

E & C RESULTS – 02 OCTOBER 2000 (AMENDED)

SUB NO.	FILE NO.	DIV.	TITLE	Y-N HOLD
02/10-1F	365/21(9)	City Governance	Establishment of a new property lease by BCC at MLC Centre (239 George Street) buildings	Held
02/10-1K M	202/11-KJ845/11	Urban Management	Claim for compensation arising from the resumption of land for road purposes – 11 and 15 Sylvan Road, Toowong	Yes
02/10-2K	202/11-NO555/87	Urban Management	Claim for compensation arising from the resumption of land for road purposes – 87 Lutwyche Road, Windsor	Withdrawn
02/10-1L (Attach) M	(4)12/51/1(P3/A1)	OLMCEO	Monthly Report – Delegation of Authority to Travel – July 2000	Yes
02/10-2L	REFER HEC AGENDA			
02/10-3L (Attach) M	(1)204/86/1(P5)	OLMCEO	Brisbane City Enterprises Pty Ltd (BCE) – Annual General Meeting (AGM) – Decisions under delegation of Council authority as shareholder <i>Distributed to E&C Only</i>	Yes
02/10-4L (Attach) R		OLMCEO	Overseas Travel – China Hi-Tech Fair, Shenzhen and World Technopolis Association (WTA) General Assembly, Nanjing – Cr Tim Quinn	Yes
02/10-5L (Attach) M		OLMCEO	Overseas Travel – China Hi-Tech Fair, Shenzhen and World Technopolis Association (WTA) General Assembly, Nanjing – Mr Jeremy Sollars	Yes
02/10-6L (Attach) M		OLMCEO	Overseas Travel – United States & Canada (Mr Jim Reeves)	Yes
02/10-7L (Attach) R		OLMCEO	Lord Mayoral Travel – United States & Canada	Yes

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

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

1.0 FILE NUMBER:

202/11-KJ845/11

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
11 and 15 Sylvan Road, Toowong - redacted

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

26 September 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

3 110 100
TOWN CLERK

File to AOPC7

RECEIVED

2 OCT 2000

COMMITTEE SECTION

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BCC 10 YEAR RELEASE SCHEME

APPROVED
Lord Mayor
2 OCT 2000

St. J. G. [Signature]
[Signature]

9.0 RECOMMENDATION

It is recommended that:

1. The Claim for Compensation from [redacted] arising from the resumption of land for road purposes, situated at 11 and 15 Sylvan Road, Toowong, described as Lots 11 and 114 on Plan SP114130 Parish of Enoggera containing an area of 142 square metres and 5 square metres respectively, in the amount of [redacted] for loss of land, 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 calculated on [redacted] 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; and
3. Council authorises the payment of fair and reasonable professional fees incurred by the claimant and arising from the resumption as approved by the Manager Waterways.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 19 February 1999, Council resumed from [redacted] two strips of land located at 11 and 15 Sylvan Road, Toowong, described as Lots 11 and 114 on Plan SP114130 Parish of Enoggera, containing an area of 142 square metres and 5 square metres respectively for road purposes as shown shaded yellow on the attached plan. (Refer Attachment A)

The parent lots are part of an aggregation which is zoned Residential B R6 and contained an area of 4,910 square metres before resumption and 4,763 square metres post resumption. The site is gently sloping and each lot within the aggregation is developed with a residential dwelling and used for residential purposes. All structural improvements are clear of, and remain physically unaffected by, the resumption and its associated works. The highest and best use for the aggregation is for multi unit development.

The claimants initially sought compensation of [redacted] for loss of land plus interest and professional costs. Following negotiations the claimants have subsequently revised their claim for compensation in the amount of [redacted] for loss of land plus interest and professional costs. The claimant's professional costs include [redacted] for valuation fee and [redacted] for legal costs. The professional costs appear high and both consultants have been requested to provide a detailed breakdown for their respective fees.

Council's valuation consultant (Harvey Ehlers & Associates) initially assessed compensation for loss of land at [redacted]. This amount was amended to [redacted] following a reassessment of their valuation advice and acceptance of that amount by the claimants. (Refer advisory letter to valuation report – Attachment B)

Council's valuation assessment is determined on the basis that the loss of 147 square metres in land area from the aggregation will reflect in the loss of 184 square metres in potential GFA which equates to two units. This may be quantified as 147 square metres @ [redacted] /m² or 2 units @ [redacted] per unit. As no development application has been lodged and the claimants are intent to claim an amount for compensation then it is not possible to offset the payment of compensation against any negotiated relaxation for development approval.

Development Assessment Team West advises that although development of the [redacted] land parcel is compromised by the missing No 13 Sylvan Road and while Council would pursue the inclusion of this lot within any development proposal, it is unlikely that the Council could sustain a refusal of an application for this reason alone. The plot ratio for the total parcel (being greater than 3,000 square metres) would be 1.25.

Additionally, Development Assessment Team West were consulted to advise whether the resumed area could be required to be dedicated as road free of cost to Council as a legal condition of development for the aggregation. They advised that as the resumed area is required for a bus lane and as the land was already suitably zoned to realise its highest and best use then it was improbable that such a condition would pass the legal test requiring a condition to be reasonable or relevant.

In view of the available sales evidence and planning advice that any development approval for the site would be on the basis of Residential B R6, then it is considered that the offer to settle compensation is reasonable and its acceptance is recommended.

12.0 CONSULTATION

Cr Maureen Hayes – Chairperson Transport and Major Projects, and
Cr Judy Magub – Councillor for Toowong,

have been advised and support 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; 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

Funding for redacted is available in the 2000-2001 Major Works Program.

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

1. Accept the offer to accept 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

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 -
July 2000

3.0 ISSUE/PURPOSE

Provision of relevant monthly travel report.

4.0 PROPONENT

Jude Munro
CHIEF EXECUTIVE OFFICER

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

13 September, 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For information purposes

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

No.

9.0 RECOMMENDATION

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

10.0 
Jude Munro
CHIEF EXECUTIVE OFFICER

ACTION TAKEN

31/10/00
TOWN CLERK

File to TCCEO

APPROVED
Lord Mayor
2 OCT 2000
[Signatures]

RECEIVED

2 OCT 2000

COMMITTEE SECTION

BC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

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

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

In summary, the position is as follows:

		July
Non-Commercial Operations		
a)	International Travel	
	(i) Number of Bookings	7
	(ii) Airfares	\$11,487.16
b)	Domestic Travel	
	(i) Number of Bookings	58
	(ii) Airfares	\$31,139.90
c)	Accommodation and Allowances Costs	\$32,498.88
d)	Registration Fees for Conferences	\$58,401.96
e)	Other Costs e.g. hire car	\$5,299.62
f)	GST Component	\$8,988.82
TOTAL		\$147,816.34
Commercial Operations		
g)	International Travel	
	(i) Number of Bookings	0
	(ii) Airfares	\$0.00

h)	Domestic Travel		
(i)	Number of Bookings	0	
(ii)	Airfares		\$0.00
i)	Accommodation and Allowances Costs		\$0.00
j)	Registration Fees for Conferences		\$0.00
k)	Other Costs e.g. hire car		\$0.00
l)	GST Component		\$0.00
	TOTAL		\$0.00
m)	Cost of air-fares, accommodation and taxis as detailed in Attachment "A"		\$7,640.36

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 July 2000.
- (2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO ESTABLISHMENT & CO-ORDINATION COMMITTEE

1.0 **FILE NUMBER:** (1) 204/86/1(P5)

2.0 **TITLE**

Brisbane City Enterprises Pty Ltd (BCE) - Annual General Meeting (AGM) - Decisions under delegation of Council authority as shareholder.

3.0 **ISSUE/PURPOSE**

To approve proposals and make decisions at BCE AGM under delegated authority of Council as sole shareholder in BCE.

4.0 **PROPONENT**

Jude Munro, Chief Executive Officer

5.0 **SUBMISSION PREPARED BY**

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

6.0 **DATE**

25 September 2000.

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

For E&C approval.

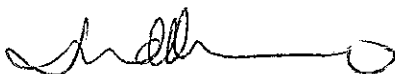
8.0 **IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?**

No.

9.0 **RECOMMENDATION**

That E&C determine in accordance with the Draft Decision in Annexure "A".

10.0 **CHIEF EXECUTIVE OFFICER**



Jude Munro
CHIEF EXECUTIVE OFFICER

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6 OCT 2000

COMMITTEE SECTION

ACTION TAKEN

9/1/00 File To
TOWN CLERK D250L

11.0 BACKGROUND

Under a resolution of Council on 15 October 1996 the Council resolved to delegate to the E&C Committee 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. These delegated powers include the power to make decisions as shareholder of BCE under its articles of association at a general meeting of the company.

The 2000 AGM for BCE, which is required to be held by 30 November 2000, has been arranged to be conducted at the meeting of E&C at 12.00 noon on 2 October 2000. A copy of the Notice of AGM setting out the agenda for the meeting and the Annual Report for the company are attached and respectively marked B and C. The Auditor's Report is Attachment D.

12.0 CONSULTATION

Jim Soorley, Lord Mayor
Board members of BCE

13.0 IMPLICATIONS OF PROPOSAL

Proposals for resolution at AGM consistent with existing policy for BCE.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Facilitates achievement of the goals identified for BCE.

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 the BCE AGM is to be held on 2 October 2000.

21.0 **PUBLICITY / MARKETING STRATEGY**

No publicity required.

22.0 **OPTIONS**

1. Approve recommendations for resolutions at BCE AGM as proposed.
2. Approve certain recommendations and reject others.
3. Not approve the recommendation.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel – China Hi-Tech Fair, Shenzhen, World Technopolis Association (WTA) General Assembly, Nanjing.

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C approval for Mr Jeremy Sollars, Policy Liaison Officer to the Deputy Mayor and the Chairperson of the Urban Planning Committee, to accompany the Deputy Mayor, Councillor K O T Quinn, to travel to Nanjing, China to make a presentation, "Brisbane – The Smart City" in relation to the development strategies in knowledge-based industries employing science, technology and education to other member cities and participants at the 2nd WTA General Assembly from the 18 October to 20 October 2000.

Mr Jeremy Sollars will also accompany Cr Quinn to travel to Shenzhen to attend and represent the City of Brisbane at the 2nd China Hi-Tech Fair on 15 & 16 October 2000 which is associated with the 20th Anniversary celebrations of the founding of Shenzhen, Brisbane's Sister City, as a Special Economic Zone (SEZ).

4.0 PROPONENT

Jude Munro
Chief Executive Officer

APPROVED
Lord Mayor
2 OCT 2000
gmc
JK
AK
JK

5.0 SUBMISSION PREPARED BY

Ms Genevieve Canavan, International Relations Officer (Imiro), x36026

RECEIVED

6.0 DATE

29 September 2000

2 OCT 2000

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

No

9.0 RECOMMENDATION

That E&C grant approval for Mr Jeremy Sollars, Policy Liaison Officer to the Deputy Mayor and the Chairperson of the Urban Planning Committee, to accompany the Deputy Mayor, Councillor K O T Quinn, to travel overseas to attend the 2nd China Hi-Tech Fair in Shenzhen and attend and present at the 2nd WTA General Assembly, being held in Nanjing, China at an estimated total cost of \$7000.00.

10.0 DIVISIONAL MANAGER

Jude Munro
Ms Jude Munro
Chief Executive Officer

ACTION TAKEN

3 1101 00
TOWN CLERK
File to LMIRO

11.0 BACKGROUND

The 2nd World Technopolis Association General Assembly

The City of Brisbane has been invited by the City of Nanjing to attend the 2nd WTA General Assembly from the 18 October to 20 October 2000.

Brisbane is a founding member of the WTA, which was formed in 1997 and now has a membership of 27 cities (7 from the Americas Region, 5 from the European Region and 15 from the Asia Pacific Region) with knowledge-based industries, from 13 countries on all continents.

Cr Quinn has represented Brisbane at both the 1997 and 1998 WTA General Assembly Meetings held in Taejon, Korea. These events set the way for future development of the Association.

Some of the goals and activities of the WTA include:

- Sharing information and experience by building an international information network among members
- Fostering cooperative research among cities
- Encouraging venture businesses and eCommerce among small and medium-sized enterprises (SMEs) and promoting assistance when those SMEs are entering overseas markets
- Holding the WTA Technomart to promote technology transfer (attended by Council Officers in 1999)
- Cooperating in the establishment and development of research parks

In May 2000, Cr Quinn attended the Asian Pacific City Summit in Pusan and subsequently visited Taejon, Korea where he had the opportunity to meet with representatives from the Taejon Metropolitan City Government and discuss ways in which to grow and expand knowledge-based sectors among WTA member cities. After speaking with WTA officials, they agreed to Cr Quinn's suggestion to develop a discussion paper and survey to be distributed amongst member cities as a way of seeking feedback on future directions. The results of this process will be discussed and furthered at the General Assembly in Nanjing.

Brisbane's participation in the Second WTA General Assembly will benefit the city with regard to the exchange of information between knowledge-based cities and will assist with the future planning of eCommerce, environmentally clean and green commercial and industrial activities. By partnering with Universities and research centres to develop world class centres that attract skilled and knowledgeable people, it will in turn encourage high technology investment and adoption in the Brisbane region.

It will also present an ideal opportunity for Brisbane and other member cities to further advance cooperation in the areas of technology, business and tourism, as well as promoting goodwill with the WTA and Taejon Metropolitan City. The City of Brisbane shares a strong friendship with Taejon and is currently investigating opportunities to formalise the relationship.

Mr Jeremy Sollars will assist Cr Quinn with the presentation of a paper on "Brisbane - The Smart City" in relation to the development strategies for knowledge-based industries in Brisbane.

The 2nd China Hi-Tech Fair

Following a visit by His Excellency Mr Song Hai, the Vice Mayor of Shenzhen, the City of Brisbane has been invited to attend the China Hi-Tech Fair in Shenzhen, Brisbane's Sister City, Guangdong Province, China from 11 to 17 October.

The China Hi-Tech Fair is jointly hosted by the Ministry of Foreign Trade and Economic Cooperation, the Ministry of Science and Technology, the Ministry of Information Industry, the Chinese Academy of Sciences and the Shenzhen Municipal Government.

The China Hi-Tech Fair focuses on three themes; an Exhibition & Transfer of Technological Achievements; Exhibition of Hi-Tech Products and the Hi-Tech Forum.

A number of Brisbane companies will be participating in the Fair, including eGlobal International, Energex, MINCOM, Queensland Rail and Road Profilers (QLD) Pty Ltd.

Mr Jeremy Sollars will accompany Cr Quinn to visit Shenzhen and represent the City of Brisbane at the 2nd China Hi-Tech Fair.

12.0 CONSULTATION

The Right Honourable the Lord Mayor, Councillor Jim Soorley
Jim Reeves, Lord Mayor's Chief of Staff
Mr Bernard Green, Executive Officer to the Lord Mayor
Ms Terri Birrell, International Relations Manager
Mr Michael Choi, Chairperson, Shenzhen Sister City Committee

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Acceptance of Shenzhen's invitation to attend the 2nd China Hi-Tech Fair and Nanjing's invitation to participate in the 2nd WTA General Assembly will serve to strengthen relationships with Shenzhen, Nanjing and Taejon and promote Brisbane's profile internationally.

Participation in these events will confirm Brisbane's commitment to international cooperation and provide an economically viable opportunity to seek opportunities for mutual exchanges between regions and cities in the fields of eCommerce.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Total **\$7000.00**

General Sundry expenses have been budgeted for and are available within Sister Cities
vote code: 1.01.1510.216.819.000.628.152.00

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent. To allow for travel arrangements to be made.

21.0 PUBLICITY / MARKETING STRATEGY

At the discretion of the Lord Mayor

22.0 OPTIONS

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

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel – United States & Canada

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain Council approval for the Lord Mayor's Chief of Staff, Mr Jim Reeves to travel to Seattle, Vancouver, Chicago and Washington over the period 10 – 21 October 2000.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

APPROVED

Lord Mayor
2 OCT 2000

5.0 SUBMISSION PREPARED BY

Ms Terri Birrell, International Relations Manager, x 64328.

6.0 DATE

29 September 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 Lord Mayor's Chief of Staff, Mr Jim Reeves to travel to the USA (Seattle, Chicago, Washington) and Canada (Vancouver) over the period 10 - 21 October 2000 at an estimated total cost of \$ 18,500.

10.0 DIVISIONAL MANAGER


Jude Munro
Chief Executive Officer

RECEIVED

2 OCT 2000

COMMITTEE SECTION

ACTION TAKEN

3 110 100
TOWN CLERK
File To Pmeap

11.0 BACKGROUND

Council's Asia Pacific Cities Summit events are designed provide an opportunity for heads of regional governments and business leaders to share knowledge, develop solutions and improve city governance across the Asia Pacific region.

The City of Brisbane has hosted two highly successful Asia Pacific Cities Summit (APCS) events in 1996 and 1999 respectively. Cities throughout the region have been highly supportive of these events and a commitment has been made to host similar events every two years, with the City of Brisbane alternating with other Asia Pacific Cities as the Host City.

The City of Seattle will host the third biennial event over the period 6 – 8 May 2001. To date, preparations for the 2001 APCS in Seattle have primarily been conducted via remote communication between the Secretariat (Brisbane) and the Host City (Seattle).

Mr Jim Reeves is the Chair of the APCS Planning Committee and his visit to Seattle will facilitate direct negotiation and detailed clarification of a number of key issues and strategies relating to Seattle's hosting of the 2001 APCS.

Mayor of Seattle, Paul Schell has invited the Lord Mayor and Mr Jim Reeves to accompany him to the Greater Seattle Chamber of Commerce's annual Leadership Conference being held in Vancouver, Canada. Refer attachment for outline of the conference.

The key theme of the conference "High Tech Intersection: Public Policy and the Digital Economy" is highly relevant to the forthcoming APCS. Attendance at this conference will facilitate planning for the 2001 APCS and enable the direct promotion of the event to leaders from the private, public and nonprofit sectors of the United States and Canada.

Mr Reeves will accompany the Lord Mayor and visit Chicago to review their organisational structure and governance arrangements. He also plans to visit Washington (DC) to meet with the President's Office of the World Bank regarding the Asia Pacific Cities Summit and Council's involvement with the World Bank's Cities Alliance Program. The Chief of Staff will also meet Council officer Ms Robyn Renneberg, who is currently completing a twelve-month work placement with the World Bank and conduct interviews with World Bank employees shortlisted for the reciprocal placement within the Brisbane City Council.

Itinerary arrangements are as follows:

Tuesday 10 October 2000	Depart Brisbane for Seattle
Wednesday 11 October 2000	Seattle
Thursday 12 October 2000 to Saturday 14 October 2000	Leadership Conference 2000 Vancouver, Canada
Sunday 15 October 2000 & Monday 16 October 2000	Chicago
Tuesday 17 October 2000 & Wednesday 18 October 2000	Washington

Thursday 19 October 2000
Saturday 21 October 2000

Depart Washington for Brisbane
Arrive Brisbane

12.0 CONSULTATION

Cr Jim Soorley, Lord Mayor
Mr Bernard Green, Executive Officer to the Lord Mayor
Mr Richard Joel, Chief Executive Officer, Office of Economic Development

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

The 2001 Summit will be the first event held outside of Brisbane and preparations for this event will serve as the blueprint for the planning of future events held outside Australia. The Chief of Staff's visit to the United States and Canada will make a significant contribution to the event planning and liaison with host City – Seattle.

The Chief of Staff's attendance at the Leadership conference 2000 and appointments in Chicago and Washington will facilitate direct promotion of the 2001 APCS to leaders from the private, public and nonprofit sectors of the United States and Canada.

Brisbane's commitment to the Staff Exchange Program with the World Bank will be greatly strengthened by the Chief of Staff's visit and personal participation in the selection process for the reciprocal exchange.

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

Expenses associated with air-travel, conference registration, accommodation, allowances and meals are estimated at \$ 18,500. Expenses have been budgeted for and are available within Asia Pacific Cities Summit vote code:

1.01.1512.226.000.000.628.000.00.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent. To allow for travel arrangements to be made.

21.0 PUBLICITY / MARKETING STRATEGY

At discretion of the Lord Mayor

22.0 OPTIONS

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

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E & C RESULTS – 09 OCTOBER 2000

SUB NO.	FILE NO.	DIV.	TITLE	Y-N HOLD
09/10-1F	365/21(9)	City Governance	Establishment of a new property lease by BCC at MLC Centre (239 George Street) building	HELD
09/10-2F R	(8)456/10/24(P4)	City Governance	BCC Councillors' Superannuation Fund	YES
09/10-3F	364/150/3(302)	City Governance	Council land – 76A Shaftston Avenue, Kangaroo Point – proposed sale	WD
09/10-4F M	364/48/2-QG450/307(1)	City Governance	To enter into a lease agreement with AAPT CDMA Pty Ltd over an area of land for the co-location of a mobile telecommunications facility with an existing Vodafone base station	YES
09/10-5F M	364/48/2-XO605/30(1)	City Governance	To enter into a lease agreement with AAPT CDMA Pty Ltd over an area of the land at 30 Preston Road, Manly known as Roles Hill Reservoir	YES
09/10-6F R	(3)456/65	City Governance	Council Recesses 2001 and Amendment of Council Summer Recess 2000-2001	YES
09/10-1K M	202/11-PO020/127/3(A1)	Urban Management	Offer on compensation arising from resumption of land for road purposes – 3/127 Abbotsford Road, Bowen Hills	YES
09/10-2K M	202/11-NV280/430	Urban Management	Claim for compensation arising from resumption of land for road purposes – 430 Handford Road, Taigum	YES
09/10-3K M	202/11-NV650/320	Urban Management	Claim for compensation arising from resumption of land for road purposes – 320 Roghan Road, Taigum	YES
09/10-4K M	202/10(555)	Urban Management	Proposed Purchase of Land at 2900 and 2916 Beaudesert Road, Parkinson	YES
09/10-5K R	202/11-KW590/2 202/11-KW340/99A 364/147/2-NW072/P50	Urban Management	Hoyland Street Connection	YES
09/10-1L M	(4)12/51/1(P3/A1)	OLMCEO	Monthly Report – Delegation of Authority to Travel – August 2000	YES
09/10-2L M	204/68/1(1224)	OLMCEO	The City of Brisbane Airport Corporation Pty Ltd (CBAC) – Annual General Meeting (AGM) – Decisions under delegation of Council authority as sole shareholder <i>Distributed to E&C only</i>	YES
09/10-3L M	243/103-122/98/99	OLMCEO	Stores Board Report – Submission for E&C approval: M122/98/99 New Farm Powerhouse Redevelopment	YES
09/10-4L R	243/85-90144/99/2000	OLMCEO	Stores Board Report – For approval by Council: 90144 Petroleum Fuels and Associated Goods and Services	YES

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

1.0 FILE NUMBER: 364/48/2-QG450/307(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with AAPT CDMA Pty Ltd over an area of land for the co-location of a mobile telecommunications facility with an existing Vodafone base station.

3.0 ISSUE/PURPOSE

To obtain approval for AAPT CDMA Pty Ltd to lease a portion of the Council owned land upon which stands the Wellers Hill Water Reservoir, Tarragindi, for the co-location of a mobile telecommunications facility as depicted in the attached plans marked "A" and the colour photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

APPROVED
Lord Mayor
9 OCT 2000
[Handwritten signatures]

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

RECEIVED

9 OCT 2000

6.0 DATE ACTION TAKEN COMMITTEE SECTION

6 October 2000 10 1101 00
TOWN CLERK *File to AMCA.*

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee Approval.

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

Not Applicable

BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

That:

- (1) Successive leases be granted to AAPT CDMA Pty Ltd, upon the standard terms and conditions for such leases, over that area of land being generally in accordance with the depiction of that part of the Wellers Hill Reservoir shaded yellow on the attached copy of Drawing AQL0134B-01 marked "A"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, commencing at an annual rental rate of redacted (inclusive of GST); and
- (3) AAPT CDMA Pty Ltd pay an establishment fee of redacted (inclusive of GST).

10.0 MANAGER



John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly

RECEIVED

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

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

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

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

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

This particular case involves the co-location of a mobile telephone base station with an existing Vodafone tower. The placing of an equipment shelter will require a lease over a part of the Council owned land presently occupied by the Wellers Hill Water Reservoir. The site is located on Marshall Road, Tarragindi and is otherwise described as being part of Lot 1 on RP 215157, (Refer, Figure 7 - Existing Land Uses)

The telecommunications infrastructure proposed to be constructed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation" and the site is contained within the Special Use (Utility Installation) zone under the Brisbane Town Plan. The nearest residentially zoned properties lie within approximately 250 metres to the north of the facility and a primary school is approximately 300 metres to the west, behind the crest of a hill.

The proposed low-impact telecommunications facility will be located within an existing fenced area within the reservoir and will comprise of the following infrastructure items:-

- A 3 metre wide triangular headframe attached to the existing 30 metre monopole at a height of 25 metres.
- Six (6) panel antennas 2.258m in height and 0.258m wide and 0.114m deep to be positioned on a triangular headframe with two antennas per sector.
- Two (2) 600mm transmission dishes to be attached to the monopole at heights of 28 and 22 metres.
- A 3 metre high equipment shelter (which accommodates associated electronic equipment) of 2.5m x 3m in area. The shelter is of prefabricated concrete construction with custom roof cladding to be colour matched similar to the existing shelter on the site.
- An elevated cable tray connecting the equipment shelter to the antennas attached to monopole.
- Access to the site is to be via a privately owned access road from Marshall Road to the BCC Reservoir.

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

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee.
Councillor Mark Bailey Moorooka Ward Office.
Mark Pascoe, Manager, Water & Sewerage.
Frank Riley, Manager, City Assets Branch.

No objections have been received.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan.

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

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

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

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

- 1 To approve the recommendation.
2. Not to approve the recommendation.

Option 1 is the recommended option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 364/48/2-XO605/30(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with AAPT CDMA Pty Ltd for an area of the land located at 30 Preston Road, Manly, known as Roles Hill Reservoir,

3.0 ISSUE/PURPOSE

To obtain approval for AAPT CDMA Pty Ltd to lease a portion of the Council owned land upon which stands the Roles Hill Water Reservoir, Manly, for the co-location of a mobile telecommunications facility as depicted in the attached plan marked "A" and the colour photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

6.0 DATE

6 October 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee Approval.

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

Not Applicable

APPROVED
Lord Mayor
9 OCT 2000
[Signatures]

ACTION TAKEN

10110100
TOWN CLERK
FILE TO PAMCA

BCG 10 YEAR RELEASE SCHEME

RECEIVED

9 OCT 2000

COMMITTEE SECTION

9.0 RECOMMENDATION

That:

- (1) Successive leases be granted to AAPT CDMA Pty Ltd, upon the standard terms and conditions for such leases, over that area of the land being generally in accordance with the depiction of that part of the Roles Hill Reservoir shaded yellow on the attached copy of Drawing AQL0243A-01 marked "A"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, commencing at an annual rental rate of ^{redacted} (inclusive of GST); and
- (3) AAPT CDMA Pty Ltd pay an establishment fee of ^{redacted} (inclusive of GST).

10.0 MANAGER


John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

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

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

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

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

This particular case involves the installation of a low-impact mobile telecommunications facility mounted on the Roles Hill Reservoir. The placing of an equipment shelter will require a lease over a part of the Council owned land presently occupied by the Roles Hill Water Reservoir. The site for the proposed facility is located on Preston Road, Manly and is otherwise described as being part of Lot 1 on RP 44294, (Refer, Figure 7 - Existing Land Use Plan)

The telecommunications infrastructure proposed to be constructed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation" and the site is contained within the Special Uses (Utility Installation) zone, under the Brisbane Town Plan. The surrounding area is characterised by conventional residential development and the adjoining site to the south east is developed with a medium density residential development. A neighbourhood shopping precinct is situated approximately 800 metres west of the site on Preston Road. There are a number of park areas and recreational facilities in the vicinity of the site at distances ranging from 250 metres to one kilometre from the site.

The proposed development will be located within a lease area of 22.5m² and will comprise:

- Six (6) panel antenna of 2.095 metres in height and 0.360 metres in width to be flush mounted to the reservoir with 2 panel antennas per sector in three sectors at an elevation of 25 metres above ground level;
- Three (3) 600mm microwave transmission dishes to be attached to the structure at a height of 30 metres and at varying orientations;
- One (1) 900mm microwave transmission dish to be attached to the structure at an elevation of 30 metres;
- Microcell equipment and batteries clustered together at ground level in an area not exceeding 2.5 metres by 1.9 metres and not exceeding a height of 3 metres;
- A two (2) metre high security chain wire fence located around the perimeter of the lease area for purposes of security and safety; and
- Underground cabling between the microcell equipment, batteries and antennas.

BACKGROUND Cont'd

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

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee.
Councillor Peter Cumming, Wynnum-Manly Ward Office.
Mark Pascoe, Manager, Water & Sewerage.
Frank Riley, Manager, City Assets Branch.

None of the parties consulted raised objections to the proposal.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan.

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

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

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

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

- 1 To approve the recommendation.
- 2 Not to approve the recommendation.

Option 1 is the recommended option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

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

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Offer on compensation arising from the resumption of land for road purposes.
3 /127 Abbotsford Road, Bowen Hills – [redacted]
trading as Chris's Snack Bar Pty Ltd.

3.0 PURPOSE/ISSUE

Recommendation on an offer for compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer- Project Coordination.
Asset Support (x36958)

6.0 DATE

29 September 2000.

ACTION TAKEN

10 110 100

TOWN CLERK

File to AOPC3

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

9 OCT 2000

COMMITTEE SECTION

9.0 RECOMMENDATION

It is recommended that the offer to accept compensation received from [redacted] trading as Chris's Snack Bar Pty Ltd in the total amount of [redacted] comprising of compensation of [redacted] and disturbance costs [redacted] previously advanced and an additional amount of [redacted] arising from the resumption of land for road purposes being property situated at 3 / 127 Abbotsford Road, Bowen Hills, described as Lot 3 on Building Unit Plan No.4967, County of Stanley, Parish of North Brisbane, having an area 52 square metres, **be accepted** in full satisfaction of all claims, rights or interests which the claimants' are now or may become entitled, arising out of or with respect to the claimants' ownership of an interest in the land or arising out of or with respect to the taking by the Council of the said land subject to the claimants' entering into a Deed of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

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

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

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

A joint claim for compensation in the total amount of [redacted] being real estate and business [redacted] and disturbance costs [redacted] was lodged by the dispossessed owners. The claim was considered excessive and was rejected by Council at its meeting on 24 July, 2000. An advance against compensation of [redacted] being real estate [redacted] and business goodwill of [redacted] and agreed disturbance costs [redacted] was paid to the claimants on 24 August, 2000.

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

Compensation for the resumption of the freehold interest is not in dispute, however, compensation in relation to the business component has been the subject of further without prejudice negotiations, particularly in consideration of the amount paid by the claimants for the business. A second opinion on the business value has been obtained from business valuation consultants Stanton Hillier Parker and they have assessed the fair market value of the goodwill associated with the business at [redacted]. Refer attached report (Attachment C) with net business assets employed in the business having a book value of [redacted] a total of [redacted].

Following further negotiations an offer to accept compensation has been received from the claimants in the total amount of [redacted] being compensation of [redacted] and disturbance costs [redacted] previously advanced and an additional

amount of [redacted] The additional amount of [redacted] can be apportioned as:

- Business goodwill of [redacted] less advance previously paid of [redacted]
- Book value of plant and equipment as going concern [redacted];
- Special value to owner due to freehold and business ownership [redacted];
- Lost profits due to relocation of customers [redacted];
- Bank fees and charges [redacted].

The claimants contend that the original purchase price of [redacted] included a premium in order to secure control over the freehold and business interest similar to a sitting tenant under a leasehold interest paying a premium over market value to secure control of the freehold. This premium has been apportioned as part of the offer at an amount of [redacted]. As the owners purchased the freehold and business in an arms length market transaction for more than the amount they have agreed to accept in total compensation (exclusive of disturbance costs) and given that all doubts are weighed in favour of the claimant in Land Court decisions it is recommended that this head of claim be accepted. The additional amounts claimed are supported by Council's independent valuation advice and are considered to be a reasonable and natural consequence of the acquisition of the property by resumption and are supported by court precedent.

It is therefore recommended that the offer on compensation be accepted.

12.0 CONSULTATION

Cr Jim Soorley, Lord Mayor, has been advised of the recommendation.

Cr Maureen Hayes, Chairperson Transport and Major Projects Committee

David Stewart, Principal Transport Infrastructure Projects

Have been consulted and support the recommendation and the proposed settlement.

13.0 IMPLICATIONS OF PROPOSALS

If the recommendation is adopted an offer on compensation will be processed which will 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 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

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

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Urgent. Finalisation of the matter will ensure vacant possession of the property and will alleviate the claimants' financial difficulties and ill health which they claim is a result of the resumption of their property and business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

1. Accept the offer to finalise compensation.
2. Reject the offer to finalise compensation.
3. Refer the matter to the Land Court for determination.

It is recommended that Option 1 be approved.

1.0 FILE NUMBER:

202/11-NV280/430

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
430 Handford Road, Taigum – redacted

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

APPROVED
Lord Mayor
9 OCT 2000
[Handwritten signatures]

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

28 September 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

01/10/00
TOWN CLERK
File to AOPC7

RECEIVED

9 OCT 2000

COMMITTEE SECTION

BCC 70 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

It is recommended that:

1. The claim for compensation received from [redacted] in the amount of [redacted] arising from the resumption by Council of two areas of land for road purposes, described as Lots 1 and 2 on plan SP102988, Parish of Kedron, containing an area of 34 square metres and 93 square metres respectively, be rejected as excessive; and
2. Council authorises the payment of compensation in the amount of [redacted] comprising [redacted] for loss of land and [redacted] for disturbance costs subject to the claimants' acceptance of that amount as being 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 and the Claimants enters into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice; and
3. In the event that the claimant fails to accept Council's offer outlined in (2) above then an advance against compensation under section 23 *Land Acquisition Act 1967* in the amount of [redacted] be paid to the claimants; and
4. Interest calculated on the relevant amounts 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 claimant.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 23 October 1998, Council resumed from [redacted] two areas of land located at 430 Handford Road, Taigum, described as Lots 1 and 2 on Plan SP102988 Parish of Kedron, containing an area of 34 square metres and 93 square metres respectively for road purposes as shown shaded yellow on the attached plan. (Refer Attachment A)

The parent property, which is zoned Future Urban contained an area of 1.2207 hectares prior to resumption and 1.208 hectares post resumption. The site has a moderate cross slope with a generally easterly aspect. The property is developed with a high set brick veneer dwelling used for a residential purpose and a number of fibro sheds used in a commercial business for mushroom growing. All structural improvements are clear of, and remain physically unaffected by, the resumption and its associated works.

The claimants have sought compensation of [redacted] comprising [redacted] for loss of land, [redacted] for legal costs, [redacted] for valuation fee and [redacted] for interest. Council's valuation consultant (Harvey Ehlers & Associates) assessed compensation for loss of land at [redacted] (Refer valuation report extract - Attachment B, and letter of advice - Attachment C). Additionally, it is proposed to pay legal and valuation costs as claimed by the claimant plus interest calculated at the rate determined by the Land Court.

It is considered that Council's assessment is fair and reasonable and on that basis it is recommended that the claim for compensation be rejected and a counter offer be made. If the claimants rejects the counter offer then it is proposed that an advance based on the amount of Council's counter offer is paid.

12.0 CONSULTATION

Cr Victoria Newton, Councillor for Deagon has been advised of the recommendation.

Phil Jones, Program Officer Project Delivery has been advised and supports 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; 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

Funding of ^{redacted} is available in 2000-2001 Major Roads Projects

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 claimants' offer; offer to settle compensation for ^{redacted} plus interest, failing which pay same as an advance against compensation.
2. Accept the offer to accept compensation.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

1.0 FILE NUMBER:

202/11-NV650/320

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
320 Roghan Road, Taigum - [redacted]

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

25 September 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
9 OCT 2000
[Handwritten signatures]

RECEIVED

9 OCT 2000

COMMITTEE SECTION

ACTION TAKEN

10/10/00
TOWN CLERK

File to AOPC 7

9.0 RECOMMENDATION

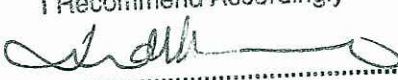
It is recommended that:

1. The claim for Compensation received from [redacted] [redacted] in the amount of [redacted] comprising [redacted] for loss of real estate, [redacted] for injurious affection and [redacted] for landscaping, interest and professional costs, arising from the resumption by Council of land for road purposes, described as Lot 6 on Plan SP102962, County of Stanley, Parish of Kedron, containing an area 147 square metres, be rejected as excessive; and
2. Council authorises the payment of compensation in the amount of [redacted] plus interest calculated on the appropriate amount at the rate determined by the Land Court for the period from the date of resumption to the date of settlement, subject to the claimants' acceptance of that amount as being 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 and the Claimants enters into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice; and
3. In the event that the claimant fails to accept Council's offer outlined in (2) above then an advance against compensation under section 23 *Land Acquisition Act 1967* in the amount of [redacted] comprising [redacted] for loss of land and [redacted] for disturbance costs plus interest calculated on the appropriate amount at the rate determined by the Land Court for the period from the date of resumption until the date of payment of the advance be paid to the claimants.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

RECEIVED

9 OCT 2000

COMMITTEE SECTION

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11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 23 October 1998, Council resumed from [redacted] a strip of land for road purposes situated at 320 Roghan Road, Taigum, described as Lot 6 on Plan SP102962, Parish of Kedron, having an area of 147 square metres as shown shaded yellow on the attached plans (Attachment A).

The subject property is developed with a large dwelling and is used for residential purposes. The property had an area of 1.0357 hectares prior to resumption and now has an area of 1.021 hectares post resumption.

Council's independent valuation consultant Harvey Ehlers & Associates were engaged to provide a market valuation of the property for Council. They have assessed the compensation payable at [redacted]. Refer extract of valuation report and letter of advice attached (Attachments B and C).

The claimants lodged a Claim for compensation in the amount of [redacted] including professional costs to November 1999. Following negotiations the property owner has refused to accept Council's valuation amount of [redacted] plus professional costs.

The claimants have requested payment of an advance against compensation. It is proposed to pay an advance of [redacted] based upon Council's compensation assessment of [redacted] for loss of land plus [redacted] for professional costs incurred to date. Professional costs include [redacted] for legal fee and [redacted] for valuation fee.

Based on current legal advice it is recommended that the claim for compensation be rejected and an advance of [redacted] be paid to the claimant.

12.0 CONSULTATION

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

Cr Victoria Newton, Councillor for Deagon 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; 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

Funding of [redacted] is available in the 2000-2001 Major Roads Projects

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 claimants' offer; offer to settle compensation for [redacted] failing which pay same as an advance against compensation.
2. Accept the offer to accept compensation.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

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1.0 FILE NUMBER: 202/10(555)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Proposed purchase of land at 2900 and 2916 Beaudesert Road, Parkinson.

3.0 ISSUE/PURPOSE

Seeking approval to purchase land under the Bushland Acquisition Programme (1998-2000).

4.0 PROPONENT

Michael Kerry, Divisional Manager Urban Management

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Asset Officer, extension 36964

6.0 DATE

05/10/00.

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?

No.

9.0 RECOMMENDATION

That the offer by the owners of the lands situated at 2900 and 2916 Beaudesert Road, Parkinson to sell an unencumbered estate in fee simple in the lands described as Lots 2 and 3 on Registered Plan 221484, Parish of Yeerongpilly containing areas of 12.83 and 12.96 hectares respectively for the sums of redacted and redacted respectively be accepted.

I Recommend Accordingly

10.0 DIVISIONAL MANAGER

Maxine Cooper
Manager
Environment & Parks Branch

CHIEF EXECUTIVE OFFICER

Michael Kerry
Divisional Manager
Urban Management

ACTION TAKEN

10110100
TOWN CLERK File to - APC 2

APPROVED

9 OCT 2000

RECEIVED

9 OCT 2000

COMMITTEE SECTION

BCG 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The lands situated at 2900 and 2916 Beaudesert Road, Parkinson, described as Lots 2 and 3 respectively on Registered Plan 221484, Parish of Yeerongpilly, contain areas of 12.83 and 12.96 hectares respectively. Lot 2 is owned by ^{redacted} and Lot 3 is owned by Wever Australia Qld Pty Ltd. Both properties are zoned Future Urban (see Attachment 1). Acquisition at this time is recommended due to a combination of factors. These are:

1. local, regional and national environmental values;
2. strategically, the properties are a critical component of the Karawatha - Greenbank corridor; and
3. the level of development threat has increased, augmented by the possible sale of the land.

Local, Regional and Environmental Values

The land supports both terrestrial and wetland forest types, which provide habitat for a wide range of native fauna. The habitat types are suitable for vulnerable frog species identified on immediately adjacent land owned by Council, being the wallum froglet and the green-thighed frog.

The combined area of the two allotments (25.79 hectares), represents a viable habitat for many species of sedentary fauna, whilst also providing extended feeding and breeding grounds for mobile fauna species of the Karawatha Forest Reserve, thereby adding to its ecological sustainability.

The subject land is a critical element in the wildlife corridor linking Karawatha Forest Reserve with the Greenbank Military Training Area. Both these core habitat areas support highly diverse populations of flora and fauna and are considered to be of national environmental significance, hence their listing on the Register of the National Estate. The corridor function which the properties provide adds significantly to the long term sustainability of both these nationally important habitat areas. The properties are covered by Vegetation Protection Orders.

Strategic Planning Context

The significance of the environmental values broadly outlined above have been recognised in many regional and local planning documents and studies including

- the "South East Queensland Regional Framework for Growth Management";
- the Strategic Plan for the City of Brisbane;
- the Algester/Stretton Local Area Outline Plan;
- the Algester/Stretton District Open Space Study; and
- The Karawatha Forest Reserve Management Plan.

A number of other nearby properties which form links in the Karawatha-Greenbank corridor are under negotiation for acquisition by Council (see Attachment 1). Part of the adjoining Council owned land to the east of the subject properties (see Attachment 1), forms a corridor which is linked to Karawatha Forest, east of the Southern

Brisbane Bypass. Council successfully negotiated the protection of this corridor by persuading the State Government to build a fauna underpass, purchasing lands and rehabilitating sites for a total cost of approximately \$880,000. This was done in association with the construction of the Southern Brisbane Bypass.

Level of Threat

On 12 May 1995, the sites were the subject of an application for rezoning from Future Urban to Residential A. On 5 December 1995, Council refused the rezoning application on the grounds that it:

1. was in conflict with the implementation of the Strategic Plan;
2. was in conflict with the intent for development in the Future Urban Zone and Planning policies providing guidance and expectations for future development in that zone;
3. had a significant adverse impact on the environmental value of the site in consideration of established ecosystems, the qualities and characteristics of the location and neighbouring localities, and the sustainability and diversity of established flora, fauna habitats and fauna movement corridors; and
4. was in conflict with the Council's strategic framework for growth management within the region and the specific locality.

This rezoning refusal is now subject to appeal in the Planning and Environment Court. No date has yet been set for the hearing. After protracted negotiations, the owners of the properties have agreed to sell them to the Council for a total amount of redacted

12.0 CONSULTATION

Councillor Tim Quinn, Deputy Lord Mayor/Chairperson, Urban Planning Committee.
Doug Yuille, Lord Mayor's Environmental Advisor.
Terry Griffiths, Solicitor, Brisbane City Legal Practice.

All of whom are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

Purchase of these properties will add to and enhance the Greenspace corridor linking Karawatha Forest Reserve and the Greenbank Military Training Area. It also adds viability to Karawatha Forest Reserve. Support from conservation groups can be expected.

14.0 CORPORATE PLAN IMPACT

The proposal is consistent with Corporate Plan 2000-2001; Outcome 8.1 Biodiversity; and Strategy 8.1.2 Enhance the City's natural assets through acquisitions and agreements.

15.0 CUSTOMER IMPACT

It is believed that acquisition of the properties will generate an improvement in the overall community perception of Council's commitment to protecting important major natural areas and wildlife corridor linkages.

16.0 ENVIRONMENTAL IMPACT

Acquisition of these properties will increase and significantly enhance the long-term sustainability of both Karawatha Forest and Greenbank Military Training Area as listed areas in the Register of the National Estate.

17.0 POLICY IMPACT

The proposal is consistent with Council practice to engage in discussion and consultation with owners of properties which are considered to be environmentally significant and therefore worthy of acquisition under the Bushland Acquisition Programme.

18.0 FUNDING IMPACT

Funds are available from the Bushland Environment Levy Project Nos. DNBA 1016 and DNBA 1017. Council's valuation based on the properties' Future Urban zoning is redacted. The owners initially sought a purchase price based on the full development potential of the land of redacted and subsequently reduced this to redacted.

To find a means of reaching a rational and relevant acquisition value, Council commissioned a hypothetical subdivision design taking into account the site's intrinsic environmental values. In other words, the fauna corridor was not considered, but other values were respected. These included the creek, open space requirements and the bushland cover on the site. Based on this design, a notional valuation of redacted was derived as the basis for discussions with the owners. After protracted negotiations, the agreed purchase price is redacted this being redacted for Lot 2 and redacted for Lot 3.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent because the owners desire a swift settlement. Negotiations have been ongoing since December 1997.

21.0 PUBLICITY/MARKETING STRATEGY

No publicity should be undertaken until the property has been acquired.

22.0 **OPTIONS**

1. Proceed with the proposal;
2. Do not proceed with the proposal; or
3. Defer or modify the proposal.

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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 - August 2000

3.0 ISSUE/PURPOSE

Provision of relevant monthly travel report.

4.0 PROPONENT

Jude Munro
CHIEF EXECUTIVE OFFICER

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

28 September, 2000

RECEIVED

9 OCT 2000

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 August 2000.


10.0 Jude Munro
CHIEF EXECUTIVE OFFICER

ACTION TAKEN

10/1/01 00
TOWN CLERK
File To TCEO

APPROVED
Lord Mayor
9 OCT 2000
[Handwritten signatures and initials]

BCG 20 YEAR RELEASE SCHEME

11.0 BACKGROUND

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

A commentary on issues I raise in relation to this report will also be attached in the future.

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

In summary, the position is as follows:

	August	
Non-Commercial Operations		
a) International Travel		
(i) Number of Bookings	0	
(ii) Airfares		\$0.00
b) Domestic Travel		
(i) Number of Bookings	51	
(ii) Airfares		\$24,944.34
c) Accommodation and Allowances Costs		\$14,390.45
d) Registration Fees for Conferences		\$18,061.30
e) Other Costs e.g. hire car		\$3,867.87
f) GST Component		\$4,387.72
TOTAL		\$65,651.68

Commercial Operations

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

h)	Domestic Travel		
	(i)	Number of Bookings	0
	(ii)	Airfares	\$0.00
i)	Accommodation and Allowances Costs		\$0.00
j)	Registration Fees for Conferences		\$0.00
k)	Other Costs e.g. hire car		\$0.00
l)	GST Component		\$0.00
	TOTAL		\$0.00
m)	Cost of air-fares, accommodation and taxis as detailed in Attachment "A"		\$8,451.16

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 August 2000.
- (2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO ESTABLISHMENT & CO-ORDINATION COMMITTEE

09/10-2L

1.0 **FILE NUMBER:**

204/68/1(1224)

2.0 **TITLE**

The City of Brisbane Airport Corporation Pty Ltd (CBAC) - Annual General Meeting (AGM) - Decisions under delegation of Council authority as sole shareholder.

3.0 **ISSUE/PURPOSE**

To approve proposals and make decisions at CBAC AGM under delegated authority of Council as majority shareholder of CBAC.

APPROVED
.....
Lord Mayor
9 OCT 2000
[Signatures]

4.0 **PROPONENT**

Jude Munro, Chief Executive Officer

5.0 **SUBMISSION PREPARED BY**

David Askern, Manager, Brisbane City Legal Practice, ext 34740.

6.0 **DATE**

28 September 2000

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

E&C approval.

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

Not Applicable.

ACTION TAKEN
10 110 100
TOWN CLERK
File to MBCLP

9.0 **RECOMMENDATION**

That E&C determine in accordance with the Draft Decision in Annexure "A".

10.0 **CHIEF EXECUTIVE OFFICER**

[Signature]
Jude Munro
Chief Executive Officer

RECEIVED
9 OCT 2000
COMMITTEE SECTION

BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The City of Brisbane Airport Corporation Pty Ltd ("CBAC") is a proprietary company wholly owned by Council and is the vehicle for the Council's investment in the Brisbane Airport Corporation Limited. That ownership is reflected by ^{redacted} shares directly owned by Council.

Under a resolution of Council on 15 October 1996 the Council resolved to delegate to the E&C Committee 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. These delegated powers include the power to make decisions as shareholder of CBAC under its articles of association at a general meeting of the company.

The 2000 Annual General Meeting for CBAC, has been arranged to be conducted at the meeting of E&C on 9 October 2000. A copy of the Notice of AGM setting out the agenda for the meeting, a scripting for the process for the meeting and the Annual Report for the company are attached and respectively marked B, C and D. A copy of the Minutes of the 1999 AGM is attached and marked "E".

12.0 CONSULTATION

CBAC Board Members

13.0 IMPLICATIONS OF PROPOSAL

Proposals for resolution at AGM are consistent with existing policy for CBAC.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Facilitates achievement of the goals identified for CBAC.

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**

CBAC AGM must be held on or before 30 November 2000.

21.0 **PUBLICITY / MARKETING STRATEGY**

No publicity required.

22.0 **OPTIONS**

22.1 Approve recommendations for resolutions at CBAC AGM as proposed.

Recommended

22.2 Approve certain recommendations and reject others.

Not recommended.

22.3 Substitute other decisions for those proposed.

Not recommended.

23.0 **RECOMMENDATION**

Option 22.1 is the recommended option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 243/103-122/98/99

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

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

3.0 ISSUE/PURPOSE

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

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

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

APPROVED
Lord Mayor
9 Oct 2000
[Handwritten signatures and initials]

6.0 DATE

4th October 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

10 110 100
TOWN CLERK
FILE TO MURM

9.0 RECOMMENDATION

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

10.0

Michael Byrne
Manager,
Contracts and Risk Management
CITY GOVERNANCE DIVISION

Jude Munro
CHIEF EXECUTIVE OFFICER

RECEIVED

9 OCT 2000

COMMITTEE SECTION

11.0 BACKGROUND

The following submission have been considered by the Chief Executive Officer and Stores Board on 4 October 2000, and the individual recommendations are referred to the Establishment and Co-ordination Committee for acceptance as they are considered to be the most advantageous tenders for contract:-

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
M122/98/99	New Farm Powerhouse Redevelopment	Within E & C Delegation

12.0 CONSULTATION

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

13.0 IMPLICATIONS OF PROPOSAL

Contracts will be entered into with the recommended tenderers.

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

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

16.0 ENVIRONMENTAL IMPACT

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

17.0 POLICY IMPACT

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

18.0 FUNDING IMPACT

Funding details are included in the Divisional submission.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

As appropriate.

22.0 OPTIONS

Option 1: Approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – SPECIAL MEETING – 11 OCTOBER 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
11/10-1K M	202/10(555)	Urban Management	Proposed Purchase of land at 2900 and 2916 Beaudesert Road, Parkinson	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.

11/10-1 K

1.0 FILE NUMBER: 202/10(555)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Proposed purchase of land at 2900 and 2916 Beaudesert Road, Parkinson.

3.0 ISSUE/PURPOSE

Seeking approval to purchase land under the Bushland Acquisition Programme (1998-2000).

4.0 PROPONENT

Michael Kerry, Divisional Manager Urban Management.

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Asset Officer, extension 36964.

6.0 DATE

October 10, 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?



APPROVED

No.

9.0 RECOMMENDATION

It is recommended that:

1. the Establishment and Co-ordination Committee decision 09/10-4K be rescinded, and
2. the offer by the owners of the lands situated at 2900 and 2916 Beaudesert Road, Parkinson to sell an unencumbered estate in fee simple in the lands described as Lots 2 and 3 on Registered Plan 221484, Parish of Yeerongpilly containing areas of 12.83 and 12.96 hectares respectively for the sums of redacted and redacted respectively be accepted.

11 OCT 2000
 Lord Mayor 

10.0 DIVISIONAL MANAGER


 Michael Kerry
 Divisional Manager
 Urban Management

I Recommend Accordingly

 CHIEF EXECUTIVE OFFICER

RECEIVED
 12 OCT 2000
 COMMITTEE:

ACTION TAKEN
 11/10/00
 TOWN CLERK

BC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The lands situated at 2900 and 2916 Beaudesert Road, Parkinson, described as Lots 2 and 3 respectively on Registered Plan 221484, Parish of Yeerongpilly, contain areas of 12.83 and 12.96 hectares respectively. Lot 2 is owned by ^{redacted} and Lot 3 is owned by Tungchi International Pty Ltd. Both properties are zoned Future Urban (see Attachment 1). Acquisition at this time is recommended due to a combination of factors. These are:

1. local, regional and national environmental values;
2. strategically, the properties are a critical component of the Karawatha - Greenbank corridor; and
3. the level of development threat has increased, augmented by the possible sale of the land.

Local, Regional and Environmental Values

The land supports both terrestrial and wetland forest types, which provide habitat for a wide range of native fauna. The habitat types are suitable for vulnerable frog species identified on immediately adjacent land owned by Council, being the wallum froglet and the green-thighed frog.

The combined area of the two allotments (25.79 hectares), represents a viable habitat for many species of sedentary fauna, whilst also providing extended feeding and breeding grounds for mobile fauna species of the Karawatha Forest Reserve, thereby adding to its ecological sustainability.

The subject land is a critical element in the wildlife corridor linking Karawatha Forest Reserve with the Greenbank Military Training Area. Both these core habitat areas support highly diverse populations of flora and fauna and are considered to be of national environmental significance, hence their listing on the Register of the National Estate. The corridor function which the properties provide adds significantly to the long term sustainability of both these nationally important habitat areas. The properties are covered by Vegetation Protection Orders.

Strategic Planning Context

The significance of the environmental values broadly outlined above have been recognised in many regional and local planning documents and studies including:

- the "South East Queensland Regional Framework for Growth Management";
- the Strategic Plan for the City of Brisbane;
- the Algester/Stretton Local Area Outline Plan;
- the Algester/Stretton District Open Space Study; and
- The Karawatha Forest Reserve Management Plan.

A number of other nearby properties which form links in the Karawatha-Greenbank corridor are under negotiation for acquisition by Council (see Attachment 1). Part of the adjoining Council owned land to the east of the subject properties (see Attachment 1), forms a corridor which is linked to Karawatha Forest, east of the Southern Brisbane Bypass. Council successfully negotiated the protection of this corridor by persuading the State Government to build a fauna underpass, purchasing lands and rehabilitating sites for a total cost of approximately ^{redacted}

This was done in association with the construction of the Southern Brisbane Bypass.

Level of Threat

On 12 May 1995, the sites were the subject of an application for rezoning from Future Urban to Residential A. On 5 December 1995, Council refused the rezoning application on the grounds that it:

- “1. was in conflict with the implementation of the Strategic Plan;
2. was in conflict with the intent for development in the Future Urban Zone and Planning policies providing guidance and expectations for future development in that zone;
3. had a significant adverse impact on the environmental value of the site in consideration of established ecosystems, the qualities and characteristics of the location and neighbouring localities, and the sustainability and diversity of established flora, fauna habitats and fauna movement corridors; and
4. was in conflict with the Council’s strategic framework for growth management within the region and the specific locality.”

This rezoning refusal is now subject to appeal in the Planning and Environment Court. No date has yet been set for the hearing. After protracted negotiations, the owners of the properties have agreed to sell them to the Council for a total amount of ^{redacted}

12.0 CONSULTATION

Councillor Tim Quinn, Deputy Lord Mayor/Chairperson, Urban Planning Committee.
Doug Yuille, Lord Mayor’s Environmental Advisor.
Terry Griffiths, Solicitor, Brisbane City Legal Practice.

All of whom are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

Purchase of these properties will add to and enhance the Greenspace corridor linking Karawatha Forest Reserve and the Greenbank Military Training Area. It also adds viability to Karawatha Forest Reserve. Support from conservation groups can be expected.

14.0 CORPORATE PLAN IMPACT

The proposal is consistent with Corporate Plan 2000-2001;
Outcome 8.1 Biodiversity; and
Strategy 8.1.2 Enhance the City’s natural assets through acquisitions and agreements.

15.0 CUSTOMER IMPACT

It is believed that acquisition of the properties will generate an improvement in the overall community perception of Council's commitment to protecting important major natural areas and wildlife corridor linkages.

16.0 ENVIRONMENTAL IMPACT

Acquisition of these properties will increase and significantly enhance the long-term sustainability of both Karawatha Forest and Greenbank Military Training Area as listed areas in the Register of the National Estate.

17.0 POLICY IMPACT

The proposal is consistent with Council practice to engage in discussion and consultation with owners of properties which are considered to be environmentally significant and therefore worthy of acquisition under the Bushland Acquisition Programme.

18.0 FUNDING IMPACT

Funds are available from the Bushland Environment Levy Project Nos. DNBA 1016 and DNBA 1017. Council's valuation based on the properties' Future Urban zoning is redacted. The owners initially sought a purchase price based on the full development potential of the land of redacted and subsequently reduced this to redacted.

To find a means of reaching a rational and relevant acquisition value, Council commissioned a hypothetical subdivision design taking into account the site's intrinsic environmental values. In other words, the fauna corridor was not considered, but other values were respected. These included the creek, open space requirements and the bushland cover on the site. This design was valued at redacted. After protracted negotiation, the agreed purchase price is redacted for Lot 2 and redacted for Lot 3, making a total sum of redacted.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent because the owners desire a swift settlement. Negotiations have been ongoing since December 1997.

21.0 PUBLICITY/MARKETING STRATEGY

No publicity should be undertaken until the property has been acquired.

22.0 OPTIONS

1. Proceed with the proposal;
2. Do not proceed with the proposal; or
3. Defer or modify the proposal.

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – 16 OCTOBER 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
16/10-1F R	392/40(1950)	City Governance	AUSCARE – Proposed inclusion as a Charitable Organisation in Appendix A of the Fees and Charges Document	YES
16/10-2F	364/48/2-RJ110/618(1)	City Governance	Entry into a Lease Agreement with Lucent Technologies Australia Pty Ltd for the location of a mobile telecommunications facility at the Bulimba Reservoir, 618 Cavendish Road, Coorparoo	HELD
16/10-1K M	202/11-PO020/100(A2)	Urban Management	Claim for compensation, Resumption of land for Road Purposes – 100 Abbotsford Road, Bowen Hills	YES
16/10-2K M	202/11-NO555/87	Urban Management	Claim for compensation, Resumption of land for Road Purposes – 87 Lutwyche Road, Windsor	YES
16/10-3K R	202/11-LM670/1(A1)	Urban Management	Claim for compensation, Resumption of land for Road Purposes – 10a,16a,26a Kelvin Grove Road, Kelvin Grove	YES
16/10-4K R	460/111/16(7)	Urban Management	Adoption of the Brisbane City Plan 2000	YES
16/10-5K R	295/6/31(A1)	Urban Management	Co-operative Research Centre for Coastal Zone, Estuary and Waterway Management	YES

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

1.0 FILE NUMBER:

202/11-PO020/100(A2)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

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

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

APPROVED

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

16
.....
Lord Mayor

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer- Project Coordination, Asset Support (x36958)

[Handwritten signatures]

6.0 DATE

5 October 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

16 OCT 2000

COMMITTEE SECTION

G:\UMASPJAOPC3\ICB\ROCKYS2.E&C.DOC

ACTION TAKEN

17/10/00
TOWN CLERK
[Handwritten signature]
letter

BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

It is recommended that:

- 1/ the Establishment and Co-Ordination Committee decision 21/08 -3K for the claim for compensation received from Carrisma Holdings Pty Ltd trading as Rocky' Auto Rentals in the amount of redacted comprising disturbance costs only arising from the resumption of their unregistered leasehold interest in land resumed for road purposes being property situated at 100 Abbotsford Road, Bowen Hills, described as Lot 1 on Registered Plan 123191, Parish of North Brisbane, having an areas of 1619 square meters be rejected as excessive and the claimant be paid an advance against compensation in the amount of redacted **be rescinded**; and
- 2/ the Claim for Compensation received from Carrisma Holdings Pty Ltd trading as Rocky's Auto Rentals in the amount of redacted comprising disturbance costs only arising from the resumption of their unregistered leasehold interest in land resumed for road purposes being property situated at 100 Abbotsford Road, Bowen Hills, described as Lot 1 on Registered Plan 123191, Parish of North Brisbane, having an area of 1619 square metres, **be rejected** as excessive and the claimant be paid an advance against compensation in the total amount of redacted

10.0 DIVISIONAL MANAGER



PP
Michael Kerry
Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly



.....
CHIEF EXECUTIVE OFFICER

BCC PUBLIC INFORMATION SCHEME
 10 YEAR RELEASE

11.0 BACKGROUND

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

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

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

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

A claim for compensation in the total amount of [redacted] was lodged by Carrisma Holdings Pty Ltd trading as Rocky's Auto Rentals. The claim was considered excessive and was rejected by the Establishment and Co-ordination Committee at its meeting on 21 August, 2000, however an advance against compensation of [redacted] being professional fees incurred in formulating a claim for compensation less outstanding rent [redacted] was approved for payment to the claimants. The advance is yet to be paid to the claimant.

Subsequent to the Establishment and Co-ordination Committee decision of 21 August, 2000, the claimant has submitted an estimate of relocation costs for the business totalling [redacted]. These costs have been reviewed and it is considered that amounts submitted are excessive, however it is considered that the following disturbance costs totalling [redacted] can be supported at this time:

- Professional fees incurred in formulating a claim for compensation [redacted] ;
- Lost value of fitout depreciated to reflect remaining period of lease [redacted] ;
- Business disturbance being stationery obsolescence, workshop relocation, telephone, computer and alarm system relocation and reconnection, re-key of locks, 10% contribution to proposed advertising to minimise losses, replacement signage, transport of vehicles to new site [redacted] ;

- Legal fees and stamp duty on new lease redacted ;

It is therefore recommended that the Establishment and Co-ordination Committee's decision of 21 August, 2000 be rescinded, the claim for compensation be rejected as excessive and the claimant be paid an advance against compensation of redacted being disturbance costs of redacted less outstanding rental of redacted

12.0 CONSULTATION

David Stewart, Principal, Transport Infrastructure Projects, Urban Management Division
Has been consulted and supports the recommendation.

13.0 IMPLICATIONS OF PROPOSALS

If the recommendation is adopted, a claim for compensation will be processed. The rejection of the claim and the payment of an advance against compensation will follow the due processes of Council.

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

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

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

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

It is recommended that Option 2 be approved.

1.0 FILE NUMBER:

16/10-2K

202/11-NO555/87

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes - 87
Lutwyche Road, Windsor - BCS Pty Ltd.

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer- Project Coordination, Asset Support (x36958)

6.0 DATE

11 October 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

17/10/00

TOWN CLERK

File A0PL3

letter

H:\WP51\WORKING\E&CS\AGENDA\001016\BCSE&C-1.DOC

9.0 RECOMMENDATION

It is recommended that the Claim for Compensation received from BCS Pty Ltd in the 'all up' amount of redacted comprising real estate redacted and professional fees redacted with interest from the date of resumption until the date of payment at the prevailing Land Court Rate (if claimed) arising from the resumption of land for road and a purpose incidental to road being property situated at 87 Lutwyche Road, Windsor, described as Lot 11 and Lot 1 on SP125074, Enoggera, having a total area 784 square metres, be accepted in full and final satisfaction, subject to the claimant entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER



Michael Kerry
Divisional Manager
URBAN MANAGEMENT DIVISION

PP

Recommend Accordingly


CHIEF EXECUTIVE OFFICER

APPROVED

RECEIVED

16 OCT 2000

COMMITTEE SECTION

16 OCT
gbc


Lord Mayor

SA



BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. The subject property is located in stage two of the Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 14 April, 2000, Council resumed from BCS Pty Ltd land for road and a purpose incidental to road property situated at 87 Lutwyche Road, Windsor, described upon registration of the plan as Lot 11 on SP 125074, and Lot 1 on SP 125074, Parish of Enoggera, having a total area of 784 square metres as shown shaded yellow on the attached plan (Attachment A).

The subject property was improved with a purpose built car sales complex with roof cover to the predominate sales area, office facilities, upper office and caretakers living quarters and double vehicle service bay. The property offered a prime vehicle sales yard recognised in the industry as one of the superior vehicle sales points in Brisbane due to the limited sites that are available in the marketplace with comparable exposure and improvements.

The property in question was subject to a lease to Wayne Thompson Motors who occupied the site for the four years prior to the resumption but vacated the premises prior to the resumption date. The owner did not seek another tenant due to the impending resumption.

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).

The claimant was originally seeking in excess of redacted as compensation based upon his consultant's advice. This amount was not considered reasonable and subsequent to further negotiations a claim for compensation has been lodged by BCS Pty Ltd in the amount of redacted comprising real estate redacted and professional fees incurred in negotiations and formulating a claim for compensation redacted (exclusive of GST).

The claim for compensation is supported by Council's independent valuation advice and 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 for compensation is therefore considered fair and reasonable and it is recommended that it be accepted.

12.0 CONSULTATION

Cr Maureen Hayes, Chairperson Transport and Major Projects Committee
David Stewart, Principal, Transport Infrastructure Projects, Urban Management Division

Have been consulted and support the recommendation.

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 co-ordinated 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 in the 2000/01 Major Roads Sub program.

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

1. Accept the claim for compensation.
2. Reject the claim and pay an advance against compensation.
3. Refer the matter to the Land Court for determination.

It is recommended that Option 1 be approved.

E&C RESULTS – 23 OCTOBER 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
23/10-1F M	365/21(9)	City Governance	Entry into negotiations for a Lease of part of MLC Centre, Level 7	YES
23/10-2F	364/150/3(290)	City Governance	Acceptance of a Tender to Purchase Council Land - 152 Colmslie Road, Murarrie	HELD
23/10-3F R	221/15/1-99/2000	City Governance	1999/2000 Budget – Final Authorisation	YES
23/10-4F R	(1)288/20-40/6	City Governance	Transfers between City Fund and Reserves for the 1999/2000 financial year	YES
23/10-5F M	364/48/2-RJ110/618(1)	City Governance	Entry into a Lease Agreement with Lucent Technologies P/L - Mobile telecommunications facility – 618 Cavendish Road, Coorparoo	YES
23/10-1K R	221/15-2000/2001(A1)	Urban Management	Amendment to the Fees and Charges 2000-2001 document	YES
23/10-2K M	(2)202/11-TL875/470	Urban Management	Proposed purchase of property at 470 Weekes Road, Carindale	YES
23/10-1L M	240/7-99/2000	OLMCEO	Contracts to Provide Professional Services – Report for July 2000	YES
23/10-2L M	204/7-99/2000	OLMCEO	Contracts to Provide Professional Services – Report for August 2000	YES
23/10-3L R	243/30-10011/2000/2001	OLMCEO	Stores Board Report – Submission for Council approval: J10011 Grass Cutting on Brisbane Roadways and Council owned land	YES
23/10-4L R		OLMCEO	Overseas Travel – Air Quality Management Conference, Taiwan . Councillor K L Bianchi, Chairperson of Council	YES
23/10-5L M		OLMCEO	Overseas Travel – Air Quality Management Conference, Taiwan . J Liu, International Relations Officer	YES
23/10-1N M	12/51-N/2000	CED	Overseas Travel – Air Quality Management Conference, Taiwan . I Christesen Manager, Community Health & Safety; . S Losee, Principal Program Officer, Air Quality and Energy	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.

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Establishment of a new property lease by Brisbane City Council at, Level 7, MLC Centre Building located at 239 George Street, Brisbane.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E & C approval to enter into negotiations for a new lease of approximately 420 m2 (half floor) at Level 7 of the MLC Centre Building.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance

5.0 SUBMISSION PREPARED BY

Sharon Johnston, Principal Asset Manager, City Assets. Ext 55588

6.0 DATE

18 October 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

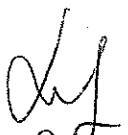
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

No.

9.0 RECOMMENDATION

That the Establishment and Co-ordination Committee grant approval for the Manager, City Assets to enter into negotiations for a lease over half a floor (approx 420 m²) on Level 7 of the MLC Centre Building, being accommodation for the e-Brisbane Project Team for a period of twelve months with a further option period of an additional twelve months commencing at the end October 2000.

10.0 DIVISIONAL MANAGER


John Orange
Divisional Manager City Governance

ACTION TAKEN

24/10/00

TOWN CLERK



Recommend Accordingly



CHIEF EXECUTIVE OFFICER

BC 10 YEAR PUBLIC INFORMATION RELEASE SCHEME

APPROVED

APPROVED

23 OCT 2000

Lord Mayor

RECEIVED

23 OCT 2000

COMMITTEE SECTION

11.0 BACKGROUND

Executive Management Team (EMT) approved the establishment of the e-Brisbane Project Team in August 2000. Development of the project plans indicate the need to establish a team of approximately 20 personnel to act as a central coordination point and, as a change and strategy management group for the program. In addition, there will be need to accommodate up to 30 people engaged in the detailed development and implementation of specific projects within the program.

The resourcing level reflects the timeframe as well as the complexity and scope of the business processes, systems and accounting changes that implementation of the e-Brisbane program will require.

To be effective it is imperative that all e-Brisbane staff are located within close proximity of principal stakeholders. It has been agreed, in consultation with e-Brisbane Project Management and Senior Executive Management that the BAC Level B1 Project Office space in conjunction with approximately half of a floor (approx 420 square metres) would be sufficient to house the needs of the e-Brisbane Portal Project Team for the foreseeable future.

City Assets has undertaken a review of accommodation currently available in the market place and has identified MLC (Level 7) as best meeting the operational needs of the Project and providing the best value for money to Council. The net lettable area (NLA) of the floorplate is 821.3 square metres of which Council would lease approximately half, an area of up to 420 square metres. It is intended to locate up to 35 people in the MLC Building with the balance on B1. This equates to 12 square metres per person.

It should be noted that occupying MLC Level 7, so soon after the vacation of the GST Project from this space creates some efficiencies for Council in not having to re-design and re-fit the space. Additionally, IT systems and network establishment costs would be minimal and could be met from within the existing e-Brisbane Project budget.

The rental proposition for a twelve-month lease is far more attractive and represents less risk to Council than the alternate monthly tenancy arrangement. A monthly tenancy of the proposed space at the MLC Building is ^{redacted}_d per square metre per annum whilst a fixed term lease of 12 months for a half full floor can be obtained for approximately ^{redacted}_{ed} per square metre per annum. This represents a saving of approximately ^{redacted} over the term of the lease (12 months).

12.0 CONSULTATION

Councillor Sharon Humpreys, Chairperson Finance Committee
Jude Munro, Chief Executive Officer
Michael Sargeant, Director, e-Brisbane Project
John Orange, Divisional Manager, City Governance
James Brown, Manager Information and Knowledge
Frank Riley, Manager City Assets

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Nil

14.0 CORPORATE PLAN IMPACT

In accordance with Program 1 (City Governance), Strategy 1.4.3 "Improve the management and Performance of Council's physical asset portfolio".

15.0 CUSTOMER IMPACT

Nil

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

A cost of [redacted] per annum rent plus an estimated [redacted] per annum outgoings. This equates to a total cost of [redacted] this financial year and [redacted] next year. This rental amount and associated relocation expenses are to be met by the e-Brisbane Project and are available within the current budget allocation.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil

22.0 RECOMMENDATIONS

- (1) That the Establishment and Co-ordination Committee grant approval for the Manager, City Assets to enter into negotiations for a new lease over half a floor (approx 420m²) of the MLC Centre Building, being accommodation for the e-Brisbane Project Team for a period of twelve from the end of October 2000.
- (2) Not approve the recommendation

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 364/48/2-RJ110/618(1)

23/10-5F

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with Lucent Technologies Australia Pty Limited for an area located at the Bulimba Reservoir 618 Cavendish Road, Coorparoo.

3.0 ISSUE/PURPOSE

To obtain approval for Lucent Technologies Australia Pty Limited to lease a portion of the land at the Bulimba Reservoir for the location of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

APPROVED

23 OCT 2000

Lord Mayor

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager,
CITY ASSETS BRANCH, Ext 35588

[Handwritten signatures and initials]

6.0 DATE

12 October 2000

ACTION TAKEN

24/10/00

TOWN CLERK

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee Approval

JLB PAMCA

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

No

RECEIVED

23 OCT 2000

COMMITTEE SECTION

BCC PUBLIC ATION RELEASE SCHEME YEAR RELEASE SCHEME

9.0 RECOMMENDATION

That:

- (1) The approval granted by the Establishment and Co-ordination Committee on 2 May 2000 to Lucent Technologies Australia Pty Limited for a lease for the co-location of a mobile telecommunications facility upon the existing Vodafone monopole at the Bulimba Reservoir site is hereby rescinded; and
- (2) successive leases be granted to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, over that area of the land being generally in accordance with the depiction of that part of the Bulimba Reservoir site shaded yellow on the attached copy of drawing No. 4070A-2-002-01RevB marked "A"; and
- (3) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each commencing at an annual rental rate of ^{redacted} (includes GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice; and
- (4) Lucent Technologies Australia Pty limited pay an establishment fee of ^{redacted} (includes GST)

10.0 DIVISIONAL MANAGER

JO
John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

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

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

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

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

This particular case involves the location of a mobile telecommunications facility by Lucent Technologies on a part of the Council land presently occupied by the Bulimba Reservoir. The site is located at 618 Cavendish Road Coorparoo and is otherwise described as Lot 1 on RP 138919, (refer to the attached Bi-Map)

The telecommunication infrastructure proposed to be constructed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation" and the development site is contained within the Special Use (Utility Installation) zone under the Brisbane Town Plan. The nearest residentially zoned properties lie within approximately 70 metres of the proposed facility.

It should be noted that Council has already given approval for a lease to Lucent for the co-location of a telecommunications facility upon Vodafone's tower on this same site (refer to the Establishment and Co-ordination Committee's decision on 2 May, 2000.) Lucent first made inquiries of Vodafone late in 1999 and in anticipation of its need lodged a formal application to co-locate with Vodafone, on 10 January 2000. However, apart from Vodafone acknowledging the request no correspondence or telephone messages have been answered. Thus Lucent's decision, that it will be quicker for it to reapply in order to establish its own facility on the site.

Accordingly, Lucent lodged for Council's consideration two further lease applications:-

- this lease application (being the second) together with its associated development application (which merely required a code assessment and could not be refused by Council's planners) and
- yet another lease application (the third), in respect of the nearby Cavendish Hill Reservoir which, being deemed to be of low impact, required no development application approval from Council.

In the time which has elapsed since the original lease application was approved on 2 May 2000 (for Lucent to co-locate along with Optus on the Vodafone tower) City Assets has been advised that both AAPT and Orange Communications are planning to lodge lease applications for facilities on this site. Moreover, technical advice has identified that the existing tower would not be able to accommodate the five carriers that would then be there. City Assets in consultation with DRS sought to reconsider the application to take account of these factors.

11.0 BACKGROUND (Cont)

City Assets being confronted with the two new applications from Lucent entered into discussions with that company, having the following objectives:-

- to seek to minimise the impact upon the visual amenity of the locality by preventing any undue proliferation in the number of individual telecommunication towers.
- to encourage the unobtrusive location of facilities (eg within the available treescape).
- to encourage Lucent to be receptive to other carriers (seeking to co-locate) and indeed to anticipate such approaches by incorporating within its facility specially designed accommodation, for future co-location.

The outcome, after liaison with representatives of Lucent and the City planners in the matter, was the identification of what is considered to be a more suitable location within the Bulimba Reservoir precinct. This location is less visible and unlike the former site does not lie within the designated fenced enclosure which is an "off leash dog area". Moreover, the design does incorporate the provision of suitable accommodation for at least a further two carriers to co-locate, AAPT and probably Orange Communications.

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

- A new 30m monopole that will accommodate for Lucent three (3) radio frequency 1.3m panel antennas and three (3) 60cm microwave dishes mounted on the pole.
- A duplex equipment cabin 3.4m x 6.8m x 3.2m one unit for Lucent and the other ultimately for AAPT. (Details of Orange's requirements not advanced far enough to commence infrastructure construction.)

The end result is that if this application is approved there will be two towers as follows:-

Tower 1 (existing)	Tower 2 (proposed)
Vodafone (established)	Lucent/One.Tel (present application)
Optus (established)	AAPT (will be subject to a future application)
	Orange Communications (will be subject to a future application)

A Development Application subject to Code Assessment was required for this high impact proposal and in notifying conditions of development Council's planning policy 19.23 "Guidelines for the Development of Telecommunications Structures" was applied. This application could not be refused and has now been approved.

12.0 CONSULTATION

- Councillor Sharon Humphreys, Chairperson, Finance Committee
- Councillor Kerry Rea, Holland Park Ward
- Frank Riley, Manager, City Assets
- Mark Pascoe, Manager, Water & Sewerage
- Gary Christian, Structural Services Engineer, Brisbane Water
- David Hains, Senior Research Officer, Information and Knowledge

None of those consulted raised objections.

13.0 IMPLICATIONS OF PROPOSAL

Council will receive an ongoing income for the site.

14.0 CORPORATE PLAN IMPACT

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

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

There will be no environmental impact anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

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

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

1. To approve the recommendation
2. To not approve the recommendation

Option 1 is the recommended option.

1.0 FILE NUMBER: (2)202/11-TL875/470

SUBMISSION TO THE ESTABLISHMENT & COORDINATION COMMITTEE

2.0 TITLE

Proposed purchase of property at 470 Weekes Road, Carindale.

3.0 ISSUE/PURPOSE

Seeking approval to purchase the property under the Bushland Acquisition Programme.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Asset Officer Project Coordination, extension 3956

6.0 DATE

20 October 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
23 OCT 2000
[Signatures]

BCC PUBLICATION RELEASE SCHEME
10 YEAR

RECEIVED

23 OCT 2000

COMMITTEE SECTION

ACTION TAKEN

24/10/00


TOWN CLERK

Sub ~~1111~~ AOP 62

9.0 RECOMMENDATION

That the offer by The Provincial of the Order of Hermits of St. Augustine in Australasia (the Order), to accept the amount of ^{redacted} for the transfer to the Council of an estate in fee simple encumbered by two easements for electricity purposes, the property described as Lot 281 on S3124, Parish of Tingalpa, having an area of 16.1874 hectares and in full satisfaction and discharge of any claim for injurious affection that the Order may have against the Council in respect of that land, be accepted subject to the Order entering into a Deed of Indemnity in form satisfactory to the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER


Maxine Cooper
Manager Environment and Parks
Branch
URBAN MANAGEMENT


Michael Kerry
Divisional Manager
URBAN MANAGEMENT

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

The subject property situated at 470 Weekes Road, Carindale, is more particularly described as Lot 281 on S3124, Parish of Tingalpa. It contains an area of 16.1874 hectares, is zoned Future Urban and is owned by The Provincial of the Order of Hermits of St Augustine in Australasia (see Attachment 1. Locality map is at Attachment 2). The land is encumbered by two easements for electricity purposes (see Attachment 3). The land was approved for inclusion on the Bushland Acquisition Programme 1998-2000 by the E & C Committee on 19 October 1998 and is covered by a Vegetation Protection Order.

The subject land is part of the Belmont Hills which in turn is part of Brisbane's Green Space System. Belmont Hills and the Spring Creek corridor are listed as Significant Sites under Schedule 2 of the Natural Assets Register (City Plan 2000), within which the Belmont Hills Bushland is listed as being important for landscape wildlife habitat and botanical values (Belmont Scrub remnant). Council has already demonstrated its commitment to the Belmont Hills area by the purchase in 1996 under the Bushland Acquisition Programme, of approximately 12 hectares of adjoining land to the south at a price of ^{redacted}

Belmont Hills is valued for a number of reasons. The area has importance because of its place in the natural landscape, its contribution to the visual significance of the local area and the fact that it is typically representative of the local landscape. The "Hills" represents a large area of relatively intact bushland and one of the few remaining vegetated hill complexes in the Brisbane area. In terms of extent, it is one of the largest natural area remnants in the City. The combination of diverse landforms, soil types and hydrological features provides suitable conditions for a wide diversity of vegetation communities and plant and animal species.

Within the Belmont Hills complex, the subject land is a large and relatively undisturbed area of open forest and woodland and is important habitat for at least three city-wide significant species, namely, the red necked wallaby, the swamp wallaby and koala. Powerful owls have also been reliably recorded. The area which also encompasses a range of landforms and topography and is the source of Spring Creek, a major creek system draining southwards into Bulimba Creek (see Attachment 4).

The land is bordered on all sides by Conservation zoned land, mainly in Council ownership with some land to the south in private ownership, but also zoned Conservation and covered by a higher order Voluntary Conservation Agreement (see maps at Attachments 1 and 4). Acquisition of this site will close the "hole in the doughnut" in the Belmont Hills Bushland complex. Not only will it strengthen the linkages between the adjoining wildlife habitat on the western and eastern side of the complex, but also greatly facilitate Council's management strategies for the area.

The land was originally approved for inclusion on the Bushland Acquisition Programme by the E & C Committee on 14 February 1994. Prior to that date the land was valued by Council valuers at ^{redacted} on the basis that it could be up-zoned from Future Urban to Residential A. Acquisition of the land has not been actively pursued as there was no perceived development threat and other parcels of land, which had lower valuations, had higher priorities for acquisition.

On 22 May 2000, agents for the landowners approached Council advising that the owners were preparing a claim for injurious affection for amendments to the town planning scheme which had

allegedly down zoned their property. They also advised that the owners had asked them to contact Council to determine whether Council wished to purchase the property for the sum of [redacted] in full settlement and in resolution of the injurious affection claim.

Subsequently, the owners of the land submitted the claim for injurious affection in the amount of [redacted]. However, the owners have now offered to sell the land to Council for the sum of [redacted] in full settlement and in resolution of the injurious affection claim.

Council has obtained a valuation from an independent consultant which values the land as follows:-

1. On the basis that the property is capable of rezoning to Residential A = [redacted];
2. On the basis of its current Future Urban zoning and its consequent as of right usage to be subdivided into four allotments each of four hectares = [redacted] and [redacted];
3. On the basis that the site is designated Conservation and is not capable of any development at all = [redacted].

A copy of these valuations is attached.

In 1996 Council acquired approximately 12 hectares of adjoining land to the South at a cost of [redacted], ie, [redacted] per hectare. By comparison, acquisition of the subject land for a price of [redacted] million, ie, approximately [redacted] per hectare, therefore represents good value for money.

In view of the fact that the owners have agreed that the purchase price of [redacted] includes indemnity from any injurious affection claim, it is considered to be in Council's best interest to accept the owners' offer. Should this offer not be accepted and the injurious affection claim be pursued by the owners, there is a possibility that Council would ultimately have to pay a minimum of [redacted] [redacted] for the land and [redacted] for injurious affection), as well as associated court costs and legal fees.

12.0 CONSULTATION

Doug Yuille, Lord Mayor's Environmental Policy Advisor;
Peter Cumming, Manager, City Planning; and
Terry Griffiths, Solicitor, Brisbane City Legal Practice.

All agree with the proposal.

13.0 IMPLICATIONS OF PROPOSAL

Acquisition of this property will;

- a. Demonstrate consistency in decision-making and commitment by Council to its strategic planning and land use recommendations; and
- b. Support the significant contributions already made by the Council to the formation of the Belmont Hills Bushland.

- c. The acquisition of the subject site will consolidate Council's bushland holdings in the area. The site has high scenic amenity value and maintenance of the City's bushland sky-line, particularly when viewed from the east and west, contributes to the quality of "livable Brisbane".

14.0 CORPORATE PLAN IMPACT

The proposal is consistent with Corporate Plan 2000-2001, "Protect bushlands, wetlands and coastal areas by planning, careful acquisition and management".

15.0 CUSTOMER IMPACT

Support from conservation groups can be expected. In addition, surveys show that Brisbane residents support Council's bushland protection programmes, including the application of levy funds to the purchase of strategic and significant properties.

16.0 ENVIRONMENTAL IMPACT

The environmental impact of the proposal will be positive. It will enhance the viability of Belmont Hills Bushland as an area of high natural conservation values, increasing habitat value, improving its biodiversity and facilitating more effective management.

17.0 POLICY IMPACT

The proposal is consistent with Council's practice to engage in discussion and consultation with owners of properties which are considered environmentally significant and therefore worthy of acquisition under the Bushland Acquisition Programme.

18.0 FUNDING IMPACT

Funds are available from the Bushland Environment Levy Activity No. DNBA 1029.

19.0 HUMAN RESOURCE IMPACT

Not applicable.

20.0 URGENCY

Urgent because the owners desire settlement without delay so that they can finance a mission to East Timor as well as other charitable works.

21.0 PUBLICITY/MARKETING STRATEGY

No publicity should be entered into until the property has been acquired.

22.0 OPTIONS

1. Proceed with the proposal while there is a willing vendor;
2. Do not proceed with the proposal; or
3. Defer or modify the proposal.

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 240/7-99/2000

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for July 2000

3.0 ISSUE / PURPOSE

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

4.0 PROPONENT

Jude Munro
Chief Executive Officer

ACTION TAKEN

26/10/00

TOWN CLERK

File PAMCEO

5.0 SUBMISSION PREPARED BY

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

APPROVED

23 OCT 2000

Lord Mayor

[Handwritten signatures and initials]

6.0 DATE

October 18, 2000

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

9.0 RECOMMENDATION

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

10.0

[Signature]
Jude Munro
CHIEF EXECUTIVE OFFICER

RECEIVED

23 OCT 2000

COMMITTEE SECTION

BCO 10 YEAR PLEASANT SCHEME

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$2,460,089.85 during the month of July 2000, are attached.

12.0 CONSULTATION

N/A

13.0 IMPLICATIONS OF PROPOSAL

N/A

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

As addressed by Divisions.

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

Compliance with reporting request.

18.0 FUNDING IMPACT

Expenses incurred through Divisional Consultancy Accounts.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

N/A

22.0 OPTIONS

N/A

1.0 FILE NUMBER: 240/7-99/2000

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for August 2000

3.0 ISSUE / PURPOSE

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

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

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

APPROVED

23 01

Lord Mayor

6.0 DATE

October 18, 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

24/10/00

TOWN CLERK

File PAMCEO

9.0 RECOMMENDATION

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

10.0

Jude Munro
CHIEF EXECUTIVE OFFICER

BCO PUBLICATIONS SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$1,233,506.17 during the month of August 2000, are attached.

12.0 CONSULTATION

N/A

13.0 IMPLICATIONS OF PROPOSAL

N/A

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

As addressed by Divisions.

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

Compliance with reporting request.

18.0 FUNDING IMPACT

Expenses incurred through Divisional Consultancy Accounts.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

N/A

22.0 OPTIONS

N/A

1.0 FILE NUMBER

9/10-51

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel – International Conference on Air Quality Management, Kaohsiung, Taiwan

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval for Ms Judy Liu, International Relations Co-ordinator to travel to the International Conference on Air Quality Management, Kaohsiung, Taiwan between 26 October 2000 to 4 November 2000, at the invitation of the Kaohsiung City Government.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

APPROVED

5.0 SUBMISSION PREPARED BY

Genevieve Canavan, International Relations Officer

23 OCT 2000
Lord Mayor
[Signatures]

6.0 DATE

17 October 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

N/A

9.0 RECOMMENDATION

That E&C grant approval for Ms Judy Liu, International Relations Co-ordinator to travel to Kaohsiung to attend the International Conference on Air Quality Management, Kaohsiung, Taiwan between 26 October 2000 to 4 November 2000, at a total estimated cost of \$3000.00.

10.0 DIVISIONAL MANAGER

[Signature]
Jude Munro
Chief Executive Officer

RECEIVED

ACTION TAKEN

23 OCT 2000

24/10/00
TOWN CLERK
File ATTACH
- LMIR0

COMMITTEE SECTION

11.0 BACKGROUND

Over the last several years, Council has established itself as a leading local government worldwide in air quality protection. Its significant achievements include:

- Deciding to commit to 120 natural gas buses;
- Leading the development of a regional air quality model (now underway);
- Developing the Brisbane Air Quality Strategy (BAQS);
- Implementing the Clean Air Campaign, including the TravelRight Kit for schools;
- Establishing a Public Transport First policy and gaining support for the policy by other spheres of government;
- Influencing the State Government to establish the South East Queensland Regional Air Quality Strategy; and
- Negotiating strong emission controls for industries through development approvals (such as the Sithe Gibson Island Co-generation Plant, the Queensland Clean Fuels Project and the Carole Park Synergy Industry Park).

These actions have helped secure protection of the relatively good air quality in Brisbane; yet growth pressures demand vigilance and continued improvement in air quality policies.

Taiwanese controls on pollution have placed considerable priority on air quality protection. Some of Kaohsiung's innovative policies include:

- Special grants promoting electric motorcycles to replace traditional 2-stroke ones;
- A six year development of mass rapid transit; and
- Assisting motorcycle dealers to set up 91 exhaust inspection stations to test cars for owners.

Council has a strong Sister Cities relationship with Kaohsiung City Government. As part of the Sister Cities Staff Exchange Program, Council has been fortunate to have Mr Jeremy Wu, Kaohsiung City Government's Branch Chief of the Department of Environment Protection, working side-by-side with Council officers for the last two months in the areas of Air Quality and Energy, Waste Management, Environmental Protection and Water Supply and Sewerage.

Due to the Sister Cities relationship between Brisbane and Kaohsiung, the Kaohsiung City Government has invited the Brisbane City Council to participate in Kaohsiung 2000 International Conference on Air Quality Management. This presents an excellent opportunity to share experience in air quality protection in similar cities with markedly different cultural circumstances.

Ian Christesen, Manager, Community Health & Safety, and Scott Losee, Principal Program Officer, Air Quality and Energy, will also attend and deliver a paper at the International Conference on Air Quality Management, Kaohsiung, Taiwan.

The trip will also provide the opportunity to discuss with Kaohsiung City Government urban renewal projects at Kaohsiung Port and exchange ideas on garbage and waste disposal.

Kaohsiung City Government has requested that Brisbane supply an Interpreter for the Conference, Ms Liu is well qualified, given her extensive language and interpretation skills, as well as knowledge of Council issues/information to attend as interpreter for the Brisbane Conference Attendees. Whilst at the Conference, discussions will be held on areas of interest for the Outbound Sister Cities Staff Exchange Program scheduled for 2001.

12.0 CONSULTATION

The Right Honourable the Lord Mayor, Councillor Jim Soorley
Cr David Hinchliffe, Chairperson, Community Policy Committee
Mr Bernard Green, Executive Officer to the Lord Mayor
Mr Doug Yuille, Environmental policy Adviser
Ms Terri Birrell, International Relations Manager

The above have been consulted and are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Attendance and presentation at such a large international conference will provide Council with an opportunity to positively profile the leadership shown in environmental management. Knowledge will be gained through discussion and interactions with agencies and individuals at the conference.

Participation in the Conference will confirm Brisbane's commitment to international cooperation and provide an economically viable opportunity to seek opportunities for mutual exchanges between Brisbane and Kaohsiung.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Travel to Kaohsiung will further close ties with Taiwan. It will increase the exposure and experience of the Council representatives and may lead to opportunities for joint projects.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

The Kaohsiung City Government will cover costs associated with Air Travel and accommodation expenses during the Conference.

General Sundry expenses are not expected to exceed \$3000.00, and are available within Sister Cities vote code: 1.01.1510.226.813.000.628.152.00

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent. To allow for travel arrangements to be made.

21.0 PUBLICITY/MARKETING STRATEGY

Nil

22.0 OPTIONS

1. To approve the travel and associated costs for Ms Judy Liu, International Relations Co-ordinator to travel to the International Conference on Air Quality Management, Kaohsiung, Taiwan between October 27 - November 4, 2000.
2. Not approve the recommendation.

Option 1 is the preferred and recommended option.

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER
12/51-N/2000

2.0 TITLE

Overseas Travel – Manager, Community Health & Safety
Principal Program Officer, Air Quality and Energy

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval for Scott Losee and Ian Christesen to travel and present a paper at the International Conference on Air Quality Management, Kaohsiung, Taiwan between October 29, 2000 to November 4, 2000, at the invitation of the Kaohsiung City Government.

4.0 PROPONENT

Sandra Lynn, A/Divisional Manager, Community and Economic Development

5.0 SUBMISSION PREPARED BY

Scott Losee, Principal Program Officer, Air Quality and Energy
Ian Christesen, Manager, Community Health & Safety

6.0 DATE

18 October 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

N/A

9.0 RECOMMENDATION

To approve the travel and associated costs for Ian Christesen, Manager, Community Health & Safety, and Scott Losee, Principal Program Officer, Air Quality and Energy, to attend and deliver a paper at the International Conference on Air Quality Management, Kaohsiung, Taiwan between October 29, 2000 to November 4, 2000.

RECEIVED

10.0 DIVISIONAL MANAGER



Sandra Lynn
A/DIVISIONAL MANAGER
COMMUNITY & ECONOMIC DEVELOPMENT

ACTION TAKEN

241/10/100
TOWN CLERK
File PPOAE
" MCAS

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER

23 OCT 2000

COMMITTEE SECTION

APPROVED
OCT 2000
LOVE
GHC
MSA
K

11.0 BACKGROUND

Over the last several years, Council has established itself as a leading local government worldwide in air quality protection. Its significant achievements include:

- Deciding to commit to 120 natural gas buses;
- Leading the development of a regional air quality model (now underway);
- Developing the Brisbane Air Quality Strategy (BAQS);
- Implementing the Clean Air Campaign, including the TravelRight Kit for schools;
- Establishing a Public Transport First policy and gaining support for the policy by other spheres of government;
- Influencing the State Government to establish the South East Queensland Regional Air Quality Strategy; and
- Negotiating strong emission controls for industries through development approvals (such as the Sithe Gibson Island Cogeneration Plant, the Queensland Clean Fuels Project and the Carole Park Synergy Industry Park).

These actions have helped secure protection of the relatively good air quality in Brisbane; yet growth pressures demand vigilance and continued improvement in air quality policies.

Taiwanese controls on pollution have placed considerable priority on air quality protection. Some of Kaohsiung's innovative policies include:

- Special grants promoting electric motorcycles to replace traditional 2-stroke ones;
- A six year development of mass rapid transit; and
- Assisting motorcycle dealers to set up 91 exhaust inspection stations to test cars for owners.

Council has a strong Sister Cities relationship with Kaohsiung City Government. As part of the Sister Cities Staff Exchange Program, Council has been fortunate to have Mr Jeremy Wu, Kaohsiung City Government's Branch Chief of the Department of Environment Protection, working side-by-side with Council officers for two months in the areas of Air Quality and Energy, Waste Management, Environmental Protection and Water Supply and Sewerage.

Due to the Sister Cities relationship between Brisbane and Kaohsiung, the Kaohsiung City Government has invited the Brisbane City Council to participate in Kaohsiung 2000 International Conference on Air Quality Management. This presents an excellent opportunity to share experience in air quality protection in similar cities with markedly different cultural circumstances.

Though the Air Quality and Energy team has only recently moved to Community Health and Safety Branch, Ian Christesen has had a long-standing involvement in Council's air quality programs, including participating in the development of the original BAQS.

The trip will also provide the opportunity to discuss with Kaohsiung City Government urban renewal projects at Kaohsiung Port and exchange ideas on garbage and waste disposal, as well as discuss possible Environmental Partnership programmes.

12.0 CONSULTATION

Councillor Jim Soorley, Lord Mayor
Cr David Hinchliffe, Chairperson, Community Policy Committee
Mr Bernard Green, Executive Officer to the Lord Mayor
Mr Doug Yuille, Environmental Policy Adviser
Ms Terri Birrell, International Relations Manager

The above have been consulted and are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Attendance and presentation at such a large international conference will provide Council with an opportunity to positively profile the leadership shown in environmental management. Knowledge will be gained through discussion and interactions with agencies and individuals at the conference.

14.0 CORPORATE PLAN IMPACT

Contribute to leading the development of a regional airshed model to help us achieve better air quality and cut air pollution as described in Program 8 in the Corporate Plan.

15.0 CUSTOMER IMPACT

Travel to Kaohsiung will further close ties with Taiwan. It will increase the exposure and experience of the Council representatives and may lead to opportunities for joint projects.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

The Kaohsiung City Government will cover costs associated with Air Travel (Economy Class) and accommodation expenses during the Conference.

Additional expenses are not expected to exceed \$2000 and are available within Community Health & Safety travel and incidental expenses budget vote code: 103 1605 450 000 000 628 152 00.

Scott Losee

Ian Christesen

Total

\$1000.00

\$1000.00

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent. To allow for travel arrangements to be made.

21.0 PUBLICITY/MARKETING STRATEGY

Nil

22.0 OPTIONS

1. To approve the travel and associated costs for Ian Christesen, Manager, Community Health & Safety, and Scott Losee, Principal Program Officer, Air Quality and Energy, to attend and deliver a paper at the International Conference on Air Quality Management, Kaohsiung, Taiwan between October 29, 2000 to November 4, 2000, and to approve additional travel in Taiwan for Ian Christesen as requested by Brisbane City Enterprises.
2. Not approve the recommendation.

Option 1 is the preferred and recommended option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – 30 OCTOBER 2000

SUB NO.	FILE NO.	DIV	DESCRIPTION	YES/NO /HOLD
30/10-1F M	364/48/2-MI110/29(1)	City Governance	Entry into a Lease agreement with Lucent Technologies Pty Ltd – Collocation of a mobile telecommunications facility – St Lucia Golf Course	YES
30/10-1K M	(7)397/12-1763/90	Urban Management	50 Denning Road, Bald Hills	YES
30/10-2K R	456/20/40(1)	Urban Management	Heritage Advisory Committee	YES
30/10-1L R		OLMCEO	Overseas Travel – 5 th International Symposium on Water Supply Technology, Kobe, Japan – Chairperson, Customer and Community Services Committee	YES
30/10-2L M		OLMCEO	Overseas Travel - 5 th International Symposium on Water Supply Technology, Kobe, Japan – Divisional Manager, Brisbane Water	YES
30/10-1N M	392/47/2-99/2000(0)	CED	2000/2001 Junior Sport Development Grant Scheme – Round One	MOD
30/10-2N	392/49/2-99/2000(0)	CED	2000/2001 Community Sport Assistance Grant Scheme – Round One	WD

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

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

1.0 FILE NUMBER: 364/48/2-MI110/29(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To lease an area of land for the co-location of a mobile telecommunications facility on the site of the St Lucia Golf Course.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval to amend a previous approval for Lucent Technologies Australia Pty Limited to lease a portion of the Council owned land upon which the St Lucia Golf Course is located for the co-location of a mobile telecommunications facility.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

APPROVED
30 OCT 2000
Lord Mayor
[Handwritten signatures]

6.0 DATE

26 October 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

31/10/00
TOWN CLERK
[Signature] PAMCA

RECEIVED

30 OCT 2000

COMMITTEE SECTION

9.0 **RECOMMENDATION**

That the decision of the Establishment and Co-ordination Committee dated 26 June 2000, (26/06-1F) to grant approval to Lucent Technologies Australia Pty Limited for a lease for the co-location of a mobile telecommunications facility upon the existing Optus monopole at the St Lucia Golf Links, be rescinded; and,

- (1) successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, over that area of land being generally in accordance with that part of the St Lucia Golf Course site shaded yellow and denoted as "Lease B" on Attachment 4; and,
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, commencing from the 29 June 2000 at an annual rental rate of redacted; which after 1 July 2000 amounts to an annual rental rate of redacted (includes GST) and,
- (3) Lucent Technologies Australia Pty Limited pays an establishment fee of redacted (for services provided prior to 1 July 2000 therefore no GST applicable).

10.0 **DIVISIONAL MANAGER**

JO
John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly

[Signature]
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The Establishment and Co-ordination Committee granted approval on 26 June 2000, for a lease, by Lucent Technologies Australia Pty Limited, of a mobile telecommunications facility upon the existing Optus monopole at the St Lucia Golf links, in respect of Council land described as being Lot 3 RP 64896. (E&C decision 26/06-1F)

This approval was given in accordance with the description of the land contained in the application (for the lease of the site) as lodged by Lucent's consultants. Subsequently however, upon completion of the land survey (needed for the purposes of the lease) it was discovered that in fact the facility was located upon the boundary of the adjoining allotment (also owned by Council and also a part of the golf course). This site is more particularly described as Lot 2 on RP 83143.

Similarly, the development application lodged with the Brisbane City Council planners incorrectly described the proposed site location by again referring to the wrong Lot and Plan number. Subsequently, an application to amend the development approval, in terms of the description of the land has been lodged and approved. A similar amendment is sought to the previous Establishment and Co-ordination Committee decision to enable the Brisbane City Legal Practice to proceed with the issue of the lease to Lucent Technologies Australia Pty Limited.

The circumstances which enabled this situation to occur were as follows:-

- The applicant supplied a Bimap which indicated the facility was to be located within Lot 3 on RP 64896. (see attachment 1)
- The applicants submission incorrectly stated that the proposed facility was to be located upon Lot 3 on RP 64896. (see attachment 2)
- The site plans provided by the applicant in support of the application also incorrectly indicated the facility was to be positioned on Lot 3 on RP 64896 (see attachment 3)

Appropriate steps to prevent a reoccurrence of a similar error have been put in place and the depiction of the area proposed to lease to Lucent Technologies together with the correct property description is shown on attachment 4.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee
Councillor Jane Prentice, Walter Taylor Ward
Pauline Peel, Manager, Community & Economic Development
Frank Riley, Manager, City Assets

None of those consulted raised objections.

13.0 IMPLICATIONS OF PROPOSAL

Approval of the recommendation will enable the implementation of E&C decision of the 26 June 2000, (26/06-1F), for the granting of a lease for telecommunications purposes to Lucent Technologies Australia Pty Limited.

14.0 CORPORATE PLAN IMPACT

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

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

There are no funding requirements. Moreover, Council has received an establishment fee of redacted (pre GST) and the rental of redacted (pre GST) increases upon the 1 July each year at 5% per annum or the CPI (whichever is the greater) for the term of the lease and accordingly, from 1 July 2000 with the added impost of GST the rental rate increased to redacted pa (includes GST) Adoption of the recommendation will enable the revenue income anticipated by the previous Establishment and Co-ordination Committee decision to be realised

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

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

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

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

Option 1 is the recommended option

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

50 Denning Road, Bald Hills

3.0 ISSUE / PURPOSE

A rezoning over 17 Ha of land at 50 Denning Road, Bald Hills provides approval for excavating an open channel through a melaleuca wetland immediately downstream of the property and the construction of a concrete lined trapezoidal channel through the property at 50 Denning Road for drainage of the land. This is inconsistent with Council's current requirement to retain wetlands and for developers to use natural channel solutions where possible.

4.0 PROPONENT

Barry Ball, Manager Waterways

5.0 SUBMISSION PREPARED BY

Gavin Blakey, Principal Waterways Program Officer - Stormwater

6.0 DATE

24 October 2000

ACTION TAKEN

3/10/00

TOWN CLERK

JLB FW/205

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 an in-principle approval be given for the construction of a natural channel solution through 50 Denning Road, Bald Hills. ;

10.0 DIVISIONAL MANAGER

Michael Kerry
Divisional Manager
URBAN MANAGEMENT

RECEIVED

30 OCT 2000

COMMITTEE SECTION

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

Bald Hills Creek traverses the 50 Denning Road and is contained within the Bald Hills Stormwater Management Plan (see the attached extract from the plan). Council owns or has control over land abutting the creek corridor except for this site where a deed relating to a development proposal has granted approval for the construction of a channel with a 6m wide concrete invert.

The deed which grants approval for the construction of the trapezoidal channel with the concrete invert relies on the developer constructing an open channel through the Council owned melaleuca wetland immediately downstream of the site in accordance with the development application. The Bald Hills Stormwater Management Plan and Council's current development guidelines propose a natural channel solution through the property at 50 Denning Road. In order to protect the melaleuca wetland it would be necessary to remove the requirement to construct the open channel.

A natural channel solution would provide:

- An important ecological link between Tinchi Tamba wetland and Council owned land upstream of the rail line
- Sufficient capacity to provide for conveyance of floodwaters
- Water quality treatment to polish stormwater
- Visual amenity and recreational opportunities

The vegetated natural channel solution and eliminating the open channel through the melaleuca wetland means that the fill level on the proposed subdivision at 50 Denning Road would need to be raised to achieve the same flood immunity. We have had extensive discussions with the developer over the past 2-3 years endeavouring to achieve a mutually agreeable outcome.

We investigated the option of increasing the lot yield in an attempt to offset the costs associated with construction of the natural channel and raising the fill level. The increase in number of lots did not increase the profitability of the site, so standard 600 m² blocks were chosen as the base case for the analysis.

Recent discussions with Tudcorp's representatives has narrowed the discussion to the following key issues:

Quantity of earthworks:

Council and Tudcorp have agreed on the additional quantity of earthworks required to fill 50 Denning Road to provide equivalent flood immunity to the proposed properties using a natural channel solution rather than a concrete lined open channel.

Importing and placing fill:

There were extensive negotiations on the unit rate to import and place additional fill at 50 Denning Road. Council obtained a range of unit rates (from BCW and WB Brown - currently largest subdivision consultants in Brisbane). Obtaining suitable fill on the north side of Brisbane is highly dependent on which construction projects have suitable excess fill at the time.

12.0 CONSULTATION

Councillor Tim Quinn, Chairman of the Urban Planning Committee has been consulted and is in agreement with the proposal.

13.0 IMPLICATIONS OF PROPOSAL

Council will achieve a significantly better outcome for the community. Because the property owner has a deed over the property Council will need to pay an amount to achieve the desired outcome. Approval of this proposal obviates the property owner's existing right to develop the property to a level below Council's current standard and contributes to the opportunity to achieve environmental outcomes outlined in the Bald Hills Stormwater Management Plan.

If this submission is approved in principle, Brisbane City Legal Practice has advised that the existing Development Application and relevant Deed will need Civic Cabinet approval at a later date.

14.0 CORPORATE PLAN IMPACT

Approval of this proposal would be consistent with Outcome 9.2 in the Corporate Plan – Healthy Waterways – Prevention of stormwater pollution:

- Continue to reduce the load of key stormwater pollutants from entering the city's waterways.
- Incorporate natural channel solutions in constructing man-made open stormwater channels.

15.0 CUSTOMER IMPACT

The community receives a better overall outcome from the proposed development at 50 Denning Road.

16.0 ENVIRONMENTAL IMPACT

A better environmental outcome is achieved because a channel is not excavated through the melaleuca wetland and a natural channel solution will be adopted for the section of creek across 50 Denning Road, Bald Hills. The proposed solution will facilitate water quality improvement. This ecological corridor is particularly important as it is upstream of the Tinchi Tamba wetlands.

17.0 POLICY IMPACT

The conditions of the deed allow the developer to construct works which are inconsistent with Council's requirement for developers to address both water quantity and water quality issues. The proposed natural solution would be consistent with Council's requirement in the City Plan for Developers to incorporate natural channel solutions into developments.

18.0 FUNDING IMPACT

Tudcorp Pty Ltd is seeking commitment to the proposed solution and have advised that the timing of the payment is negotiable. ^{redacted} has been allocated in the 00/01 Budget for the implementation of the Bald Hills Stormwater Management Plan.

19.0 HUMAN RESOURCE IMPACT

None

20.0 URGENCY

Normal course of business

21.0 PUBLICITY / MARKETING STRATEGY

None required

22.0 OPTIONS

1. Agree to the proposal that Council pay for the impacts on the development and negotiate the deed and agreement to delete the open channel through the melaleuca wetland and require the developer to implement a natural channel solution through the property at 50 Denning Road, Bald Hills.
2. Allow the developer to proceed with the current zoning deed, ie trapezoidal channel with a concrete invert at 50 Denning Road and open channel through downstream melaleuca wetland.

Recommendation:

If Option 2 is chosen this will be the only section of the creek with a concrete lined channel, and the developer has approval to cut an open channel through the melaleuca wetland. The developer has put considerable work into exploring the natural channel options with Council. If Option 2 is chosen Tudcorp is likely to submit a claim for at least ^{redacted}

It is recommended that **Option 1** be approved.

30/10-2L

1.0 FILE NUMBER 12/51-H/2000

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Travel Proposal - Kobe 5th International Symposium on Water Supply Technology to be held from 13-17 November 2000

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval for Mr Howard Lacy, Divisional Manager of Brisbane Water to accompany Councillor Kerry Rea who has been nominated to represent the Lord Mayor at the Kobe 5th International Symposium on Water Supply Technology.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

John Tunstall
E&C Clerk

6.0 DATE

27 October 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

BCC 10 YEAR RELEASE SCHEME

APPROVED

30 OCT 2000

Lord Mayor

[Handwritten signatures: John Tunstall, Howard Lacy, Kerry Rea, etc.]

RECEIVED

30 OCT 2000

COMMITTEE SECTION

ACTION TAKEN

31/10/00

TOWN CLERK

Jill Eccles

9.0 **RECOMMENDATION**

It is recommended that E&C grant approval for Howard Lacy, Divisional Manager, Brisbane Water, to attend the 5th International Symposium on Water Supply Technology, being held in Kobe, Japan, from 13 to 17 November 2000 at an estimated cost of \$2600.00

10.0 **CHIEF EXECUTIVE OFFICER**



Jude Munro
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

The City of Brisbane has been invited to participate in an International Symposium on Water Supply Technology being held in Kobe, Japan over the period 13-18 November 2000. At this event, Councillor Kerry Rea had been nominated to represent the Lord Mayor and that it was recommended that an officer from the relevant department in Council should also participate. It is considered that the Divisional Manager, Howard Lacy is the appropriate person to accompany Councillor Rea.

As part of the Sister City relationship between Brisbane and Kobe Kobe has offered to cover the cost of accommodation.

The year 2000 marks the centennial of Kobe's water supply service and the symposium has been organised as one of the centennial commemorative events, expanding its scope to include not only piping, but also water purification, thus covering the full spectrum of water supply technology.

This symposium will enhance Howard Lacy's knowledge in the field of water supply technology and, in turn, will be beneficial to Brisbane Water as a whole.

12.0 CONSULTATION

The Right Honourable the Lord Mayor, Councillor Jim Soorley
Councillor Kerry Rea – Chairperson Customer & Local Services Committee
Neil Summerson – Chairman, Brisbane Water Advisory Board of Management
Bernie Green, Executive Officer to the Lord Mayor
Terri Birrell, International Relations Manager

All are in agreement with the proposal and recommendation.

The Brisbane Water Advisory Board of Management have been consulted and support Howard Lacy's attendance at the symposium

13.0 IMPLICATIONS OF PROPOSAL

Brisbane Water operates a major utility service business on behalf of Brisbane City. Participation in the symposium with attendees from other countries provides the opportunity to capitalise on the experiences of other water supply organisations and to glean further insights into what makes best practice with outcomes beneficial to both the business and the community.

14.0 CORPORATE PLAN IMPACT

Objective 10.1 – Well-managed water and sewerage services

Strategy 10.1.1 – Ensure water and sewerage services meet the changing needs of the City

Objective 10.3 – Maintain and improve water and sewerage assets

Strategy 10.3.1 – Ensure effective operation, maintenance and timely replacement and expansion of water assets

Objective 10.4 – Liaise with other organisations and governments to meet water and sewerage needs

Strategy 10.4.1 – Align water and sewerage services to the development needs of the city and region.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

The estimated cost of the travel scheduled between 13 to 17 November 2000 is as follows:

TOTAL	\$2600.00
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General Sundry expenses have been budgeted for and are available within the departmental vote code: 3.70.8111.405.000.000.628.000.00

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Nil.

21.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Lord Mayor.

22.0 OPTIONS

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

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 392/47/2-99/2000(0)

SUBMISSION NUMBER

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

2000/2001 Junior Sport Development Grant Scheme - Round One.

3.0 ISSUE/PURPOSE

To seek approval for the allocation of funding for the Junior Sport Development Grant Scheme as per attachment 1.

4.0 PROPONENT

Ms Pauline Peel, Divisional Manager, Community & Economic Development (x34110)

5.0 SUBMISSION PREPARED BY

Ms Gina Manning, Program Officer, Sport and Recreation, Community and Lifestyle (x36199)

6.0 DATE

19 October 2000.

7.0 FOR ESTABLISHMENT AND COORDINATION COMMITTEE 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.

30 OCT 2000

9.0 RECOMMENDATION

COMMITTEE SECTION

That the attached list of applications (Attachment 1) recommended for funding under the Junior Sport Development Grant Scheme be approved.

Alan Rogers

Alan Rogers
Manager
COMMUNITY AND LIFESTYLE

Pauline Peel

Pauline Peel
Divisional Manager

COMMUNITY & ECONOMIC DEVELOPMENT

I Recommend Accordingly

[Signature]

CHIEF EXECUTIVE OFFICER

ACTION TAKEN

31/10/00

TOWN CLERK

File EADMIN

POS R

APPROVED

30 OCT

Lord Mayor

[Handwritten signatures and initials]

RECEIVED

BC 20 YEAR RELEASE SCHEME

11.0 BACKGROUND

The Establishment and Coordination Committee at its meeting of 29 August, 1995 approved the adoption of the guidelines and conditions for the Junior Sport Development Grant Scheme. These were adapted to better serve the changing needs within sport on the 6 July 1998, and are attached as Attachment 2.

The 2000/2001 Budget included the allocation of funds for the Junior Sport Development Grant Scheme of \$500,000.00, which represents an increase of \$150,000 from the 1999/00 budget. Funds are divided into 2 rounds.

Set out in Attachment 1 are the applications received under Round 1 of the 2000/2001 scheme. The applications have been assessed by the Regional Sport and Recreation Officers who have sought input from Ward Councillors and other Community Development team members. The most meritorious of these have been recommended for funding.

There are also a number of applications that do not meet the guidelines or are not of sufficient merit and hence are not recommended for funding.

12.0 CONSULTATION

Councillors in each Ward.

Councillor David Hinchliffe, Chairperson Community Policy Committee.

Sport and Recreation Officers, Community Development Teams, Customer and Community Services.

Pam Bourke, Manager, Community Development Services, Customer and Community Services.

Margaret Jacobson, Senior Program Officer, Recreation Policy, Community and Lifestyle.

13.0 IMPLICATIONS OF PROPOSAL

Successful applicants will be able to proceed with their projects.

Unsuccessful applicants may resubmit their proposals in Round 2 of the 2000/2001 Scheme, or contact Regional Sport and Recreation Officers to discuss their applications.

14.0 CORPORATE PLAN IMPACT

Program 4	Community Life.
Objective 4.4	A choice of sport, recreation and leisure activities for all.
Strategy 4.4.1	Improve the health and quality of life of communities through participation in sport and recreation activities.

15.0 CUSTOMER IMPACT

The Junior Sport Development Grant Scheme provides valuable support to community based sport clubs in Brisbane City.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

The Junior Sport Development Grant Scheme has been approved by the Establishment and Co-ordination Committee.

18.0 FUNDING

Of the 48 applications received for the Junior Sport Development Scheme - Round One, 30 are recommended for either full or part funding, representing \$222 767.00

Funds have been allocated in Code 1.03.1659.575.863.000.733.000.00 - Community Sport and Recreation.

19.0 HUMAN RESOURCES IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

All applicants will be advised of the results of their submission within ten (10) working days of approval by the Establishment and Co-ordination Committee. Successful applicants will receive a letter from the Lord Mayor.

22.0 OPTIONS

- (1) Approve the recommendations as set out in Attachment 1
- (2) Not approve the recommendations as set out in Attachment 1
- (3) Vary the level of assistance provided.

Option (1) is recommended.