

E&C RESULTS – 4 SEPTEMBER 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
04/09-1F M	(1)456/85(26)	City Governance	Relocation of Wynnum Manly Ward Office	Yes
04/09-2F M	365/22-QN545/24	City Governance	Authority to negotiate the exercising of the existing option period and provision of a further option for the lease of BCC of property at 14-24 Macquarie St, Teneriffe for records archive property	Yes
04/09-3F	364/150/2-PN070/P14(A2)	City Governance	Acceptance of Tender to purchase Council land marketed as Light Street South – Wickham, Ann, Brookes and Nardoo Streets, Fortitude Valley	Held
04/09-1J R	221/9/23-2000/2001	CCSD	Community Renewal Funding	Yes
04/09-2J M	(0)460/42/93(0/A2/P1)	CCSD	Substitution of security for Forest Lake (Delphin Property – operating as Ivyville Pty Ltd)	Yes
04/09-3J M	264/45/14(P1)	CCSD	Notification of the making of VPO Proposals and accompanying Interim VPO's identified as MD200VE15, FT200GT46, FT201GT58 and 200FICHIL04	Yes
04/09-4J R	264/45/14(P1)	CCSD	Making of permanent VPO's MC200GT46, MC200VE09, MD200VE15, FT200GT46, FT201GT58 and 200FICHIL04	Yes
04/09-1K	202/11-KJ845/11	Urban Management	Claim for compensation arising from resumption of land for road purposes – 11 & 15 Sylvan Road, Toowong	Held
04/09-2K M	202/11-NP830/11(A2)	Urban Management	Claim for compensation arising from resumption of land for road purposes – 11 Sandgate Road, Albion	Yes
04/09-3K M	202/11-PO020/129(A1)	Urban Management	Claim for compensation arising from resumption of land for road purposes and offer to transfer land 129, 129b & 133 Abbotsford Road, Bowen Hills	Yes
04/09-1L (attach) M	240/7-99/2000	OLMCEO	Contracts to Provide Professional Services – Report for June 2000	Yes
04/09-2L (attach) M	(0)204/74/3(1)	OLMCEO	Business Group Advisory Board Membership	Yes
04/09-3L R	243/85-90144/2000/2001 240/91(30)	OLMCEO	Stores Board Report – Submission for Resolution by Council under Division 12 of the City of Brisbane Act, 1924 Supply and delivery of Petroleum Fuels and Associated Goods and Services Continuation of Engagement of Consultant Project Manager, Willawong Liquid & Solid Waste Site Remediation Project	Yes
04/09-4L (attach) M		OLMCEO	Sponsorship – Solar 2000 Renewable Energy Transforming Business Conference Welcome Reception	Yes
04/09-1N M	397/57-2000/2001(0)	CED	2000-2001 Private Boarding House Support Program Round 1	Yes

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

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

1.0 FILE NUMBER: (1) 456/85(26)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Relocation of Wynnum Manly Ward Office from Council's Wynnum Administration Centre, Charlotte Street, Wynnum to Suite 3, 212 Bay Terrace, Corner Pine Street, Wynnum.

3.0 ISSUE/PURPOSE

To relocate the Wynnum Manly Ward Office accommodation located at Council's Wynnum Administration Centre, Charlotte Street, Wynnum to Suite 3, 212 Bay Terrace, Corner Pine Street, Wynnum. This requires a new external lease to be entered into for Suite 3.

4.0 PROPONENT

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

APPROVED

Lord Mayor
4 SEP 2000

[Handwritten signatures and initials]

5.0 SUBMISSION PREPARED BY

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

FILED

04 SEP 2000

COMMITTEE SECRETARIAT

6.0 DATE

25 August 2000.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee approval.

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

No.

ACTION TAKEN

05 / 09 / 00
TO THE CLERK
FILE TO PAMCA

BCO 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

That authority be granted for the Manager, City Assets, to negotiate a new lease agreement with the owners of premises at Suite 3, 212 Bay Terrace, Corner Pine Street Wynnum for the Wynnum Manly Ward Office on the basis of a four (4) year lease at a rental of ^{redacted} per annum (GST included and subject to survey), with a four (4) year option term, subject to annual CPI increases and on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER


John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION.


Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

During 1999/00, the Budget Committee approved a Capital Evaluation Framework bid to co-locate the Library and Customer Service Centre at Wynnum. As the Wynnum Manly Ward Office is currently located within this area, the Ward Office needs to be relocated out of the Administration Centre to allow the project to proceed.

The budget approved for the co-location project did not however include any allocation for the relocation of the Wynnum Manly Ward Office.

It has been decided that the current Budget allocation for Ward Office relocation of \$60k will now go to Wynnum Manly Ward Office with Customer and Community Services Division picking up the associated rental for the current financial year.

City Assets Branch, in consultation with the Councillor for Wynnum Manly, has identified the most suitable alternative site for the Ward Office.

Following negotiations by letter dated 12 July 2000 Ray White, Bayside Commercial, acting as agents for the owners advised as follows: -

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

Gross Rent: redacted per annum (GST included and subject to survey)

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

Area: 108 square metres approximately subject to survey.

Lease Term: 4 years.

Option(s): 4 years.

Comm't Date: 1 October 2000.

Permitted Use: Council Ward Office.

Other:

1. The Lessor will allow the Lessee access to the tenancy prior to the commencement date of the lease for the purpose of tenant fitout and occupation.

2. The Lessor will allow the Lessee the exclusive use of 4 undercover car parks.

The above offer is considered to be fair and reasonable and represent a rental rate of [redacted] per square metre. The only other space available to rent in the area and considered to be suitable for a Ward Office is at a rate of [redacted] per square metre but of a lessor standard. As such the offer represents good value in the current market.

As an indication the current Ward Office rental in the Administration Centre is [redacted] per square metre (internal funding).

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee
Councillor Peter Cumming, Councillor for Wynnum Manly Ward.
Frank Riley, Manager, City Assets
Ken Smith, Asset Manager, City Assets
Allyson Reid, Co-ordinator, Councillor and Customer Support

No objection was raised to the proposal.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

Will provide an adequate service to ratepayers in the Wynnum Manly Ward.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

1. Approve the recommendation for E. & C. Committee to grant authority for the Manager, City Assets, to negotiate a new lease agreement with the owners of premises at Suite 3, 212 Bay Terrace, Corner Pine Street, Wynnum for the Wynnum Manly Ward Office on the basis of a four (4) year lease at a rental of ^{redacted} per annum (GST included and subject to survey), with a (4) year option term, subject to CPI increases.
2. Not approve the recommendation.

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 365/22-QN545/24

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Authority to negotiate the exercising of the existing option period and provision of a further option for the lease by the Brisbane City Council of property located at 14 - 24 Macquarie Street Teneriffe for records archives purposes.

3.0 ISSUE/PURPOSE

To recommend the remainder of the existing lease and the option periods be amalgamated into one lease and conditions renegotiated

4.0 PROPONENT

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

APPROVED
Lord Mayor
4 SEP 2000
John *SI* *Hoaf*

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets. (PAMCA Ext. 85588)

ACTION TAKEN
518 100
TOWN CLERK
File PAMCA
RECEIVED
04 SEP 2000
COMMITTEE SECTION

6.0 DATE

30 August 2000.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee approval.

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

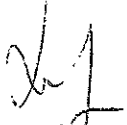
No

BCC 10 YEAR RELEASE SCHEME


9.0 RECOMMENDATION

That authority be granted for the Divisional Manager, City Governance, to negotiate the amalgamation of the option periods of the existing lease including the inclusion of a further 5 year option period with the owners of premises at 14 – 24 Macquarie Street, Teneriffe and on terms and conditions satisfactory to the Manager, City Assets.

10.0 DIVISIONAL MANAGER



John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION.

13 April 2009

DIRECTOR OF CITY EXECUTIVE OFFICES

BCC PUBLICATIONS SCHEME
10 YEAR RELEASE

BACKGROUND

At its meeting held on 17 May 1993 the E & C Committee granted authority for negotiations to be entered into for the leasing of a suitable commercial building for the storage of Council's Records.

A five (5) year lease term commenced on 1 November 1993 with a five (5) year option due to expire on the 31 October 2003, for premises at 14 – 24 Macquarie Street Teneriffe. At the completion of the first five year period Council converted the 5 year option into a three year extension of the lease with two further one year options.

Council is currently in the three year period and has the two one year options to exercise.

The owners of the property have gained Brisbane City Council (as local authority) approval to redevelop the site as a mixed use development of residential apartments, shop, business premises and warehouse.

The effect on the existing lease to Council will be the loss of a number of previously utilised car parks that are arguably not part of the lease arrangement. Negotiations with the owners have resulted in the agreement to dedicate five car bays to Council plus the use of the short term visitor bays when required. Although this does not give the same level of available car parking, the number of parks offered is acceptable to the occupants and meets their business needs.

The owners have indicated that they are keen to retain Council as a tenant for as long a period as possible and have advised that should Council exercise its option periods into one lease, and preferably add an extra five year option to the lease, they would be prepared to renegotiate the terms and conditions of the lease including the renovation of the existing office component of the leased area.

This proposal is beneficial to Council as it enables current market incentives to be negotiated into the new agreement with none of the costs associated with a major relocation. The additional five year option period increases Council's security of tenure with no contractual obligation as the option is to be exercised at Council's discretion.

Amalgamating the current two single year options into one two year lease meets Council's operational needs for this site. This action should realise an incentive of approximately ^{redacted}_d of the lease value to be provided mainly by the provision of the contribution to the new fit out. The new fit out will increase the efficiency of the storage facility as it will increase the area available for storage and reposition the office component to align more with the business operations conducted on the site.

Council currently pays ^{redacted} per year rental under the existing lease arrangements. Independent valuation advice has advised that this is slightly below market value for the subject accommodation. The owner has also offered to convert the market review under the existing lease to CPI rises only for the remainder existing lease period

The Manager River City Technology has recommended the lease be renegotiated to improve the terms and conditions of the lease.

If a suitable amended lease arrangement cannot be negotiated the proposal will not proceed and Council will remain in occupation under the existing lease arrangements.

12.0 CONSULTATION

Graham Wilson, Manager River City Technology
Colin McMullen, Records Manager, Information Management
Councillor Sharon Humphreys, Chairperson, Finance Committee

No objection was raised to the proposal.

13.0 IMPLICATIONS OF PROPOSAL

Council can renegotiate its terms and conditions of occupation of the leased area.

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

Nil

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Provision for rental has been made in 12435561066011000 the 2000/01 budget.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

1. Subject to successful negotiations to obtain reasonable incentives including the renovation of the office component, approval be granted to amend the existing lease by amalgamating the option periods into one lease and including of a further 5 year option period of premises at 14 – 24 Macquarie Street, Teneriffe.
2. If an acceptable lease package cannot be negotiated, not approve the recommendation and continue with the existing lease arrangements.

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER

(0) 460/42/93(0/A2/P1)

2.0 TITLE

Substitution of security for Forest Lake (Delfin Property – operating as Ivyville Pty Ltd)

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain approval for the substitution of security provided by Delfin Property. Delfin currently provides security for uncompleted work (within the provision of the Subdivisional Agreement and the Development Deed) of [redacted] by way of a [redacted] [redacted] with [redacted] It is proposed to substitute the security with an [redacted] for [redacted] from [redacted]

4.0 PROPONENT

Margaret Crawford, Divisional Manager, Customer and Community Services

5.0 SUBMISSION PREPARED BY

Ken Ramsay, Team Leader Development Assessment South

6.0 DATE

29 August 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?

No

RECEIVED

04 SEP 2000

COMMITTEE SECTION

ACTION TAKEN

5/8/10


TOWN CLERK

JL TLAS

9.0 RECOMMENDATION

- Approval be granted to the substitution of security for uncompleted works at Forest Lake in the form of an [redacted] [redacted] for the sum of [redacted] given on behalf of Ivyville Pty Ltd by [redacted] with an [redacted] for the same sum given by [redacted]
- The approval referred to in (1) be subject to the execution of a Deed in form satisfactory to the Manager, Brisbane City Legal Practice between the Council, Ivyville Pty Ltd and [redacted] providing for the substituted security to stand as security for all obligations of Ivyville Pty Ltd whether arising either before or after the date of substitution of the security; and
- Upon the provision of the substitute security, the original [redacted] be returned to [redacted] for cancellation.

10.0 DIVISIONAL MANAGER


Margaret Crawford
Divisional Manager
Customer and Community Services

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

RECEIVED

04 SEP 2000

COMMITTEE SECTION

11.0 BACKGROUND

Delfin is the land developer responsible for the development of Forest Lake, an integrated community which will ultimately cater for a population of 20,000 people in Brisbane's south west corner. Currently the population stands at approximately 13,000. A Development Control Plan exists for Forest Lake under which a Development Deed and Subdivisional Agreement require a Master Bond for an amount of [redacted]. For commercial reasons, Delfin wishes to transfer the security to an alternative obligor [redacted].

[redacted] have been approved as an obligor to Council by the Financial Risk Management Committee (chaired by Mr Jiri Arnost, Manager Corporate Treasury). As part of the transfer of security, Brisbane City Legal Practice will draw up a deed between Council, Forest Lake, and [redacted] which binds [redacted] to any call-up requirement associated with any uncompleted works which pre-date the security transfer.

Delfin acknowledges the obligation contained in the Forest Lake Development Deed regarding the Community Trust Fund payments. The obligation requires Delfin to contribute to the trust following the development of 5,400 allotments. This milestone has recently been reached and the payments discussed at the last Community Trust Fund meeting. Arrangements for payment are outlined in the attached letter from Delfin Ltd dated 29 August 2000. On 15 September 2000 a payment of [redacted] will be made. Two payments of [redacted] will then be made on 15 January 2001 and 15 April 2001.

12.0 CONSULTATION

Warren Dwyer – Brisbane City Legal practice
Councillor Les Bryant – Councillor for Richlands Ward
Councillor Tim Quinn – Chairperson Urban Planning Committee
Jiri Arnost – Manager Corporate Treasury
Bob Wallis – Manager Development and Regulatory Services

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

Nil.

18.0 FUNDING IMPACT

Nil.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil

22.0 OPTIONS

Option 1; Approve the recommendation that (E&C) grant approval to substitute security for uncompleted works at Forest Lake from ^{redacted} _{redacted} to ^{redacted} _{redacted}

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

The Notification of the making of Vegetation Protection Order (VPO) proposals and accompanying Interim VPOs identified as MD200VE15, FT200GT46, FT201GT58 and 200FICHIL04.

3.0 ISSUE/PURPOSE

To notify the Committee of the making of VPO proposals and associated Interim VPOs.

4.0 PROPONENT

Margaret Crawford, Divisional Manager, Customer and Community Services.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

30 August 2000.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For notification only.

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

No.

RECEIVED

04 SEP 2000

COMMITTEE SECTION

ACTION TAKEN

518100
TOWN CLERK

J.R. ECAW

9.0 RECOMMENDATION

That the Establishment and Co-ordination Committee note the making of Proposals for Vegetation Protection Orders (VPOs) and associated Interim VPOs affecting vegetation at:

- 682 Rode Rd, Chermside West; Proposal MD200VE15;
- 20, 28, 36 and 38 Greentrees Ave, Kenmore Hills; Proposal FT200GT46;
- 74/74a Jilba St, Indooroopilly; Proposal FT201GT58; and
- 46/48 Balderstone St, Corinda; Proposal 200FICHIL04.

10.0 DIVISIONAL MANAGER

(i)

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Margaret Crawford
Divisional Manager
Customer and Community Services

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22/8

RECEIVED
04 SEP 2000
COMMITTEE SECTION

I recommend Accordingly
[Handwritten signature]
ACTING CHIEF EXECUTIVE OFFICER

(ii)

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

The Manager, Development and Regulatory Services, has been delegated the authority to make VPO proposals and Interim VPOs in emergency circumstances; for example, where vegetation is assessed to be significant and is perceived to be under threat of indiscriminate clearing.

During June 2000, a number of proposals and Interim VPOs were made with respect to the following properties:

- 682 Rode Rd, Chermiside West; Proposal MD200VE15; 16 June 2000;
- 20, 28, 36 and 38 Greentrees Ave, Kenmore Hills; Proposal FT200GT46; 16 June 2000;
- 74/74a Jilba St, Indooroopilly; Proposal FT201GT58; 29 June 2000; and
- 46/48 Balderstone St, Corinda; Proposal 200FICHIL04; 15 July 2000.

Attachments A, B, C, and D respectively contain descriptions of the circumstances involved, lists of the affected properties and landowners, and copies of the Interim Order maps regarding the properties and proposals described above.

12.0 CONSULTATION

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

13.0 IMPLICATIONS OF PROPOSAL

The making of interim VPOs over the subject vegetation will provide interim protection of the scenic and ecological values of the subject vegetation for a period of four months.

14.0 CORPORATE PLAN IMPACT

This submission is linked to the Corporate Plan (2000-2001) by way of:

Natural Environment Program

8.1 Biodiversity

Strategy 8.1.1 - *Protect and sustain the bushlands, wetlands and coasts.*

Service 8.1.1.1 – *Bushlands, wetlands and coastal protection through regulation.*

The previous Corporate Plan target for all major rounds of VPOs to be completed by February 1998 has been achieved. Not all significant vegetation within the City has been protected under the previous 11 rounds. The ongoing administration and enforcement of the Vegetation Protection Local Law by Development and Regulatory Services reflects the Administration's support for continuing vegetation protection as part of its strategy to achieve its environmental vision.

15.0 CUSTOMER IMPACT

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

16.0 ENVIRONMENTAL IMPACT

Making the interim VPOs will:

further reduce the rate of indiscriminate removal of significant vegetation within the Brisbane River corridor, the Brisbane Greenspace System, established urban areas of the City and on sites supporting rare plant species; and

provide interim protection to vegetation which contributes to the natural heritage and landscape character of the City.

17.0 POLICY IMPACT

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

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Nil.

21.0 PUBLICITY / MARKETING STRATEGY

An advertisement has appeared in the "Courier Mail" giving public notification of the making of the Interim VPOs. All affected landowners have been notified in writing.

22.0 OPTIONS

Not applicable.

1.0 FILE NUMBER:

202/11-NP830/11(A2)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes 11 Sandgate Road, Albion – Albion Appliance Service Pty Ltd (leasehold interest).

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Barry Ball, Acting Divisional Manager, Urban Management Division.

APPROVED
Lord Mayor
SEP 2000
[Handwritten signatures]

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

24 August 2000.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

No.

RECEIVED

04 SEP 2000

COMMITTEE SECRETARY

ACTION 11/21

518 100

TOWN CLERK

To AOP 23

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BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

It is recommended that:

1. the Claim for Compensation received from Albion Appliance Service Pty Ltd in the amount of [redacted] comprising disturbance costs only arising from the resumption of their leasehold interest in land resumed for road purposes being property situated at 11 Sandgate Road, Albion, described as Lot 1 on Registered Plan 88018, Parish of Toombul, having an area of 383 square metres, **be rejected** as excessive;
2. Albion Appliance Service Pty Ltd be offered the amount of [redacted] with interest on that amount from the date of resumption until the date of payment at the prevailing Land Court Rate with professional fees to be determined to the satisfaction of the Manager Waterways, subject to entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice; and,
3. should Albion Appliance Service Pty Ltd reject the offer outlined in (2) above, then upon receipt of a request for an advance against compensation, an advance in the amount of [redacted] with interest on that amount from the date of resumption until the date of payment at the prevailing Land Court Rate with professional fees to be determined to the satisfaction of the Manager Waterways, be paid to the claimants.

10.0 DIVISIONAL MANAGER

Ball
Barry Ball
Acting Divisional Manager
URBAN MANAGEMENT DIVISION

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04 SEP 2000

COMPLIANCE SECTION

cert
A/PAOP
BCC
10 YEAR RELEASE

11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 31 March, 2000, Council resumed from [redacted] [redacted] land for road and a purpose incidental to road being property situated at 11 Sandgate Road, Albion described as Lot 1 on Registered Plan 88018, County of Stanley, Parish of Toombul, having an area of 383 square metres as shown shaded yellow on the attached plan (Attachment A).

The claim for compensation for the freehold interest has been settled. This submission deals with the claim for compensation in relation to the resumption of the leasehold interest in the property to Albion Appliance Service Pty Ltd.

The property at 11 Sandgate Road is improved with an older style retail premise, originally comprising a shop with living quarters and ancillary storage/workshop structures. It has been erected approximately 60 years. The property was leased to Albion Appliance Service Pty Ltd on a five year lease with a three year option with the original lease period terminating on 30 November, 2000. This leasehold interest has now been extinguished by virtue of the resumption of the freehold interest.

A claim for compensation has been lodged by Albion Appliance Service Pty Ltd. The claim is for the total amount of [redacted] being disturbance only and comprising:

- Loss of profits [redacted]
- Lost value of fitout due to forced relocation [redacted]
- Owners time managing relocation [redacted]
- Professional fees (solicitor, accountant, valuer, retailers association) incurred in negotiations and formulating a claim for compensation [redacted]
- Legal fees associated with preparation of lease over new premises [redacted]
- Town Planning application fees for new premises [redacted]
- Business Disturbance - including stationery and yellow pages obsolescence, relocation costs including actual cartage and removal of furniture & stock, telephone and computer relocation and reconnection, phone redirection, relocate security system, advice to suppliers re change of address, new vehicle and shop signwriting [redacted]
- Rental paid in advance on resumed premises from date of vacation to date of resumption [redacted]
- Advertising to minimise losses due to relocation [redacted]
- Lost value associated with accelerated sale of adjoining property utilised in connection with the business including fees and commission on sale [redacted]

The claim has been reviewed and the following disturbance costs totalling [redacted] are considered reasonable and are supported by court precedent. In some cases the amounts are higher or lower than the claimed amounts as a result of further information being supplied by the claimants.

- Loss of profits [redacted]
- Lost value of fitout due to forced relocation [redacted]
- Town Planning application fees for new premises [redacted]
- Business Disturbance - including stationery and yellow pages obsolescence, relocation costs including actual cartage and removal of furniture & stock, telephone and computer relocation and reconnection, phone redirection, relocate security system, advice to suppliers re change of address, new vehicle and shop signwriting [redacted]
- Rental paid in advance on resumed premises from date of vacation to date of resumption [redacted]
- Advertising to minimise losses due to relocation [redacted]
- Legal fees associated with preparation of lease over new premises [redacted]

The claim for business disturbance being loss of profits [redacted] is considered excessive. Council's business valuation consultants PricewaterhouseCoopers were engaged to provide advice on any loss of profits that may arise as a result of the relocation of the business. Refer attached report (Attachment B).

PricewaterhouseCoopers have advised that an amount of [redacted] being loss of profits leading up to and following resumption of the leasehold interest may be attributable to the Inner City Bypass Project. This loss of profits relates to a decline in sales evident in the trading figures that could be argued is a result of customer perceptions that the business would not be able to honour any warranties or obligations should it not be able to relocate and additional losses following relocation relating to the loss of walk in customers immediately following relocation.

The claimed amount for professional fees [redacted] incurred in formulating a claim for compensation requires further detail to be supplied for consideration of Council. Specifically legal costs in a taxable form for review by Brisbane City Legal Practice (BCLP) as these costs appear high. Approval is sought for the Manager Waterways to approve payment of professional fees up to a total of [redacted] so that the claim in essence can be considered by Council with the advice from BCLP determining amounts to be paid for professional costs.

It is therefore recommended that the claim be rejected as excessive and that Albion Appliance Service Pty Ltd be paid an advance against compensation of [redacted] with interest on that amount from the date of resumption until the date of payment at the prevailing Land Court Rate.

12.0 CONSULTATION

Maureen Hayes, Chairperson Transport and Major Projects Committee.

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

Have been consulted and support the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

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

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

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 make a counter-offer.
3. Refer the matter to the Land Court for determination

It is recommended that Option 2 be approved.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

202/11-PO020/129(A1)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes and offer to transfer land 129, 129b & 133 Abbotsford Road, Bowen Hills - ^{redacted}
_{redacted}

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation and offer to transfer land.

4.0 PROPONENT

Barry Ball, Acting Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

21 August 2000.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

No.

APPROVED
Lord Mayor
4 SEP 2000
[Signature]

RECEIVED

04 SEP 2000

COMMITTEE SECTION

ACTED & TAKEN
5/8/00
TOWN CLERK
[Signature]
letter

BCC 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

It is recommended that:

1. the Establishment and Co-Ordination Committee decision 15/05 –3K **be rescinded**;
2. the Claim for Compensation from [redacted] in the 'all up' amount of [redacted] apportioned as [redacted] for loss of real estate and [redacted] for disturbance costs with interest from 21 August 2000 to the date of settlement at the prevailing Land Court Rate, arising from the resumption of land being properties situated at 129 & 133 Abbotsford Road, Bowen Hills described as Lot 1 on Registered Plan 158753, County of Stanley, Parish of North Brisbane, having an area of 605 square metres, and Lot 1 on Registered Plan No.178282, County of Stanley, Parish of North Brisbane, having an area of 500 square metres, **be accepted** in full satisfaction of all rights or interests to which the Claimants are now or may be entitled arising out of or with respect to the interest which they had in or with respect to the taking by the Council of the said land, subject to the Claimants entering into a Deed of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice; and,
3. the offer from [redacted] to transfer land in their ownership being property situated at 129b Abbotsford Road, Bowen Hills, described as Lot 8 on Registered Plan No.45488, Parish of North Brisbane, having an area of 25 square metres for the nominal amount of [redacted] **be accepted**.

10.0 DIVISIONAL MANAGER


Barry Ball
Acting Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly


EXECUTIVE OFFICER

BCC
10 YEAR RELEASE

11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 14 April 2000, Council resumed from [redacted] land for road and a purpose incidental to road being properties situated at 129 & 133 Abbotsford Road, Bowen Hills, described as Lot 1 on Registered Plan 158753, County of Stanley, Parish of North Brisbane, having an area of 605 square metres, and Lot 1 on Registered Plan No.178282, County of Stanley, Parish of North Brisbane, having an area of 500 square metres as shown shaded yellow on the attached plan (Attachment A).

At its meeting on 15 May 2000, the Establishment and Co-ordination Committee resolved to accept an offer on compensation from [redacted] in the 'all up' amount of [redacted] being real estate [redacted] and [redacted] disturbance costs. Subsequent to that decision a further claim for compensation has been received for additional disturbance costs being 'double move' costs it is claimed are a result of Council's requirements for vacant possession of the properties by the end of August, 2000. The properties are now vacant, as the claimants have relocated from the subject properties to temporary rental premises. Compensation monies approved under the original decision have not been paid and a deed of indemnity has not been executed.

The dispossessed owners were originally seeking an amount of [redacted] in additional disturbance costs but following negotiations have lodged an amended claim for the 'all up' amount of [redacted] (being an additional [redacted] compensation).

Although it is considered that a reasonable period of time has been afforded to the dispossessed owners to facilitate relocation (three months from the date of acceptance of their original offer) the amended claim for an additional amount of [redacted] is able to be supported based upon Council's independent market valuation of the properties as the original claim for the real estate was [redacted] less than Council's valuation.

Additionally, an offer to transfer an area of land that was not resumed but is required for roadworks formed part of the original offer from the claimants. In order to ensure that tenure to that land is secured by the required date the payment of the additional compensation claimed is considered prudent, as this will avoid any site access delays.

Valuation consultants, Realty Valuation Services, assessment of the current market value of the properties is [redacted] for 129 Abbotsford Road and [redacted] for 133 Abbotsford Road, totaling [redacted] for both properties. Refer extract of valuation report attached (Attachment B).

The claim for compensation for the 'all up' amount of [redacted] can be apportioned as real estate [redacted] and [redacted] disturbance costs consisting of:

Relocation costs - including actual cartage, removal of shelving, racking, furniture and stock including storage, telephone, security and computer relocation and reconnection, redacted

Business Disturbance - including stationary obsolescence, depreciated value of specialised shelving and illuminated signs unable to be relocated, lost earnings due to relocation, staff supervision costs redacted

Professional Fees - reasonable professional fees incurred in the assessment of claim and negotiations, etc. redacted

In addition to the resumed land a small parcel of land described as Lot 8 on Registered Plan No.45488, Parish of North Brisbane, having an area of 25 square metres is also required for road purposes. This land was not resumed, however, the owners have offered to transfer this land to Council for the nominal amount of redacted

The claim for compensation for the resumed land 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

Maureen Hayes, Chairperson Transport and Major Projects.

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

Have been consulted and support the proposed settlement.

13.0 IMPLICATIONS OF PROPOSALS

A claim for compensation is processed.

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

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

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

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

It is recommended that Option 1 be approved.

1.0 FILE NUMBER: 240/7-99/2000

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for June 2000

3.0 ISSUE / PURPOSE

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

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

August 28, 2000

RECEIVED

04 SEP 2000

COMMITTEE SECTION

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.


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

No.

9.0 RECOMMENDATION

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

10.0


Michael Kerry
ACTING CHIEF EXECUTIVE OFFICER

ACTION TAKEN
5,800
TOWN CLERK
File PAMCEO

BCG 10 YEAR RELEASE SCHEME APPROVED Lord Mayor 1 SEP 2000

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 \$2,177,846.04 during the month of June 2000, are attached.

12.0 CONSULTATION

N/A

13.0 IMPLICATIONS OF PROPOSAL

N/A

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

As addressed by Divisions.

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

Compliance with reporting request.

18.0 FUNDING IMPACT

Expenses incurred through Divisional Consultancy Accounts.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

N/A

22.0 OPTIONS

N/A

SUBMISSION TO ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER

(0)204/74/3(1)

2.0 TITLE

Business Group Advisory Board Membership

3.0 ISSUE / PURPOSE

The purpose of this submission is to seek the approval of E&C to extend the term for members of the five Business Group Advisory Boards for six months from 1 September 2000. The boards are:

- Holding Entity Advisory Board
- Brisbane Transport Advisory Board of Management
- Brisbane Water Advisory Board of Management
- Brisbane City Works Advisory Board of Management
- City Business Advisory Board of Management

The key issues to be resolved are:

- confirmation of the nominated members
- duration of the appointments

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Ray Folley
Manager Business Unit Development Branch, Office of CEO
EXT: 39110

6.0 DATE

22 August 2000.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval and subsequent advice, as appropriate, to Council.

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

Not applicable.

BC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE
APPROVAL
LORD MAYOR
4 SEP 2000
Kerry
Wolp
MBA

RECEIVED

04 SEP 2000

COMMITTEE SECTION

ACTION TAKEN

5.18.00
TOWN CLERK
As m 60 1

9.0 RECOMMENDATION

It is recommended that:

- a) the external membership of the Holding Entity Advisory Board and the Advisory Boards of Management of Brisbane Transport, Brisbane Water, Brisbane City Works and City Business ("Advisory Boards") be approved as listed in Attachment "A";
- b) the terms of appointment of those external members be for six months from 1 September 2000;
- c) the current "Terms of Appointment" continue to apply;
- d) Councillors and Council Officers be appointed as members of the Advisory Boards as set out in Attachment "B" in lieu of any existing Councillor or Officer appointment to those boards.

10.0 MANAGER


MICHAEL KERRY
ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

The BCC Business Group structure, which simulates a commercial holding company / subsidiary model, was established by Council in 1996 to bring commercial disciplines to designated major activities and as a means of meeting National Competition Policy requirements.

The structure included advisory boards with a mix of Councillor officer and external specialist membership. The membership of the advisory boards was updated in September 1998 for a two-year term which expires at the end of this month (August 2000).

The reason for the extension is to enable the Business Group to continue to function while the exploration and assessment of organisation structure options flowing from the Brisbane 2010 visioning work and the planned review of the Stockholm and other business models takes place.

Once decisions for the long-term have been made, board composition and terms can be revisited.

Currently the Divisional Manager City Governance, Mr John Orange, attends meetings of the Holding Entity Advisory Board as an "Observer". His predecessor, Mr John McHugh was a member. It is suggested that Mr Orange be appointed a member as he brings to the board table appropriate perspectives, skills and experience. The recommendation reflects this suggestion.

12.0 CONSULTATION

The following have been consulted and are in general agreement:

Lord Mayor

Chairs of the Advisory Boards of Management of Brisbane Transport redacted
redacted Brisbane Water redacted City Business redacted

Brisbane City Works redacted

Divisional Managers of Brisbane Transport (Mr Graham Davis), Brisbane Water (Mr Howard Lacy), Brisbane City Works (Mr Keith Grantham), City Business (Mr Noel Faulkner) and City Fleet (Mr John Boland).

Mr David Askern (Brisbane City Legal Practice)

13. IMPLICATIONS OF THE PROPOSAL

Renewing the terms of the present advisory boards will enable the Business Group to continue to operate while E&C gives consideration to future structure options for the organisation arising from the Brisbane 2010 visioning work.

Once these decisions have been made appropriate adjustments can be made to the advisory boards and a more realistic term (two-three years) put in place.

14. CORPORATE PLAN IMPACT

The maintenance of skilled advisory boards to support the Business Group structure is central to the efficient operation of Council's business activities and achievement of City Governance Program business objectives in the Corporate Plan 2000-2001.

15. CUSTOMER IMPACT

The membership of the Business Group advisory boards will not directly impact on customer service but indirectly should make a positive contribution through improved management of the provider businesses.

16. ENVIRONMENTAL IMPACT

No impact.

17. POLICY IMPACT

The appointment of advisory boards supports the strategy of developing an efficient model for managing business units.

18. FUNDING IMPACT

Funding for the advisory boards is included in the budgets of the Business Unit Development Branch (Holding Entity) and the business units (for their advisory boards of management).

19. HUMAN RESOURCES IMPACT

No impact.

20. URGENCY

As soon as possible. Current terms expire on 31 August 2000.

21. PUBLICITY / MARKETING STRATEGY

Media: as determined by the Lord Mayor.
Internal: internal communication mechanisms.

22. **OPTIONS**

- a) Approve the recommendations
- b) Modify the recommendations

23. **ATTACHMENTS**

“A” Membership of the Business Group Advisory Boards:

- i. Holding Entity
- ii. Brisbane Transport
- iii. Brisbane Water
- iv. Brisbane City Works
- v. City Business

“B” Councillor and Officer members of the advisory boards.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Sponsorship – Solar 2000 Renewable Energy Transforming Business Conference Welcome Reception

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval to provide sponsorship to the Solar 2000 Renewable Energy Transforming Business Conference Welcome Reception of up to \$5,000.

4.0 PROPONENT

Michael Kerry
A/Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Warren McGregor
Finance and Administration Officer

6.0 DATE

30 August 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

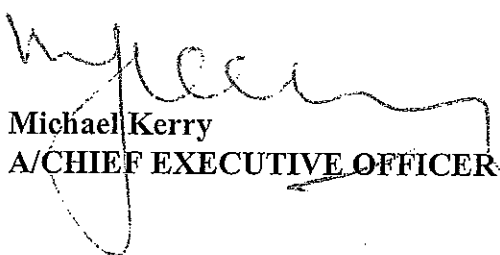
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

No.

9.0 RECOMMENDATION

That E&C grant approval to provide sponsorship to the Solar 2000 Renewable Energy Transforming Business Conference Welcome Reception of up to \$5,000.

10.0 DIVISIONAL MANAGER


Michael Kerry
A/CHIEF EXECUTIVE OFFICER

RECEIVED
04 SEP 2000
COMMITTEE SECRETARY

APPROVED
1 SEP 2000
4 SEP 2000
[Handwritten signatures and initials]

BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The Office of the Lord Mayor has received an invitation from the Solar 2000 Committee to sponsor the welcome reception for the Solar 2000 – From Fossils to Photons – Renewable Energy Transforming Business Conference.

The conference itself will embrace the economic, political, technological, educational, and social aspects of adopting renewable energy and energy efficiency for a sustainable future.

The conference will be held from November 28 to December 1, 2000 in the new Griffith Eco Centre, currently under construction at Griffith University.

12.0 CONSULTATION

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

All are in agreement with the recommendation

13.0 IMPLICATIONS OF PROPOSAL

Brisbane City Council will be seen to be supporting an important future-focussed energy efficiency conference.

14.0 CORPORATE PLAN IMPACT

In line with the Corporate Plan.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds of \$5,000.00 are available under Corporate Activities.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Lord Mayor.

22.0 OPTIONS

(1) Approve the recommendation that E&C grant approval to provide sponsorship to the Solar 2000 Renewable Energy Transforming Business Conference Welcome Reception up to \$5,000.00

(2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER

392/57-2000/2001(0)

2.0 TITLE

2000-2001 Private Boarding House Support Program Round 1

3.0 ISSUE/PURPOSE

To approve recommendations for the allocation of the Private Boarding House Support Program Round 1 for 2000-2001.

4.0 PROPONENT

Pauline Peel, Divisional Manager Community and Economic Development.

5.0 SUBMISSION PREPARED BY

Jon Eastgate, Senior Program Officer Social Diversity and Housing, extension 34052.

6.0 DATE

29 August 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

N/A

APPROVED
Lord Mayor
4 SEP 2000
[Signatures]

BCC 10 YEAR RELEASE SCHEME

RECEIVED

04 SEP 2000

COMMITTEE SECTION

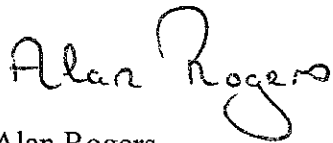
NOT TAKEN

518 @
TOWN CLERK
File SPOSHF

9.0 RECOMMENDATION

It is recommended that the allocation for the 2000-2001 Private Boarding House Support Program Round 1 be approved as per the table at **Attachment A**.

10.0 DIVISIONAL MANAGER



Alan Rogers
MANAGER
COMMUNITY AND LIFESTYLE
DEVELOPMENT



Pauline Peel
DIVISIONAL MANAGER
COMMUNITY AND ECONOMIC

I Recommend Accordingly



ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

In the 1999-2000 budget, Council allocated an amount of \$300,000 to provide financial support for the owners of private boarding houses and supported accommodation facilities. After detailed consultation with community organisations, industry associations and State Government bodies including the Hostel Industry Development Unit and the Queensland Fire and Rescue Authority, a set of program guidelines was approved by the Establishment and Coordination Committee on November 8, 1999.

The program offers support to private boarding house owners to assist with upgrading the fire safety of their premises. Owners are eligible for a grant of \$100 per registered room, with a maximum grant of \$5,000 for any one premise. The guidelines reserve the right of Establishment and Coordination Committee to approve a grant exceeding this maximum in exceptional circumstances. Owners are required to at least match the Council grant with expenditure of their own funds on fire safety improvements, and to sign a funding agreement undertaking to return the grant if they cease to operate the premises as a boarding house within 3 years.

The program operates in partnership with the Queensland Fire and Rescue Authority (QFRA), building on the work carried out under the pilot fire safety program in 1999. In this partnership, QFRA will assist boarding house owners to develop fire management plans at no charge. Owners will then carry out the priority works outlined in the Fire Management Plan and, once these works have been carried out, Council will reimburse owners under the terms of their grant allocation.

This submission relates to a second round of funding under this program. As the level of response to our general invitation to apply in December 1999 was poor, it was decided to use a more targeted approach for this round. Officers from Development and Regulatory Services identified a list of approximately 50 properties that are in the "high fire risk" category. The owners of these properties were directly encouraged to apply under this program.

Applications for the 1999-2000 Program Round 1

At the closing date on June 29, 10 applications for the program were received.

Assessment Process

The assessment process concentrated on determining eligibility for the program. The following steps were taken to assess the eligibility of each applicant.

- A check was done of Council rates records to determine any applicants with arrears. This revealed that all applicants are up to date with their rates.
- A check was done of Council's registered multiple dwellings, to ensure that all

premises were correctly registered. This revealed that all applicants are currently registered as tenements or boarding houses.

- The Queensland Fire and Rescue Authority and the State Hostel Industry Development Unit were consulted to ensure that there were no properties on the register which, to their knowledge, had recently ceased to operate as boarding houses, and to check the fire safety status of properties.

Summary of Recommended Grants

A total of 10 premises are recommended for funding. This will allocate a total of \$24,700 in this funding round.

The program guidelines allow Establishment and Coordination Committee to allocate over the maximum \$5,000 at its discretion. In this instance it is recommended that ^{redacted} (No. 8 in Attachment A) be allocated an amount of \$5,600. This amount will enable him to have access to \$100 per room as for other applicants. Experience of other large properties indicates that the task of upgrading fire safety tends to be more complex in larger properties, and on this basis it is anticipated that the cost to ^{redacted} will warrant the granting of this amount.

Future Strategy

This number of applications once again represents a disappointing response to the program, with only one out of every five targeted properties opting to take part in the program. In order to address this issue, a meeting of the advisory committee for the program (which includes Council officers, industry and tenant representatives, Hostel Industry Development Unit and Queensland Fire and Rescue Authority) will be convened in September. This meeting will discuss a range of issues including the marketing process; any changes to guidelines or administration which might make the program more effective, and any supports which could be provided from various sectors.

12.0 CONSULTATION

Cr David Hinchliffe, Chairperson Community Policy Committee and Councillor for Central

Jeremy Sollars, Policy Liaison Officer Urban Management

Peter Dobson, Program Officer Environmental Health

Diane Jeans, Director, Hostel Industry Development Unit

Neil Reid and Lindsay Hackett, Queensland Fire and Rescue Authority

All parties are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

This proposal implements the intentions of the Private Boarding House Support Program as approved by E & C on 8 November 1999.

14.0 CORPORATE PLAN IMPACT

The proposal implements Corporate Plan Service 4.5.1.2 Community Development Policy and Social Planning, and 5.1.1.2 Public health related strategies and services.

15.0 CUSTOMER IMPACT

This proposal will enable Council to assist in the upgrading of fire safety in 10 boarding houses across the city, improving safety for approximately 250 disadvantaged tenants.

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

The proposal is in accordance with the Guidelines for the Private Boarding House Support Program, which have been previously approved by Establishment and Coordination Committee.

18.0 FUNDING IMPACT

This proposal distributes the first round of funds that have been specifically allocated to the Private Boarding House Support Program through the 2000-2001 Budget.

19.0 HUMAN RESOURCE IMPACT

N/A

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. To approve the allocation for the 2000-2001 Private Boarding House Support Program Round 1 as per the table at **Attachment A**.
2. To approve the allocation with amendments.
3. Not to approve.

Option One is the preferred and recommended Option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – 11 SEPTEMBER 2000

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
11/09-1F M	364/48/2-XJ520/P132(2)	City Governance	To lease an area of land for the co-location of a mobile telecommunications facility on Council owned land known as Sleeman Sports Centre, Chandler	Yes
11/09-2F M	364/48/2-SC980/109(1)(1)	City Governance	To enter into a lease agreement with Lucent Technologies Australia Pty Ltd for an area of land under a High Voltage Tower located on Lot 40 RP 889945 and a licence agreement over Lots 61, 36, 38 and 40 on RP 889945 of land known as Wally Tate Park, Runcom	Yes
11/09-3F R	364/150/2-PN070/P14(A2)	City Governance	Acceptance of Tender to purchase Council land marketed as Light Street South – Wickham, Ann, Brookes & Nardoo Streets, Fortitude Valley	Yes
11/09-1J R	436/60/21	CCSD	Issuing of permits and execution of the Associated Deeds of Indemnity to Fletcher Challenge Fuels Pty Ltd for the purpose of maintaining existing pipelines for the conveyance of fuels	Yes
11/09-2J R	221/9/23-2000/2001	CCSD	Community Renewal Funding	Yes
11/09-1L R	BL BCL/1-CCT202606	OLMCEO	Changes to the administrative structure of OLMCEO, HR&SM, Urban Management and CED	Yes
11/09-2L M		OLMCEO	Sponsorship – 2000 Pre-Olympic Congress	Yes
11/09-3L R	243/103-61/99/2000(P1)	OLMCEO	Stores Board Report – Submission for E & C Approval: M61/99/00 Construction of Relief Drainage by Tunnelling or Pipe Jacking at Black Street, Milton	Yes
11/09-4L M	12/51-L/2000(A2)	OLMCEO	Overseas Trip – European Council Business Models – Manager, Business Unit Development Branch	Yes
11/09-5L M	392/40(1946)	OLMCEO	Donation – Blue Care Brisbane Central Region's Annual Doorknock Appeal	Yes
11/09-6L M	392/40(1771)	OLMCEO	Donation – Reclaim the Night, 2000 March and Festival	Yes
11/09-7L M		OLMCEO	Appointment	Yes
11/09-1N	364/73-SM595/P75(P3)	CED	The State Hockey Centre Association Inc.	Held

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

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

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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To lease an area of land for the co-location of a mobile telecommunications facility on Council owned land known as Sleeman Sports Centre, Chandler.

3.0 ISSUE/PURPOSE

To amend a previous Establishment & Co-ordination Committee approval dated 7th August 2000, for Lucent Technologies Australia Pty Limited to lease a portion of Council owned land upon which stands the Sleeman Sports Centre for the co-location of a mobile telecommunications facility as depicted in the attached plans marked "A" and "B".

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

APPROVED
Lord Mayor
1 SEP 2000
[Signatures]

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

ACTION TAKEN

RECEIVED

6.0 DATE

29 August 2000

21/9/00
TOWN CLERK
File to RAMA

11 SEP 2000

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee approval.

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

Not Applicable

BCG 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION


That:

- (1) The Establishment & Co-ordination Committee decision of 7 August 2000 be rescinded and successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, over an area of land being generally in accordance with that part of the Sleeman Sports Centre site shaded yellow on the attached copy of Drawing 4213G-2-002-01 marked "A" & "B"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 September 2000 or the date of execution, whichever is the sooner, at an annual rental rate of ^{redacted} (includes GST); and
- (3) Lucent Technologies Australia Pty Limited pay an establishment fee of ^{redacted} (includes GST).

10.0 MANAGER


John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

In the past, communications "Carriers" have approached Council with regard to placing communications mobile base stations on Council land under lease agreements. Despite the fact that 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.

On 7 August, 2000, the Establishment and Co-ordination Committee approved an application for a low impact facility lodged by Lucent Technologies to co-locate upon an existing Telstra TV transmission pole, situated near the car park, in the Sleeman Sporting Complex boundary.

Subsequent to this, AAPT decided to seek approval to install a facility which included a monopole (30 metre high) together with associated equipment within the Sleeman Complex. To approve the extension of this pole to 30 metres would create a highly visible tower on Old Cleveland Road. Whilst AAPT's proposal is classed as high impact and requires a development approval which can be refused by Council, to facilitate both carriers needs and those of the city, City Assets and Development and Regulatory Services officers arranged a meeting between representatives from both Lucent and AAPT.

Development and Regulatory Services and City Assets suggested an alternative location (within the same site) which would provide a better solution for the City as the proposed 30 metre tower will be located internally and not on the property boundary.

This relocation by Lucent will not alter the low impact status of its proposal. The outcome is considered to better meet Council's needs in that it:-

- will have less impact on the visual amenity
- achieves co-location between carriers
- is in a more remote location

Lucent's decision to relocate and subsequently allow AAPT to co-locate with it on the new location was presented to Council's Administration Sub-Committee which advised that subject to any necessary approvals being obtained, it had no objection to what was proposed.

It should be noted that this Establishment & Co-ordination Committee submission deals only with the Lucent Technology applicant and the AAPT proposal will be the subject of a separate Establishment & Co-ordination Committee submission. However the proposed location does address the longer term needs in the short term.

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

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

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

The substitute to the existing pole will result in a 23 metre high lightpole. Refer to the general site layout plans marked "A" & "B" attached hereto.

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

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee.
Councillor Michael Caltabiano, Chandler Ward Office.
Pauline Peel, Divisional Manager, Community & Economic Development.
Frank Riley, Manager, City Assets.

Councillor Caltabiano whilst not objecting to this proposal by One.Tel, is not supportive of the longer term proposal to co-locate AAPT by extending this tower to 30 metres.

No other party raised objections.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan:-

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

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

There is no impact.

20.0 URGENCY

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

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

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

Option 1 is the recommended option

1.0 FILE NUMBER: 364/48/2-SC980/109(1)(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with Lucent Technologies Australia Pty Limited for an area of land under a High Voltage Tower located on Lot 40 RP 889945 and a licence agreement over Lots 61, 36, 38 and 40 on RP 889945 of the land known as Wally Tate Park, Runcorn.

3.0 ISSUE/PURPOSE

To obtain approval to grant Lucent Technologies Australia Pty Limited a lease and associated licence(s) over a portion of the Council owned land known as Wally Tate Park for use as a telecommunication facility.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

APPROVED

Lord Mayor

11 SEP 2000

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

ACTION TAKEN

12/14/00

TOWN CLERK

File to PAMCA.

RECEIVED

11 SEP 2000

COMMITTEE SECRETARY

6.0 DATE

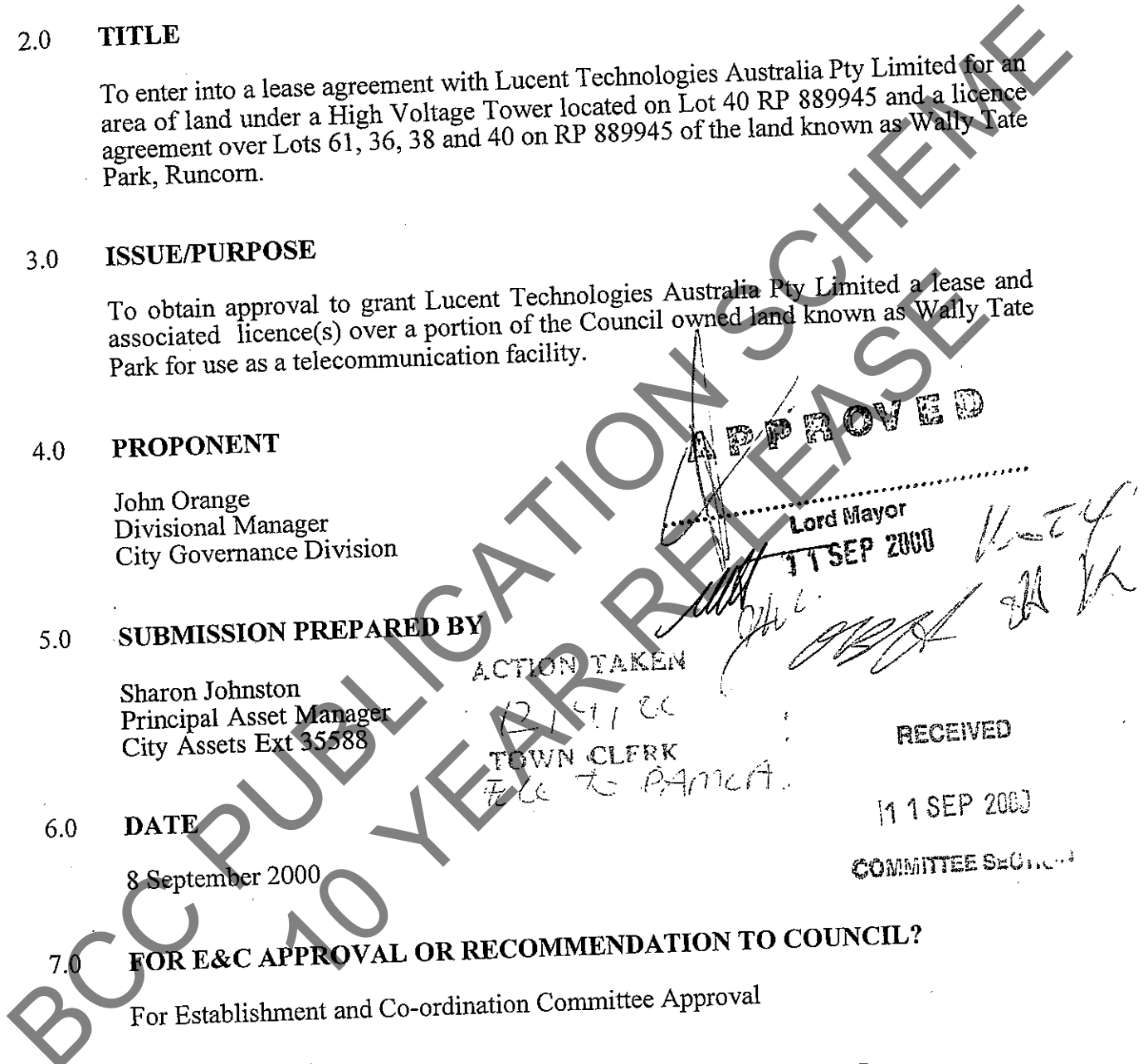
8 September 2000

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



9.0 RECOMMENDATION

That:

- (1) successive leases and associated licence(s) 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 agreements, generally in accordance with the depiction of that part of the site at Wally Tate Park, which is shaded yellow on the attached copy of Drawing 4139E-02-003-01/ marked "A"; and
- (2) the said leases and licence(s) be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from 1 October 2000, or the date of execution, whichever is the sooner, at an annual rental of ^{redacted} (includes GST); plus an annual licence fee of ^{redacted} (includes GST) and

10.0 MANAGER

JO
John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly

[Signature]
ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

In the past, communications "Carriers" have approached Council with regard to placing communications mobile base stations on Council land under lease agreements. Despite the fact that 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 2 August 2000 the Council resolved that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to the public tendering for leasing of Council property should not apply in relation to the leasing of sites to Telecommunications Carriers. By resolution 51/2000-01 the Council has delegated its powers in relation to the granting of leases to Telecommunications Carriers to the E & C Committee.

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

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

This particular case involves the construction of a mobile telecommunications facility by Lucent Technologies on a part of the Council land at Wally Tate Park which is otherwise described as Lot 40 on RP889945, refer to the attached Bi-map.

In June 2000, Lucent Technologies reached agreement with Powerlink to co-locate a telecommunication facility on and under a Powerlink owned High Voltage Tower. The High Voltage Tower is located on Council owned land over which an easement has been granted to the Queensland Electricity Commission. To provide power to the facility, Lucent have requested a licence for cable to traverse Council owned land (Lots 61, 36, 38 and 40 of RP 889945) which forms part of Wally Tate Park. The proposal is to run underground cable from Corella place Runcorn to the High Voltage Tower. The cable route also runs through Lots 37 & 39 for which Lucent have made separate agreements with Powerlink and the Department of Main Roads.

Part of Wally Tate park is currently used by the Runcorn Horse and Pony Club for recreation purposes. A Title search reveals that a lease to the Pony Club expired on 30 June 1998, and contact with the Sport and Recreation Officer for that area has established that the lease has not yet been renewed. The pony club and the sport and recreation officer for Council has been consulted and have no objection to the intended use.

This application was originally lodged with Council on 8 February, 2000, for the approval of a "High Impact" (in terms of the Statutory Legislation) telecommunications facility which required an Impact Assessment to be approved by the City's planners. Councillor Gail McPherson, the local Councillor, was consulted and her opposition to that proposal records a number of reasons for objection and suggested co-locating on a Powerlink pole, in keeping with a previous Vodaphone installation. Subsequently, local opposition from the Runcorn Horse & Pony Club supported Councillor McPherson's comments. In addition to this opposition, Council planners did not grant approval to the original application on the grounds of visual amenity in an area zoned future urban use and the carrier failed to demonstrate that they could not co-locate on a nearby Powerlink tower.

Now, the applicant, One.Tel, has withdrawn the original concept plans and has submitted a new plan to co-locate on the Powerlink High Voltage Tower as the Councillor suggested.

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

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

- Three (3) Radio Frequency Panel Antennas & one (1) Microwave 0.9m Diameter dish on existing Powerlink Stanchion; and
- A One.Tel block equipment shelter with concrete roof 3m x 2.5m x 2.99m high mounted at ground level with manproof security enclosure with lockable gate safety and hazard signage installed to authority requirements.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee.
Councillor Gail McPherson, Councillor Runcorn Ward.
Frank Riley, Manager, City Assets
Barry Ball, Acting Divisional Manager, Urban Management Division.
David Hains, Senior Research Officer, Information and Knowledge.

Councillor Gail McPherson originally raised concerns in relation to the location of the facility and questioned the carriers decision not to co-locate on a High Voltage Tower in the area. This application has received no objection from Councillor McPherson.
None of the others 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 Outcome 1.4:-

Service (output) 1.4.3: Improve the management and performance of City Governance'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} (includes GST) plus an ongoing annual rental of ^{redacted} (includes GST), plus an annual licence fee for the use of the underground power route of ^{redacted} (includes GST). The rental revenue and the licence fee 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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Sponsorship - 2000 Pre-Olympic Congress

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C approval to sponsor the 2000 Pre-Olympic Congress to the value of \$10,000.00

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Bob Davis
Manager, Chief Executive's Office

6.0 DATE

11 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 ANY ACT OR ORDINANCE?

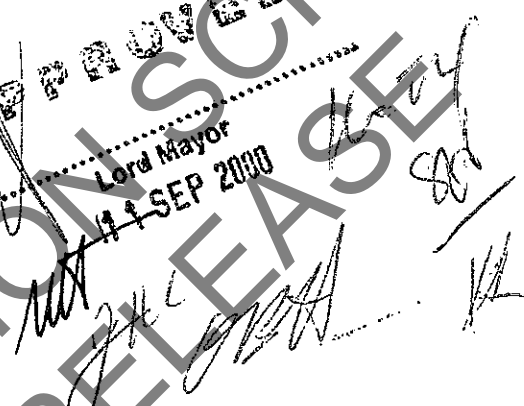
No.

9.0 RECOMMENDATION

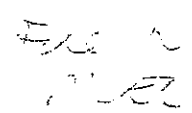
That E&C grant approval to sponsor the 2000 Pre-Olympic Congress, to the maximum value of \$10,000.00.

10.0 DIVISIONAL MANAGER


Michael Kerry
ACTING CHIEF EXECUTIVE OFFICER

APPROVED
Lord Mayor
11 SEP 2000


ACTION TAKEN

TOWN CLERK


RECEIVED

11 SEP 2000

COMMITTEE SECTION

11.0 BACKGROUND

Brisbane City Council has been invited to sponsor the 2000 Pre-Olympic Congress. The Congress will be dealing with topics related to "Healthy Cities, A Physical Activity Perspective".

Brisbane City Council has been asked to sponsor Professor Don Hellison, the keynote presenter who will be presenting a keynote paper on "Physical Activity for Undeserved Youth".

In addition, Council has also been asked to contribute to the sponsorship of four other presenters in the symposia, as listed below:

- . Dr Billie Giles Corri, UWA Albany Centre, The University of Western Australia
- . Dr Adrian Bauman, University of New South Wales
- . Bruce James, Manager – Travel Demand, Department of Transports, WA
- . Rick Atkinson, University of South Australia, Australia

The Congress is offering Council 30 half-day registrations, to be taken on Saturday, 9 September 2000 when Professor Hellison is presenting.

Council will contribute up to \$10,000.00 for sponsorship of the selected Congress speakers.

12.0 CONSULTATION

The Lord Mayor, Jim Soorley

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

Nil.

18.0 FUNDING IMPACT

Funds of \$10,000.00 are available from Corporate Activities.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING

At the discretion of the Lord Mayor.

22.0 OPTIONS

- (1) Approve the recommendation that E&C grant approval to sponsor the 2000 Pre-Olympic Congress to the value of \$10,000.00
- (2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER

2.0 TITLE

Overseas Travel – European Council Business Models – Manager Business Unit Development Branch

3.0 ISSUE / PURPOSE

The purpose of this submission is to seek E&C approval for the Manager, Business Unit Development to travel to the UK, Sweden, Denmark, Holland and Germany to obtain first hand information on the structure, operation and governance arrangements of the following Councils:

Manchester (UK), Stockholm and Goteborg (Sweden), Farum (Denmark), Tilburg (Holland) and Munich (Germany).

It also is intended while in the UK to have discussions with officers of the Institute of Directors in London on current corporate governance issues.

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Ray Folley
Manager Business Unit Development Branch

6.0 DATE

8 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

12/14/00

TOWN CLERK

File to MBLO

RECEIVED

11 SEP 2000

COMMITTEE SECTION

BCG 10 YEAR RELEASE SCHEME

APPROVED
Lord Mayor
11 SEP 2000
[Handwritten signatures]

9.0 RECOMMENDATION

It is recommended that approval be given for the Manager Business Unit Development Branch to travel to the UK, Sweden, Denmark, Holland and Germany for discussions with officers of the Manchester, Stockholm, Goteborg, Farum, Tilburg and Munich City Councils on the business models and governance structures used and to visit the Institute of Directors in London for discussions with officers on current corporate governance issues, departing Brisbane 1 October and returning 23 October 2000, at an approximate cost of \$26,170.

10.0 DIVISIONAL MANAGER


Michael Kerry
ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

BCC's Business Group was established in 1996 in the form of a simulated holding company / subsidiary structure, modelled on the approach taken by the Stockholm City Council. Its purpose was to bring commercial disciplines to designated major provider activities and as a means of meeting evolving requirements of State legislation to implement National Competition Policy. The Holding Entity Advisory Board and the business Advisory Boards of Management were restructured in 1998. In addition, Brisbane City Works and City Business Division businesses were brought into the group.

Stockholm operates its provider businesses as separate legal entities controlled by a holding company, Stadshus AB. The drivers for the approach are operational efficiency and optimising the Council's taxation position. There are variations of approach in the cities listed to visit but in general the motivations for the organisational structure and governance arrangements are the same, coupled with the common objective of effective service delivery

BCC's circumstances are not dissimilar. National Competition Policy is maintaining pressure for economic reform of government and local government enterprises, including operational autonomy. Taxation reform in Australia also is impacting on local government. In addition, BCC is increasingly using Corporations Law companies as a vehicle for specific activities. As a consequence of this evolving operating environment, there is a need for the BCC business structure and governance arrangements to continue to evolve.

The following issues listed are matters that the Stockholm and other administrations have faced. There is opportunity to learn from that experience even though the specifics of local government, corporations and taxation law differ from those in Australia.

Key issues for BCC which have been worked through in Stockholm and the other listed cities include:

- structure and governance arrangements
- business reporting and business review
- approach to wholly owned, partly owned companies and joint ventures
- working arrangements between boards and management teams
- relationship between holding and subsidiary boards
- relationship between business structure and Council administration
- relationship with the community in terms of service delivery
- balancing of social and commercial objectives and priorities

12.0 CONSULTATION

The following have been consulted in relation to this proposal:

- Lord Mayor
- Acting CEO, Michael Kerry
- Holding Entity Advisory Board

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF THE PROPOSAL

The proposal provides an opportunity to benefit from the experience of the listed Councils and apply that as part of the consideration of business structure and governance issues currently facing BCC.

14.0 CORPORATE PLAN IMPACT

The proposal supports the objectives of Program 1, City Governance, in terms of effective management and development of Council's businesses.

15.0 CUSTOMER IMPACT

No direct impact on BCC customers but rather an indirect one through optimising the governance and management arrangements for Council's businesses.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Adds the dimension of additional current information on variations of approach and experience to the development of BCC's policies on its approach to the operation of its business activities.

18.0 FUNDING IMPACT

Estimated cost of travel is \$26,170 as itemised below. Funds for the travel are available from the 2000 /2001 budget, via account number 101 1533 006 000 000 628 000 00.

Fares (international air, internal air / rail):	\$15,600
Accommodation (19 nights):	\$ 6,700
Expenses (20 days):	\$ 2,000
Local ground transport (taxis etc):	\$ 1,400
Visas, taxes etc:	\$ 470
TOTAL:	\$26,170

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

Not required.

22.0 OPTIONS

Option 1: Approve the proposal for the Manager Business Unit Development Branch to travel to the UK, Sweden, Denmark, Holland and Germany for discussions with officers of the listed Councils on business structure / governance models.

Option 2: Modify the proposal.

Option 3: Not approve the proposal.

Option 1 is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Donation - Blue Care Brisbane Central Region's Annual Doorknock Appeal

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval to make a donation to Blue Care Brisbane Central Region's Annual Doorknock Appeal, in the total amount of \$2,000.00

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Bob Davis
Manager

6.0 DATE

8 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 to make a donation to Blue Care Brisbane Central Region's Annual Doorknock Appeal, in the total amount of \$2,000.00

10.0 DIVISIONAL MANAGER


Michael Kerry
ACTING CHIEF EXECUTIVE OFFICER

APPROVED
Lord Mayor
11 SEP 2000
[Handwritten signatures and initials]

RECEIVED

11 SEP 2000

COMMITTEE SECTION

ACTION TAKEN

12/19/00 file to MCEC
TOWN CLERK

11.0 BACKGROUND

A request has been received from the Office of the Lord Mayor, from Blue Care Brisbane Central Region, for a donation towards their Annual Doorknock Appeal being held from 26 August to 2 September 2000.

Blue Care provide much needed professional community healthcare and residential (nursing home and hostel) services.

It is considered appropriate to donate \$2,000.00 to the Blue Care Brisbane Central Region Annual Doorknock Appeal.

12.0 CONSULTATION

The Lord Mayor Jim Soorley

13.0 IMPLICATIONS OF PROPOSAL

The Brisbane City Council will be seen to assist a worthwhile cause.

14.0 CORPORATE PLAN IMPACT

Nil.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil.

22.0 OPTIONS

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

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Donation - Reclaim the Night, 2000 March and Festival

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval to make a donation to the Brisbane Reclaim the Night Collective in the total amount of \$250.00

4.0 PROPONENT

Michael Kerry
Acting Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Bob Davis
Manager, Chief Executive's Office

6.0 DATE

8 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 to make a donation to the Reclaim the Night, 2000 March and Festival in the total amount of \$250.00

10.0 DIVISIONAL MANAGER

Michael Kerry
ACTING CHIEF EXECUTIVE OFFICER

APPROVED
Lord Mayor
11 SEP 2000
[Handwritten signatures and initials]

ACTION TAKEN

121 91 00
TOWN CLERK
File to memo

RECEIVED

11 SEP 2000

COMMITTEE SECTION

BC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The Office of the Lord Mayor received a request from the Brisbane Reclaim the Night Collective, for financial assistance in helping to fund the Reclaim the Night, 2000 March and Festival.

Reclaim the Night is an annual event for women and children to speak out against sexual and domestic violence.

The Reclaim the Night Collective is a volunteer community group, and have asked for Council to donate \$250.00 towards the cost of hiring King George Square for the rally.

12.0 CONSULTATION

Lord Mayor Jim Soorley
Bernie Green, Lord Mayor's Executive Officer

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Brisbane City Council will be seen to be supporting a community group in a stance against sexual and domestic violence.

14.0 CORPORATE PLAN IMPACT

Nil.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds are available under Corporate Activities.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING

At the discretion of the Lord Mayor.

22.0 OPTIONS

- (1) Approve the recommendation that E&C grant approval to make a donation to the Reclaim the Night, 2000 March and Festival in the total amount of \$250.00.
- (2) Not approve the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

11 / 09 - 71

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Appointment of Manager Financial Planning, City Governance.

3.0 ISSUE/PURPOSE

Following a process of advertising undertaken by Mc Ginty Recruitment, four applicants were prepared and presented by Chris Mc Ginty, for evaluation against the criteria for this position. Of these, two candidates were found suitable for the role and the following information is provided:

- Attachment 1 - Executive Role Statement
- Attachment 2 - Interview Summary of Recommended Candidates, Resume and Referee Reports
- Attachment 3 - Summary of Candidates not Recommended

4.0 PROPONENT

John Orange, Divisional Manager, Corporate Governance

5.0 SUBMISSION PREPARED BY

Judy Gannon, Principal Consultant, Merit Solutions, on behalf of John Orange

6.0 DATE

7 September 2000

8.0 RECOMMENDATION

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

1. Mr Chris Mead
redacted

be considered for appointment to the position of Manager Financial Planning, Corporate Governance, with a contract and salary to be negotiated.

9.0 DIVISIONAL MANAGER

Michael Kerry
Acting Chief Executive Officer

11 SEP 2000
LORANGE

APPROVED

11 SEP 2000

RECEIVED

11 SEP 2000

COMMITTEE SECTION

ACTION TAKEN

11 19 100
TOWN CLERK
FILE TO CEO

BCG 10 YEAR RELEASE SCHEME

E & C RESULTS – 18 SEPTEMBER 2000

SUB NO.	FILE NO.	DIV.	TITLE	Y-N HOLD
18/09-1B (Attach) M	(8)14/3(P1)	HR&SM	Concessional Leave Arrangements – Christmas/New Year Holiday Period 2000/01	YES
18/09-1F R	221/100	City Governance	Financial Risk Management Policy	YES
18/09-2F M	364/48/2-NU985/340(1)	City Governance	To enter into a lease agreement with Lucent Technologies Aust Pty Ltd for an area of the land located at 340 Zillmere Road, Zillmere.	YES
18/09-1K M	465/6/26	Urban Management	2001-2002 Federal Road Safety Black Spot Program	YES
18/09-1L R	(6)376/6/40(P2)	OLMCEO	Contracts and Tendering – Report to Council of contracts accepted by delegates	YES
18/09-1N M	364/73-SM595/P75(P3)	CED	The State Hockey Centre Association Inc.	YES

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER (8)14/3(P1)

2.0 TITLE

Concessional Leave Arrangements - Christmas/New Year Holiday Period 2000/01

3.0 ISSUE/PURPOSE

The purpose of this submission is to continue the practice of providing concessional leave over the Christmas/New Year period.

4.0 PROPONENT

Ian Niven, Acting Divisional Manager, Human Resources and Strategic Management

5.0 SUBMISSION PREPARED BY

Robyn Elleray
Project Support Officer (Workplace Relations) ext 34610

RECEIVED

6.0 DATE

14 September 2000

18 SEP 2000

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval

ACTION TAKEN

1919100

File to
HRO4

TOWN CLERK

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

N/A

9.0 RECOMMENDATION

It is recommended that E & C approve the implementation of arrangements set out on Attachment 1.

APPROVED

.....
Lord Mayor

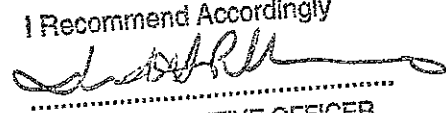
18 SEP 2000

CEB
HRC

10.0 DIVISIONAL MANAGER


Ian Niven
Acting Divisional Manager
HUMAN RESOURCES &
STRATEGIC MANAGEMENT DIVISION

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

Since 1943, a variety of approaches have been taken to maintain customer service coverage of Council operations during the Christmas/New Year period. The most recent feature of these arrangements (since 1987) has been a "half staff arrangement whereby Council employees can enjoy and participate in the festive season whilst Council maintains appropriate customer service levels.

12.0 CONSULTATION

Executive Management Team - Agreement

13.0 IMPLICATIONS OF PROPOSAL

A consistent approach to the management of this Christmas/New Year period would benefit both Council and employees. Council is able to maintain its operations by planning ahead and ensuring staff coverage and service to its customers. Employees are able to plan for the festive season.

14.0 CORPORATE PLAN IMPACT

Nil

15.0 CUSTOMER IMPACT

Nil

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

The BCC has managed the Christmas/New Year period in the same way since 1987, whereby an E & C decision to grant one day concessional leave was approved. Council will be consistent in its practices and maintain customer service levels.

18.0 FUNDING IMPACT

No additional funding is required.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

Nil

21.0 PUBLICITY/MARKETING STRATEGY

All Staff notified by Council wide Group Wise circular via supervisors/line management. Public notified where necessary.

22.0 OPTIONS

- (1) Approve that one (1) Concessional Leave day be split over (2) days
- (2) Approve that one (1) Concessional Leave day be allocated to ALL staff
- (3) Not approve a Concessional Leave day over the 2000/01 Christmas/New Year period

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 **FILE NUMBER:** 364/48/2-NU985/340(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

To enter into a lease agreement with Lucent Technologies Australia Pty Limited for an area of the land located at 340 Zillmere Road, Zillmere.

3.0 **ISSUE/PURPOSE**

To obtain approval for Lucent Technologies Pty Limited to lease a portion of the land at 340 Zillmere Road, Zillmere for the co-location of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 **PROPONENT**

John Orange
Divisional Manager
City Governance Division

5.0 **SUBMISSION PREPARED BY**

Sharon Johnston
Principal assets Manager
City Assets Branch
City Governance Division - Ext 35588

6.0 **DATE**

15 September 2000

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

For Establishment & Co-ordination Committee Approval

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

No

ACTION TAKEN

191910
TOWN CLERK

File to PAMCA

RECEIVED

18 SEP 2000

COMMITTEE SECTION

9.0 RECOMMENDATION

That

- (1) Subject to the registration of lease No. 602604859 in favour of the North Brisbane Australian Football Club Inc. being deleted from the title, successive leases be granted (for the One.Tel Wireless Telecommunications Network) to Lucent Technologies Australia Pty Ltd, ACN 002 326 687 upon the standard terms and conditions for such leases, over an area of the land being generally in accordance with that part of 340 Zillmere Road, Zillmere, shaded yellow on the attached copy of Drawing 4200E-2-002 marked "A"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing from the date of execution, or the date following the day on which the lease referred to in (1) above is deleted from the Title, whichever is the later, at an annual rental rate of ^{redacted} (includes GST); and
- (3) ^{redacted} Lucent Technologies Australia Pty Limited pay an establishment fee of ^{redacted} (includes GST).
- (4) All necessary steps be taken to have the registered lease between the Council and the now defunct North Brisbane Australian Football Club Inc. removed from the Title.

10.0 DIVISIONAL MANAGER

JO
John Orange
 DIVISIONAL MANAGER
 CITY GOVERNANCE DIVISION

I Recommend Accordingly

[Signature]

CHIEF EXECUTIVE OFFICER

APPROVED

[Signature]
.....
Lord Mayor

18 SEP 2000

[Signature]

[Signature]

SA

RECEIVED

18 SEP 2000

COMMITTEE SECTION

11.0 BACKGROUND

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

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

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

This particular case involves two issues. The first issue concerns the removal of the registration of the lease from Council to the North Brisbane Australian Football Club Inc. over a portion of Council's land at O'Callaghan Park and the second concerns Council granting a telecommunications lease to Lucent Technologies Australia Pty Ltd. over a small portion of the same Council land, at O'Callaghan Park.

A lease from Council to the North Brisbane Australian Football Club Inc. was registered in 1993, however, more recently, due to financial difficulties the football club has been wound up and no longer exists, as a legal entity. In 1997, The Eagles Sporting Club Zillmere Inc. was formed and advice from the Community Development Team - North has established that this new club has a licence agreement with Council to use the land for sport and recreation purposes.

In June 2000, Lucent Technologies approached Council with a proposal to establish a mobile telecommunications facility on part of the land at 340 Zillmere Road, Zillmere (known as O'Callaghan Park). The proposal includes the replacement of an existing 30 metre light pole and the construction of an associated equipment shelter on ground level, nearby. The land is described as Lot 356 on RP76978. (refer to the attached plans)

Before the proposed lease to Lucent Technologies can be registered, the lease to the now defunct North Brisbane Australian Football Club must first be removed from the title. Accordingly, it is intended to offer the proposed lease to Lucent Technologies, subject to the Registrar of Titles deleting the reference to the defunct club's lease from the title record.

The Telecommunication infrastructure proposed is defined under the Brisbane City Town Planning Scheme as a "Utility Installation". The development site is contained within the Sport and Recreation zone under the Brisbane town plan and the site is currently utilised as a sporting field. The location of the proposed facility is away from residential housing and the proposed mitigation measures satisfy Council's Planning Policy 19.23 "Guidelines for the Development of Telecommunications Structures". The nearest residentially zoned properties lie within approximately 50 metres of the proposed facility.

The proposed infrastructure on this site is considered a low-impact site in accordance with the provisions of the Low-impact Facility Determination Act 1997 as it is a collocation with an existing utility installation it will comprise the following infrastructure items:

- Three (3) Radio Frequency Panel Antennas, one (1) Microwave 0.6m diameter dish, and
- A One.Tel equipment cabin 3m x .99m high built at ground level with manproof security enclosure with lockable gate safety and hazard signage installed to authority requirements.

11.0 BACKGROUND (Cont)

As this proposed infrastructure is considered to constitute a low-impact facility, no Development Application under the Integrated Planning Act is required and the carrier must comply with the Telecommunications Code of Practice 1997. Low-impact facilities are the responsibility of the Commonwealth under the Telecommunications Act 1997. The current licensee, Eagles Sporting Club Zillmere inc. is in full support of the proposal as it will enable its tenure to be formalised. The proposed lease to Lucent Technologies is outside the proposed boundary of the Eagles Sporting Club Zillmere inc. lease.

12.0 CONSULTATION

- Councillor Sharon Humphreys, Chairperson Finance Committee.
- Councillor Terry Hampson, Councillor, Marchant Ward.
- John Sargent, Acting Divisional Manager, Community & Economic Development.
- Frank Riley, Manager, City Assets
- David Hains, Senior Research Officer, Information and Knowledge.
- Sharon Wyatt, Sport and Recreation Officer, Community Development Team North

Councillor Terry Hampson (the local Councillor) was consulted with regard to the proposal on 3/7/2000 and is opposed to it. The Councillor's opposition is not directed against this proposal in isolation but rather reflects his opposition to all mobile telecommunication facilities

None of the others consulted raised objections.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan:-

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

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

There are no funding requirements. Moreover, Council will receive an establishment fee of ^{redacted} (includes GST) plus 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 leases.

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: 465/6/26

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

2001 - 2002 Federal Road Safety Black Spot Program.

3.0 ISSUE/PURPOSE

To consider projects to be submitted for funding consideration under the Federal Road Safety Black Spot Program for 2001 - 2002.

4.0 PROPONENT

Michael Kerry, Divisional Manager Urban Management.

5.0 SUBMISSION PREPARED BY

Vic Nash, Senior Program Officer Network Efficiency (SPONE), Extension - 36084
Jeff Haynes, Program Officer Urban Amenity (PMUA3), Extension - 34462

6.0 DATE

12 September 2000

ACTION TAKEN

\$9,900

File to SPONE

TOWN CLERK

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.

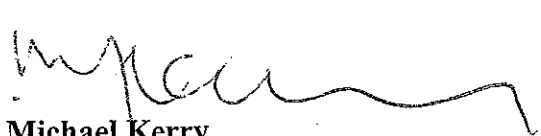
APPROVED

9.0 RECOMMENDATION

That the Committee approve the projects at Attachment "A" for nomination to the Federal Government for funding consideration under the 2001 - 2002 Road Safety Black Spot Program.

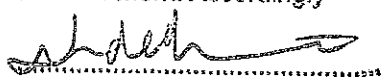
PC
Lord Mayor
18 SEP 2000
CEB
SA
ghe

10.0 DIVISIONAL MANAGER


Michael Kerry
DIVISIONAL MANAGER
URBAN MANAGEMENT

RECEIVED

18 SEP 2000

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The Queensland Department of Main Roads has invited submissions from Local Governments for projects suitable for inclusion in the 2001 - 2002 Australian Transport Safety Bureau Black Spot Program. The Queensland Department of Main Roads has called for submissions that will be assessed by Queensland's Black Spot Consultative Panel and recommended to the Federal Government for consideration.

The Australian Transport Safety Bureau that was formally the Federal Office of Road Safety administers the Black Spot Program. The aim of the Program is to improve road safety through provision of funding for implementation of traffic engineering measures, such as the installation of traffic signals, changing the geometry of intersections, or widening sections of road at locations with severe crash histories.

The criteria against which all projects must be assessed is specified by the Australian Transport Safety Bureau. To be eligible for funding under this Program, a project must comply with certain criteria. For example, projects are selected for consideration based on a quantitative assessment of potential savings to the community as a result of reduced numbers of traffic accidents at an intersection or on a length of road. Only projects which have a potential benefit/cost ratio of greater than 4 are considered for funding as part of this Program. Projects identified as a priority recommendation of a Road Safety Audit may also be considered for funding support.

The projects listed in Attachment "A" are proposed to be nominated by Brisbane City Council in its Federal Road Safety Black Spot funding submission for the period 2001 - 2002. The projects nominated are:

- priority projects for Council and have been included on Council's Major Traffic Improvements Program as a result of cost benefit assessment and have funds allocated for design as part of Council's 2000-2001 Major Traffic Improvements Program; and
- comply with the criteria set out in the Road Safety Black Spot Funding Guidelines as established by the Australian Transport Safety Bureau.

Approved Federal Road Safety Black Spot funding received by Brisbane City Council in previous years is detailed in the table below:

YEAR	FEDERAL FUNDING
1996/1997	\$1,128,000
1997/1998	\$857,400
1998/1999	\$260,000
1999/2000	\$755,000
2000/2001	\$370,000

Council has received confirmation from the Federal Government of the level of funding to be allocated for the 2000-2001. Projects approved are :

Archerfield Road and Boundary Road	Install Signals	\$250,000
Wynnum Road and Riding Road	Traffic signal/turn pockets	\$120,000

12.0 CONSULTATION

Councillor Maureen Hayes, Chairperson Transport and Major Projects has been consulted and agrees with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Each project to be submitted is a high priority in Council's Major Traffic Improvements Program, and would be nominated as priority projects for funding consideration as part of Council's budget deliberations in the year 2001 - 2002. This submission provides an opportunity for Council to access Federal Government funding for these projects without compromising Council's road safety priorities.

14.0 CORPORATE PLAN IMPACT

The recommendation is in accordance with Council's Transport and Traffic Program; Strategy 7.4.2 Increase the efficiency of the road network to move people and goods.

15.0 CUSTOMER IMPACT

The allocation of Black Spot funding to assist Council in implementation of traffic safety enhancements at the locations identified in Attachment "A" would improve safety for road users and assist alleviate community concerns about safety at these locations.

16.0 ENVIRONMENTAL IMPACT

The projects identified are not expected to have an adverse impact on the environment.

17.0 POLICY IMPACT

In accordance with Council policy an annual submission is prepared for consideration for Federal funding under the Road Safety Black Spot Funding Program.

This initiative is in line with the Transport and Traffic Program goal, to ensure a quality integrated transport system which meets community needs and sustains Brisbane as a livable city.

18.0 FUNDING IMPACT

The making of this submission represents an opportunity for Council to receive revenue from the Road Safety Black Spot Funding Program for project/s already considered a priority as part of Council's Major Traffic Improvements Program. Anticipated revenue would be in the order of \$300,000, although funding in previous years has been higher depending on the projects submitted across the State. The 2000-2001 budget allocation for the Major Traffic Improvements Program was \$3.6m.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Council's consideration of projects to be included in the submission for funding under the Federal Road Safety Black Spot Program is required as a matter of urgency to enable the submission to be lodged in accordance with the Department of Main Roads.

21.0 PUBLICITY / MARKETING STRATEGY

Publicity for the nominated projects will be undertaken as per Council's Corporate Guidelines on a project by project basis, once the outcome of the funding deliberations have been communicated by the Federal Government.

It is a requirement of the Australian Transport Safety Bureau that "Federally Funded Black Spot Project" signs, be installed at approved Black Spot sites and if the project cost is greater than \$100,000, these signs remain in place for a period of two years.

22.0 OPTIONS

- 1) Approve the projects at Attachment "A" for nomination to the Federal Government for funding consideration under the 2001 - 2002 Road Safety Black Spot Program.
- 2) Amend the projects at Attachment "A" for nomination to the Federal Government for funding consideration under the 2001 - 2002 Road Safety Black Spot Program.
- 3) Not approve the projects at Attachment "A" for nomination to the Federal Government for funding consideration under the 2001 - 2002 Road Safety Black Spot Program.

Option (1) is the preferred option.

1.0 FILE NUMBER: 364/73-SM595/P75(P3)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

The State Hockey Centre Association Inc.

3.0 ISSUE/PURPOSE

To provide an ex-gratia payment to The State Hockey Centre Association Inc.

4.0 PROPONENT

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

5.0 SUBMISSION PREPARED BY

Ms Margaret Jacobson, Senior Program Recreation Policy, Community & Economic Development (ext 34712)

6.0 DATE

14 September 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee approval.

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

No

9.0 RECOMMENDATION

It is recommended that the Establishment and Co-ordination Committee approve an ex-gratia payment to The State Hockey Centre Association Inc. of ^{redacted} - this amount is to be credited to their accounts.

APPROVED

[Signatures]
Lord Mayor
16 SEP 2000

Alan Rogers

10.0 Alan Rogers
Manager
Community & Lifestyle

T.M. Peel

Pauline Peel
Divisional Manager
Community & Economic Development

RECEIVED

ACTION TAKEN

1919100
TOWN CLERK
File to SPOEP

18 SEP 2000
COMMITTEE SECTION

I Recommend Accordingly
[Signature]
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The State Hockey Centre Association Inc. entered into a thirty (30) year lease with Council for a portion of the land at Colmslie Recreation Reserve, Lytton Road, Colmslie in August 1995. The lease contained two major development conditions – one of which has been completed

It is proposed to provide financial assistance to The State Hockey Centre Association Inc. by way of an ex-gratia payment to ensure that this state facility continues to function. The State Hockey Centre Association Inc has experienced some financial difficulties in its first five years of operation. An aspect that has resulted in these difficulties are the artificial surfaces installed at the Centre. These fields require a high quantity of water to ensure a high standard facility and playing surface; therefore the proposed assistance recognises, in particular, these unique water consumption requirements.

The payment is dependent on the Centre practicing good water management techniques.

12.0 CONSULTATION

Councillor David Hinchliffe, Chairperson, Community Policy Committee
Councillor Sharon Humphries, Chairperson, Finance Committee
Terry Griffiths, Solicitor – Property/Finance, Brisbane City Legal Practice
Christian Hunt, Sport & Recreation Officer, Community Development Team East
Christopher Mead, A/Manager, Customer Service & Marketing, Brisbane Water.

All consulted are in agreement with the recommendations.

13.0 IMPLICATIONS OF PROPOSAL

This proposal represents a special ex-gratia payment to provide financial relief to The State Hockey Centre Association Inc.

Payment of charges will be directly credited to their accounts with Council.

14.0 CORPORATE PLAN IMPACT

This proposal has no direct Corporate Plan impact.

15.0 CUSTOMER IMPACT

The State Hockey Centre Association Inc. be advised of the financial assistance provided by Council. The Association also to be advised that the payment is dependent on practising sound water-use management and achieving a reduction in water use.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

Nil

18.0 **FUNDING IMPACT**

This is a special ex-gratia payment that will be credited directly to the rental and water accounts for The State Hockey Centre Association Inc. This payment, if approved, will be funded through the Community Sport Assistance Scheme.

19.0 **HUMAN RESOURCE IMPACT**

Administration of the special payment will be absorbed within normal operations.

20.0 **URGENCY**

In normal course of business.

21.0 **PUBLICITY / MARKETING STRATEGY**

Nil

22.0 **OPTIONS**

- Option 1. To provide an ex-gratia payment to The State Hockey Centre Association Inc. of ^{redacted} Payment of charges will be directly credited to these accounts; and
- Option 2. To not approve the recommendation outlined in Option 1; and
- Option 3. To vary the recommendation outlined in Option 1.

Option 1 is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E & C AGENDA – 25 SEPTEMBER 2000

SUB NO.	FILE NO.	DIV.	TITLE	Y-N HOLD
25/09-1F	365/21(9)	City Governance	Establishment of a new property lease by BCC at MLC Centre (239 George Street) buildings	Held
25/09-2F M	381/8(2)	City Governance	Special Payment Arrangement – Vision Queensland	Yes
25/09-3F M	381/8(1)	City Governance	Special Payment Arrangement – Brisbane Jazz Club Inc	Yes
25/09-1K M	202/11-RC615/121	Urban Management	Claim for compensation arising from the resumption of land for road purposes – 121 Pinelands Road, Sunnybank Hills	Yes
25/09-2K R	243/85-2/99/00	Urban Management	Deed of Variation for the sale of Council land and its subsequent development as an Ecologically Sustainable Residential Development (ESRD) at Manly West	Yes
25/09-3K M	24/1-K2000(11)	Urban Management	Proposal to travel to Canada – Barry Ball, Manager Waterways	Yes
25/09-1L M	243/80-90116/99/2000	OLMCEO	Stores Board Report – Submission for approval by E&C: K90116-99/00 Provision of Traffic Incident-Management Services	Yes
25/09-2L M	39/26/0(309/P1)	OLMCEO	Wage Increase – Enterprise Bargaining Agreement	Yes
25/09-3L M	1/253(P2)	OLMCEO	Executive Service Bonus Payments	Yes
25/09-4L M	1/253(P2)	OLMCEO	Executive Service Bonus Payment (CEO)	Yes
25/095L M	1/255	OLMCEO	Increase to Executive Service Salaries	Yes
25/09-1N R	243/107-90013/99/00	CED	Recommendation for the Tender "Design, Construct and Operate Golf Driving Range, Golf Pro Shop, and Clubhouse Facilities" at the Victoria Park Golf Course	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: 381/8(2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Special Payment Arrangement – Vision Queensland

3.0 ISSUE/PURPOSE

To provide for, on the arrangement of paying outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of an amount equivalent to the Brisbane City Council gross Rates and Charges, plus any associated interest on arrears payable for the period 1 July 1998 to 31 March 2000 inclusive. The property is situated at 37 Kent Street, Woolloongabba and is leased by Vision Queensland from Education Queensland.

4.0 PROPONENT

John Orange, Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Gaye Muir, A/Finance Officer – Rates Policy, SFOP (ext 35165)

6.0 DATE

22 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

381/9/CO
TOWN CLERK
file to
SFOP

APPROVED
Lord Mayor
25 SEP 2000
GHC [Signature] [Signature]

BCC 40 YEAR RELEASE SCHEME

RECEIVED

25 SEP 2000

COMMITTEE SECTION

9.0 RECOMMENDATION

That on the arrangement of payment of the outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of ^{redacted} being an amount equivalent to the Brisbane City Council gross Rates and Charges plus interest arrears payable for the period 1 July 1998 to 31 March 2000 inclusive be paid directly to the rate account. The property is situated at 37 Kent Street, Woolloongabba and is leased by Vision Queensland from Education Queensland.

10.0 DIVISIONAL MANAGER


John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION


Rob Broughton
ACTING DIVISIONAL MANAGER
CUSTOMER & COMMUNITY
SERVICES DIVISION

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

As at 3 August 2000 an amount of [redacted] is outstanding to 30 June 2000. The balance outstanding represents rates and charges of [redacted] and [redacted] in accumulated interest. A rate account was issued to Vision Queensland on 22 December 1999 for the period 1 July 1998 to 31 December 1999 inclusive. Subsequent rate accounts have been issued and remain unpaid.

Vision Queensland are leasing the property from the State of Queensland for thirty (30) years from 1 November 1996. The lease was registered on 22 January 1997. Prior to 1 July 1998 rates and charges was the responsibility of Education Queensland as only one value was issued for the entire site. From 1 July 1998 a separate value was issued for the leased area and in accordance with the terms of their lease, Vision Queensland are responsible for the payment of rates and charges.

Any land owned by the State and not used for State purposes is rateable land in accordance with Section 47 of the City of Brisbane Act 1924. Further, all land, rateable, or otherwise is required by Section 58 to pay utility charges. Under Section 105(2), ex-gratia payments may be made from the Council's accounts.

Ratepayers are entitled to apply to Council for assistance. This assistance may take the form of an ex gratia payment or it could take the form of assistance by way of grant under the Community Support Funding program or another program.

Vision Queensland is a charity that works on the behalf of blind and vision impaired Queenslanders. They have requested an exemption from general rates, however the organisation does not meet the criteria as defined under Section 5 of the current Resolution of Rates and Charges. Firstly, they do not own the land and secondly, they do not meet any of the exemption criteria.

Being a charity and paying Brisbane City Council rates, they may be eligible for Community Support Funding in this and future years. In line with the program's annual guidelines, Vision Queensland would be required to lodge an application.

As Vision Queensland is a charity and the amount involved being a major and unforeseen imposition that is causing great concern to the honorary Board, it is proposed to provide an ex-gratia payment of [redacted]. This represents an amount equivalent to the Brisbane City Council gross Rates and Charges plus interest arrears payable for the period 1 July 1998 to 31 March 2000. This payment covers the period of lease ownership from when the first rate account was issued and notification was first provided to the lessee.

Additionally, Vision Queensland would be responsible for the payment of Fire Services Levy of [redacted] as this is a state government charge and Council should not be seen to be paying a state government charge on the behalf of a ratepayer.

Vision Queensland will be responsible for full rates from 1 April 2000. Due to the size of the debt and the time taken to resolve this issue, they may undertake a payment arrangement to clear the outstanding arrears. This payment option will not negate their entitlement to the ex-gratia payment.

However, interest will accrue at 11 per centum compounding daily on any arrears outstanding after the due date.

12.0 CONSULTATION

Cr Sharon Humphreys	Chairperson, Finance Committee.
Cr Kerry Rae	Chairperson, Customer & Local Services Committee.
Cr Tim Quinn	Chairperson, Urban Planning Committee.
Ms Margaret Crawford	Divisional Manager, Customer & Community Services.
Mr John Orange	Divisional Manager, City Governance.
Ms Jane King	Manager, Customer Services, Customer & Community Services.
Mr Peter Flannery	A/Business Manager, Rates Processing, Customer & Community Services.
Ms Debra Krause	Business Analyst – Revenue Accounting, Corporate Finance, City Governance.
Ms Sharon Collins	Senior Finance Officer Policy, Financial Planning, City Governance.
Mr Martin Clement	A/Manager Financial Planning, City Governance.
Mr Geoff Woodberry	Solicitor, Brisbane City Legal Practice, City Business.

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

This proposal represents a one-off payment in providing rate relief.

Manual adjustment of the account will be required but can be performed within current operating levels.

14.0 CORPORATE PLAN IMPACT

This proposal has no direct Corporate Plan impact.

15.0 CUSTOMER IMPACT

Vision Queensland will be advised of the assistance granted by Council in seeking to relieve payment of rates and charges.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

As this is a one-off payment, the ex-gratia payment will be redacted For the 2000/01 financial year there is no budget for the funding of ex-gratia payments. A separate General Ledger account has been created for the monitoring of such payments.

19.0 HUMAN RESOURCE IMPACT

Administration of the ex-gratia payment and manual adjustment of the rate account will be absorbed within the normal operations of the Rates Processing Branch.

20.0 URGENCY

The approval of this submission is needed to process the current rate account. Its consideration is therefore seen as urgent.

21.0 PUBLICITY/MARKETING

Nil

22.0 OPTIONS

Provision of an ex-gratia payment for the period 1 July 1998 to 31 March 2000:

- (i) To provide for, on the arrangement of payment of the outstanding outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of redacted being an amount equivalent to the Brisbane City Council gross Rates and Charges **plus** interest arrears payable for the period 1 July 1998 to 31 March 2000 inclusive. The property is situated at 37 Kent Street, Woolloongabba and is leased by Vision Queensland from Education Queensland.

This payment to be made directly to the rate account and will reflect as a

credit against the account.

Vision Queensland will then be responsible for the payment of ^{redacted} being an amount equivalent to gross Fire Services Levy payable for the same period.

- (ii) To provide for, on the arrangement of payment of the outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of ^{redacted} being an amount equivalent to gross General Rates, Bushland Preservation Levy, Environment Management and Compliance Levy, plus interest arrears payable for the period 1 July 1998 to 31 March 2000 inclusive. The property is situated at 37 Kent Street, Woolloongabba and is leased by Vision Queensland from Education Queensland.

This payment to be made directly to the rate account and will reflect as a credit against the account.

Vision Queensland will then be responsible for the payment of ^{redacted} being an amount equivalent to gross Utility Charges (Sewerage Rates, Sewerage Pedestal Charges, Waste Management and Water Rates) and Fire Services Levy payable for the same period

- (iii) Not to provide for an ex-gratia payment.

Option (i) is the recommended option.

1.0 FILE NUMBER: 381/8(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Special Payment Arrangement – Brisbane Jazz Club Inc

APPROVED
Lord Mayor
25 SEP 2000
[Signature]

3.0 ISSUE/PURPOSE

To provide for, on the payment of the outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of an amount equivalent to the Brisbane City Council gross Rates and Charges, plus any associated interest on arrears payable for the period 1 November 1997 to 31 March 2000 inclusive. The property is situated at 9 Annie Street, Kangaroo Point and is leased by the Brisbane Jazz Club Inc from the Department of Natural Resources.

4.0 PROPONENT

John Orange, Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Gaye Muir, A/Finance Officer – Rates Policy, SFOP (ext 35165)

6.0 DATE

22 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
2619100
TOWN CLERK
FILE TO SFOP

RECEIVED
25 SEP 2000
COMMITTEE SECTION

9.0 RECOMMENDATION

That on the payment of outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of ^{redacted} being an amount equivalent to the Brisbane City Council gross Rates and Charges plus interest arrears payable for the period 1 November 1997 to 31 March 2000 inclusive be paid to the rate account. The property is situated at 9 Annie Street, Kangaroo Point and is leased by the Brisbane Jazz Club Inc from the Department of Natural Resources.

10.0 DIVISIONAL MANAGER



John Orange
**DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION**



Rob Broughton
**ACTING DIVISIONAL MANAGER
CUSTOMER & COMMUNITY
SERVICES DIVISION**

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

In 1997 the Brisbane Jazz Club was a sublessee of the Power Boat Club. As this contravened the Power Boat Club lease, the Department of Natural Resources (DNR) terminated the Power Boat Club lease. Following the intervention of the Lord Mayor, the Jazz Club became the lessee in the period 97/98.

In 1999 Council sought to rate the Jazz Club but due to some technical difficulties the first notice was not issued until January 2000. This rate account was issued for the period 1 November 1997 to 31 March 2000 inclusive. A subsequent rate account has been issued and remains unpaid. As at 28 July 2000, an amount of [redacted] with accumulated interest is outstanding.

Any land owned by the State and not used for State purposes is rateable land in accordance with Section 47 of the City of Brisbane Act 1924. Further, all land, rateable, or otherwise is required by Section 58 to pay utility charges. Under Section 105(2), ex-gratia payments may be made from the Council's accounts.

Ratepayers are entitled to apply to Council for assistance. This assistance may take the form of an ex gratia payment or it could take the form of assistance by way of grant under the Community Support Funding program or another program.

The Jazz Club is fully licensed, provides meals and charges membership fees. In this respect the club is identical with many other clubs operating around Brisbane.

The Jazz Club has been using the venue since 1972 and in over twenty years of occupancy they have never paid rates to the Brisbane City Council. They believed the rates were included in their payment to the Power Boat Club who held the previous 'Permit to Occupy'. Further, the Jazz Club believed that their annual payment to DNR (who are the registered owners of the land) included rates. A facsimile copy of the 'Permit to Occupy' provided by DNR contained no information relating to the permittee's responsibility to pay rates.

It is proposed to provide an ex-gratia payment of [redacted] being an amount equivalent to Brisbane City Council gross Rates and Charges plus interest arrears payable for the period 1 November 1997 to 31 March 2000. This payment covers the period of lease ownership from when the first rate account was issued and notification was first provided to the lessee.

Additionally, the Jazz Club would be responsible for the payment of the Fire Services Levy of [redacted] as this is a state government charge and Council should not be seen to be paying a state government charge on the behalf of a ratepayer.

The Brisbane Jazz Club Inc will then be responsible for full rates from 1 April 2000.

12.0 CONSULTATION

Cr Sharon Humphreys	Chairperson, Finance Committee.
Cr Kerry Rae	Chairperson, Customer & Local Services Committee.
Ms Margaret Crawford	Divisional Manager, Customer & Community Services.
Mr John Orange	Divisional Manager, City Governance.
Ms Jane King	Manager, Customer Services, Customer & Community Services.
Mr Peter Flannery	A/Business Manager, Rates Processing, Customer & Community Services.
Ms Debra Krause	Business Analyst – Revenue Accounting, Corporate Finance, City Governance.
Ms Sharon Collins	Senior Finance Officer Policy, Financial Planning, City Governance.
Mr Martin Clement	A/Manager Financial Planning, City Governance.
Mr Geoff Woodberry	Solicitor, Brisbane City Legal Practice, City Business.

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

This proposal represents a one-off payment in providing rate relief.

Manual adjustment of the account will be required but can be performed within current operating levels.

14.0 CORPORATE PLAN IMPACT

This proposal has no direct Corporate Plan impact.

15.0 CUSTOMER IMPACT

The Brisbane Jazz Club will be advised of the assistance granted by Council in seeking to relieve payment of rates and charges.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

As this is a one-off payment, the ex-gratia payment will be redacted For the 2000/01 financial year there is no budget for the funding of ex-gratia payments. A separate General Ledger account has been created for the monitoring of such payments.

19.0 HUMAN RESOURCE IMPACT

Administration of the ex-gratia payment and manual adjustment of the rate account will be absorbed within the normal operations of the Rates Processing Branch.

20.0 URGENCY

The approval of this submission is needed to process the current rate account. Its consideration is therefore seen as urgent.

21.0 PUBLICITY/MARKETING

Nil

22.0 OPTIONS

Provision of an ex-gratia payment for the period 1 November 1997 to 31 March 2000:

- (i) To provide for, on the payment of the outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of redacted being an amount equivalent to Brisbane City Council gross Rates and Charges plus interest arrears payable for the period 1 November 1997 to 31 March 2000 inclusive. The property is situated at 9 Annie Street, Kangaroo Point and is leased by the Brisbane Jazz Club Inc from the Department of Natural Resources.

This payment to be made directly to the rate account and will reflect as a credit against the account.

The Brisbane Jazz Club will then be responsible for the payment of redacted

being the amount equivalent to gross Fire Services Levy payable for the same period.

- (ii) To provide for, on the payment of the outstanding Rates, Charges and any interest due from 1 April 2000, an ex-gratia payment of ^{redacted} being an amount equivalent to gross General Rates, Bushland Preservation Levy, Environment Management and Compliance Levy, **plus** interest arrears payable for the period 1 November 1997 to 31 March 2000 inclusive. The property is situated at 9 Annie Street, Kangaroo Point and is leased by the Brisbane Jazz Club Inc from the Department of Natural Resources.

This payment to be made directly to the rate account and will reflect as a credit against the account.

The Brisbane Jazz Club will then be responsible for the payment of ^{redacted} being an amount equivalent to gross Utility Charges (Sewerage Rates, Sewerage Pedestal Charges, Waste Management, and Water Rates) and Fire Services Levy payable for the same period

- (iii) Not to provide for an ex-gratia payment.

Option (i) is the recommended option.

1.0 FILE NUMBER:

202/11-RC615/121

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
121 Pinelands Road, Sunnybank Hills – redacted

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

APPROVED
Lord Mayor
25 SEP 2000
[Handwritten signatures]

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

13 September 2000

ACTION TAKEN

2619100

TOWN CLERK

File to AOPC7 letters

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

No.

RECEIVED

25 SEP 2000

COMMITTEE SECTION

G:\UMASPJAOPC7\LETTERS\GEORGE.E&C.DOC

BCC 10 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 a strip of land for road purposes, described as Lot 11 on Survey Plan 114125, Parish of Yeerongpilly, containing an area of 523 square metres, be rejected as excessive; and
2. Council authorises the payment of compensation in the amount of [redacted] plus fair and reasonable legal and valuation fees as approved by the Manager Waterways 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] plus fair and reasonable legal and valuation fees as approved by the Manager Waterways be paid to the claimants; and
4. Interest, if claimed prior to settlement, 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 12 March 1999, Council resumed from [redacted] a strip of land located at 121 Pinelands Road, Sunnybank Hills, described as Lot 11 on Plan SP114125 Parish of Yeerongpilly, containing an area of 523 square metres 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 2.44 hectares prior to resumption and 2.38 hectares post resumption. The site has a gently sloping topography and is developed with a substantial mansion and is used for residential purposes. All structural improvements are clear of, and remain physically unaffected by, the resumption and its associated works.

The claimants initially sought compensation of [redacted] for loss of land plus an undisclosed amount for lost trees and disturbance. Following negotiations the claimants have revised their claim for compensation in the amount of [redacted] comprising [redacted] for loss of land, [redacted] for loss of trees and [redacted] for disturbance. The latter amount comprises [redacted] for legal fees, [redacted] for valuation fee, [redacted] for personal disruption, [redacted] for water wastage, [redacted] to repair gate / house intercom line which was cut by Council's contractor and [redacted] to wash house after construction works were completed.

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) Due to the substantial nature of the mansion and its position within the subject property Council's compensation assessment is made on the basis that the highest and best use of the site is as a large residential home site.

A separate agreement for [redacted] was reached between Council's project manager and the claimants in regard to compensation for the loss of mature trees. This separate assessment is based upon plant nursery prices for comparable trees. The amount of [redacted] is based upon the following calculation:

[redacted]

32 Pine Trees
6 Cocos Palms
4 Washingtonia Palms
31 Phoenix Palms

Besides professional costs it is proposed not to include any other items for disturbance other than an amount of [redacted] for the following two headings that were included within the general claim for compensation and would more likely be favourably considered by the Land Court:

1. Repair of Intercom line between gate and house cut by Council's contractor and repaired by the claimant [redacted]
2. Water loss from a number of separate water line breakages on the claimants' land caused by Council's contractors. (assessed at [redacted])

\\CBACNW2\GROUPS\UMUMASPJAOPC7\LETTERS\GEORGE.E&C.DOC

To date the claimants have not requested payment of interest. The recommendation proposes that interest will be paid in the event that it is claimed prior to full and final settlement being completed. Additionally, it is proposed that fair and reasonable legal and valuation fees be paid as approved by the Manager Waterways.

12.0 CONSULTATION

Cr Maureen Hayes – Chairperson Transport and Major Projects.
Cr Gail MacPherson – Councillor for Runcorn.

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 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 200-2001 Major Works Program.

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

1. Reject the claimants' offer; offer to settle compensation for redacted plus fair and reasonable legal and valuation fees, failing which pay same as an advance against compensation.
2. Accept the offer to settle compensation under all heads.
3. Reject the offer and refer the matter to the Land Court.

It is recommended that Option 1 be approved.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 24/1-K2000(11)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Proposal to travel to Canada - Barry Ball, Manager Waterways.

3.0 PURPOSE/ISSUE

To seek approval for Barry Ball, Manager Waterways to travel to Canada in November to:

- Attend the State of the Fraser Basin Conference 2000;
- Meet with the Fraser Basin Council and Grand River Foundation organisations; and
- Meet with Vancouver City Council to discuss Governance issues.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.....

5.0 SUBMISSION PREPARED BY

Barry Ball, Manager Waterways, extension 34870.

APPROVED
 Lord Mayor
 25 SEP 2000
PC GHC

6.0 DATE

20 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

26/9/00
 TOWN CLERK
 Tele to MWW

9.0 RECOMMENDATION

That E&C grant approval for Barry Ball, Manager Waterways to travel to Canada from 20 November to 5 December 2000 to attend the State of the Fraser Basin Conference 2000 and attend meetings with the Fraser Basin Council and Grand River Foundation at a total estimated cost of \$8100.

10.0 DIVISIONAL MANAGER

RECEIVED

[Signature]
 Michael Kerry
 Divisional Manager
 Urban Management Division

25 SEP 2000

COMMITTEE SECTION

I Recommend Accordingly

[Signature]
 CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

Representatives from the Grand River Foundation and the Fraser Basin Council, both from Canada, were keynote speakers at the River Symposium.

The Fraser Basin Council based in Vancouver is a not-for-profit organisation established in 1997 to ensure the sustainability of the Fraser River catchment. The Council's 36 member Board reflects government, indigenous, community and industry representatives. It works using a cooperative approach and undertakes on the ground projects to achieve sustainability outcomes.

The Council's Chair, Iona Campagnolo, met with the Lord Mayor during the River Symposium to discuss the establishment of a partnering arrangement with Brisbane City Council. Ms Campagnolo also issued an invitation to attend the State of the Fraser Basin Conference 2000 on the 23 to 25 November.

The Grand River Foundation who won the 2000 River Prize, represents the 34 municipalities representing the Grand River catchment which is upstream of Ontario.

The Fraser and Grand Rivers have established a partnership agreement to share information, ideas and build community collaborative efforts. Both Councils are responsible for flood management, conservation land management, education and water quality management activities within their catchments.

Both organisations have been able to reverse the ongoing degradation of the rivers from urban and industrial development to situations where aquatic life has returned to the systems. To a situation where the Grand has achieved Canadian Heritage River status.

The basis of the achievements has been through broad partnerships with all stakeholders in the catchment. They have, through these partnerships, been able to achieve outcomes to the benefit of the whole catchment. Both groups have successfully integrated Aboriginal interests and needs into the processes.

The South-East Queensland Regional Water Quality Management Strategy (SEQRWQMS) is at the early stages of establishing these types of partnerships and relationships with the stakeholders, particularly the indigenous groups. There is an opportunity to learn from the work successfully being undertaken by these two organisations in relation to stakeholder partnerships.

Also the new management arrangements for Brisbane River Management Group (BRMG) has established an independent Secretariat in a similar form to the Fraser Basin Council and the Grand River Foundation. It would be beneficial to discuss with these groups the mechanisms used to fund, resource and deliver projects to assess their potential for the new Secretariat.

It is proposed that Barry Ball, Manager of Waterways and Asset Support who also represents Brisbane City Council at the Standing Committee for BRMG and is the Project Director for SEQRWQMS, attend the conference in November and take the opportunity to visit both The Fraser and Grand River groups.

He will spend two days with each group, including discussions with government bodies.

The Chief Executive Officer has agreed to meet with Vancouver City Council to discuss Governance Issues

12.0 CONSULTATION

Councillor Tim Quinn, Deputy Mayor and Chairperson, Urban Planning Committee

13.0 IMPLICATIONS OF PROPOSAL

Meeting with the Fraser Basin Council and Grand River Foundation will provide an opportunity to assess first hand examples of effective stakeholder consultative mechanisms.

14.0 CORPORATE PLAN IMPACT

Nil.

15.0 CUSTOMER IMPACT

Enhance stakeholder consultative mechanisms.

16.0 ENVIRONMENTAL IMPACT

More effective and longer term environmental outcomes for our waterways.

17.0 POLICY IMPACT

Consistent with Council policy.

18.0 FUNDING IMPACT

The estimated cost of conference is \$8100 (Airfares - \$3050; conference fees - \$250; personal allowance - \$800; Council advance - \$800; accommodation - \$3200). Funding is available in the 2000/01 budget.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 **POLICY/MARKETING STRATEGY**

Not applicable.

22.0 **OPTIONS**

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

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION NUMBER

1.00 FILE NUMBER: 243/80-90116/99/2000

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.00 TITLE

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

3.00 ISSUE/PURPOSE

To obtain acceptance of the most advantageous tender for carrying out of work or the supply of goods and services.

4.00 PROPONENT

Jude Munro,
Chief Executive Officer

5.00 SUBMISSION PREPARED BY

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

6.0 DATE

20th September 2000

7.0 E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C for approval as delegate.

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

Not Applicable.

9.0 RECOMMENDATION

That Establishment and Co-ordination Committee approve the attached scheduled submissions.

10.0 Michael Byrne
Manager,
Contracts and Risk Management
CITY GOVERNANCE DIVISION

Jude Munro
Chief Executive Officer

APPROVED

Lord Mayor

25 SEP 2000

ACTION TAKEN

26/9/00

TOWN CLERK

File to ~~Committee~~
TLTCC

RECEIVED

25 SEP 2000

COMMITTEE SECTION

11.0 BACKGROUND

The submission has been considered by the Chief Executive Officer and the Stores Board on 20th September 2000 and the individual recommendations are referred to the Establishment and Co-ordination Committee for acceptance and are considered the most advantageous tenders for contract:-

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
K90116-99/00	Provision of Traffic Incident- Management Services	Within E & C Delegation

12.0 CONSULTATION

Chief Executive Officer and Permanent Heads of the Units of Administration responsible for individual submission, Stores Board and relevant Divisional Officers.

13.0 IMPLICATIONS OF PROPOSAL

Funding for this contract is increased allowing payment to the contractor.

14.0 CORPORATE PLAN IMPACT

The approval of this submission will contribute to efficient management of the City's resources.

15.0 CUSTOMER IMPACT

The submission 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

Funding details are included in the Divisional submission.

19.0 HUMAN RESOURCE IMPACT

Not Applicable.

20.0 URGENCY

As soon as possible.

21.0 PUBLICITY

As required.

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

1.0 FILE NUMBER

39/26/0(309/P1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Wage Increase - Enterprise Bargaining Agreement

3.0 ISSUE/PURPOSE

To obtain approval for the payment of a salary/wage increase of 3% or \$18 per week (whichever is greater), effective from 1 October 2000. This is in accordance with Clause 9 Wage/Salary Outcomes (Part 2) of the Enterprise Bargaining Agreement 1999 (EBA3) and applies to employees covered by the terms of the following named Awards and Industrial Agreements:

- Brisbane City Council - Construction, Maintenance and General Award
- Brisbane City Council Engine Drivers' Award
- Transport, Distribution and Courier Industry Award - Southern Division
- Brisbane City Council - Miscellaneous Workers' Award
- Building Trades Public Sector Award - State
- Storemen's Award - General Stores - Brisbane City Council
- Brisbane City Council - Salaried Staff Award 1992
- Brisbane Transport Regional Officers' Award 1994
- Printing Industry Award - State
- Engineering Award - State
- Brisbane City Council Bus Transport Employees' Award
- Brisbane City Council Chairpersons Personal Assistants' and Councillors Personal Assistants' Agreement 1995

4.0 PROPONENT

Jude Munro, Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Barry Hancock, Principal Workplace Relations Advisor

6.0 DATE

25 September 2000

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C Approval

ACTION TAKEN

26/9/00

TOWN CLERK

file to PWRA

RECEIVED

25 SEP 2000

COMMITTEE SECTION

APPROVED

per [signature]

25 SEP 2000

SA

gbc.

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

No

9.0 RECOMMENDATION

It is recommended that the Establishment and Co-ordination Committee give approval to the payment of a salary/wage increase of 3% or \$18 per week (whichever is greater), in accordance with Clause 9 Wage Salary/Outcomes (Part 2) of the current Enterprise Bargaining Agreement 1999 (EBA3). The salary/wage increase to apply to employees employed under the listed Awards and Industrial Agreements.

The salary/wage increase to be effective from 1 October 2000.

10.0 CHIEF EXECUTIVE OFFICER



Jude Munro
Chief Executive Officer

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

The Enterprise Bargaining Agreement 1999 (EBA3) has built on the foundation of previous agreements to achieve the objective of providing competitive, value for money, quality services to customers and the community. It provides the framework for achieving this through implementation of new systems initiatives and continuous improvement of Council's processes. It is also based on generating positive financial outcomes to be shared by customers, the community and employees and providing skills development opportunities and employment security for employees.

The Agreement makes provision for a series of salary/wage increases to all Council employees covered by the Agreement. The second payment provides for a 3% or \$18.00 per week (whichever is greater) salary/wage increase effective from 1 October 2000. This payment is in recognition of continuous improvement of Council's processes.

Continuous process improvement has been addressed at the corporate and local level. EMT has provided oversight in the case of whole of Council processes such as Integrated Customer Service Delivery and Strategic Planning and Budgeting. DCCs or similar entities have oversighted local process improvement initiatives. A broad range of outcomes have been achieved including improvements in meeting customer needs, measurement of process performance; process improvement and accountability, end to end linkage of related processes; organisational capability building; and working together across Council.

12.0 CONSULTATION

Joint Consultative Committee
Executive Management Team

13.0 IMPLICATIONS OF PROPOSAL

Approval of the proposal by the Establishment & Co-ordination Committee will reinforce the commitment to EBA3.

14.0 CORPORATE PLAN IMPACT

Implementation of the provisions of the Enterprise Bargaining Agreement is integral to the achievement of major Corporate Plan outcomes. Implementation of improved systems and commitment to more effective processes through continuous process improvement is critical. The Corporate Plan provides for a responsive and flexible organisation including continuous process improvement (11.1). It also provides for diverse and effective working relationships incorporating new employment and reward and recognition models (11.5). The Agreement is a key driver for each of these outcomes.

15.0 CUSTOMER IMPACT

The Enterprise Bargaining Agreement is focused on delivering tangible results in regard to the community and customers. This covers customer service excellence, satisfied community and enhanced livability. It focuses employees on meeting customer needs and rewards improved performance in key areas, including community and customer, through performance payments.

16.0 ENVIRONMENTAL IMPACT

The Enterprise Bargaining Agreement reinforces Council's Vision and commitment to protecting and enhancing the City's natural and built environment, as well enhancing the quality of life, supporting sustainable development and ensuring financial success through Council activities.

17.0 POLICY IMPACT

E&C approval of this submission will demonstrate an on-going commitment of Council to the development and implementation of policies and practices designed to improve the effectiveness of the organisation.

18.0 FUNDING IMPACT

Provision for EBA3 payments have been made in the 2000-01 Budget.

19.0 HUMAN RESOURCE IMPACT

Approval by the Establishment and Co-ordination Committee will contribute in positive terms to the maintenance of good Council/employee relationships.

20.0 URGENCY

EBA3 provides that the payments will operate from 1 October 2000.

21.0 PUBLICITY / MARKETING

Publicity of the salary/wage increase and achievements made under EBA3 will be through groupwise, intranet, a pay insert to all employees and City Link.

22.0 OPTIONS

- (1) To approve the recommendation as stated.
- (2) Not to approve the recommendation.

Option (1) is recommended.

1.0 FILE NUMBER: (0)1/253(P2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

BONUS PAYMENTS FOR EXECUTIVE SERVICE / SENIOR OFFICER CONTRACT STAFF - DIVISIONAL MANAGERS, MANAGERS AND SENIOR OFFICERS

3.0 ISSUE / PURPOSE

To approve bonus payments to Divisional Managers, Managers and Senior Officers in accordance with their Contracts of Employment.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

APPROVED

5.0 SUBMISSION PREPARED BY

Bob Davis
Manager, Chief Executive's Office

Lord Mayor
25 SEP 2000
JHC SA PC

6.0 DATE

20 September 2000

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For decision as delegate.

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 Coordination Committee approve bonus payments for Divisional Managers, Managers and Senior Officers on Executive Service contracts within a range of 0% to 20% of their notional salary as at 30 June 2000, as presented by the Chief Executive Officer.

10.0


Jude Munro
CHIEF EXECUTIVE OFFICER
ACTION TAKEN

RECEIVED

25 SEP 2000

COMMITTEE SECTION

2619100 File to MLEO
TOWN CLERK

11.0 BACKGROUND

Under the terms and conditions of Executive Service Contracts, Divisional Managers, Managers and Senior Officers are to be assessed at the end of June each year on their performance against their agreed Personal Performance Plan.

The Chief Executive Officer has reviewed the Performance Assessments for each of the other Divisional Managers, Managers and Senior Officers and considers the bonus payments, as set out in the attached schedules, as appropriate.

12.0 CONSULTATION

Executive Management Team is in agreement with the process undertaken, however the final recommended bonus payments for the Divisional Managers, Managers and Senior Officers are the Chief Executive Officer's.

13.0 IMPLICATIONS OF PROPOSAL

No criticisms are expected as the bonus payments form part of the Executive Service Contracts.

14.0 CORPORATE PLAN IMPACT

In accordance with Theme 11 - Aligning the Organisation:-

Objective 11.4.3 - Competitive Performance - Develop a Performance Driven Organisation.

15.0 CUSTOMER IMPACT

Improved service delivery as an outcome of performance based contracts.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds are available in the current budget.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

As soon as possible.

21.0 PUBLICITY / MARKETING STRATEGY

At the discretion of the Lord Mayor.

22.0 OPTIONS

1. That the recommendations be approved.
2. That the recommendations not be approved.

As Executive Service Contracts have been entered into, Option 1. is recommended.

BCC PUBLICATIONS SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: (0)1/253(P2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

BONUS PAYMENT FOR THE CHIEF EXECUTIVE OFFICER UNDER EXECUTIVE SERVICE CONTRACT.

3.0 ISSUE / PURPOSE

To approve the bonus payment to the Chief Executive Officer in accordance with his Contract of Employment.

4.0 PROPONENT

Bob Davis
Manager, Chief Executive's Office

APPROVED
Lord Mayor
25 SEP 2000
[Handwritten signature]

5.0 SUBMISSION PREPARED BY

Bob Davis
Manager, Chief Executive's Office

6.0 DATE

20 September 2000

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For decision as delegate.

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

No.

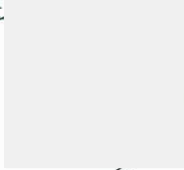
ACTION TAKEN

26,9100 File to MCEO

9.0 RECOMMENDATION

TOWN CLERK

That the Establishment and Coordination Committee determine the bonus payment for Mr Robert A Carter, Chief Executive Officer, in accordance with his Executive Service Contract, within a range of ^{redacted} his notional salary as at 30 June 2000, as presented by the Lord Mayor.



RECEIVED

10.0 Bob Davis
MANAGER, CHIEF EXECUTIVE'S OFFICE

25 SEP 2000

COMMITTEE SECTION

11.0 BACKGROUND

Under the terms and conditions of the Chief Executive Officer's Contract, the Chief Executive Officer is to be assessed at the end of June each year of his performance against his agreed Personal Performance Plan.

The Chief Executive Officer's assessment has been completed by the Lord Mayor.

12.0 CONSULTATION

Lord Mayor, Councillor Jim Soorley.

13.0 IMPLICATIONS OF PROPOSAL

No criticisms are expected as the bonus payment forms part of the Chief Executive Officer's Executive Service Contract.

14.0 CORPORATE PLAN IMPACT

In accordance with Theme 11 - Aligning the Organisation:-

Objective 11.4.3 - Competitive Performance - Develop a Performance Driven Organisation.

15.0 CUSTOMER IMPACT

Improved service delivery as an outcome of performance based contracts.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds are available in the current budget.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

As soon as possible.

21.0 PUBLICITY / MARKETING STRATEGY

At the discretion of the Lord Mayor.

22.0 OPTIONS

1. That the recommendation be approved.
2. That the recommendation not be approved.

As an Executive Service Contract has been entered into, Option 1. is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER (9)1/255

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Executive Service Salaries

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C approval for increases to Executive Service Salaries for the Chief Executive Officer, Divisional Managers, Managers and Senior Officers, effective as at 01 July 2000.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Bob Davis
Manager, Chief Executive's Office

6.0 DATE

20 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 ANY ACT OR ORDINANCE?

N/A

9.0 RECOMMENDATION

That the Establishment and Co-ordination Committee approve the schedule "A" attached, of increases to Executive Service Salaries, effective as at 01 July 2000.

10.0 DIVISIONAL MANAGER


Jude Munro
Chief Executive Officer

26,900
TOWN CLERK
FILE TO MCEO

APPROVED
Lord Mayor
25 SEP 2000
JHC PC

RECEIVED

25 SEP 2000

COMMITTEE SECTION

BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The Contracts of Employment for the Council's Executive Management contain a provision for the annual review of the notional salary paid to Executives.

The review of the Chief Executive Officer's, Divisional Managers', Managers' and Senior Officers' salary must take place prior to July of each year.

Any increase in salaries as a result of these reviews is to be effective from 01 July each year.

The 2000 "remuneration review" has been conducted by Cullen Egan Dell (CED) against movements in the market place. At the same time CED reviewed the Motor Vehicle Schedule with no changes being recommended for the next 12 months.

Following consideration of these matters, the increases set out on the schedule marked "A" are recommended.

12.0 CONSULTATION

The Right Honourable the Lord Mayor, Councillor J G Soorley

13.0 IMPLICATIONS OF PROPOSAL

Nil.

14.0 CORPORATE PLAN IMPACT

Program 11 - Aligning the Organisation
Program Goal - Align Council's Management strategies and resourcing to achieve the objectives of the Corporate Plan.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funding is available from within existing Divisional budgets.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil.

22.0 OPTIONS

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

OPTION (1) IS THE PREFERRED OPTION

**BCC PUBLICATION SCHEME
10 YEAR RELEASE**