 19/12-1J). Following a review of Council's community grants programs in 1997, bi-annual closing dates for the program were introduced. This is the first grants round for the 2000/2001 financial year.

The 2000/2001 Local Cultural and Festival Grants Program (Round 1) was advertised jointly with other Council community grants programs in the first half of 2000. Advertisements and publicity appeared in both print and radio media, including Aboriginal and ethnic media. Local community and arts organisations publicised the grants program to their members on behalf of the Council. The regional Community Arts Officers also provided one-on-one assistance to community groups as required.

The Local Cultural and Festival Grants Program supports community and cultural priorities identified in the Corporate Plan and Community & Lifestyle Program plans and has targeted disadvantaged community groups, Aboriginal and Torres Strait Islander communities, communities from non-English speaking backgrounds, older adults, young people and people with a disability.

### *Community response to the 2000/2001 program*

Council received a positive response from both community and arts organisations to the first round of the 2000/2001 Local Cultural and Festival Grants Program. It is pleasing to note that 67% of the funding available went to target groups.

The most significant development this round was the ability of the committee to award increased funding towards precinct development projects and events. This was made possible by an increase in the annual program of \$100,000 by Civic Cabinet specifically targeting precinct based activities. Consequently the committee has been able to support established precinct based activities, as well as new activities initiated by Local Area Planning, Life in the Suburbs, Suburban Centre Improvement projects and by community groups themselves.

### *Assessment Process*

The Local Cultural and Festival Grants Advisory Committee received written summaries from regional Community Arts Officers appraising each application against local and regional priorities. The Committee noted that these appraisals were beneficial to the successful assessment process.

The Local Cultural and Festival Grants Advisory Committee met on Friday 2 June 2000 to assess grant applications and to make funding recommendations to the Establishment and Co-ordination Committee. In instances where a member of the Committee was employed by or associated with a particular organisation making a grant application, the individual declared a conflict of interest and abstained from discussion and voting on that application.

In making its recommendations, the Local Cultural and Festival Grants Advisory Committee adhered to the assessment criteria set out in the Local Cultural and Festival Grants Guidelines (see **Appendix 3**).

The Committee has recommended applications are funded at the amount requested to ensure the proposals' viability. Some applications were recommended with reduced funding because:

- ▶ budgets were overstated;
- ▶ some aspects of the proposal were outside the grant guidelines; or
- ▶ the applicant was capable of providing a greater contribution towards projected expenses
- ▶ of the level of demand on funds

Revised budgets will be required by these groups prior to cheques being released and all will be followed up by the appropriate Community Arts Officer.

Applications were not recommended because they:

- ▶ were outside the grant guidelines;
- ▶ needed further development;
- ▶ lacked focus and direction;
- ▶ failed to demonstrate broad community support;
- ▶ reflected the objectives of other funding programs;
- ▶ requested retrospective funding;
- ▶ were not rated as highly as other applications given funds available.

The Local Cultural and Festival Grants Advisory Committee have recommended that the funds be distributed for Round 1 of the program as per the summary below.

### **Summary of Recommended Grants**

The Local Cultural and Festival Grants Advisory Committee has recommended 37 applications totalling \$190,995.80 be funded by Council. With the additional funds made available this round, this represents a 33% increase on last round on the number of applications able to be funded. The recommended applications support the following key priorities:

- ▶ Community and Cultural Precinct Development;
- ▶ Community Identity and Diversity;
- ▶ Affirming Young People;
- ▶ Indigenous Participation and Reconciliation;
- ▶ Access and Participation in Community Life by disadvantaged groups.

**Appendix 1** provides a full description of proposals recommended for funding along with assessment comments from the Local Cultural and Festival Grants Advisory Committee. The 37 proposals recommended for funding contribute to Community and Lifestyle priorities as listed below:

## Community identity and diversity

Group	Project	Recom'ed Funding
8th Festival of Polish Visual & Performing Arts	Festival showcasing young Polish Australians through traditional folk dance, literature, arts, crafts and theatre	\$3,500.00
Ethnic Broadcasting Assn. Of Qld.	One day multi-cultural festival held in the grounds of 4EB Kangaroo Point targeting various Brisbane ethnic communities	\$3,500.00
Hindu Ahlaya Sangam Qld Inc.	Two day intensive workshops in Indian dance, voice and music, culminating in a concert	\$5,500.00
Indian Cultural Assn. Of Qld.	Indian Bazaar - a festival encompassing performances and displays of Indian culture	\$6,500.00
Iranian Society of Qld.	Now Rouz - Persian New Year's Eve celebrations and ceremonial activities	\$5,500.00
Mainland Chinese Society of Qld.	Brisbane Chinese Cultural Festival incorporating dance, music, song, arts and crafts	\$5,500.00
Multicultural Arts Group (Southside)	Brisbane A Cappella Festival including workshops and performances involving small singing groups and community choirs.	\$4,816.80
Qld Program of Assistance to Survivors of Torture and Trauma	The development of two choirs (one adult, one children) from the region of the Former Yugoslavia to promote community cohesion	\$6,500.00
Vietnamese Community in Australia - Queensland Chapter	Children's Full Moon Festival based in Darra	\$5,000.00

\*The percentage of funding awarded to this group is very similar to that awarded last round.

# Access and Participation in Community Life by Disadvantaged Groups

Group	Project	Recom'e d Funding
Qld Assn of the Deaf Inc.	Deaf Festival - a celebration of deaf language, culture and history	\$6,950
Qld Potters Assn	POD Project - an project involving Brisbane's' homeless community to create a permanent artistic statement as a testament to their presence in the urban landscape in Fortitude Valley	\$4,364
Qld Rec. & Sport Assn. For People with an Intellectual Disability	A festival of music, leisure, art and drama held over three days for people with intellectual disabilities	\$2,050
Warren Group Inc.	A 6 week workshop program in theatre, culminating in a performance with consumers of mental health services	\$5,008
Woolloongabba Community Care Inc.	An outsider art exhibition project with marginalised people to be incorporated into local festival activities around Christmas - New Year	\$6,500

This represents more than double the level of funding in this area compared with last round.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## Community and Cultural Precincts

Group	Project	Recom'd Funding
Acacia Ridge Community Support Centre	Acacia Ridge festival - a local festival aiming to enhance community cohesiveness and sense of local identity	\$3,280
Arrageous - Sandgate Community Arts Centre Assn. Inc.	Large scale mural to be developed with cross section of local community groups in Sandgate area	\$6,500
Australian Marine Conservation Society (Moreton Bay Branch)	A performing and visual arts program celebrating environmental awareness and cultural identity in the Wynnum Manly area	\$5,814
Bangee Festival Assn.	Annual celebration supported by residents, local organisations and businesses in the Banyo Nudgee area celebrating sense of community and local identity	\$6,380
Bayside Spring Festival	A street parade celebrating local cultural identity and diversity in the Wynnum Manly area	\$5,500
Brisbane Institute of Arts Inc.	Documentation and publication of cultural mapping of Breakfast Creek catchment area, exploring connections between environment and cultural activity with local communities and artists	\$6,500
Einbumpin Festival Committee	A celebration of Sandgate community, reflecting local values and sense of local identity	\$6,500
Moorooka Central Business Assn.	A Festival involving local community, businesses and young people, including unveiling of two new pieces of Moorooka Central mural	\$6,500
Nundah Community Enterprises Co-operative Ltd	Nundah 2000 celebration, reflecting the changing face of Nundah community	\$6,500
Paddington Community Festival	Annual event celebrating local community supported by local traders	\$3,000
Sherwood Community Festival Assn. Inc.	Annual Christmas community festival celebrating diversity and identity of local community	\$3,410
Tones Corner Community & Economic Devt. Assn.	A wearable art festival celebrating community diversity, supported by local businesses and community organisations	\$5,000

The percentage of funding to this area has doubled compared with previous round due to increase in grants program funding, specifically targeting community precinct development through arts and cultural activity. The additional \$100,000 will be split between this round and the second round allocated in December.

Valley Music Council	A contribution to a live music event in Fortitude Valley, showcasing some of Brisbane's local bands as part of the Valley Fiesta.	\$5,000
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Please note that the above allocation is outside the formal grants assessment process and is in response to a recent decision of E&C to award funds to encourage the development of the Valley as a contemporary music precinct.

# Indigenous participation and reconciliation

Group	Project	Recom'ed Funding
Aboriginal and Islander Independent Community School Inc.	Cross-generation workshops in visual arts and crafts and multimedia providing employment opportunities for local indigenous artists in Brisbane's south region	\$6,500
Benarrawa Aboriginal and Torres Strait Islander Solidarity Group	An indigenous cultural festival promoting cross cultural awareness with the broader community in Brisbane's west region	\$4,470
Grovely State School ASSPA Committee	The creation of an Indigenous Resource Centre to promote cross cultural awareness with local communities in North West suburbs	\$4,977
Keriba Warngun Aboriginal & Torres Strait Islander Corporation for Women	Northside NAIDOC Week Festival - annual event staged in Zillmere celebrating Indigenous culture and building links with local community	\$6,031
Queensland Children's Week Assn	Cultural Sharing Program - Aboriginal and Torres Strait Islander artists share their culture with parents, children, teachers and broader community in the Sandgate-Bracken Ridge area	\$3,500

The percentage of funding in this area is slightly less than the previous round.

# Affirming young people

Group	Project	Recom'ed Funding
ART LOVE JAM - Qld Gay & Lesbian Bisexual & Transgender Pride Festival	A multi-media cabaret showcasing local professional and emerging artists and aimed at gaining broader community acceptance and understanding	\$2,900
Connect Youth Action	SEEDS 2000 - Showcase Arts Fair culminating in the Self Employment Development Scheme 2000 - promoting the work of young and emerging artists to potential employers and the broader community	\$6,500
La Boite Theatre	Springboards - a series of play readings for young and emerging playwrights, with community outreach and workshop programs	\$7,500
Picabeen Community Assn.	A multi-arts project addressing anti-violence issues with young people through a series of drama and film workshops	\$6,400
Scouts Australia Qld Branch Inc.	Series of innovative workshops for young songwriters, composers and musicians to develop their skills, culminating in a performance for broader community - includes participants from areas of disadvantage	\$4,920
YYY87.6FM	Training workshops for young people in radio presentation and production techniques	\$1225

The percentage of funding awarded to this area has decreased slightly from the previous round.

## Statistical Summary of Recommended Grants

- Grants have been distributed to the following groups:

Non English Speaking Background Communities		Indigenous Communities		Youth (excluding children)		People with Disabilities		Senior Citizens		General Community	
Total Allocation	% of Total Allocation	Total Allocation	% of Total Allocation	Total Allocation	% of Total Allocation	Total Allocation	% of Total Allocation	Total Allocation	% of Total Allocation	Total Allocation	% of Total Allocation
\$46,316	24.6%	\$25,478	13.6%	\$29,445	15.7%	\$24,872	13.2%	\$0	0%	\$61,884	32.9%

- of the 37 recommended, 28 grants (79% of funds) have been allocated to community projects and festivals outside of the inner city suburbs.

- The breakdown by art form for the recommended grants are as follows:

Visual Arts		Literary Arts		Performing Arts		Multi Arts incl. Festivals		Film & New Technology	
Total # Recomm'd	% of # Recommen'd	Total # Recomm'd	% of # Recommen'd	Total # Recomm'd	% of # Recommen'd	Total # Recomm'd	% of # Recommen'd	Total # Recomm'd	% of # Recommen'd
\$31,364	16.7%	\$0	0%	\$29,644	15.8%	\$109,362	58.1%	\$17,625	9.4%

- of the above, 41.9% cultural development projects and 58.1% community festivals and events have been recommended for funding. The increase in multi-arts and festivals is due to the additional funds made available targeting precinct development activities (new and established).

## 12.0 CONSULTATION

Cr Jim Soorley

Lord Mayor

Cr David Hinchliffe,

Chair, Community Policy Committee  
Councillor for Central

Members of the Local Cultural and Festival Grants Advisory Committee comprising:

Cr Terry Hampson

Chair, Local Cultural & Festival Grants Advisory Committee  
Councillor for Marchant

Cr Felicity Farmer

Deputy Chair, Local Cultural & Festival Grants Advisory Committee  
Councillor for Jamboree

Cr Jane Prentice

Councillor for Walter Taylor

Janelle Colquhoun

Artist, Access Arts

Kez van Oudheusden

Multicultural Arts Officer, Ethnic Communities Council

Lisa Burnett

Executive Officer, Digitarts

Jan Morris

Co-ordinator, Jabiru Youth and Children's Services

Jwan Rostan

Project Officer, Brisbane Ethnic Music and Arts Centre

Dee Martin

Executive Officer, Qld Community Arts Network

Chris Stannard

Jacquelyn Murphy

Mark Crocker

Chris Sayer

Steve Capelin

Sheryl Anderson

Regional Community Arts Officers

Alan Warrie

Senior Officer Indigenous Policy

Pam Bourke

Manager Community Development Services

All parties are in agreement.

## 13.0

### IMPLICATIONS OF PROPOSAL

A small percentage of unsuccessful applicants may approach Council and/or individual Councillors questioning why they were unsuccessful. The Committee adhered to clearly defined criteria for decision making (see Appendix 3) and within the limitations of the budget all decisions can be explained.

## CORPORATE PLAN IMPACT

The grants are linked to the following Corporate Plan themes and objectives.

### COMMUNITY LIFE

#### A Distinctive City Identity

- Foster initiatives that promote Brisbane's unique identity (p.25)
- Support community initiatives through programs and grants, and help form and support community groups (p.26)

## 15.0 CUSTOMER IMPACT

As the grants have been targeted to suburban communities and communities of interest (eg: indigenous and ethnic communities and people experiencing disadvantage such as young people and people with disabilities), it is expected the grants will enhance residents' quality of life and encourage culturally active communities within suburban Brisbane, particularly those which have been disadvantaged through a lack of opportunity and access to cultural development programs.

## 16.0 ENVIRONMENTAL IMPACT

Not applicable.

## 17.0 POLICY IMPACT

The Local Cultural and Festival Grants program supports current Council policy directions, including "Living Suburbs" and "Creative Brisbane - a cultural statement (1997 - 2001)". The grants program facilitates community initiated projects and festivals which enhance the residents' creative life and quality of living at a neighbourhood level.

The program and the assessment process for the Local Cultural and Festival Grants round has already been approved by the E&C Committee, (refer E&C 19/12-1J).

## 18.0 FUNDING IMPACT

Funds are available in the 2000/2001 Cultural Life Budget; Vote No: 103 1658 550 872 718 733 000 00

## 19.0 HUMAN RESOURCE IMPACT

Not applicable.

## 20.0 URGENCY

Normal course of business.

Grant applicants have been informed that they will be notified of the success or otherwise of their grant applications by July 2000.

## 21.0 PUBLICITY / MARKETING STRATEGY

At the Lord Mayor's discretion. Appropriate press releases will be prepared by Marketing & Communication in consultation with Community and Lifestyle. These releases should not be distributed until applicants have been formally advised of the outcomes for the second round of the 2000/2001 Local Cultural and Festival Grants Program.

## 22.0 OPTIONS

1. To approve the allocation of grants recommended as per Appendix 1
2. To revise the allocation of grants listed in Appendix 1
3. To reconsider all applications
4. Not to approve any recommendations

Option 1 is the preferred option.

# E&C RESULTS - 17 JULY 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
17/07-1F WITHDRAWN	364/150/3(302)	City Governance	Council land - 76A Shafston Avenue, Kangaroo Point	With-drawn
17/07-2F R	364/102/2-HG100/P1(A1) 202/11-PO020/127/12(A1) 18 JUL 2000	City Governance	Offer of Compensation - Jindalee Golf Course - Access Retention Strips	Yes
17/07-3F R	320/43-510/105 18 JUL 2000	City Governance	Proposed sale of Council land - Facit, Garth, Scale and Canberra Streets, Hemmant	Yes
17/07-4F M	456/10/20(P4) 18 JUL 2000	City Governance	Councillors' and Chairpersons' Salaries	Yes
17/07-1K R	305/5 18 JUL 2000	Urban Management	Infrastructure Contribution Policies	Yes
17/07-2K M	202/11-PO020/127/12(A1) 18 JUL 2000	Urban Management	Claim for Compensation - Resumption of land for Road Purposes - 12/127 Abbotsford Road, Bowen Hills	Yes
17/07-3K M	202/11-PO020/127/24(A1) 18 JUL 2000	Urban Management	Claim for Compensation - Resumption of Land for Road Purposes - 24/127 Abbotsford Road, Bowen Hills	Yes
17/07-4K R	348/1/8 18 JUL 2000	Urban Management	Parking Penalties	Yes
17/07-1L M	(4)12/51/1(P3/A1) 18 JUL 2000	OLMCEO	Monthly Report - Delegation of Authority to Travel - May 2000	Yes
17/07-2LM		OLMCEO	Strategic Meeting with Unions	Yes
17/07-1N R	352/24-NL010/P95(A1) 18 JUL 2000	CED	Outdoor Dining Area - King George Square	Yes
17/07-2N R	(9)250/65/3-16/078 18 JUL 2000	CED	Management of the State Athletics Facility, QEII Sports Complex	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: (0) 456/10/20(P4)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Councillors' and Chairpersons' Salaries

3.0 ISSUE/PURPOSE

To update the salaries of the Lord Mayor, Deputy Mayor, Chairpersons and Councillors of the Council based on the salaries payable to Members of the Legislative Assembly.

4.0 PROPONENT

Mr John Orange  
Divisional Manager  
City Governance Division

5.0 SUBMISSION PREPARED BY

Ms Kathleen Hubinger  
Senior Management Strategist  
City Governance Division  
SMSCG, ext 36858

6.0 DATE

12 July 2000

ACTION TAKEN

1817100

TOWN CLERK

File DMCRF

RECEIVED

18 JUL 2000

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

Authority delegated to the Establishment and Co-ordination Committee.

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

No.

## 9.0 RECOMMENDATION

It is recommended that :

In accordance with established policy and relativities, the salary and allowances as from 1 July 2000 be :

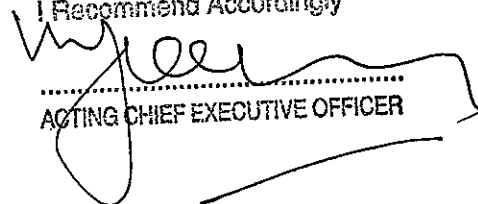
### SALARIES

Position	Number	Relativity to Base Rate = 100	Salary \$ PA
Councillor	18	100 <sup>1</sup>	89,000 <sup>2</sup>
Leader of Opposition	1	110	98,450
Chairperson of Council	1	125	111,875
Committee Chairperson	5	125	111,875
Deputy Mayor	1	130	116,350
Lord Mayor	1	As per Cabinet Minister	144,889
	27		

## 10.0 DIVISIONAL MANAGER

  
 .....  
 John Orange  
 Divisional Manager  
 City Governance Division

I Recommend Accordingly

  
 .....  
 ACTING CHIEF EXECUTIVE OFFICER

<sup>1</sup> Relativities as per Council decisions of 26 June 1988 and 23 September 1991

<sup>2</sup> \$500 less than base rate for an MLA (\$89,500 with effect from 1 July 2000)

## 11.0 BACKGROUND

The Brisbane City Council's remuneration policy framework was established with decisions of 26 June 1988 and 23 September 1991 which can be summarised as :

- (a) the base salary for a Councillor to be \$500 per annum below the base rate for a State Member of the Legislative Assembly;
- (b) the Lord Mayor's salary be an amount equal to the salary rate paid to a Minister in the Queensland Parliament;
- (c) that the relativities between the annual salary rate for the different positions of an elected Councillor are as follows -

Position	Number	Relativity to Base Rate = 100
Councillor	18	100
Leader of Opposition	1	110
Chairperson of Council	1	125
Committee Chairperson	5	125
Deputy Mayor	1	130
Lord Mayor	1	As per Cabinet Minister
	27	

By notice in the Queensland Government Gazette dated 7 July 2000 the annual rate of salary for an MLA was increased to \$89,500 as from 1 July 2000. A Cabinet Minister's salary was increased to \$144,889 as from the same date.

## 12.0 CONSULTATION

Staff Members of Parliament House  
 Chair, Finance Committee  
 Chief Executive Officer

## 13.0 IMPLICATIONS OF PROPOSAL

No perceived implications.

**14.0 CORPORATE PLAN IMPACT**

No perceived impact.

**15.0 CUSTOMER IMPACT**

Not applicable.

**16.0 ENVIRONMENTAL IMPACT**

Not applicable.

**17.0 POLICY IMPACT**

Council policy for remuneration of Councillors is driven by the change in MLA salaries. This is the same policy applied at the State level where the change in base salary for Federal members flows through to State MLAs and office holders.

**18.0 FUNDING IMPACT**

Funds are available within the City Management Program.

**19.0 HUMAN RESOURCE IMPACT**

Continuation of existing policy.

**20.0 URGENCY**

Normal course of business.

**21.0 PUBLICITY/MARKETING**

At the discretion of the Lord Mayor.

**22.0 OPTIONS**

1. Approve the recommended increase in salaries in accordance with delegations to the Establishment and Co-ordination Committee.
2. Continue with the existing salaries.
3. Approve other than the recommended salary movements.

**1.0 FILE NUMBER:**

202/11-PO020/127/12(A1)

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE****2.0 TITLE**

Claim for compensation arising from the resumption of land for road purposes.  
12 /127 Abbotsford Road, Bowen Hills – Halardo Management Pty Ltd.

**3.0 PURPOSE/ISSUE**

Recommendation on a claim for compensation.

**4.0 PROPONENT**

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

**5.0 SUBMISSION PREPARED BY**

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

**6.0 DATE**

10 July 2000.

**ACTION TAKEN**

18/7/00

TOWN CLERK  
FW AOPC7

RECEIVED

18 JUL 2000

COMMITTEE SECTION

**7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?**

For E &amp; C approval.

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

No.

## 9.0 RECOMMENDATION

It is recommended that the Claim for Compensation received from Halardo Management Pty Ltd, for and on behalf of redacted Harlardo Management Pty Ltd and Brennans Real Estate, in the amount of redacted comprising redacted for loss of real estate and redacted for disturbance costs, arising from the resumption of land situated at 12 / 127 Abbotsford Road, Bowen Hills, described as Lot 12 on Building Unit Plan No.4967, County of Stanley, Parish of North Brisbane, having an area 180 square metres, be accepted 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 it had in or with respect to the taking by the Council of the said land, subject to the Claimant entering into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice.

## 10.0 DIVISIONAL MANAGER

  
Barry Ball  
A/Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly  
  
ACTING CHIEF EXECUTIVE OFFICER

## 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 Halardo Management Pty Ltd certain land for road purposes situated at 12 / 127 Abbotsford Road, Bowen Hills, described as Lot 12 on Building Units Plan 4967, Parish of North Brisbane, having an area of 180 square metres as shown shaded yellow on the attached plans (Attachment A).

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 on the ground floor at the rear of the complex and has been developed with one office and the remaining area being an open clear span storage area. The subject unit is the largest unit within the Mayne Plaza complex. The premise is owned by Halardo Management Pty Ltd and is leased to a related company trading as Brennan's Real Estate who operate a business brokerage and video outlet. There is no formal lease agreement between the property owner and the related business.

Valuation consultants, Realty Valuation Services, were engaged to provide a market valuation of the property for Council. They have assessed the current market value of the unit at [redacted]. Refer extract of valuation report attached (Attachment B). Following negotiations the property owner has offered to accept an all up compensation figure of [redacted] being [redacted] for real estate and [redacted] for disturbance.

The disturbance costs comprise:

- Stamp Duty and fees incurred in the purchase of a replacement property to similar value [redacted]
- Legal costs on resumption [redacted]
- Removal expenses [redacted] and
- Relocation of telephone and facsimile unit [redacted]

The subject property was purchased by the claimant company in August 1998 for [redacted]. At that time Council intended to only resume the front properties from within the Mayne Plaza complex thereby leaving the subject property untouched. The former owner of the subject property perceived considerable impact upon his property and his business during the construction phase of the Inner City Bypass, but without any corresponding right to claim compensation for such detriment. The former owner elected to sell his property for what is considered by Council's valuer to be for less than market value on the basis that the property was to be temporarily disadvantaged by the proposed road works.

Alternatively, the purchaser / claimant was prepared to accept any inconvenience associated with the road construction and was prepared to wait out his time in occupation of the subject property. The purchaser was intending to remain and continue business from the subject property. Subsequent to the favourable purchase by the claimant company the Council decided to resume the entire Mayne Plaza complex.

Council's valuer believes the sale for <sup>redacted</sup> did not reflect fair market value for the property at the date of sale. He considers that the fair market value for the property at the date of resumption is <sup>redacted</sup>

The offer received from the property owner includes the relevant disturbance costs that have been reviewed and are considered reasonable on the basis that these costs are normally recognised by the Land Court as being compensable for resumption of an owner occupied property and business relocation.

## **12.0 CONSULTATION**

David Stewart, Principal Transport Infrastructure Projects, Urban Management Division has been consulted and supports the purchase of the property and the proposed settlement.

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

## **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

## **14.0 CORPORATE PLAN IMPACT**

The recommendation is in accordance with the Corporate Plan 2000-2001 Program 7 Transport and Traffic key initiatives "Complete the Inner City Bypass and the Inner Northern Busway in conjunction with the State Government" and "Provide major road upgrades to overcome problems in the road network."

## **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 of <sup>redacted</sup> are available under 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 offer to settle compensation.
2. Reject the offer and make a counter-offer.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

**1.0 FILE NUMBER:**

17/07-3K

202/11-PO020/127/24(A1)

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

**2.0 TITLE**

Claim for compensation arising from the resumption of land for road purposes.  
24 /127 Abbotsford Road, Bowen Hills – Ciliberto Nominees Pty Ltd and C-Direct  
Pty Ltd.

**3.0 PURPOSE/ISSUE**

Recommendation on a claim for 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)

**6.0 DATE**

10 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.

**APPROVED**

Lord Mayor

17 JUL 2000

**ACTION TAKEN**

13/7/00  
TOWN CLERK  
Jill AOP 47

**RECEIVED**

18 JUL 2000

**COMMITTEE SECTION**

## 9.0 RECOMMENDATION


It is recommended that:

1. The claim for Compensation received from Ciliberto Nominees Pty Ltd acting for and on behalf of Ciliberto Nominees Pty Ltd and C-Direct Pty Ltd in the amount of <sup>redacted</sup> comprising <sup>redacted</sup> for loss of real estate and <sup>redacted</sup> for disturbance costs, arising from the resumption by Council of land for road purposes, described as Lot 24 on Building Units Plan No.4967, County of Stanley, Parish of North Brisbane, containing an area 60 square metres, be rejected as excessive; and
2. Council authorises the payment of an advance to the claimant/s in the amount of <sup>redacted</sup> comprising <sup>redacted</sup> for loss of real estate and <sup>redacted</sup> as disturbance costs, plus fair and reasonable legal fees as approved by the Manager Waterways; and
3. Ciliberto Nominees Pty Ltd and C-Direct Pty Ltd be allowed to remain in occupation of the property detailed in (1) above, as a monthly tenant rent free in lieu of interest from the date of resumption until the date of settlement and thereafter at a rental of <sup>redacted</sup> per calendar month, or part thereof, until a date as determined by the Manager, Transport and Traffic.

## 10.0 DIVISIONAL MANAGER

  
**Barry Ball**  
A/Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

  
.....  
ACTING CHIEF EXECUTIVE OFFICER

## 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 Ciliberto Nominees Pty Ltd certain land for road purposes situated at 24 / 127 Abbotsford Road, Bowen Hills, described as Lot 24 on Building Units Plan 4967, Parish of North Brisbane, having an area of 60 square metres as shown shaded yellow on the attached plans (Attachment A).

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 on the first floor of the complex and has been developed with office partitioning to create a reception, office, general office and storage and amenity areas. The premise is owned by Ciliberto Nominees Pty Ltd and is leased to a related company trading as C-Direct Pty Ltd who operate a Social/Sports/Recreational Club wholesale supply business. There is no formal lease agreement between the property owner and the related business.

Valuation consultants, Realty Valuation Services, were engaged to provide a market valuation of the property for Council. They have assessed the current market value of the unit at redacted. Refer extract of valuation report attached (Attachment B). The claimants' claim a total amount of redacted including the claimants' valuer's assessment of redacted for the subject freehold property. Additionally, the claimant has claimed redacted for disturbance costs. Following negotiations the property owner has refused to accept Council's valuation amount of redacted.

The claimant purchased the subject property for redacted in June 1996 and subsequently fitted out the unit with partitions.

It is proposed to reject the claimants' offer for both the real estate and disturbance costs components. It is proposed to pay to the claimants an advance of redacted comprising redacted for loss of real estate and redacted for disturbance costs.

The proposed disturbance costs to be paid comprise:

- Stamp Duty, legal fees incurred in purchase of replacement property to similar value, and valuation fee redacted
- Customer / supplier notifications redacted
- Stationery reprint redacted and
- Removal expenses redacted and
- Relocation / installation / redirection of telephone and facsimile units redacted and
- Loss of business based on 2 days at 1,000 / day redacted

Council's offer includes allowing the claimant to remain in occupation as a monthly tenant until 31 July 2000 rent free in lieu of interest from the date of resumption until the date of settlement and, if applicable, thereafter at a rental of <sup>redacted</sup>/<sub>ed</sub> / calendar month. The continued occupation of the unit on a month to month basis until 31 July 2000 will not compromise the proposed road works.

To date the claimant has incurred no legal expenses consequent to the resumption. However, the claimant has rejected Council's offer to settle compensation and has intimated towards seeking legal advice as to his future course of action. Payment of the claimant's potential future legal expenses is included in the recommendation.

The proposed offer by Council includes relevant disturbance costs that are considered reasonable on the basis that these costs are normally recognised by the Land Court as being compensable for resumption of an owner occupied property and business relocation.

## **12.0 CONSULTATION**

David Stewart, Principal Transport Infrastructure Projects, Urban Management Division has been consulted and supports the purchase of the property and the proposed settlement.

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

## **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

## **14.0 CORPORATE PLAN IMPACT**

The recommendation is in accordance with the Corporate Plan 2000-2001 Program 7 Transport and Traffic key initiatives "Complete the Inner City Bypass and the Inner Northern Busway in conjunction with the State Government" and "Provide major road upgrades to overcome problems in the road network."

## **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 of redacted are available under the 2000/2001 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. Reject the offer and pay an advance on compensation.
2. Accept the offer to settle compensation.
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 -  
May 2000*3.0 **ISSUE/PURPOSE**

Provision of relevant monthly travel report.

4.0 **PROPONENT**Michael Kerry  
A/CHIEF EXECUTIVE OFFICER5.0 **SUBMISSION PREPARED BY**Jaylene Farrell  
Travel Co-ordinator, Office of the Chief Executive, ext. 342526.0 **DATE**

5 July, 2000

**ACTION TAKEN**

17/7/00

**RECEIVED**

18 JUL 2000

**TOWN CLERK**

For TCCB

**COMMITTEE SECTION**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 May 2000.10.0 **Michael Kerry**  
**A/CHIEF EXECUTIVE OFFICER**

## 11.0 BACKGROUND

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

Attachment "A" shows details associated with travel undertaken in May 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*

May		
a)	International Travel	
(i)	Number of Bookings	3
(ii)	Airfares	\$6,747.30
b)	Domestic Travel	
(i)	Number of Bookings	62
(ii)	Airfares	\$32,617.00
c)	Accommodation and Allowances Costs	\$30,332.05
d)	Registration Fees for Conferences	\$54,890.50
e)	Other Costs e.g. hire car	\$8,408.78
<b>TOTAL</b>		<b>\$132,995.63</b>

### *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
	<b>TOTAL</b>	<b>\$0.00</b>
k)	Cost of air-fares, accommodation and taxis as detailed in Attachment "A"	\$1,115.00

## 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 May 2000.
- (2) Not approve the recommendation.

**Option (1) is the preferred option.**

**1.0 FILE NUMBER:****SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE****2.0 TITLE**

Strategic Meeting with Unions

**3.0 ISSUE/PURPOSE**

The purpose of this submission is to seek approval to hold a Strategic Meeting with the four core Unions and EMT at Clear Mountain Health and Conference Centre.

**4.0 PROPONENT**

Michael Kerry  
Acting Chief Executive Officer

**5.0 SUBMISSION PREPARED BY**

Nicole Barber  
Executive Assistant to the Divisional Manager  
HR & STRATEGIC MANAGEMENT

**6.0 DATE**

11 July 2000

**7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL**

For E&amp;C approval

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

N/A

**9.0 RECOMMENDATION**

That E&C approve the selection of Clear Mountain Health and Conference Centre, as the venue for the Strategic Meeting with Unions. The dates for this meeting are 3<sup>rd</sup> - 4<sup>th</sup> August 2000 with a total cost of \$4276.00

**10.0 DIVISIONAL MANAGER**

  
Michael Kerry  
Acting Chief Executive Officer

**ACTION TAKEN**

1817100  
TOWN CLERK,  
File CEG

**RECEIVED**

18 JUL 2000  
COMMITTEE SECTION

**APPROVED**  
Lord Mayor  
17 JUL 2000  
J. G. V. C. A. V. R.

## **11.0 BACKGROUND**

There has been a traditional invitation to the four core unions to join EMT for a strategic discussion on future issues and challenges for the City and the organisation. This has often occurred by inviting the unions to the final day of EMT/E&C strategic workshops. The unions know about the 2010 activity and have expressed interest in understanding the detail and exploring some implications for the BCC. To date, there has been no formal event to facilitate such a discussion. It is proposed to invite Mike McAlum from Global Foresight and Bill Kelty to this workshop to support the unions in considering their roles over the next 10 years. The Lord Mayor has also been invited to address the meeting. The workshop design will support achieving high level agreement on directions for the next 4+ years and therefore, starting context for EBA4 discussions.

## **12.0 CONSULTATION**

Executive Management Team  
Unions

## **13.0 IMPLICATIONS OF PROPOSAL**

N/A

## **14.0 CORPORATE PLAN IMPACT**

N/A

## **15.0 CUSTOMER IMPACT**

N/A

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Nil

## **18.0 FUNDING IMPACT**

Funding is available under: 1.05.1000.006.000.000.633.000.00

## **19.0 HUMAN RESOURCE IMPACT**

Nil

## **20.0 URGENCY**

Urgent as written confirmation is required by the venue as soon as possible.

## **21.0 PUBLICITY/MARKETING**

Nil

## **22.0 OPTIONS**

- (1) Approve the recommendation that Clear Mountain Health and Conference Centre be selected as the venue for the Strategic Meeting with Unions.
- (2) Selection another venue for the Strategic Meeting with Unions.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

E&C RESULTS- 24 JULY 2000				
SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
24/07-1F M	234/12/8(30/P3)	City Governance	2000 National Awards for Innovation in Local Government	YES
24/07-2F R	(7)364/48/3(135)	City Governance	Lease of Council Sites for the location of Carrier Telecommunications Facilities	YES
24/07-1J ND	436/60/21	C&CS	Issue of Deeds of Indemnity and associated permits to Fletcher Challenge Fuels Pty Ltd	WD
24/07-1K M	202/11-LN440/36	Urban Management	Claim for compensation arising from resumption of land - 36 Ithaca St, Kelvin Grove	YES
24/07-2K M	202/11-QE105/40	Urban Management	Claim for compensation arising from resumption of land - 40 Beenleigh Rd, Coopers Plains	YES
attach 24/07-3K R	243/8(2)	Urban Management	BCC/BCE Memorandum of Understanding with MINCOM Pty Ltd	YES
24/07-4K M	24/1-K/2000(9)	Urban Management	Transport and Traffic Branch Strategic Planning Workshop	YES
24/07-5K R	202/11-SA340/154	Urban Management	Acquisition of land for environmental purposes - 154 Illaweenah St, Drewvale	YES
24/07-1L  R	239/99/18(1/A1)	OLMCEO	Stores Board Report - Submission for Council approval:  Submission for Resolution by Council under Division 12 of the City of Brisbane Act 1924	YES
attach 24/07-2L M		OLMCEO	East Timor Reconstruction Conference	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: 234/12/8(30/P3)

24 / 07 - 1 F

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

2.0 TITLE

2000 National Awards for Innovation in Local Government.

3.0 ISSUE/PURPOSE

To seek approval for Brisbane City Council to submit an entry to the 2000 National Awards for Innovation in Local Government.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance

5.0 SUBMISSION PREPARED BY

Joe Veraa, Intergovernmental Relations Officer (IGRO) - Ext 36415

6.0 DATE

17<sup>th</sup> 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

25 / 7 / 00

TOWN CLERK  
File IGRO

9.0 RECOMMENDATION

That approval be granted to submit the attached entry in the community services category of the 2000 National Awards for Innovation in Local Government.

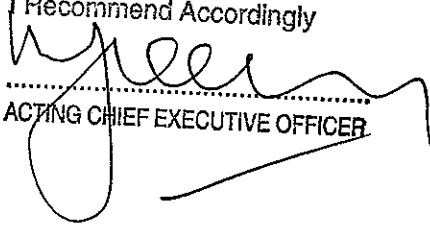
RECEIVED

10.0 DIVISIONAL MANAGER

25 JUL 2000

COMMITTEE SECTION

  
John Orange  
CITY GOVERNANCE

Recommend Accordingly  
  
ACTING CHIEF EXECUTIVE OFFICER

## **11.0 BACKGROUND**

The Commonwealth Minister for Regional Services, Territories and Local Government has invited Councils from across Australia to participate in the 2000 National Awards for Innovation in Local Government.

The 2000 Awards recognise, reward and celebrate resourcefulness in improving local government services. The categories are:

- Engineering, Infrastructure and Urban Design
- Environment
- Information Technology
- Health Services and Aged Care
- Business and Regional Development
- Community Services
- Organisational Practices
- Youth Services

The Awards are being organised by the National Office of Local Government (NOLG). The judging panels will be comprised of representatives from the NOLG, ALGA, IMM and sponsors. The Awards presentation will be held at the ALGA's National General Assembly to be held in December, 2000.

One entry for the Awards have been received from BCC Divisions:

- ▶ Fireview, an Interactive CD Mapping System to Determine Water Services Locations and Property Hazard Categorisation – Community Services category

A copy of the entry is attached to this submission.

## **12.0 CONSULTATION**

All Council Divisions have been asked if they wished to submit entries.

## **13.0 IMPLICATIONS OF PROPOSAL**

The Awards provide an opportunity for Brisbane City Council to acknowledge, promote and reward innovative solutions.

## **14.0 CORPORATE PLAN IMPACT**

Nil

## **15.0 CUSTOMER SERVICE IMPACT**

Nil

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Nil

## **18.0 FUNDING IMPACT**

Nil

## **19.0 HUMAN RESOURCE IMPACT**

Nil

## **20.0 URGENCY**

As soon as possible, as entries for the Awards close on 28<sup>th</sup> July, 2000.

## **21.0 PUBLICITY / MARKETING STRATEGY**

At the discretion of the E & C Committee.

## **22.0 OPTIONS**

1. To approve the entry.
2. To not approve the entry.

**Option 1 is the preferred option.**

1.0 FILE NUMBER:

24 / 07 - 1 K

202/11-LN440/36

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes - 36 Ithaca Street, Kelvin Grove - redacted

3.0 PURPOSE/ISSUE

Recommendation on a Claim for 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)

6.0 DATE

10 July 2000

ACTION TAKEN

25 / 7 / 00

TOWN CLERK

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


It is recommended that:

1. The Claim for Compensation from <sup>redacted</sup> arising from the resumption of land for road purposes, situated at 36 Ithaca Street, Kelvin Grove, described as Lot 14 on Registered Plan 10697 Parish of North Brisbane containing an area of 534 square metres, in the amount of <sup>redacted</sup> comprising <sup>redacted</sup> compensation for loss of land and <sup>redacted</sup> for disturbance being legal fees related to the resumption, 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; and
2. Interest, if claimed by the claimants prior to settlement of compensation, calculated on <sup>redacted</sup> at the rate determined by the land court for the period from the date of resumption to the date of settlement, be paid to the claimants.

## 10.0 DIVISIONAL MANAGER

  
**Barry Ball**  
**A/Divisional Manager**  
**URBAN MANAGEMENT DIVISION.**

I Recommend Accordingly

  
.....  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

On 10 November 1998, Council approved the Inner City Bypass Scheme. The subject property is situated in Stage One of the Scheme. Stage One Notices of Intention to Resume were issued on 25 June 1999. The Notification of Resumption for the subject property was published in the Government Gazette on 3 March 2000.

The subject property is located at 36 Ithaca Street, Kelvin Grove. It is described as Lot 14 on Registered Plan 10697 Parish of North Brisbane, having a total area of 534 square metres as shown shaded yellow on the attached plan (Attachment A). The surrounding area is developed with detached dwellings of mixed vintages and presentations. The subject property is zoned Inner residential and comprises a vacant lot.

Council's independent valuation consultant, Realty Valuation Services, was engaged to provide a market valuation of the property and to negotiate the purchase by Council. Realty Valuation Services has assessed the market value for the property with rear vehicular access provided as at the date of resumption at [redacted]. Refer attached extract of valuation report (Attachment B).

The claimants initially lodged a claim for compensation in the amount of [redacted] plus costs incurred as a result of the resumption. Following negotiations with the owners and their consultants, the claimants' solicitor has advised his clients are prepared to accept [redacted] for loss of real estate plus [redacted] legal fees as full and final settlement of their claim for compensation in this matter. The claimant has not claimed interest at this time, however, it is recommended that interest be paid in the event that it is claimed prior to settlement of compensation.

Previously, Council acquired the residential property at 29 Normanby Terrace, Kelvin Grove, described as Lot 1 on RP. 10699 and located to the rear of the subject property, to provide an alternate vehicular access by way of a reciprocal easement to the subject property, three other adjoining residential properties and Council's vacant land holding - a residue of the former Hale Street construction - that currently have no formed vehicular access to Ithaca Street.

Council has previously advised that it would bear the responsibility for all costs including construction in the provision of the formal alternative access. The proprietors hold a reasonable expectation that Council was to provide the rear access.

As Council has endeavoured to mitigate the subject property's access difficulty, including adjoining properties, for several years and has given certain commitments to the property owners in that regard then it is recommended that Council purchase the property on the basis of market value of the property with rear vehicle access provided. This is in line with settlements for adjoining properties acquired for the Inner City Bypass project. It is recommended that as the offer is in accordance with Council's independent valuation advice then it be accepted to finalise this matter.

## **12.0 CONSULTATION**

David Stewart, Principal Transport Infrastructure Projects, Urban Management Division has been consulted and supports the proposed settlement.

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

## **13.0 IMPLICATIONS OF PROPOSALS**

A Claim for Compensation will be processed and the matter will be finalised.

## **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 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 offer to settle compensation.
2. Reject the offer and make a counter-offer.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**1.0 FILE NUMBER:**

202/11-QE105/40

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE****2.0 TITLE**

Claim for compensation arising from the resumption of land for road purposes.  
 40 Beenleigh Road, Coopers Plains – redacted

**3.0 PURPOSE/ISSUE**

Recommendation on a claim for compensation.

**APPROVED**  
 24 JUL 2000  
 Mayor

**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**  
 25 JUL 2000  
 COMMITTEE SECTION

**6.0 DATE**

11 July 2000

**ACTION TAKEN**  
 25 JUL 2000  
 TOWN CLERK  
 File  
 APPET  
 alter

**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

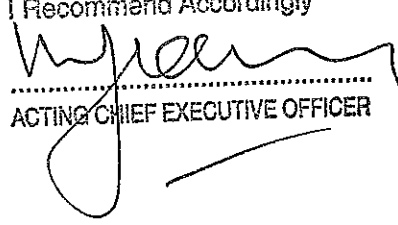
It is recommended that:

1. The Claim for Compensation received from [redacted] in the amount of [redacted] for valuation fee, arising from the resumption of land situated at 40 Beenleigh Road, Coopers Plains, described as Lot 190 on Survey Plan 103219, County of Stanley, Parish of Yeerongpilly, having an area of 49 square metres, be accepted 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, subject to the Claimant entering into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice; and
2. As the land particularised in (1) above is no longer required by Council for road purposes then Council authorises that the procedure prescribed by Section 17 *Acquisition of Land Act 1967* to revest the said land to the aforementioned claimant be followed and carried out; and
3. Upon completion of the procedure outlined in (2) above that Council authorises the payment of fair and reasonable legal fees to the claimant arising from the resumption and the revesting of the said resumed land, as approved by the Manager Waterways.

## 10.0 DIVISIONAL MANAGER

  
**Barry Ball**  
A/Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 1 May, 1998 and amended by Gazette dated 8 May, 1998, Council resumed from <sup>redacted</sup> <sup>redacted</sup> a corner truncation area of land for road purposes fronting Beenleigh Road and Bovey Street, Coopers Plains, described as Lot 190 on Survey Plan 103219, Parish of Yeerongpilly containing an area of 49 square metres, as shown shaded yellow on the attached plan (attachment A). The balance land is described as Lot 19 on Survey Plan 103219.

The subject parent property contained an area of 763 square metres prior to resumption and 714 square metres after resumption. The subject property, which is zoned Residential A has a level topography and is improved with a lowset timber dwelling with a detached carport. The improvements are clear of, and remain unaffected by, the resumption and its associated works.

To date the claimant has not lodged a claim for compensation and Council has paid no compensation amount. Subsequent to completion of the construction works for the Beenleigh Road deviation the Project Manager has advised that as a result of changes to the design of the Bovey Street / Evenwood Road intersection, there is no longer a requirement to retain the land resumed as Lot 190 on Survey Plan 103219. Subsequently, by Notice dated 2 July 2000, the claimant has indicated a desire to have the resumed land re-transferred back to him.

Section 17 *Acquisition of Land Act 1967* provides that if a claimant has previously agreed in writing to a revesting of the land, and if the resumed area is found to no longer be required, and prior to either payment of compensation or its determination by the Land Court, the Governor in Council may revoke the amending Notification of Resumption, either wholly or in part, by a subsequent Notification published in the Gazette. Additionally, subsection (4) provides that a claimant may still claim compensation for any loss, damage or costs incurred as a result of the resumption.

The claimant has incurred legal and valuation expenses as a result of the resumption and it is proposed to compensate for those expenses. The claimant's valuation fee is <sup>redacted</sup> however, legal fees are yet to be determined. Otherwise, the claimant has not incurred any loss or damage to his property and no further compensation is claimed or payable.

It is proposed that Council agree to settle the claim for compensation and seek the approval of the Governor in Council to revest the resumed area to the claimant. This course of action will minimise the amount of compensation payable by Council in this instance.

## 12.0 CONSULTATION

Councillor Mark Bailey, Councillor for Moorooka, has been advised of the recommendation.

### **13.0 IMPLICATIONS OF PROPOSALS**

A claim for compensation is minimised and an offer to settle compensation is 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 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. Accept the offer to revest the land and settle compensation.
2. Reject the offer and make a counter-offer.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

1.0 **FILE NUMBER:**

24/07-4K

24/1-K/2000(9)

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION  
COMMITTEE**

2.0 **TITLE**

Transport and Traffic Branch Strategic Planning Workshop.

3.0 **ISSUE/PURPOSE**

The purpose of this submission is to seek approval for the Transport and Traffic Branch to hold a strategic planning workshop at Hope Harbour, Gold Coast on 3 - 4 August 2000

4.0 **PROPONENT**

Barry Ball, Acting Divisional Manager, Urban Management Division

5.0 **SUBMISSION PREPARED BY**

Robert Nahrung, Transport and Traffic Office Manager  
Urban Management Division Ext: 34816

6.0 **DATE**

21 July, 2000

RECEIVED

25 JUL 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 A LOCAL LAW?**

N/A

ACTION TAKEN

25 17 100

TOWN CLERK

File T70M

9.0 **RECOMMENDATION**

That approval be granted for the Transport and Traffic Branch to conduct a Strategic Planning Workshop be held at Hope Harbour, Gold Coast on 3 - 4 August 2000 at an estimated total cost of \$2,400

10.0 **BARRY BALL  
ACTING DIVISIONAL MANAGER  
URBAN MANAGEMENT DIVISION**

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

## **11.0 BACKGROUND**

In recent years, Brisbane residents have consistently identified Transport and Traffic as one of the most important issue facing the City. These issues must be addressed in order to maintain the City's Livability and for Brisbane to achieve its goal to be the most livable and progressive city in the Asia Pacific Region.

The Transport and Traffic Program has a budget in excess of \$400million in 2000/2001 and has a number of large infrastructure programs and projects to deliver including the Inner City Bypass, Waterworks Road Transit Lanes and acquisition of new gas buses.

The workshop will provide an opportunity for the Branch Management Team and key staff to determine priorities in alignment with the Corporate Plan for the year ahead and to review its delivery strategies in light of the recent departure of some senior staff. The proposed location provides an opportunity away from the work environment for management and staff to plan for the year ahead and also encourage discussion, debate and networking in a less formal environment.

The Branch Management Team together with a cross section of staff representing various work units and band levels will participate in the workshop. It is proposed that the Branch Management Team will commence the workshop on Thursday evening with the staff representatives arriving on Friday morning. The workshop will be facilitated by an experienced external facilitator from KPMG.

Quotations were sought from four conference facilities at which to hold the workshop. The Hope Harbour International, Gold Coast provided the most competitive price. This venue has also been selected for the Executive Service Forums to be held in August. A detailed cost breakdown is shown in attachment "A". A number of other venues normally used by Council including Twin Waters were not available on the dates proposed.

## **12.0 CONSULTATION**

The Acting Chief Executive Officer and Chairperson Transport and Major Projects Committee have been consulted and are in agreement.

## **13.0 IMPLICATIONS OF PROPOSAL**

The workshop will enable the branch management team and key staff to plan priorities for the next twelve months in alignment with the vision and priorities for Council and the Community.

## **14.0 CORPORATE PLAN IMPACT**

The workshop will enhance leadership capability for the Branch Management Team which is critical to ensure delivery of the Transport and Traffic Program.

**15.0 CUSTOMER IMPACT**

Nil

**16.0 ENVIRONMENTAL IMPACT**

Nil

**17.0 POLICY IMPACT**

In accordance with Council policy

**18.0 FUNDING IMPACT**

Funding is available under vote number 1 04 1332 651 000 000 633 000 00.

**19.0 HUMAN RESOURCE IMPACT**

Relief arrangements will be in place to cover the short absence of staff.

**20.0 URGENCY**

Normal priority

**21.0 PUBLICITY / MARKETING STRATEGY**

N/A

**22.0 OPTIONS**

(1) Approve the recommendation that the Transport and Traffic Branch Strategic Planning Workshop be held at Hope Harbour, Gold Coast.

(2) That approval not be granted for a residential workshop.

Option 1 is preferred.

## 1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

## 2.0 TITLE

East Timor Reconstruction Conference

## 3.0 ISSUE/PURPOSE

The purpose of this submission is to obtain approval for the Brisbane City Council to contribute \$5,000 towards the East Timor Reconstruction Conference, co-ordinated by Habitat Pacific, an organisation associated with the United Nations.

## 4.0 PROPONENT

Bernie Green  
Executive Officer to the Lord Mayor

## 5.0 SUBMISSION PREPARED BY

Ms Judy Liu x36026

## 6.0 DATE

18 July 1999

ACTION TAKEN

25/7/00

TOWN CLERK &

JLB/LM/KC

## 7.0 FOR E&amp;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 the Brisbane City Council to contribute \$5,000 to Habitat Pacific to support the East Timor Reconstruction Conference.

## 10.0 DIVISIONAL MANAGER

Michael Kerry  
ACTING CHIEF EXECUTIVE OFFICER

APPROVED

Lord Mayor  
24 JUL 2000

RECEIVED

25 JUL 2000

COMMITTEE SECTION

## **11.0 BACKGROUND**

The task of rebuilding again after the destruction and violence in September 1999 has been a daunting one for both the East Timorese people and the international community. Even now the reconstruction needs of East Timor remain massive. There are still outstanding humanitarian needs, especially in housing, health, education and water. It is important that there continues to be substantial and ongoing commitment from the international community for both humanitarian as well as long term reconstruction.

This conference offers a unique opportunity for Brisbane, Queensland and Australian businesses, government agencies and academics to network and learn about opportunities in the redevelopment effort in East Timor.

Brisbane City Council has made a firm commitment to East Timor's restoration program, as Brisbane City Council is skilled and experienced in the many areas of need.

Delegates to the Conference include the recently nominated members of the new Provisional Government.

## **12.0 CONSULTATION**

The Right Honourable the Lord Mayor, Councillor Jim Soorley  
Manager, Community Development Services, Brisbane City Council, Ms Pam Bourke  
Director, Habitat Pacific, Mr Malcolm Prowse  
Executive Officer to the Lord Mayor, Mr Bernie Green  
International Relations Manager, Ms Terri Birrell  
Business Development & Marketing Manager, Brisbane City Enterprises, Mr Joe Barnewall

## **13.0 IMPLICATIONS OF PROPOSAL**

The \$5,000.00 donation will be a significant contribution to the Conference, by the Brisbane City Council. Funds will be directed towards air travel expenses for the East Timor delegates.

## **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 are available within Sister Cities budget under vote code:

1.01.1510.226.819.000.633.182.00

**19.0 HUMAN RESOURCE IMPACT**

Nil.

**20.0 URGENCY**

Urgent

**21.0 PUBLICITY / MARKETING**

As per Lord Mayor's Office.

**22.0 OPTIONS**

- 1) Approve the recommendations
- 2) Not approve the recommendations

Option (1) is the preferred option.

E&C RESULTS - 31 JULY 2000				
SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
31/07-1F M	(8)456/85(13)	City Governance	Renewal of Lease - Jamboree Ward Office	YES
31/07-2F M	202/10(617)	City Governance	Proposed Sale of various parcels of Council owned land in the Bowen Hills and Newstead area.	YES
attach 31/07-3F M	28/5/2	City Governance	Superannuation Salary Sacrifice <b>Distributed to E&amp;C members only</b>	YES
31/07-1J M	264/45/14(P1)	CCSD	Notification of the making of Interim VPO's MC200GT46, MC200VE09, BR200GT46, MD200VE02	YES
31/07-2J R	264/45/14(P1)	CCSD	Making of Permanent VPO's GK200GT46, BR200GT46, MD200VE02	YES
31/07-3J	(0)460/42/93(0/A2/P1)	CCSD	Substitution of Security for Forest Lake (Delfin Property operating as Ivyville Pty Ltd)	HELD
31/07-1K R	460/111/43(2)	Urban Management	Planning Scheme Policies to support the City Plan <b>Distributed to E&amp;C members only</b>	YES
attach 31/07-1L M		OLMCEO	Appointment	YES
31/07-1N M	234/70/1(339)	CED	Riverfestival Brisbane Pty Ltd - Amendment of Constitution - Determination as sole shareholder	YES
31/07-2N M	234/70/1(339)	CED	Riverfestival Brisbane Pty Ltd - Appointment of Directors - Determination as sole shareholder	YES
31/07--3N	364/6/10(1/P3)	CED	Categorisation of Brisbane's sport, recreation and community land	HELD

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: (8) 456/85(13)

31 / 07 - 1 F

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

**2.0 TITLE**

Renewal of Lease for the existing Jamboree Ward Office.

**3.0 ISSUE/PURPOSE**

Renewal of Lease for the existing Jamboree Ward Office accommodation located at Suite 18, Jindalee Allsports Village, 235 Sinnamaddy Road, Jindalee.

**4.0 PROPONENT**

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

**APPROVED**  
Lord Mayor  
31 JUL 2000  
ghe  
[Signatures]

**5.0 SUBMISSION PREPARED BY**

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

**RECEIVED**

31 JUL 2000

**6.0 DATE**

24 June 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**

1 18 100  
TOWN CLERK  
File 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 Suite 18, Jindalee Allsports Village, 235 Sinnamon Road, Jindalee for the Jamboree Ward Office on the basis of a four (4) year lease at a rental of <sup>redacted</sup> per annum (GST included) 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



John Orange  
DIVISIONAL MANAGER  
CITY GOVERNANCE DIVISION.

Recommend Accordingly



ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

3 1 JUL 2000

COMMITTEE SECTION

## 11.0 BACKGROUND

At its meeting held on 18 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 Jamboree Ward Office at Suite 18, Jindalee Allsports Shopping Village, 235 Sinnamon Road, Jindalee.

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

The occupancy was extended on a monthly tenancy basis pending a final decision on Ward Office accommodation following the Council Elections and budget allocation for the 2000/01 financial year.

Following negotiations by letter dated 17 July 2000 Pace Management Services Pty Ltd, acting as agent for the owners advised as follows: -

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

**Rent:** redacted per annum, GST included), same as existing rental.

**Outgoings:** redacted p.c.m. (Current).

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

**Area:** 70 square metres.

**Lease Term:** 4 years from 1 July 2000.

**Option(s):** 4 years.

Furthermore the agents advised that subject to any approvals required by Council the Lessor is willing to allow the lessee to install a sign of a maximum size of 900x 600 in the grassed area along the Sinnamon Road frontage of the property. The exact location to be agreed on site.

The above offer is considered to be fair and reasonable and represents no increase on the current rental.

## 12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee  
Councillor Felicity Farmer, Councillor for Jamboree 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 Jamboree 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 Jamboree Ward.

### **16.0 ENVIRONMENTAL IMPACT**

Nil.

### **17.0 POLICY IMPACT**

Nil.

### **18.0 FUNDING IMPACT**

Provision for 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 Suite 18, Jindalee Allsports Shopping Village, 235 Sinnamon Road, Jindalee for the Jamboree Ward Office on the basis of a four (4) year lease at a rental of redacted per annum (GST included) with a (4) year option term, subject to CPI increases.
2. Not approve the recommendation.

**Option 1 is preferred.**

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

**2.0 TITLE**

Proposed sale of various parcels of Council owned land in the Bowen Hills and Newstead area.

**3.0 ISSUE/PURPOSE**

Approval be granted to sell various parcels of Council owned land in the Bowen Hills and Newstead area, which have been transferred from the Department of Main Roads as part of the roads and transport initiatives funding package.

**4.0 PROPONENT**

John Orange, Divisional Manager, City Governance

**5.0 SUBMISSION PREPARED BY**

Frank Riley, Manager, City Assets ext.34096

**6.0 DATE**

21 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?**

Not applicable.

**ACTION TAKEN**

1/18/10  
TOWN CLERK  
File MCA

RECEIVED

31 JUL 2000

COMMITTEE SECTION

**9.0 RECOMMENDATION**

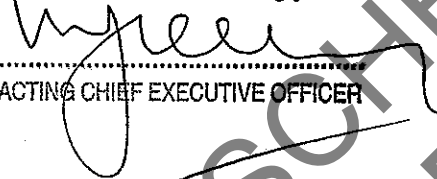
1. It is recommended that approval be given to sell, via public auction, the subject properties listed at Attachment 1, at reserve prices as approved by the Divisional Manager, City Governance.

**10.0 DIVISIONAL MANAGER**



**John Orange**  
**DIVISIONAL MANAGER**  
**CITY GOVERNANCE**

I Recommend Accordingly



.....  
ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

31 JUL 2000

COMMITTEE SECTION

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## **11.0 BACKGROUND**

As part of the funding package for the road and transport initiatives in Brisbane, agreement has been reached between Council and the State Government that Council is to receive \$40M worth of property, transferred from the Department of Main Roads. These properties will either be used directly in the construction of the City By-pass road, or sold by Council with the revenue to become part of the funding for road projects.

Following a public call for Tenders process, Chestertons International have been appointed to provide management and marketing services to Council, to facilitate the implementation of a rolling disposal process for these properties. In collaboration with Chestertons and Council stakeholders, a marketing program has been developed to ensure the timely release of properties to the market so as to maximise market demand and therefore return to Council.

In order to maximise the return to Council and to enable time to prepare some of the more complex properties for market, it is proposed to sell the properties via public auction in several 'batches', with sale of the final batch to occur in mid 2001.

Batch 1 of the property sales were approved by E&C on 6 March 2000 and at public auction on 14 April 2000, 16 of the 19 properties sold with a total revenue to Council being <sup>redacted</sup>

City Assets Branch and Chestertons have identified a further batch of 10 properties which can be taken to market immediately (see attachment 1). This 'batch 2' is intentionally a mix of property types, locations and values, and based on current independent market valuations, should return to Council in excess of <sup>redacted</sup>

It is proposed to sell these properties via a public auction to be held on 13 September 2000, following a public marketing campaign. The properties will be sold on thirty day contracts, with settlement therefore due to occur on 13 October 2000.

Independent market valuations for each of the properties have already been obtained, and reserve prices for the auction will be as approved by the Divisional Manager, City Governance.

## **12.0 CONSULTATION**

Councillor David Hinchliffe, Councillor for Central  
Councillor Sharon Humphreys, Chairperson, Finance Committee  
Trevor Reddacliff, Chairman Urban Renewal Task Force

All are in agreement with the recommendation.

## **13.0 IMPLICATIONS OF PROPOSAL**

Surplus Council property is offered for disposal and will provide Council with a revenue return as part of the funding for transport and road projects.

## **14.0 CORPORATE PLAN IMPACT**

In line with Corporate Strategy 2.2.2.5 "review of Council's property assets for potential redevelopment to achieve strategic economic benefits".

## **15.0 CUSTOMER IMPACT**

None foreseeable

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Consistent with Council policy to dispose of surplus real property assets.

## **18.0 FUNDING IMPACT**

Funds are available in City Assets Branch budget for the marketing costs associated with the project. Estimated net return to Council in the order of <sup>redacted</sup> will be realised on the final settlement of the sales.

## **19.0 HUMAN RESOURCE IMPACT**

Marketing and sale process to be undertaken by Chestertons International, under the direction of City Assets Branch.

## **20.0 URGENCY**

Normal course of business

## **21.0 PUBLICITY/MARKETING**

As considered appropriate. Chestertons International as the appointed Real Estate Agency will undertake site marketing.

## **22.0 OPTIONS**

1. Approve the recommendation.
2. Not approve the recommendation and retain the properties.

Option 1 is the preferred option.

1.0 FILE NUMBER: 28/5/2

31/07-3F

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Superannuation Salary Sacrifice

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C's approval of the implementation of Council's Superannuation Salary Sacrifice Policy, effective 14 August 2000.

4.0 PROPONENT

Mr John Orange  
Divisional Manager  
City Governance Division

5.0 SUBMISSION PREPARED BY

Ms Kathleen Hubinger  
Senior Management Strategist  
City Governance Division  
SMSCG, ext 36858

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

1/8/00

TOWN CLERK  
FL SMSCG.

RECEIVED

31 JUL 2000

COMMITTEE SECTION

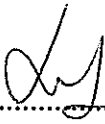
APPROVED

Lord Mayor  
31 JUL 2000

## 9.0 RECOMMENDATION

It is recommended that approval be given to implement the Superannuation Salary Sacrifice Policy (see Attachment A), effective 14 August 2000, as an extension of Council's Human Resource Policy 930 'Superannuation (including Salary Sacrifice)'.

## 10.0 DIVISIONAL MANAGER

  
.....  
John Orange  
Divisional Manager  
City Governance Division

I Recommend Accordingly

  
.....  
ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

31 JUL 2000

COMMITTEE SECTION

## 11.0 BACKGROUND

As part of its commitment to EBA3 (Financial Outcomes), Council committed to investigate a full range of options to optimise employees' take home pay, including salary sacrifice. Superannuation Salary Sacrifice (SSS) is the first of such options to be progressed to implementation.

Currently, under Council's employment conditions, permanent employees are required to contribute five percent (5%) of weekly post-tax earnings to Council's Superannuation Fund, City Super. Under the proposed SSS Policy, eligible employees will be given the option of making compulsory and/or additional contributions (to a maximum of 50% of base salary) from pre-tax earnings. In most cases, this will lower employees' taxable income and increase take-home pay.

Council's SSS Policy has been developed and endorsed by Executive Management Team and the Joint Consultative Committee. A Local Area Agreement, enabling SSS and protecting Council's interests in relation to award conditions and payments, has also been developed and endorsed by Joint Consultative Committee members. Independent financial and taxation advice from KPMG has been considered in developing the Policy and supporting processes. The Australian Tax Office has reviewed Council's SSS Policy and supporting processes, and has not required or recommended any amendments or alterations.

Payroll Management Information System changes, a comprehensive Employee Communication Strategy and other administrative processes are well progressed, and Council is now in a position to implement Superannuation Salary Sacrifice arrangements from 14 August 2000.

Council is now investigating legislative and process changes to enable Superannuation Salary Sacrifice options to be extended to Councillors.

## 12.0 CONSULTATION

Superannuation Salary Sacrifice Working Group (comprising representatives from City Governance Division, Financial Services, Workplace Relations, City Marketing and City Super Pty Ltd)

KPMG

Australian Tax Office

Executive Management Team

Joint Consultative Committee

Chair, Finance Committee

## 13.0 IMPLICATIONS OF PROPOSAL

If approved, the recommendation will show Brisbane City Council as being committed to the EBA process through active investigation and implementation of options to optimise employees' take home pay.

**14.0 CORPORATE PLAN IMPACT**

Outcome 1.4 Financial Capacity

**15.0 CUSTOMER IMPACT**

Nil

**16.0 ENVIRONMENTAL IMPACT**

Nil

**17.0 POLICY IMPACT**

Nil

**18.0 FUNDING IMPACT**

Nil

**19.0 HUMAN RESOURCE IMPACT**

Expansion of existing Superannuation 930 Policy.

**20.0 URGENCY**

Approval is sought at the E&C meeting of 31 July 2000, to enable the proposed implementation schedule to be achieved.

**21.0 PUBLICITY/MARKETING**

Comprehensive internal employee communication strategy has been in place since March 2000. Anticipated to continue to implementation date of 14 August 2000.

**22.0 OPTIONS**

1. Approve the implementation of the Superannuation Salary Sacrifice Policy in its current format.
2. Approve the implementation of the Superannuation Salary Sacrifice Policy in an amended format.
3. Do not approve the implementation of the Superannuation Salary Sacrifice Policy.

**Option 1 is the preferred option.**

1.0 FILE NUMBER: 264/45/14(P1)

31/07-1J

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

2.0 TITLE

Notification of the making of Interim Vegetation Protection Orders (VPOs) MC200GT46, MC200VE09, BR200GT46 and MD200VE02.

3.0 ISSUE/PURPOSE

To notify the Committee of the making of Interim VPOs affecting:

37,39,69 and 71 Brookfield Road, Kenmore;  
2039, 2041, 2043 and 2045 Gympie Road; Bald Hills;  
70, 72, 74 and 76 Wakefield Street, Bald Hills; and  
441 Beams Road, Fitzgibbon.

4.0 PROPONENT

Margaret Crawford, Divisional Manager, Customer and Community Services.

5.0 SUBMISSION PREPARED BY

John Rush, Ecologist West, Development Assessment West, Development and Regulatory Services, extension 34349.

6.0 DATE

26 July 2000.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For notification only.

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

No.

RECEIVED

31 JUL 2000

COMMITTEE SECTION

ACTION TAKEN

1 18 1 00

TOWN CLERK

J & ECAW

## 9.0 RECOMMENDATION

That the Committee note the making of:

- a proposal for a Vegetation Protection Order and an accompanying Interim VPO affecting land at 37, 39 and 69 Brookfield Rd, Kenmore (MC200GT46);
- a proposal for a Vegetation Protection Order and an accompanying Interim VPO affecting land at 71 Brookfield Rd, Kenmore (MC200VE09);
- a proposal for a Vegetation Protection Order and an accompanying Interim VPO affecting land at 2039, 2041, 2043 and 2045 Gympie Road and 70, 72, 74 and 76 Wakefield Street, Bald Hills (BR200GT46); and
- a proposal for a Vegetation Protection Order and an accompanying Interim VPO affecting land at 441 Beams Rd, Fitzgibbon (MD200VE02).

## 10.0 DIVISIONAL MANAGER

  
Margaret Crawford  
Divisional Manager  
Customer and Community Services

I Recommend Accordingly

  
ACTING CHIEF EXECUTIVE OFFICER

RECEIVED

31 JUL 2000

COMMITTEE SECTION

## 11.0 BACKGROUND

The Manager, Development and Regulatory Services, has been delegated the authority to make Vegetation Protection Order proposals and Interim VPOs in emergency circumstances; for example, where vegetation is assessed to be significant and is perceived to be under threat. The delegation requires that the E&C Committee be notified of this action as soon as practicable.

### **A. Interim VPOs at 37,39,69 and 71 Brookfield Rd, Kenmore**

On 31 May 2000, Interim VPO MC200GT46 was made with respect to 37,39, and 69 Brookfield Rd, Kenmore and Interim VPO MC200VE09 was made with respect to 71 Brookfield Rd, Kenmore.

The Interim Orders were made in response to development applications affecting these sites. The sites are currently in the Rural Residential zone, support remnant eucalypt open forest and riparian forest and are adjacent to the Mackay Brook waterway corridor. The applications seek to rezone the sites to the Residential A zone. This would result in substantial modification of the existing vegetation on the sites.

Upon a preliminary assessment of these applications, and in consideration of the large number of public objections to the development proposals, a threat to the existing vegetation on site was perceived. Upon consultation with relevant stakeholders, including Councillor Quinn, Chairperson, Urban Planning Committee, a decision was taken to make the Interim Orders to ensure that no pre-emptive clearing could occur prior to a final decision being made with respect to the development applications.

See the Tables of Affected Properties and copies of the Interim VPO maps at Attachment A.

### **B. Interim VPO at 2039, 2041, 2043 and 2045 Gympie Road and 70, 72, 74 and 76 Wakefield Street, Bald Hills**

On 19 April 2000, a report was received that a group of mature fig trees was being cut down on the above properties. The properties were being advertised for sale and Council was aware that these significant trees were present on the site as a result of previous enquiries. Upon investigation of the site, it was observed that extensive crown lifting was occurring (pruning of the lower branches to reduce the canopy spread), however, the largest and most significant tree in the group was still generally intact.

Further work to correct unsatisfactory pruning and ensure the structural stability of the subject trees was permitted in negotiation with the owner's representative on site, as part of the making of an Interim VPO over the trees. Making the Interim VPO was instrumental in limiting damage to the trees and ensuring a satisfactory outcome.

See the Table of Affected Properties and copies of the Interim VPO maps at Attachment B.

### C. Interim VPO at 441 Beams Rd, Fitzgibbon.

On 12 May 2000, Council received a report that trees were being bulldozed on the property described above. Upon investigation, it was observed that a number of mature native gum trees had been pushed over. It was further noted that many of the trees on site had been poisoned. As this vegetation was a remnant of the original plant community of the locality and immediately adjacent to the Cabbage Tree Creek waterway corridor, an urgent Interim VPO was made and the machine operator directed to cease work. The landowner was subsequently advised by phone of the Interim Order.

The new owner of the property had previously contacted Council in regard to environmental constraints and development issues. He was advised that no VPOs had been made over the subject vegetation because the property had been previously owned by the Department of Defence. However, he was further advised of the property's ecological significance and that a VPO would be made if there was any perceived threat of clearing. This has now occurred.

See the Table of Affected Properties and a copy of the Interim VPO map at Attachment C.

#### **12.0 CONSULTATION**

David Askern, Manager, Brisbane City Legal Practice  
Bob Wallis, Manager, Development and Regulatory Services  
Maxine Cooper, Manager, Natural Environment  
Bill Manners, Natural Environment Officer, Technical Support Group  
All persons consulted are in agreement.

#### **13.0 IMPLICATIONS OF PROPOSAL**

The making of Interim VPOs over the subject vegetation will:

- ensure that significant vegetation at the Brookfield Rd sites is retained for a period of at least four months and/or until final decisions are made with respect to the current development applications; and
- ensure that significant bushland within the Cabbage Tree Creek waterway corridor (441 Beams Rd, Fitzgibbon) and significant individual trees at Bald Hills (Gympie Rd and Wakefield St) are protected from further indiscriminate clearing for a period of four months or until a final decision can be made with respect to the Interim VPO.

#### **14.0 CORPORATE PLAN IMPACT**

This submission is linked to the Corporate Plan (1997-2001) by way of:

THEME EIGHT-	NATURAL ENVIRONMENT
Strategy 8.3.2-	Place Vegetation Protection Orders on significant natural areas and individual trees.

The Corporate Plan target for all major rounds of VPOs to be completed by February 1998 has been achieved. Not all significant vegetation within the City has been protected under the previous 11 rounds.

The ongoing administration and enforcement of the Vegetation Protection Local Law by Development and Regulatory Services reflects the Administration's support for continuing vegetation protection as part of its strategy to achieve its environmental vision.

#### **15.0 CUSTOMER IMPACT**

The making of the Interim VPOs will not affect existing levels of customer service.

#### **16.0 ENVIRONMENTAL IMPACT**

These proposals will:

- . further reduce the rate of indiscriminate removal of significant vegetation within urban areas of the City, including important waterway corridors; and
- . temporarily protect vegetation which contributes to the natural heritage and landscape character of the City.

#### **17.0 POLICY IMPACT**

The ongoing implementation of the Vegetation Protection Local Law reflects the Administration's support for vegetation protection as one of an interrelated set of programs which supports its environmental vision.

#### **18.0 FUNDING IMPACT**

Funds are available in budget activity J644 472 of Development Assessment West.

#### **19.0 HUMAN RESOURCE IMPACT**

The making of the Interim Orders will be able to be completed within existing staff resources.

#### **20.0 URGENCY**

Nil.

#### **21.0 PUBLICITY / MARKETING STRATEGY**

The Interim VPOs were advertised in the "Courier Mail" on 22 June 2000. All affected landowners have been notified in writing.

#### **22.0 OPTIONS**

Not applicable.

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

## 2.0 TITLE

31/07-11

Appointment of Manager, Environment and Open Space Planning,  
Urban Management

## 3.0 ISSUE/PURPOSE

Following a process of internal advertising and interview of three applicants, the following information is provided:

Attachment 1 – Executive Role Statement

Attachment 2 – Summary of Interviewed Candidates and Resumes

## 4.0 PROPONENT

Michael Kerry  
Chief Executive Officer

## 5.0 SUBMISSION PREPARED BY

Jan Sturgess, Managing Partner, Merit Solutions

## 6.0 DATE

26 July 2000

## 7.0 FOR E&amp;C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

## 8.0 RECOMMENDATION

COMMITTEE SECTION

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

1. Maxine Cooper
2. redacted

to the position of Manager, Environment and Open Space Planning, Urban Management. Maxine Cooper was preferred slightly to redacted on the basis of her achievements and depth and breadth of exposure to the ranch's portfolio. It was agreed to appoint Ms Cooper to the role under a new contract for the term of redacted. At that stage the situation should be reviewed with a view to undertaking a new selection exercise.

## 9.0 CHIEF EXECUTIVE OFFICER

Michael Kerry  
A/CHIEF EXECUTIVE OFFICER

APPROVED  
Lord Mayor  
31 JUL 2000

ACTION TAKEN

31/7/00

TOWN CLERK  
RECEIVED

31 JUL 2000

File to CEO

SUBMISSION TO ESTABLISHMENT & CO-ORDINATION COMMITTEE

1.0 **FILE NUMBER:** 234/70/1(339)

2.0 **TITLE**

Riverfestival Brisbane Pty Ltd (RBPL) - Amendment of Constitution - Determination as sole shareholder.

3.0 **ISSUE/PURPOSE**

To amend the RBPL Constitution provisions dealing with the composition of the Board of Directors to increase the maximum number of Directors from 9 to 13.

4.0 **PROPONENT**

Pauline Peel, Divisional Manager, Community and Economic Development

5.0 **SUBMISSION PREPARED BY**

George Fletcher, Solicitor, Brisbane City Legal Practice, ext 34747.

6.0 **DATE**

25 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?**

Not Applicable.

9.0 **RECOMMENDATION**

That the Committee determine in accordance with the Draft Decision in Annexure "A".

10.0 **DIVISIONAL MANAGER**

Pauline Peel  
Divisional Manager

COMMUNITY & ECONOMIC DEVELOPMENT

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

**APPROVED**

Lord Mayor  
31 JUL 2000

RECEIVED

31 JUL 2000

COMMITTEE SECTIC

ACTION TAKEN

1/8/00  
TOWN CLERK

File D2506

## 11.0 BACKGROUND

It is desired to appoint 2 State Government representatives and <sup>redacted</sup> as members of the Board of Directors of RBPL. As the changes proposed would not be in accordance with RBPL's Constitution which specifies a maximum of 10 and there already being 10 Directors, it is proposed that the Constitution be amended to increase the maximum number of Directors from 10 to 13.

As the Council is RBPL's sole shareholder it can make a decision without calling a general meeting (Corporations Law, Section 249B) and this will constitute a resolution of the company.

E & C has authority to exercise this power under a resolution of Council on 15 October 1996 to delegate to E & C its powers to exercise any power or authority conferred on the Council by the articles, rules or constitution of a company or other body or entity. This includes the power to make decisions as shareholder of RBPL.

## 12.0 CONSULTATION

Councillor Jim Soorley, Lord Mayor  
Directors of Riverfestival Brisbane Pty Ltd

All of the above are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

Amendment of RBPL Constitution will permit proposed increase in membership of RBPL Board.

## 14.0 CORPORATE PLAN IMPACT

Consistent with role of RBPL under Corporate Plan.

## 15.0 CUSTOMER IMPACT

Facilitates achievement of the goals identified for RBPL.

## 16.0 ENVIRONMENTAL IMPACT

Nil.

## 17.0 POLICY IMPACT

Consistent with current policy.

## 18.0 FUNDING IMPACT

Nil.

**19.0 HUMAN RESOURCE IMPACT**

Nil.

**20.0 URGENCY**

Urgent as amendment of Constitution required before proposed Board changes can be approved.

**21.0 PUBLICITY / MARKETING STRATEGY**

No publicity required.

**22.0 OPTIONS**

- (1) Approve recommendation for decision to amend Constitution as proposed.
- (2) Approve certain proposed amendments and reject others.
- (3) Not approve the recommendation.

Option (1) is the recommended option.

SUBMISSION TO ESTABLISHMENT & CO-ORDINATION COMMITTEE

1.0 **FILE NUMBER:** 234/70/1(339)

2.0 **TITLE**

Riverfestival Brisbane Pty Ltd (RBPL) - Appointment of Directors - Decision as sole shareholder.

3.0 **ISSUE/PURPOSE**

To approve the appointment of 3 new directors following the amendment of the RBPL Constitution to increase the maximum number of Directors from 10 to 13.

4.0 **PROPONENT**

Pauline Peel, Divisional Manager, Community and Economic Development

5.0 **SUBMISSION PREPARED BY**

George Fletcher, Solicitor, Brisbane City Legal Practice, ext 34747.

6.0 **DATE**

25 July 2000.

RECEIVED

31 JUL 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.

9.0 **RECOMMENDATION**

That the Committee determine in accordance with the Draft Decision in Annexure "A".

10.0 **DIVISIONAL MANAGER**

ACTION TAKEN

18/10

TOWN CLERK

For D2506

Pauline Peel

Divisional Manager

COMMUNITY & ECONOMIC DEVELOPMENT

Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

Following the amendment of the RBPL Constitution to increase the maximum number of Directors from 10 to 13, it is proposed that the following persons be appointed as directors as from 24 July 2000:

Helen Ringrose,  
Michael Denton, and  
redacted

The approval of these 3 appointments to the Board will bring the composition of the Board up to its maximum of 13.

Under RBPL's Constitution (clause 62(3)) the Council can directly make appointments to the RBPL Board. As sole shareholder it also has power to do so under the Corporations Law (Section 249B). This power is included in the powers delegated to E and C under the resolution of 15 October 1996.

The State Government representatives on RBPL's Board are Ms Helen Ringrose, Deputy Director General, Government and Executive Services Division, Department of the Premier & Cabinet and also Mr Michael Denton, Chief Executive Officer of Queensland Events Corporation.

## 12.0 CONSULTATION

Councillor Jim Soorley, Lord Mayor  
Directors of Riverfestival Brisbane Pty Ltd

All of the above are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

Proposed changes to composition of RBPL Board will bring additional expertise and enable the contribution of State Government representatives in recognition of its sponsorship of the *Riverfestival*.

## 14.0 CORPORATE PLAN IMPACT

Consistent with role of RBPL under Corporate Plan.

## 15.0 CUSTOMER IMPACT

Facilitates achievement of the goals identified for RBPL.

## 16.0 ENVIRONMENTAL IMPACT

Nil.

**17.0 POLICY IMPACT**

Consistent with current policy.

**18.0 FUNDING IMPACT**

Nil.

**19.0 HUMAN RESOURCE IMPACT**

Nil.

**20.0 URGENCY**

Urgent as amendment of Constitution required before proposed Board changes can be approved.

**21.0 PUBLICITY / MARKETING STRATEGY**

No publicity required.

**22.0 OPTIONS**

(1) Approve recommendation for appointment of Helen Ringrose, Michael Denton and  
redacted as directors of RBPL.

(2) Approve one of the proposed appointments and not the other.

(3) Not approve the recommendation and appoint 3 other directors.

Option (1) is the recommended option.