

E&C RESULTS – 05 FEBRUARY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
05/02-1F <i>AR.</i>	221/100 - 5 FEB 2001	City Governance	Brisbane City Council Infrastructure Policy for Private Sector Investment	YES
05/02-2F <i>AR.</i>	317/66(P5) - 5 FEB 2001	City Governance	Varying Debt Payment Services	YES
05/02-1L <i>M</i>	392/40(1960) - 5 FEB 2001	OLMCEO	Red Cross Annual Doorknock Fundraising Appeal	YES
05/02-2L <i>M</i>	392/40(1961) - 5 FEB 2001	OLMCEO	<i>Sporting Wheelies and Disabled Red Cross Annual Doorknock Fundraising Appeal Association 2001 National Junior disabled games</i>	YES
05/02-1N <i>M</i>	392/40(1917) - 5 FEB 2001	CED	School Tennis Court Upgrade Program – Funding for Round 2	YES
05/02-2N <i>M</i>	234/12/20-2001(0) - 5 FEB 2001	CED	2001 Major Festival and Cultural Projects Grants	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.

present
lk
D B
S L Humphreys
K M Rea
M A Hayes
J H Campbell

BCC PUBLIC
10 YEAR REVIEW

SCHEME

1.0 FILE NUMBER: 392/40(1960)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE
Red Cross Annual Doorknock Fundraising Appeal

3.0 ISSUE/PURPOSE
The purpose of this submission is to seek E&C approval to provide financial support for the Australian Red Cross 2001 Doorknock Appeal, in the total amount of \$1,000.00

4.0 PROPONENT
Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY
John Tunstall
E&C Clerk

6.0 DATE
30 January 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL
For E&C approval.

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION
REQUIRED UNDER AN ACT OR ORDINANCE?
No.

9.0 RECOMMENDATION
That E&C grant approval to provide financial support for the 2001 Australian Red Cross
Doorknock Appeal, in the total amount of \$1,000.00

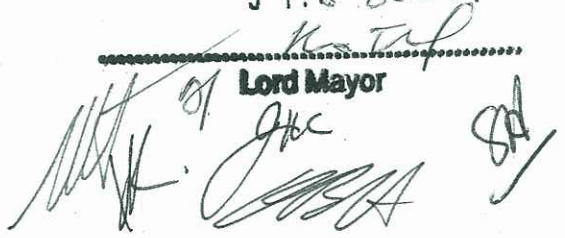
10.0 DIVISIONAL MANAGER ACTION TAKEN
6/2/01 File to ECCEO
TOWN CLERK


Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED

5 FEB 2001

Lord Mayor



RECEIVED

- 5 FEB 2001

COMMITTEE SECTION

11.0 BACKGROUND

The Red Cross is the largest humanitarian organisation in the world with 109 million volunteers in 176 countries. In Queensland, the Australian Red Cross delivers over 25 services in local communities ranging from the provision of emergency hospital accommodation, assisting those with intellectual disabilities, helping young children and their families cope with hospitals, to assisting people in hospitals and nursing homes.

In March, the Australian Red Cross will initiate its annual Doorknock Fundraising Appeal. The success of the Appeal will determine the continuation of services in local communities.

The Brisbane City Council has been approached for a donation and to officially launch the 2001 Doorknock Appeal.

12.0 CONSULTATION

The Lord Mayor Jim Soorley
Bernie Green, The Lord Mayor's Executive Officer
Bob Davis, Manager, Chief Executive's Office

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Brisbane City Council will be seen to assist a worthwhile community organisation.

14.0 CORPORATE PLAN IMPACT

Nil.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FINANCIAL IMPACT

Funds of \$1,000 are available within Corporate Activities.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Nil.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

21.0 PUBLICITY/MARKETING
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: 392/40(1961)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE
Sporting Wheelies and Disabled Association 2001 National Junior Disabled Games.

3.0 ISSUE/PURPOSE
The purpose of this submission is to seek E&C approval to provide financial support for the Sporting Wheelies and Disabled Association 2001 National Junior Disabled Games, in the total amount of \$5,000.00

4.0 PROPONENT
Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY
John Tunstall
E&C Clerk

ACTION TAKEN

612101

TOWN CLERK

File to ECCO

6.0 DATE
30 January 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL
For E&C approval.

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION
REQUIRED UNDER AN ACT OR ORDINANCE?
No.

9.0 RECOMMENDATION
That E&C grant approval to provide financial support for the Sporting Wheelies and Disabled Association 2001 National Junior Disabled Games, in the total amount of \$5,000.00

10.0 DIVISIONAL MANAGER



Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED

5 FEB 2001

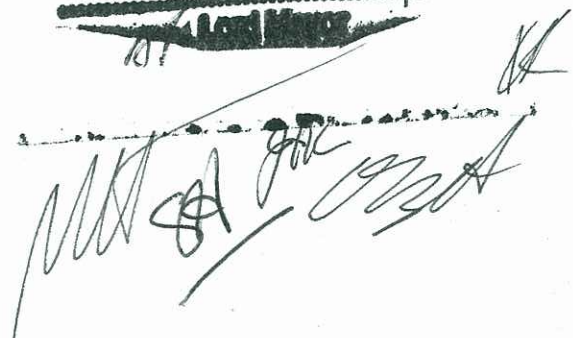


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- 5 FEB 2001

COMMITTEE SECTION



11.0 BACKGROUND

The Office of the Lord Mayor received a request for financial support for the Sporting Wheelies and Disabled Association 2001 National Junior Disabled Games.

The Sporting Wheelies and Disabled Association is hosting the 2001 National Junior Disabled Games to be held at St Joseph's College, Nudgee, from 28 September to 07 October 2001.

It is the first time that a National Junior Disabled Games will include athletes from all physical disability groups, including those with vision impairment. The event is expected to attract approximately 600 competitors and support staff as well as supporters to Brisbane.

12.0 CONSULTATION

Lord Mayor
Lord Mayor's Executive Officer
Manager, Chief Executive's Office

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Brisbane City Council will be seen to be assisting in a worthwhile event for the disabled.

14.0 CORPORATE PLAN IMPACT

Strategy 4.4.1 Improve the health and life of communities through participation in sport and recreation activities.

15.0 CUSTOMER IMPACT

Nil.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FINANCIAL IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Nil.

21.0 PUBLICITY/MARKETING
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 School Tennis Court Upgrade Program – Funding for Round 2.

3.0 ISSUE/PURPOSE

To seek Establishment and Co-ordination Committee approval of the successful applications to receive funding through round two of this program.

4.0 PROPONENT

Pauline Peel, Divisional Manager, Community and Economic Development (x34110)

5.0 SUBMISSION PREPARED BY

Sue Fisher, Senior Program Officer – Sport Policy, Community & Lifestyle (x35461)

6.0 DATE

30 January 2001.

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:

1. That those schools listed in Appendix A be granted funds to upgrade tennis courts, in round two of the program, subject to them entering into a Construction & Community Usage Agreement (Appendix B) with Council; and
2. That the Manager, Community & Lifestyle be authorised to sign on behalf of Council, the Construction & Community Usage Agreement with the schools in Appendix A, on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

Pauline Peel
Divisional Manager
Community and Economic Development

10.0 DIVISIONAL MANAGER

Alan Rogers
Manager
Community and Lifestyle

ACTION TAKEN

612101
DOWN CLERK
File to
SPOSN

RECEIVED

- 5 FEB 2001

COMMITTEE SECTION

APPROVED

5 FEB 2001

Lord Mayor

11.0 BACKGROUND

In February 2000 the Establishment and Co-Ordination Committee approved the guidelines for the School Tennis Court Upgrade Program based on matching contributions from Council and Education Queensland (EdQld) of \$100,000 each. Applications were called during March/April 2000. Over 80 applications were received. A panel of staff from both Education Queensland and the Brisbane City Council assessed applications for Round 1 funding in May 2000.

In January 2001 Council received advice from Education Queensland that further funding of \$100,000 had been allocated to enable Round 2 of the School Tennis Court Upgrade Program to proceed. Staff from EdQld and Council met again in January 2001 to assess applications for Round 2. The main criterion for assessing applications was as in Round 1 - that applicant schools were in an area where community access to school tennis courts was needed. These areas had been identified by Council in the 'City Wide Sport & Recreation Facilities Plan', 1999 as well as research conducted by Tennis Queensland during 1999.

Attached in Appendix A is a schedule of successful applications for Round 2. The assessment panel recommends that these schools be granted funds to upgrade their tennis courts, subject to them entering into a Construction & Community Usage Agreement with Council.

12.0 CONSULTATION

Cr. David Hinchliffe, Chairperson Community Policy Committee
Representatives from Education Queensland - Facilities Section & Regional Services Section
Representatives from Tennis Queensland
Sport and Recreation Officers - North, South, East, and West Regions

All of the above are in agreement with the recommendations.

13.0 IMPLICATIONS OF PROPOSAL

Acceptance of this proposal will increase Council's support to sport, through the provision of more sporting facilities in the city. The \$100,000 Council allocation for Round 2 of this program will be matched by \$100,000 from Education Queensland, and will enable a number of school tennis courts to be upgraded to encourage community use of these facilities and provide greater opportunities for residents of Brisbane to play the sport of tennis.

14.0 CORPORATE PLAN IMPACT

4.4 A choice of sport, recreation and leisure activities for all.

4.4.1 Improve the health and quality of life of communities through participation in sport and recreation activities.

15.0 CUSTOMER IMPACT

This project will enable a number of school tennis courts to be upgraded to encourage community use of these facilities and provide greater opportunities for residents of Brisbane to play the sport of Tennis.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

This project is an innovative partnership between Council and Education Queensland to upgrade a number of school tennis courts, to encourage community use of Education Queensland facilities and provide for a greater range of recreation and sport opportunities throughout Brisbane.

18.0 FUNDING IMPACT

The 2000/2001 Community Sport and Recreation budget has \$100,000 allocated for this program.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

All applicants will be advised of their successful application following approval of the Establishment and Coordination Committee. Council's Marketing and Communication branch will liaise with EdQld's Marketing Section regarding a media strategy for the program. Successful notification letters and payment instalment cheques will be sent from the Lord Mayor's Office.

22.0 OPTIONS

1. Approve the successful applications
2. Not approve the successful applications

Option 1 is the preferred option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

2001 Major Festivals and Cultural Projects Grants.

3.0 ISSUE/PURPOSE

To approve recommendations for the allocation of the Major Festivals and Cultural Projects Grants to Brisbane arts organisations for 2000/2001 financial year.

4.0 PROPONENT

Pauline Peel, Divisional Manager, Community and Economic Development.

5.0 SUBMISSION PREPARED BY

Glenda Johnson, Program Officer Cultural Identity, Community & Lifestyle, ext: 36799.

6.0 DATE

31 January 2001

APPROVED

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

5 FEB 2001

E&C approval.

[Signature]
.....
A Lord Mayor *[Signature]*

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

Not applicable.

[Signature] *[Signature]* *[Signature]*

9.0 RECOMMENDATION

That the recommendations for the 2001 Major Festivals and Cultural Projects Grants be approved as per the attached schedule of recommended grants (Refer Attachment 1).

10.0

Alan Rogers

Alan Rogers
Manager Community & Lifestyle
COMMUNITY & ECONOMIC DEVELOPMENT

I Recommend Accordingly

[Signature]

CHIEF EXECUTIVE OFFICER

T.M. T...

Pauline Peel
Divisional Manager
COMMUNITY & ECONOMIC
DEVELOPMENT

RECEIVED

- 5 FEB 2001

COMMITTEE SECTION

ACTION TAKEN

612101

TOWN CLERK

File to POC 1

11.0 BACKGROUND

Following a review of the Major Cultural Projects and Festival Grants Program in 1998, the program was positioned within a four year strategic framework. This framework identified the following key priority areas:

- * Precinct Animation Projects which enliven, enhance and profile the unique character of Brisbane's many diverse precincts; and
- * Major City Signature Festivals and Events.

This year the fund was widely advertised through print media and radio media. Brisbane's arts and cultural organisations also publicised the grants programs to their members on behalf of the Council. A public workshop was held in City Hall to offer advice and assistance to intending grant applicants. Community & Lifestyle staff provided one-on-one assistance when requested.

The 2001 round of the Major Festival and Cultural Projects Grants was assessed by the Brisbane Arts Advisory Board on 12 December 2000.

Response to the Program

The Brisbane arts community's response to the grants program was positive, with the following results:

- ▶ 24 grant applications were received amounting to \$340,080.
- ▶ a diverse range of citywide cultural projects and festival applications were received;
- ▶ the content of the applications was generally aligned to Council's stated priority areas.

Assessment Process

The Brisbane Arts Advisory Board met to assess applications to the Major Festivals and Cultural Projects Grants to make recommendations to the Establishment and Co-ordination Committee.

In making its recommendations, the Brisbane Arts Advisory Board adhered to the criteria set out in the Major Festival and Cultural Projects Grants.

The Board noted that after 4 years of operating under the current guidelines, it might be timely to review them in the light of emerging priorities such as Social History, Creative Industries and Cultural Tourism Development. They have asked to meet in February 2001 to undertake a review and offer advice to Civic Cabinet on possible options for the 2002 round.

14 applications totalling \$210,00 are recommended for funding as listed in **Attachment 1**.

10 applications totalling \$130,079 were not recommended for funding as listed in **Attachment 2**.

The breakdown by outcomes to the City of the recommended grants is as follows:

Outcome	No. Applications Recomm'd	% of Funds Allocated
National profiling	3 Applications	31% of available funding
Precinct development	3 Applications	17.4% of available funding
Social Cohesion	4 Applications	29.6% of available funding
Professional/ Industry Development	3 Applications	22% of available funding
TOTALS	14	100%

- ▶ **Attachment 3** provides a statistical overview of recommended grants

Ten applications were unsuccessful. Applications were not recommended because they:

- ▶ were outside the grant guidelines;
- ▶ needed further development, particularly in planning and budgeting;
- ▶ lacked evidence of support from other funding partners or sponsors;
- ▶ showed little evidence of market research or broad audience support;
- ▶ reflected the objectives of other funding programs; or
- ▶ were not rated as highly as other applications given funds available.

12.0 CONSULTATION

Brisbane Arts Board Members:

Cr David Hinchliffe	Chairperson for Community Policy Committee Councillor for Central
Cr Catherine Bermingham	Councillor for East Brisbane
Cr Judy Magub	Councillor for Toowong
Jan Power	Writer and Media Representative
Neil Summerson	Ernst and Young
Beryce Nelson	Managing Director, Jigsaw P.R.
Jeff Jones	Lecturer, QUT Creative Industries
John Kotzas	Executive Producer, Qld Performing Arts Trust (absent this round)
Ross Dimsey	Freelance Film Producer
Hilary Beaton	Executive Officer, Qld Writers Centre
Mary-Clare Power	Cultural Tourism Officer, Tourism Qld
Charmaine Wharton-Wall	Indigenous Officer, Qld Artworkers Alliance

All parties are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

A small percentage of unsuccessful applicants may approach Council and/or individual Councillors questioning why they were unsuccessful. The Board adhered clearly to both the guidelines (See **Attachment 4**) and defined criteria for decision making (See **Attachment 5**) and within the limitations of the budget all decisions can be explained.

14.0 CORPORATE PLAN IMPACT

The grants are linked to the following Corporate Plan themes:

Outcome 4.2 A Distinctive City Identity

A culturally diverse and vibrant city celebrating its identity.

4.2.1.5 Cultural Grants Program

15.0 CUSTOMER IMPACT

This grants program promotes and supports the growth of Brisbane's cultural industries and cultural opportunities. The grants will provide employment and professional development opportunities for Brisbane artists, support the viability of Brisbane's cultural industries and offer a diverse range of quality and accessible city cultural events and projects to Brisbane residents and visitors.

16.0 ENVIRONMENTAL IMPACT

Not applicable.

17.0 POLICY IMPACT

These proposals support current Council policy directions including "Creative Brisbane" and Council's city identity strategies.

The program and the assessment process for the Major Festivals & Cultural Projects Grants round has already been approved by the E&C Committee (refer E&C 07/09-1 on 7 September 1998).

18.0 FUNDING IMPACT

Funds are available in the 2000/2001 Cultural Grants Program Vote No 1 03 1658 550 872 719 733 000 00.

19.0 HUMAN RESOURCE IMPACT

Not applicable.

20.0 URGENCY

Normal course of business.

Grant applicants have been informed that they will be notified of the success or otherwise of their grant applications by 1 March 2001.

21.0 PUBLICITY / MARKETING STRATEGY

At the Lord Mayor's discretion. Appropriate press releases should be prepared by City Marketing in liaison with Community and Economic Development. These releases should not be distributed until the applicants have been formally advised on the outcomes for the Major Festivals and Cultural Projects Grants.

22.0 OPTIONS

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

Option 1 is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – 12 FEBRUARY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
<u>12/02-1J</u> M	24/1-J/2001(1) 12 FEB 2001	CCSD	Appointment of Manager, Library Services, to the International Network of Public Libraries	YES
<u>12/02-1K</u> M	202/6(129) 12 FEB 2001	Urban Management	Amendment to the Bushland Acquisition Program 1998-2000	YES
<u>12/02-1L</u> M	(0)204/74/3(1) 12 FEB 2001	OLMCEO	Business Group Advisory Board Membership	YES
<u>12/02-2L</u> M	252/7/0(P2/A2) 12 FEB 2001	OLMCEO	Brisbane Water – Annual Performance Plan 1999-00	YES

INFORMATION SCHEME
RELEASE

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

1.0 FILE NUMBER

24/1-J/2001(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Appointment of Christine Mackenzie, Manager Library Services, to the International Network of Public Libraries

3.0 ISSUE/PURPOSE

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

1. The appointment of Christine Mackenzie, Manager Library Services, to the International Network of Public Libraries;
2. The Manager Library Services to attend up to three conferences or meetings of the International Network of Public Libraries between January 2001 and July 2002, the first in Singapore in March 2001 (future venue/s yet to be advised); and
3. The Manager Library Services to spend one additional day, in association with the first conference in Singapore in March 2001, making site visits to Singapore National Library Board locations.

4.0 PROPONENT

Margaret Crawford, Divisional Manager, Customer and Community Services

5.0 SUBMISSION PREPARED BY

Christine Mackenzie, Manager Library Services (MLS), phone: 3403 4127

6.0 DATE

31 January 2001

ACTION TAKEN

13, 2, 01

TOWN CLERK

File to
MLS

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.

Original retained with Establishment and
Co-ordination Committee
Minutes

RECEIVED

12 FEB 2001

COMMITTEE SECTION

TOWN CLERK

ACTION TAKEN

9.0 RECOMMENDATION

That E&C grant approval for the following:

1. The appointment of Christine Mackenzie, Manager Library Services, to the International Network of Public Libraries;
2. The Manager Library Services to attend up to three conferences or meetings of the International Network of Public Libraries between January 2001 and July 2002, the first in Singapore in March 2001 (future venue/s yet to be advised); and
3. The Manager Library Services to spend one additional day, in association with the first conference in Singapore in March 2001, making site visits to Singapore National Library Board locations.

10.0 DIVISIONAL MANAGER



Margaret Crawford
Divisional Manager, Customer and Community Services

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

In 2000, Christine Mackenzie, Manager Library Services, applied for and was accepted as a member of the International Network of Public Libraries (established in 1996), on the basis of her ideas and achievements in the library information industry, which are of great interest to the network. (Attachment A details the member requirement profile and the twenty-five current Network members.)

The International Network of Public Libraries is sponsored by the Bertelsmann Foundation, which was founded in 1977. The Foundation sees itself as a conceptually operating organisation, which designs and initiates projects, developing them to their final implementation, cooperating with a range of scientific, state and private institutions in a variety of fields, including public libraries. They aim to contribute to solving current problems in society by developing model solutions, transferring them into practice and subsequently evaluating them for effectiveness.

Participating in the International Network of Public Libraries will provide the following positive outcomes for Council:

- access to international experiences and know-how on questions of future-oriented library management and solutions for public libraries;
- fast access to comprehensive information on best practice at the international level, which can be applied to Brisbane City Council libraries; and
- benefiting from the experiences of other library services that have transferred strategies and concepts developed into practice.

Conferences or meetings of approximately three days duration are held two or three times a year at Gütersloh (Germany), at member library locations, or at other locations with library systems of interest to the Network. These conferences facilitate exchange of information and experience and form part of the cycle of research, development and evaluation of major issues. The Bertelsmann Foundation will reimburse the following conference attendance costs: economy airfares, accommodation, breakfasts and joint meals.

The current project cycle for the Network runs from January 2001 until July 2002. (Attachment D sets out the complete timetable.) At the first conference, in Singapore in March 2001, publications from the previous project cycle will be presented. The topics covered will include the following:

- alternative forms of funding;
- cost and results accounting;
- strategies for customer retention;
- employment of electronic media;
- systematic creation of partnerships for libraries; and
- use-oriented collection build-up.

The applicability of these topics and publications to other countries will be discussed, and strategies for the publication and dissemination of results will be formulated. New research topics will be allocated. These will focus on learning from other industries, new technologies, staff management, and customers in public libraries.

At the next conference in November 2001 (venue to be advised) the results of the research topics allocated at the first conference will be discussed and interim research and implementation reports will be developed.

This proposal also seeks one additional day for site visits to Singapore National Library Board locations in association with the first conference in Singapore in March 2001. The purpose of these site visits is to look at the Board's Internet training project and their library for 18-30 year olds, as well as to compare the Board's RFID (radio frequency identification) technology with the 3M digital identification system currently being trialed by Brisbane City Council Library Services.

12.0 CONSULTATION

The following people have been consulted:

Margaret Crawford, Divisional Manager, Customer and Community Services
Jude Munro, Chief Executive Officer
Councillor David Hinchliffe, Chairperson, Community Policy Committee
Councillor Kerry Rea, Chairperson, Customer & Local Services Committee

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Participating in the International Network of Public Libraries is an excellent opportunity for Library Services to be involved in worldwide networking and development of international best practice that can be applied to Brisbane City Council Library Services, as detailed in item 11.0 Background.

14.0 CORPORATE PLAN IMPACT

Program 4: Community Life
Outcome 4.3: Informed communities:
Communities with access to a range of information resources and services
Strategy 4.3.2: Libraries for an informed community

15.0 CUSTOMER IMPACT

If approved, the recommendation will provide ideas, advice, and contacts, and also practices that can be introduced to Brisbane libraries, providing a positive impact for library customers.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds for attendance at the March 2001 conference in Singapore, including one additional day for site visits to Singapore National Library Board locations, including airfares, accommodation and other expenses are available within the Library Services' travel and incidental expenses budget (1.15.2055.043.000.000.628.000.00).

The Bertelsmann Foundation will reimburse conference attendance costs for economy airfares, accommodation, breakfasts and joint meals. The costs for the conference scheduled for November 2001 are not yet available as the venue has yet to be determined.

Anticipated expenses for March 2001 conference:	\$6,016.00
Less expenditure to be reimbursed:	<u>\$4,612.00</u>
Total cost to Brisbane City Council	<u>\$1,404.00</u>

(Refer to Attachment B for detailed costing and Attachment C for itinerary for March 2001 conference in Singapore.)

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the course of normal business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil.

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: 202/6(129)

12/02-1K

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Amendment to the Bushland Acquisition Program 1998-2000

3.0 ISSUE/PURPOSE

To seek approval to include three properties listed in the attached Schedule on the Bushland Acquisition Program 1998-2000.

4.0 PROPONENT

Michael Kerry - Divisional Manager, Urban Management Division

5.0 SUBMISSION PREPARED BY

Graham Phegan - Principal, Environmental Planning (Biodiversity) - Ext. 34678

6.0 DATE

6 February 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

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

Not applicable

RECEIVED

12 FEB 2001

9.0 RECOMMENDATION

COMMITTEE SECTION

1. That properties listed in the Schedule at Attachment 1, be included in the Bushland Acquisition Program, 1998-2000; and
2. That approval be given to negotiate with the owners for the acquisition of the land.

10.0 DIVISIONAL MANAGER

ACTION TAKEN | Recommend Accordingly

13/2/01

TOWN CLERK

CHIEF EXECUTIVE OFFICER

James Coutts
 James Coutts
 A/Manager
 ENVIRONMENT & PARKS

File to PPOEPS

Michael Kerry
 Michael Kerry
 Divisional Manager
 URBAN MANAGEMENT DIVISION

BCC PUBLICATION SCHEME APPROVED
 10 YEAR RELEASE
 Lord Mayor
 J.H.C.
 K up

11.0 BACKGROUND

Three properties that satisfy the criteria of the Bushland Acquisition Guidelines are recommended for purchase. The justification for their inclusion on the 1998-2000 Bushland Acquisition Program is provided below.

The Establishment and Coordination Committee approved the current 1998-2000 Bushland Acquisition Program on 19 October 1998. The focus of the 1998-2000 triennial program is the consolidation of core habitat areas and the protection of bushland and waterway corridors that link them. 46 properties were approved for acquisition on 19 October 1998, and one other at 266 Settlement Road, was included by the Committee on 9 August 1999. Of those 47 properties:

- 19 have been purchased or resumed;
- negotiations are in hand for 11; and
- no action has been taken with respect to 17 because they are not under foreseeable threat in the near term.

As at 30 December 2000, a total of 1635 hectare of land has been acquired at a cost of redacted

The proposed sites to be added to the acquisition program are:

- **Site No. 1:** A 3.2 ha portion of 1/150-4 Greensway Esplanade, Parkinson, is required to secure the regional corridor between Karawatha Forest and Greenbank Military Training Area (see Map 1A, 1B). Civic Cabinet endorsed the purchase of a portion of this property, on 30 November 1998, when approving the Larapinta-Parkinson Land Use Study. Acquisition at this time is recommended because the developer has commenced negotiations with Council on adjacent stages of the development.
- **Site No. 2:** A 0.95 ha block within the Wakerley Local Plan area at 228 Tilley Road, Wakerley, is required to secure a critical link in the regional wildlife movement corridor linking significant habitats in Bayside Parklands and Bulimba Creek Catchment. The property is identified as a *Natural area corridor – public ownership* in the Draft Wakerley Local Plan (see Map 2A, 2B). Acquisition is recommended at this time as the owners are wishing to leave the district and place the property on the market.

In the normal course of events purchases such as this would be made from infrastructure charges. However, as implementation of the Wakerley Infrastructure Charges Plan will not generate the funds for some time, it is recommended that the subject property be purchased from the Bushland Levy Fund which is to be reimbursed as the relevant infrastructure revenue is received.

- **Site No 3:** A 10.33 ha block within the Brisbane Koala Bushlands at 130 Cherbon Street, Burbank, is required to provide a safe access point to visitor facilities and enhanced public appreciation of, the J C Trotter Memorial Park, and a rationalisation of fire control lines (see Map 3A, 3B). Currently, access to the Park is via a narrow, 300 long metre access corridor off Cherbon Street.

Facilities including parking and passive recreation, are required to be developed closer to the road in this location, in accordance with the Brisbane Koala Bushlands Management Plan. This Plan was approved by Civil Cabinet in November 1999. This will also facilitate better management of visitor impacts upon sensitive scribbly gum and heath land vegetation communities. Acquisition at this time is recommended because the property has recently been placed on the market.

Details on each of the properties are included in the Schedule at Attachment 1.

12.0 CONSULTATION

Peter Cumming	Manager, City Planning
Bob Wallis	Manager, Development & Regulatory Services
Doug Yuille	Lord Mayor's Environmental Policy Adviser
Terry Griffiths	Solicitor, Brisbane City Legal Practice

All of whom are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

The implications of the recommended program are to support the protection of the strategic habitat areas and linking corridors within the Brisbane Green Space Management System, and to further implement the Brisbane Koala Protection Plan.

14.0 CORPORATE PLAN IMPACT

The proposal is consistent with the Corporate Plan:

4.1.1.1 "Public Open Space Planning and Management."

6.1.3.1 "Infrastructure charges plans/agreements for growth and redevelopment areas."

8.1.2.1 "Bushland Acquisition Program."

15.0 CUSTOMER IMPACT

Acquisition of the properties will generate an improvement in the overall community perception of Council's commitment to protecting important natural areas and wildlife corridor linkages.

16.0 ENVIRONMENTAL IMPACT

The acquisition of these properties will provide opportunities of enhancement of environmental values of the City's natural assets by either augmenting the major natural areas or providing fauna habitat linkages and corridors required to sustain them.

17.0 POLICY IMPACT

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

18.0 FUNDING IMPACT

Within approved Bushland Acquisition funds.

19.0 HUMAN RESOURCE IMPACT

Within existing resources.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING

As negotiations with private landowners will be involved, publicity should wait until individual properties have been acquired, at which time, publicity will be determined by the Lord Mayor's office and Marketing Services.

22.0 OPTIONS

1. Approve the inclusion of scheduled properties on the Bushland Acquisition Program 1998-2000;
2. Approve the proposal with amendment; or
3. Reject the proposal.

Option 1 is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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 four months from 1 March 2001 to 30 June 2001. 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

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

6 February 2001.

ACTION TAKEN

13/2/01 File to MBUD
TOWN CLERK

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

BCC PUBLICATION APPROVED
10 YEAR RELEASE
Lord Mayor
GHC.

RECEIVED

12 FEB 2001

COMMITTEE SECTION

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 four months from 1 March 2001;
- c) the current "Terms of Appointment" continue to apply;
- d) Councillors and Council Officers be confirmed as members of the Advisory Boards as set out in Attachment "B"

10.0 DIVISIONAL MANAGER



JUDE MUNRO
CHIEF EXECUTIVE OFFICER

G:\LMGMM\MBUD\WORDDOCS\E&CS\extend2.doc

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 is due to expire 28 February 2001.

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 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.

12.0 CONSULTATION

The following have been consulted on the extension of the membership terms and are in agreement:

Lord Mayor

Chairs of the Advisory Boards of Management of Brisbane Transport (Ms Nerolie Withnall), Brisbane Water (Mr Neil Summerson), City Business (Mr Graham Hart), Brisbane City Works (Mr Ian Brusasco)
Mr David Askern (Brisbane City Legal Practice)

13.0 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.

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.

14.0 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 2001-2005.

15.0 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.

16.0 ENVIRONMENTAL IMPACT

No impact.

17.0 POLICY IMPACT

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

18.0 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).

19.0 HUMAN RESOURCES IMPACT

No impact.

20.0 URGENCY

As soon as possible. Current terms expire on 28 February 2001.

21.0 PUBLICITY / MARKETING STRATEGY

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

22.0 OPTIONS

- (1) Approve the recommendations
- (2) Modify the recommendations

Option (1) is the preferred option

E&C SUBMISSION

1.0 FILE NUMBER 252/7/0(P2/A2)

2.0 TITLE

Brisbane Water - Annual Performance Plan 2000-01

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek the Committee's approval for the amendment of two Key Performance Indicators in the Annual Performance Plan 2000-01 for Brisbane Water, following agreement between the Holding Entity Advisory Board and Brisbane Water.

4.0 PROPONENT

Holding Entity Advisory Board

5.0 SUBMISSION PREPARED BY

Ray Folley, Manager Business Unit Development Branch, Secretary Holding Entity Advisory Board (Ext 39109)

6.0 DATE

6 February 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

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

No

9.0 RECOMMENDATION

That E&C approve the amendments to the targets of two Key Performance Indicators in the 2000-01 Performance Plan for Brisbane Water.

10.0 MANAGER



Ray Folley
Secretary, Holding Entity Advisory Board

APPROVED
10 YEAR RELEASE
ECC PUBLIC INFORMATION SCHEME

Lord Mayor
SA
gvc
Holly
JSD

ACTION TAKEN

13, 2, 01

TOWN CLERK

File to MBUD

RECEIVED

12 FEB 2001

COMMITTEE SECTION

11.0 BACKGROUND

The Local Government Act requires Brisbane Water, as a National Competition Policy Type One business, to have an Annual Performance Plan and Council has delegated E&C the authority to sign off on the Performance Plan (Resolution No. 204/121). The Annual Performance Plan includes financial and non-financial key performance indicators. With the endorsement of the Advisory Boards and approval of E&C, the key performance indicators may be amended if circumstances dictate

E&C approved Brisbane Water's 2000-01 Annual Performance Plan on 13 June 2000. Brisbane Water is now requesting changes to the following Key Performance Indicators. Brisbane Water's Advisory Board endorsed these changes at its 14 December 2000 meeting. The Holding Entity Advisory Board at its 1 February 2001 meeting supported the recommended changes.

	<i>Existing</i>	<i>Proposed</i>
Customer Product and Service Index	25	70
eBrisbane Transaction Index	70	30

The original targets for these two key performance indicators were set at the end of the 1999/2000 Financial Year. Subsequent development during the current Financial Year revealed the initial targets to be inappropriate if the Indicators are to be used on an ongoing basis, that is over several financial years. The revised calculation methodologies for each of the indicators will allow this continuity to occur.

12.0 CONSULTATION

Holding Entity Advisory Board

Chair, Brisbane Water Advisory Board of Management

Divisional Manager, Brisbane Water

All consulted agree with the recommendation

13.0 IMPLICATIONS OF PROPOSAL

There are no negative impacts. The Performance Plan sets out the objectives and key performance indicators for Brisbane Water for the 2000-01 financial year. The Holding Entity Advisory Board and Brisbane Water Advisory Board of Management will continue to monitor the performance of the business during the 2000-01 financial year against these revised targets.

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

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

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C AMENDED AGENDA – 19 FEBRUARY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
19/02-1F M	320/38-QS730(34) 320/38-QS730/1286(34) 320/38-QS150/123(34) 320/38-QS730/1034(34) 320/38-QS730/1133(34) 320/38-QS220/24(35) 320/38-QS220/24(34)	City Governance 9 FEB 2001	Offer of Compensation – Resumption of Council properties for Transport Purposes and for and Incidental Purposes by Queensland Department of mains Roads as Constructing Authority for the sate of Queensland – Nundah By-Pass Project	Y
19/02-2F —	364/150/2-RK030/P30	City Governance	Sale of Council land situated at 99 Agnew Street, Norman Park	H
19/02-3F M	364/48/2-PV930/222(2)	City Governance	Lease Agreement - Hutchison Telecommunications (Australia) Ltd – Co-siting of a mobile telecommunications facility at the Boondall Entertainment Centre, Boondall	X
19/02-1K R	(7)202/11-VH345/322 (2)202/11-VH345/328	Urban Management	Acquisition of Land for Environmental Purposes – 322, 328 Mt Petrie Road, Mackenzie	Y
19/02-1L M	240/7-99/2000	OLMCEO	Contracts to Provide Professional Services – Report for November 2000	Y
19/02-2L M	243/110-55/99/00	OLMCEO	Stores Board Report – Submission for E&C approval: K55-99/00 Operations of Outdoor Cinema in City (Botanic) Gardens	Y
19/02-1N —	364/82-DO332(1/P3)	CED	Surrender and grant of 20 year Lease to Jindalee Golf Club Incorporated	WD

BCC PUBLICATION SCHEME
10 YEAR RELEASE PERIOD

Present at meeting:

- K O T Quinn*
- D B Churchill*
- S L Humphreys*
- K M Rea*
- M A Hayes*
- G M MacPherson*

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 NUMBERS:** 320/38-QS730(34), 320/38-QS730/1286(34), 320/38-QS150/123(34), 320/38-QS730/1034(34), 320/38-QS730/1133(34), 320/38-QS220/24(35), 320/38-QS220/24(34).

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

Dealing with an Offer of Compensation arising from the resumption of Council properties for Transport Purposes and for an Incidental Purpose by Queensland Department of Main Roads as Constructing Authority for the State of Queensland – Nundah By-Pass Project.

3.0 **ISSUE/PURPOSE**

To obtain approval for the Divisional Manager, City Governance to lodge a Claim for Compensation and a request for an Advance against Compensation with the Queensland Department of Main Roads arising from its resumption of various Council owned properties for construction of the Nundah By-Pass.

4.0 **PROPONENT**

John Orange, Divisional Manager, City Governance (DMGRF, Ext 35577).

5.0 **SUBMISSION PREPARED BY**

Frank Riley, Manager City Assets (MCA, Ext 34145).

6.0 **DATE**

9 February 2001

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

For E & C Approval

ACTION TAKEN

19 / 2 / 01
TOWN CLERK
File to MCA

RECEIVED

19 FEB 2001

COMMITTEE SECTION

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 Divisional Manager, City Governance be authorised to lodge a Claim for Compensation and a request for an Advance against Compensation with the Queensland Department of Main Roads arising from its resumption of various Council owned properties for construction of the Nundah By-Pass.

10.0 MANAGER

John Orange

John Orange
Divisional Manager
City Governance

I Recommend Accordingly

[Signature]
CHIEF EXECUTIVE OFFICER

APPROVED

19 FEB 2001

[Signature]
Lord Mayor

[Signatures]

BCC PUBLICATION SCHEME
10 YEAR RELEASE

RECEIVED

19 FEB 2001

COMMITTEE SECTION

11.0 BACKGROUND

By Proclamation which appeared in the Queensland Government Gazette on 29 October, 1999, the Queensland Department of Main Roads, as Constructing Authority for the State of Queensland, resumed land from Council for the Nundah By-Pass Project. The resumed areas, as shaded yellow on the attached plans, are detailed as follows:-

Rateable Address of portion or parent property	Real Property Description	Area Resumed m ²	Comment	Attach-Ment No.
1286 Sandgate Rd, Nundah	Lot 7 SP 124360	743 part	Strip of land, varying in width from 8.7 metre down to 5.9 metres, from the Badge Street frontage to Boyd Park. Nundah Library & Nundah Memorial Hall effected.	1A
123 Buckland Rd, Nundah	Lot 2 SP 122852	2,875 part	Strip of land approximately 58.7 metres wide, taken as a diagonal from the middle of Nundah Memorial Park. Once the road tunnel is constructed, the 'Park' area will be reinstated and returned to Council in volumetric Title.	2A
1034 Sandgate Rd, Nundah	Lot 51 SP 124003	218 part	Strip of land, under 5 metres wide, taken from the Sandgate Road frontage to Ross Park. No improvements effected.	3A
1133 Sandgate Rd, Nundah	Lot 1 RP 152471	398 whole	An irregular shaped piece of land, being part of the car-park area beside Toombul Shire Hall.	4A
1135 Sandgate Rd, Nundah	Lot 17 RP 152471	398 whole	A rectangular shaped piece of land, being part of the sealed car-park area beside Toombul Shire Hall.	4A
1137 Sandgate Rd, Nundah	Lot 4 SP 124009	264 part	An irregular shaped piece of land, taken from the sealed car-park area beside Toombul Shire Hall.	4A
1139 Sandgate Rd, Nundah	Lot 6 SP 124009	30 part	An irregular shaped piece of land, taken from the rear car-park area behind Toombul Shire Hall.	4A
24 Danby Lane, Nundah	Lot 1 RP 33982	424.9 whole	An irregular shaped piece of vacant land, situated between Danby Lane and the railway line. Behind Toombul Shire Hall.	4B

11.0 BACKGROUND contd.

All but one of the areas scheduled were parts or portions from larger properties that are held in freehold by Council for a range of purposes under a variety of zones.

As required under the Acquisition of Land Act, the date of valuation to assess compensation for each resumed property is the date of resumption. An External Valuation Consultant was appointed to make these valuation assessments on behalf of Council. The valuations were based upon the deemed 'highest & best' use of the land after disregarding the existing zones.

Council's external Valuation Consultant has undertaken Valuations for all of the properties, however the assessment of Injurious Affection remains to be completed for Nundah Library and Memorial Hall. These Valuations are detailed as follows:-

Rateable Address	m ² Area Resumed	Zone at date of Valuation / Resumption	Valuation / Assessed Compensation	Attachment No.
1286 Sandgate Rd, Nundah	743 part	Open Space, Special Uses (Library) & (Community Centre)	Part redacted plus yet to be determined amounts for Injurious Affection to the Library and Memorial Hall buildings.	1B
123 Buckland Rd, Nundah	2,875 part	Special Uses (Utility Installation)	redacted subject to reinstatement of landscaped park area & volumetric title.	2B
1034 Sandgate Rd, Nundah	218 part	Open Space	redacted which includes an allowance to relocate the fence to new alignment.	3B
1133 Sandgate Rd, Nundah	398 whole	Special Uses (Utility Installation)	redacted subject to creation of parking bays and service vehicle access.	4C
1135 S'gate Rd, Nundah	398 whole	Special Uses (Utility Installation)	Part redacted - included above.	4C
1137 S'gate Rd, Nundah	264 part	Special Uses (Utility Installation)	Part redacted - included above.	4C
1139 S'gate Rd, Nundah	30 part	Special Uses (Utility Installation)	Part redacted - included above.	4C
24 Danby Lane, Nundah	424.9 whole	Special Uses (Utility Installation)	Part redacted - included above.	4C
Total			redacted	

11.0 BACKGROUND contd.

To this total should be added an amount for professional fees incurred in formulation of the Claim (estimated at redacted), plus an allowance for Interest, which for say 16 months, would equate to approximately redacted. **Therefore Council's Claim stands at redacted plus as yet unquantified amounts for Injurious Affection to the Nundah Library and Memorial Hall.**

The Injurious Affection to the Nundah Library and Memorial Hall arises from the fact that arterial traffic noise and pollution will now be sourced a lot closer to these buildings as a result of the road scheme.

The Department of Main Roads commissioned an Acoustic Consultant to measure existing noise levels at various properties affected by the By-Pass Project and then project the expected noise levels at the same locations after allowing for the additional road/traffic noise associated with the scheme. A summary of this report was provided by the Principal Engineer (Infrastructure Design) and stated that:

- ◆ “for the year 2011 traffic planning horizon, the predicted noise level measured outside the Library and Memorial Hall will exceed the departmental (Department of Main Roads) criterion level”;
- ◆ “thus it can be concluded that the Nundah Memorial Hall will be impacted by the road traffic noise levels due to the construction of the deviation while the BCC Library will not be impacted due to the fact that the library's normal operation includes people activity and air-conditioning.”(whose noise levels will mask the road noise);
- ◆ “Nevertheless it should be realised that the conclusions have been based upon available data and due to the complications of the source / receiver geometry i.e. due to location of the tunnel mouth and retaining walls with respect to the position of the two buildings, the actual final noise impact can only be verified by noise measurement at the end of construction.” (expected mid 2001);

This report summary was referred to Dan Maher, Supervising Engineer Roads, City Design for assessment. His comments concluded – “ Thus, without amelioration, the Memorial Hall (internal) will experience ‘very difficult communication’ problems, while the Library will also have some communication problems, neither being an acceptable operating environment. Outside levels of 70 to 72 dB(A) would be akin to standing on the footpath on Coronation Drive, Toowong, in peak hour.” He recommended that amelioration measures were warranted and nominated options, subject to the Main Roads' Acoustic Consultant verifying the effectiveness of these options through modelling.

Despite a number of approaches, Main Roads have not moved from their position ‘that any further consideration of the noise impacts will only be undertaken at the completion of construction.’”

11.0 BACKGROUND contd.

Whilst Main Roads have made an offer of compensation in the amount of [redacted] 'all up', which included allowances for Council to make alterations to undertake building works to the Nundah Library and Memorial Hall to ameliorate possible noise increases and provide ventilation plant to the Hall, it is not recommended that it be accepted on the basis that the estimated allowance amount of [redacted] [redacted]) may be insufficient to cover the cost of amelioration works which are yet to be defined and costed.

It is recommended therefore that the Divisional Manager, City Governance be authorised to lodge a Claim a Claim for Compensation together with a request for an Advance against Compensation with the Queensland Department of Main Roads. In this way, a portion of the outstanding compensation monies can be paid to Council and Council retains the ability to recover the balance Injurious Affection amounts when the cost of works required to ameliorate the projected noise levels to meet departmental criterion have been properly identified.

12.0 CONSULTATION

Sharon Humphreys, Chairperson of Finance Committee
Dan Maher, Supervising Engineer Roads, City Design
John Wood, Council's Consultant Valuer

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

If the recommendation is accepted, Council will receive some compensation for land already resumed. If the recommendation is rejected and Council accepts the current Offer of Compensation in the amount of [redacted] 'all up', sufficient funds may not be available to ameliorate the projected noise levels at the Nundah Library and Memorial Hall.

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

Council will receive revenue in the form of compensation to the value of at least ^{redacted}
(and possibly ^{redacted}) in the current financial year.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

Normal course of business

21.0 POLICY/MARKETING STRATEGY

Nil

22.0 OPTIONS

1. Accept the recommendation that the Divisional Manager, City Governance be authorised to lodge a Claim for Compensation and a request for an Advance against Compensation with the Queensland Department of Main Roads arising from its resumption of various Council owned properties for construction of the Nundah By-Pass.
2. Reject the recommendation and renegotiate further with Queensland Department of Main Roads.
3. Accept the Offer from the Queensland Department of Main Roads in the amount of ^{redacted} 'all up'.

Option 1 is preferred and recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with Hutchison Telecommunications (Australia) Limited for an area of the land located at the Boondall Entertainment Centre, Melaleuca Drive, Boondall.

3.0 ISSUE/PURPOSE

To obtain approval from the Establishment & Co-ordination Committee for Hutchison Telecommunications (Australia) Limited (trading as Orange) to lease a portion of the land at the Boondall Entertainment Centre, Boondall for the co-siting of a mobile telecommunications facility as depicted in the attached site plan and photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston
Principal Asset Manager
City Assets Ext 35588

ACTION TAKEN

19/2/01

TOWN CLERK

File to PAMCA

6.0 DATE

19 February 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment and Co-ordination Committee Approval

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

Not Applicable

BCC PUBLICATION SCHEME
10 YEAR RELEASE

That:

- (1) Successive leases be granted to Hutchison Telecommunications (Australia) Limited for the co-siting of a telecommunications facility, upon the standard terms and conditions for such leases, over that area of land being generally in accordance with the depiction of that part of the site at the Boondall Entertainment Centre which is shaded yellow on the attached copy of the site plan marked "B"; and
- (2) the said leases be for an aggregate period of 20 years, comprised of two successive periods of ten years each commencing at an annual rental of redacted (includes GST) upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice; and
- (3) Hutchison Telecommunications (Australia) Limited pay Council an establishment fee of redacted (includes GST).

10.0 MANAGER


John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

APPROVED

19 FEB 2001


Lord Mayor

RECEIVED

19 FEB 2001

COMMITTEE SECTION

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

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

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

Until recently Council's basis for determining lease rentals provided no differentiation between the financial impost on high impact over medium or low impact. The 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 is a "low impact" proposal to install for the Orange network a telecommunications facility by Hutchison on a part of the Council land presently occupied by the Boondall Entertainment Centre, Melaleuca Drive, Boondall (Lot 44 on RP 214892 - refer to the attached BiMap). The proposed installation is intended to be located on the rooftop of the Entertainment Centre and will be a co-siting in conjunction with existing Optus and One.Tel facilities

The site is designated as a "Special Purpose 5 (Entertainment Centre)" under the provisions of the Brisbane City Plan 2000. The application states ... "that the proposal complies with the intent of section 7.3 Special Purpose Centre, as it is for a subordinate use which will improve services to the Entertainment Centre and surrounding area. The planned proposal has been integrated into its surrounds by co-siting the Orange antennas in conjunction with other already established telecommunication facilities."

The nearest residentially zoned properties lie within approximately 500 metres of the proposed facility.

The telecommunications facility to be installed upon the Entertainment Centre will be comprised of the following infrastructure items:-

- Six (6) pole mounted panel antennas;
- Three pole mounted parabolic antennas, being 600mm in diameter;
- Cabling between the antennas and the equipment shelter;
- Equipment shelter on spanning beams on the eastern side of the rooftop;
- Access stairs and walkway to antennas; and
- Power cable from main switchboard DB1D to equipment shelter.

Two alternative sites were considered by the applicant, both being in the immediate vicinity. The first was the "swap out" of an existing light pole situated within the Entertainment Centre's car park however this option was rejected due to its limited suitability for transmission purposes. The second alternative investigated was to co-locate upon the existing Vodafone monopole situated within the Brisbane Entertainment Centre grounds. However, this option was abandoned due to engineering considerations.

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

A site plan, elevation drawing, lease area plan and a photomontage are included among the attachments.

12.0 CONSULTATION

- Councillor Sharon Humphreys, Chairperson, Finance Committee
- Councillor Victoria Newton, Councillor Deagon Ward
- Frank Riley, Manager, City Assets
- Allan Richardson, Events Operation Manager, Major Venues.
- Alan Rogers, Manager, Community and Lifestyle
- David Hains, Senior Research Officer, Information and Knowledge

Local Councillor, Victoria Newton, commented as follows:-

- I support co-location of these towers as a preference – wherever possible
- Given its location, it is not going to have visual impact affecting residents.
- I am concerned however, about the long-term health risks these towers may pose to the community and would like this noted

None of those consulted raised objections to what is proposed.

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

Option 1 is the recommended option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 240/7-99/2000

19/02-16

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for November 2000

3.0 ISSUE / PURPOSE

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

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

14 February 2001

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

19/2/01

TOWN CLERK

File to PAMCEO

9.0 RECOMMENDATION

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

RECEIVED

10.0

19 FEB 2001

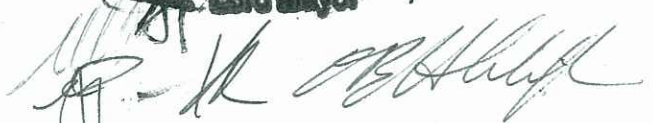
APPROVED


Jude Munro
CHIEF EXECUTIVE OFFICER

COMMITTEE SECTION

19 FEB 2001


Lord Mayor



BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$1,821,729.48 during the month of November 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

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Stores Board Report - Submission for approval by the Establishment and Co-ordination Committee.
Operation of Outdoor cinema in City (Botanic) Gardens by Sunset Cinema.

3.0 ISSUE/PURPOSE

To seek E&C approval to vary the terms by which Sunset Cinema Pty Ltd operates the Outdoor cinema in the City (Botanic Gardens).

4.0 PROPONENT

Michael Kerry
Divisional Manager, Urban Management

5.0 SUBMISSION PREPARED BY

Ian Hunter, Principal Program Officer - Parks

6.0 DATE

14 February 2001

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL

For E & C approval.

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

No.

9.0 RECOMMENDATION

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

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

Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED

19 FEB 2001

.....
Lord Mayor

BCG PUBLICATION SCHEM
10 YEAR RELEASE

ACTION TAKEN

19, 2, 01

TOWN CLERK

File to

RECEIVED

19 FEB 2001

COMMITTEE SECTION

11.0 BACKGROUND

The following submission has been considered by the Chief Executive Officer and Stores Board on 14 February 2001 and the individual recommendations are referred to the Establishment and Co-ordination Committee for acceptance as they are considered to be the most advantageous to Council:-

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
K55-99/00	Operation of Outdoor Cinema in City (Botanic) Gardens	Within E & C Delegation

12.0 CONSULTATION

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

13.0 IMPLICATIONS OF PROPOSAL

Contracts will be entered into with the recommended Operator.

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 this submission, where applicable.

17.0 POLICY IMPACT

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

18.0 FUNDING IMPACT

Funding details are included in the Divisional submission.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

As appropriate.

22.0 OPTIONS

Option 1: Approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C AGENDA – 26 FEBRUARY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
26/02-1F M	364/150/2-JN935/178 364/150/2-QE165/861 26 FEB 2001	City Governance	Sale of Council properties at: 178 Waterworks Road, Ashgrove 861 Boundary Road, Coopers Plains	YES
26/02-2F R	364/48/3(190) 26 FEB 2001	City Governance	Shared Use Pole Master Licence Agreement	YES
26/02-3F M	364/48/2-TF340/P1(1) 26 FEB 2001	City Governance	Lease Agreement – Lucent Technologies Australia Pty Ltd – Portion of land at Dittmer Park, Mt Gravatt - Establishment of a mobile telecommunications facility	YES
26/02-4F M	364/48/3(203) 26 FEB 2001	City Governance	Lease Agreement – Orange Australia – Co-siting of a mobile telecommunications facility – Roles Hill Reservoir	YES
26/02-5F M	364/48/2-DO631(2) 26 FEB 2001	City Governance	Lease Agreement – Orange Australia – Collocation of a mobile telecommunications facility – Waste Transfer Station, Upper Kedron Road, Ferny Grove	YES
26/02-6F R (Special 27/2)	460/32/24(1841) 26 FEB 2001	City Governance	Withdrawal of a Council decision to excise a portion of trust land from Graceville Memorial Park to allow for the construction of a mobile telecommunication facility.	YES
26/02-1K M	202/11-JB160/144(A1) 26 FEB 2001	Urban Management	Claim for Compensation – Resumption of Land for Drainage Purposes – 144 Coulson Street, Wacol	YES
26/02-2K M	202/11-PO120/144(A1) 26 FEB 2001	Urban Management	Claim for Compensation – Resumption of Land for Road Purposes – 144 Abbotsford Road, Bowen Hills	YES
26/02-3K M	202/11-NP460/90 26 FEB 2001	Urban Management	Claim for Compensation – Resumption of Land for Road Purposes – 90 Kingsford Smith Drive, Albion	YES
26/02-1N R	364/82-TF340/P1(1) 26 FEB 2001	CED	Assignment of Mortgage of Lease of Mt Gravatt Sporting and Workers Club to Brisbane Lions Soccer Club Ltd	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.

26/02-2N R	(4)456/20/34(1) 26 FEB 2001	CED	Queen Street Mall Advisory Committee – Membership	YES
26/02-3N R	(4)456/20/62(1) 26 FEB 2001	CED	Chinatown The Valley Advisory Committee – Membership	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.

present at meeting:

J G Scortery
 K O T Quinn
 D B Hinchliffe
 S L Humphreys
 K M Rea
 M A Hayes
 J H Campbell

BCC PUBLICATION SCHEME
 10 YEAR RELEASE

1.0 FILE NUMBER: 364/150/2-JN935/178
364/150/2-QE165/861

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Council properties situated at 178 Waterworks Road, Ashgrove and 861 Boundary Road, Coopers Plains.

3.0 ISSUE/PURPOSE

To obtain approval for the sale of these properties which are surplus to Council's requirements.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance

5.0 SUBMISSION PREPARED BY

Paul Grove, Corporate Projects Manager, City Assets, ext. 34096.

6.0 DATE

21 February 2001

APPROVED

26 FEB

Lord Mayor

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

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

RECEIVED

27 2101

26 FEB 2001

TOWN CLERK

COMMITTEE SECTION

For CPMCA

9.0 RECOMMENDATION

It is recommended that the properties at 178 Waterworks Road, Ashgrove, described as Lot 22 on SP 115246 and 861 Boundary Road, Coopers Plains, described as Lot 9 on SP 103228 be sold by public auction at a date and reserve price to be determined by the Divisional Manager, City Governance.

10.0 DIVISIONAL MANAGER


John Orange
Divisional Manager
CITY GOVERNANCE

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council is the registered owner of the vacant land situated at 178 Waterworks Road, Ashgrove and the improved property at 861 Boundary Road, Coopers Plains. These properties were acquired in conjunction with the Waterworks Road Transit Lane Project and the Boundary Road widening schemes respectively.

Road works and the necessary new surveys have now been completed for both sites.

Internal investigations have revealed that these sites are surplus to Council's requirements and can now be made available for disposal.

The site at 178 Waterworks Road, Ashgrove is a vacant site containing 656 square metres and is located in the 'LMR' (Low Medium Density Residential) area. (Site plan at Attachment 1).

861 Boundary Road, Coopers Plains is improved with a highset wooden dwelling which is in a poor condition. This site, containing 929 square metres, is located in the 'FI' (Future Industry) area. (Site plan at Attachment 2).

Both of these sites have been independently valued by King Property at:-

178 Waterworks Road - redacted (Enclosed as Attachment 3)

861 Boundary Road - redacted (Enclosed as Attachment 4).

Jones Lang LaSalle have been appointed as Council's marketing agent for the sale of surplus properties associated with the 2000/01 Council Property Disposal Program. If approved it is anticipated that the public auction of these properties will take place in March 2001.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee.

Councillor Ann Bennison, Councillor for Enoggera.

Councillor Mark Bailey, Councillor for Moorooka.

Derek Sharp, Program Officer, Major Projects, Transport Infrastructure, Urban Management Division.

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 CORPORATE PLAN IMPACT

In line with Corporate Strategy 1.4.3. Improve the management and performance of Council's physical asset and information portfolio through the strategy to enable maximum benefit (in both dollar and non-dollar terms) from the disposal of Council's surplus assets.

15.0 CUSTOMER IMPACT

Properties to be made available for purchase via public auction.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

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

18.0 FUNDING IMPACT

Funds for the disposal of these sites are available in the 2000/01 City Assets Branch disposal program budget.

19.0 HUMAN RESOURCE IMPACT

Marketing and sale process to be undertaken by Jones Lang LaSalle under the direction of City Assets Branch.

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

As considered appropriate. Jones Lang LaSalle as the appointed Real Estate Agency will undertake the site marketing.

22.0 OPTIONS

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

Option 1 is the preferred option.

1.0 FILE NUMBER: 364/48/2-TF340/P1(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 located at Dittmer Park, Mt Gravatt.

3.0 ISSUE/PURPOSE

To obtain approval from the Establishment & Co-ordination Committee for Lucent Technologies Australia Pty Ltd to lease a portion of land at Dittmer Park, Mt Gravatt, for the establishment of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

Frank Riley
Manager
City Assets Branch
City Governance Division - Ext 34145

6.0 DATE

23 February 2001

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

BCC PUBLICATION SCHEME
10 YEAR RELEASE

APPROVED

28 FEB 2001

Lord Mayor

RECEIVED

26 FEB 2001

COMMITTEE SECTION

ACTION TAKEN

272 101

TOWN CLERK

File MCA

9.0 RECOMMENDATION

That:

(1)

Successive leases be granted (for the One.Tel Wireless Communications Network) to Lucent Technologies Australia Pty Limited ACN 002 326 687, upon the standard terms and conditions for such leases, generally in accordance with that part of the land situated at Dittmer Park, Mt Gravatt site shaded yellow on the attached copy of Drawing 4053-160 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 commencing at an annual rental of redacted (including GST) upon terms which would be satisfactory to the Manager Brisbane City Leal Practice; and

(3)

Lucent Technologies Australia Pty Ltd pay an establishment fee of redacted (including GST)

10.0 DIVISIONAL MANAGER

dy

AL
John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly

[Signature]

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 was 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 delegated its powers in relation to the granting of leases to Telecommunications Carriers to the Establishment & Co-ordination 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 establishment of a mobile telecommunications facility on Council land at Dittmer Park, Mt Gravatt, by Lucent Technologies. The proposal is to replace an existing 20 metre light pole and erect an equipment shelter on ground level near the monopole. The existing light pole structure is located on part of the Council land presently occupied by the Mt Gravatt Sporting and Workers Club and is located on the corner of Logan Road and Klumpp Roads Mt Gravatt. The land is described as Lot 3 on RP 208568. (refer to the attached plans)

Lucent negotiated an agreement with Mt Gravatt Sporting & Worker Club for the installation of this facility, however in December 2000, notification was received that the Mt Gravatt Sporting & Workers Club was in liquidation. Given this development, City Assets re-negotiated with Lucent Technologies to enter into a 20-year lease commencing from the date of liquidation. Lucent has agreed to pay for the cost of excising a portion of land from the sporting club lease, and all other rental charges.

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 and is comprised of the following infrastructure items:

- Swap out an existing 20 metre light pole for a new 25 metre monopole with a slim line headframe, 3 Radio Frequency 1.3m Panel Antennas and 3 Microwave Dish mounted on the pole; and
- An equipment cabin 3m x 2.5m x 2.990m high mounted at ground level.

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

12.0 CONSULTATION

- Councillor Sharon Humphreys, Chairperson Finance Committee.
- Councillor Graham Quirk, Councillor Wishart Ward.
- Pauline Peel, Divisional Manager, Community & Economic Development.
- Alan Rogers, Manager, Community & Lifestyle Community & Economic Development.
- Frank Riley, Manager, City Assets Branch
- David Hains, Senior Research Officer, Information and Knowledge.

No objections have been raised

13.0 IMPLICATIONS OF PROPOSAL

Council will receive an ongoing income for the site.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan:-

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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed lease of a portion of the land known as Roles Hill Reservoir 30 Preston, Manly West, registered in the name of the Brisbane City Council and currently held as Community use area (Utility Installation).

3.0 ISSUE/PURPOSE

To obtain approval from the Establishment & Co-ordination Committee for Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia to lease a portion of the land at the Roles Hill Reservoir, Wynnum West for the co-siting of a mobile telecommunications facility as depicted in the attached site plan and photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

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

BCC PUBLICATION SCHEME
10 YEAR RELEASE
APPROVED
26 FEB
Lord Mayor

[Handwritten signatures and initials]
JHC
SA
KJ
VB

6.0 DATE

26/02/01

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment & Co-ordination approval

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

No.

ACTION TAKEN
27/2/01
TOWN CLERK &
JL PAMCA

RECEIVED
26 FEB 2001
COMMITTEE SECTION

9.0 RECOMMENDATION

That:

- 1) A lease be granted for Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia, for the co-siting of a telecommunication facility, upon the standard terms and conditions for such leases, over that area of land being generally in accordance with the depiction of that part of the site at the Roles Hill Reservoir 30 Preston, Manly West, which is shaded yellow on the attached copy of Drawing A01 marked "A"
- (2) the said lease be for an aggregate period of 20 years, commencing at an annual rental of redacted (includes GST) upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice; and
- (3) Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia pay an establishment fee of redacted (includes GST).

10.0 DIVISIONAL MANAGER



John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

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

On 2 August 2000 the Council resolved that it was 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 delegated its powers in relation to the granting of leases to Telecommunications Carriers to the Establishment & Co-ordination 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 application involves the co-siting of a low-impact mobile telecommunications facility onto an existing public utility known as the Roles Hill Reservoir 30 Preston Road, Manly West. The site is zoned Community uses (Utility Installation) intended for community facilities or public purposes. The Orange Australia proposal is for a lease area of the reservoir with the transmission equipment comprising of antennas mounted on individual poles located on the roof of the reservoir. The site is otherwise described as Lot 1 on RP44294, (refer to the attached plans).

The proposed development will be located within a two-metre high wire-mesh construction with three bands of barbed wire at the extent security fenced lease area of (5 x 4.5 metres) within the reservoir and will comprise:

- Six (6) panel antennas to be pole Mounted at the perimeter of the reservoir, at an elevation of 33 metres above ground.
- Five (5) 600mm, two (1) 300mm and one (1) 1200mm diameter microwave transmission dishes to be pole mounted to the perimeter of the structure at varying orientations and elevation (refer to DSL Drawing No A03).
- Underground cabling from the equipment shelter to the antennas on the reservoir structure.
- An equipment shelter (which accommodates associated electronic equipment) of 2.5 m x 2.5m x 3.0m and batteries to be located in the proximity of the existing shelter for AAPT, within a secure fenced lease area of the dimensions 5 x 4.5 meters.

The location and fixing of the facility and its components are to the satisfaction of the Manager Water & Sewerage.

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

12.0 CONSULTATION

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

Councillor Peter Cumming stated that residents expressed concerns regarding the number of facilities and possible radiation levels. Co-siting opportunity exist on this site which fall within Australian Standards for radiation emission.

No other parties raised an objection to the proposal

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:-

Strategy 1.4.3: Improve the management and performance of City Governance's physical asset and information 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 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. Approve the recommendation.
2. Not approve the recommendation.

Option 1 is the recommended option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 364/48/2-D0631(2)

26/02-5F

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed lease of a portion of the land known as, registered in the name of the Brisbane City Council and currently held as Community use area (Utility Installation).

3.0 ISSUE/PURPOSE

To obtain approval from the Establishment & Co-ordination Committee for Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia to lease a portion of the land at the Waste Transfer Station, Upper Kedron Rd, Ferny Grove for the co-location of a mobile telecommunications as depicted in the attached site plan and photomontage.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

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

APPROVED

26 FEB

Lord Mayor

Johnston
Johnston
Johnston

6.0 DATE

21/02/01

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment & Co-ordination approval

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

No.

ACTION TAKEN

27/2 101

TOWN CLERK

Fib PAMCA

RECEIVED

26 FEB 2001

COMMITTEE SECTION

BCO PUBLICATION SCHEME
10 YEAR RELEASE

9.0 RECOMMENDATION

That:

- 1) A lease be granted for Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia, for the co-location of a telecommunication facility, upon the standard terms and conditions for such leases, over that area of land being generally in accordance with the depiction of that part of the site at the Ferny Grove Waste Transfer Station, Upper Kedron Road, Ferny Grove which is shaded yellow on the attached copy of Drawing A02 marked "A"; and
- (2) the said lease be for an aggregate period of 20 years, commencing at an annual rental of ^{redacted} (includes GST) upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice; and
- (3) Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia pay an establishment fee of ^{redacted} (includes GST).

10.0 DIVISIONAL MANAGER



John Orange
DIVISIONAL MANAGER
CITY GOVERNANCE DIVISION

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

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

On 2 August 2000 the Council resolved that it was 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 delegated its powers in relation to the granting of leases to Telecommunications Carriers to the Establishment & Co-ordination 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 application involves the co-location of a low-impact mobile telecommunications facility onto an existing public utility known as the Ferny Grove Waste Transfer Station, Upper Kedron Road, Ferny grove. The site is zoned Community uses (Utility Installation) intended community facilities or public purposes. The Orange Australia proposal is for a lease area with the transmission equipment comprising of antennas mounted on existing monopole and fenced equipment shed located on the site of the waste transfer station. The site is otherwise described as Lot 2 on RP192282, (refer to the attached plans).

The proposed development will be located within a two-meter high wire-mesh construction with three bands of barbed wire at the extent security fenced lease area of (5 x 6.2 metres) within the reservoir and will comprise:

- Six (6) panel antennas to be mounted on proposed AAPT pole at an elevation of 25 metres above ground level;
- Three (3) 600mm diameter microwave transmission dishes to be positioned on the pole at an elevation of 22 meters and orientation of 70, 162 and 91 degree (refer to DSL Drawing No A03).
- Overhead cabling from the equipment shelter to the antennas.
- An equipment shelter (which accommodates associated electronic equipment) of 2.5 m x 2.5m x 3.0m to be located adjacent to the proposed shelter of AAPT, within a secure fenced lease area of the dimensions 5 x 6.2 meters.

The location and fixing of the facility and its components are to the satisfaction of the Senior Officer Waste Management.

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

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee
Councillor Ann Bennison, Councillor Enoggera Ward
Mark Ricketts, Senior Officer Waste Management, Community & Economic Development
Ray Smith, Senior Contracts Administrator, City Waste Services
Frank Riley, Manager, City Assets

None of the parties raised an objection to the proposal.

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:-

Strategy 1.4.3: Improve the management and performance of City Governance's physical asset and information 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 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 Approve the recommendation.
2. Not approve the recommendation.

Option 1 is the recommended option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 202/11-JB160/144(A1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land at 144 Coulson Street, Wacol.

3.0 ISSUE/PURPOSE

To reject a claim for compensation, to make a counter offer and if rejected, then to make payment of an advance against compensation for the land resumed at 144 Coulson Street, Wacol.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management.

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Project Officer Asset Coordination, extension 36964

6.0 DATE

21 February 2001.

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.

BCO PUBLICATION SCHEME
10 YEAR RELEASE
APPROVED
26 FEB 2001
Lord Mayor
GVC No 201
JED
AL.

RECEIVED

26 FEB 2001

COMMITTEE SECTION

ACTION TAKEN

27/2/01

TOWN CLERK

File No PCL2
letter

9.0 RECOMMENDATION

It is recommended that the Establishment and Coordination Committee approve;

1. That the claim for compensation from [redacted] in the amount of [redacted] arising from the resumption by Council of property described as Lot 5 on Survey Plan 132082 containing an area of 4,194 square metres be rejected as excessive.
2. That the Claimant be offered the amount of [redacted] plus Interest thereon if claimed prior to settlement, calculated at the appropriate Land Court rate from the Date of Resumption to the Date of Settlement, plus the payment of Legal and Valuation Fees (if claimed), considered reasonable by the Manager, Waterways, in full satisfaction of all rights or interests to which the Claimant is now or may be entitled arising out of or with respect to the interest which she had in or with respect to the above described property or arising out of or with respect to the taking by Council of the said property, subject to the Claimant entering into a Deed of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice.
3. Should the Claimant 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] plus Interest thereon if claimed prior to settlement, calculated at the appropriate Land Court rate at the Date of Resumption to the Date of Settlement be paid to the Claimant.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
Urban Management

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 8 December 2000, Council resumed from redacted, 4,194 square metres of land for drainage purposes situated at 144 Coulson Street, Wacol, as shown shaded yellow on Attachment 1.

A claim for compensation in the amount of redacted has been lodged by the dispossessed owner. Council's valuation consultants, Johnston & Co Pty Ltd, have valued the land at redacted (see Attachment 2). Negotiations which were held on a "without prejudice" basis were not able to be satisfactorily concluded.

The appropriate action is to reject the claim as excessive and make a formal offer to the Claimant of redacted. Failing the acceptance of that offer, an advance against compensation in the amount of redacted should be made following receipt of a request for an advance.

12.0 CONSULTATION

Terry Griffiths, Solicitor, Brisbane City Legal Practice.

Who is in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is processed in a fair and equitable manner.

14.0 CORPORATE PLAN IMPACT

The claim conforms with Corporate Plan Strategies 9.3.1. Minimise flooding and 9.4.2 Waterways and corridor protection through community partnerships.

15.0 CUSTOMER IMPACT

An advance against compensation is made.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Funds are available from the Bullockhead Creek Waterway Corridor Project. Project No. DW31.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

No particular urgency.

21.0 PUBLICITY / MARKETING STRATEGY

Not applicable.

22.0 OPTIONS

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

Option 2 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

26 / 02 - 2 K

202/11-PO120/144(A1)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Offer on compensation arising from the resumption of land for road purposes 144 Abbotsford Road, Bowen Hills – Big Al's Auto Repairs Pty Ltd (leasehold interest).

3.0 PURPOSE/ISSUE

Recommendation on an offer on compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer- Project Coordination, Asset Support (X56958)

6.0 DATE

21 February 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

No.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

APPROVED
26 Feb 2001

Handwritten signatures and initials, including "gjc" and "H. ...".

ACTION TAKEN

27 12 101

TOWN CLERK

File AOPC3

ltho.

RECEIVED

26 FEB 2001

COMMITTEE SECTION

9.0 RECOMMENDATION

It is recommended that the offer on compensation received from Big Al's Auto Repairs 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 144 Abbotsford Road, Bowen Hills, described as Lot 2 on Registered Plan 125709, Parish of North Brisbane, having an area of 301 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.

10.0 DIVISIONAL MANAGER

19/11

Michael Kerry
Divisional Manager
URBAN MANAGEMENT DIVISION

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 31 March, 2000, Council resumed from redacted land for road and a purpose incidental to road being property situated at 144 Abbotsford Road, Bowen Hills described as Lot 2 on Registered Plan 125709, County of Stanley, Parish of North Brisbane, having an area of 301 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 Big Al's Auto Repairs Pty Ltd.

The subject property is improved with a 20 year masonry block semi modern office / warehouse complex. The building comprises an area of about 254 square metres including about 70 square metres of office space on the ground and first floor levels. Building accommodation provides offices and a clear warehouse with 4.5 metre clearance. The property is leased to Big Al's Auto Repairs Pty Ltd under a three (3) year lease option that was exercised on 1 February 2000. This leasehold interest has now been extinguished by virtue of the resumption of the freehold interest.

During negotiations Big Al's Pty Ltd submitted a schedule of relocation costs totalling redacted. Following negotiations these costs were reduced to an amount of redacted. In order to determine whether the relocation costs exceeded the value of the business Council's consultant business valuer Stanton Hillier Parker was engaged to determine the fair market value of the business. The value of the business has been assessed at redacted excluding plant and machinery. Refer attached extract of valuation report (Attachment B).

Following further negotiations the claimant's have agreed to accept compensation of redacted plus professional costs of redacted (business valuer/accountant) incurred in negotiations and formulation of a claim. This claim (excluding professional costs) comprises the market value of the business, the estimated loss on forced disposal of plant and equipment less outstanding rental redacted.

Given that the closure of the business results in the lower compensation figure it is considered that closure of the business is preferable to compensation for relocating the business.

The offer to accept compensation is considered reasonable and it is recommended that it be accepted.

12.0 CONSULTATION

Maureen Hayes, Chairperson Transport and Major Projects Committee.

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

Have been consulted and support the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

An offer on compensation is processed.

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

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

16.0 ENVIRONMENTAL IMPACT

Nil.

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

Nil.

22.0 OPTIONS

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

It is recommended that Option 1 be approved.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

26 / 02 - 3 K

202/11-NP460/90

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
90 Kingsford Smith Drive, Albion redacted

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

21 February 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

Not applicable.

ACTION TAKEN

RECEIVED

27 12 01

TOWN CLERK

26 FEB 2001

File APC 3

COMMITTEE SECTION

Letter

BCC PUBLICATION SCHEME
10 YEAR RELEASE
APPROVED
26 FEB 2001
Lord Mayor
[Handwritten signatures]

9.0 RECOMMENDATION

It is recommended that:

1. the Claim for Compensation received from [redacted] in the amount of [redacted] comprising land and improvements [redacted], loss of rent [redacted], interest [redacted], interest on mortgages to ANZ bank [redacted] and [redacted] Land Tax [redacted] Local Authority Rates [redacted] and professional fees including valuation, town planning and legal costs [redacted], arising from the resumption of land situated at 90 Kingsford Smith Drive Albion, described as Lot 5 on Registered Plan 33478 and Lot 1 on Registered Plan 90502, County of Stanley, Parish of Toombul, having an area of 835 square metres, **be rejected** as excessive;
2. the claimant **be offered** the amount of [redacted] comprising loss of land [redacted] loss of income [redacted] and professional fees [redacted] with appropriate adjustments for prepaid rates and land tax and interest on [redacted] from the date of resumption until the date of payment at the prevailing Land Court Rate subject to the claimant entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice; and,
3. should the claimant reject the offer outlined in (2) above, then an advance against compensation in the total amount [redacted] with interest on the amount of [redacted] from the date of resumption until the date of payment at the prevailing Land Court Rate with appropriate adjustments for prepaid rates and land tax 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

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 property situated at 90 Kingsford Smith Drive, Albion described as Lots 8-9 and 18-19 on SP.115290, Parish of Toombul, having a total area of 836 square metres as shown shaded yellow on the attached plan (Attachment A). The whole of the subject property was resumed in accordance with the requirements of the Acquisition of Land Act as the resumption line severed the principal improvement.

The property at 90 Kingsford Smith Drive was improved with a 2 storey chamferboard dwelling divided into 7 x 1 bedroom flats providing a basic standard of accommodation.

Valuation consultants, Johnston & Company were engaged to provide a current market valuation of the property which has been assessed at ^{redacted}. Refer attached extract of valuation report (Attachment B).

During negotiations with the claimant and his representatives, and during negotiations with the representatives of the two adjoining property owners also affected by the resumption, it was contended that the subject property and the adjoining properties had potential for higher development particularly as the immediate area is developed with low rise commercial buildings to the west along Kingsford Smith Drive and to the east the Powerhouse hotel and other multi unit residential development along Kingsford Smith Drive.

Town planning advice in relation to the redevelopment potential of the properties was sought from the Development Assessment Team North. They have advised that redevelopment of the subject properties would have been acceptable in principle, with the nominated preferred development of the site being for the purpose of a motel. Refer attached letter from Development Assessment Team North (Attachment C).

The value of the property has been assessed on the recognition of the development potential of the subject property as a total site in conjunction with the adjoining three properties (also resumed) containing a total area in the 'before' situation of 2203 square metres.

Although the preferred redevelopment is for the purposes of a motel, it is considered that a prudent purchaser at the date of resumption would seek to develop the site for the purpose of a low rise commercial building compatible with the adjoining developments.

The valuation exercise has been undertaken as a hypothetical development assessment which takes into account the relevant costs of redevelopment including building and site costs, application fees and contributions, profit and risk factors and holding costs

to arrive at a vacant land value of [redacted] per square metre, however, following negotiations and after consideration of comparable sales evidence, Councils valuation consultant has advised that a rate of [redacted] per square metre can be supported. This vacant land value applied over the total site area of 2203 square metres results in a total site value of [redacted]. When this rate is applied to the 836 square metres resumed from the claimants, compensation is assessed at [redacted] adopt [redacted]

The claimants are seeking compensation of [redacted] comprising loss of land [redacted], loss of rent [redacted] interest [redacted] interest on mortgages to ANZ bank [redacted] and [redacted], Land Tax [redacted] Local Authority Rates [redacted] and professional fees including valuation, town planning and legal costs [redacted]

The claim for compensation has been reviewed and is considered that the claim for loss of land is excessive. The claim for loss of rent due to vacancies caused by the issue of the Notice of Intention to resume and the claim for professional fees is considered to be a reasonable consequence of the resumption. The claim for interest on mortgages is considered to be offset by the payment of interest on the resumed land from the date of resumption to the date of settlement. The claim for prepaid rates and land tax will be adjusted separately at settlement.

It is therefore recommended that the claim for compensation be rejected and the claimant be offered the amount of [redacted] comprising loss of land [redacted] loss of income [redacted] and professional fees [redacted] with appropriate adjustments for prepaid rates and land tax with interest on that amount of [redacted] from the date of resumption until the date of payment at the prevailing Land Court Rate subject to the claimant entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice.

Should the claimant reject the offer outlined above, then an advance against compensation in the total amount [redacted] with interest on the amount of [redacted] from the date of resumption until the date of payment at the prevailing Land Court Rate with appropriate adjustments for prepaid rates and land tax be paid to the claimant.

It should be noted that the balance area of the site will be disposed of following completion of the roadworks with the return from disposal of the site offsetting acquisition costs.

12.0 CONSULTATION

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

Have been consulted and support the recommendation.

13.0 IMPLICATIONS OF THE 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.

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

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

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FUNDING IMPACT

Funds of ^{redacted} are available in the 2000/2001 Major Roads Sub program. Balance lands will be sold following completion of road works that will offset acquisition costs. Net cost of acquisition of the subject property is estimated at ^{redacted}

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Nil.

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