

# E&C AGENDA - 02 APRIL 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
02/04-1F <i>SR</i>	(5)456/68/1(P1) - 2 APR 2001	OLMCEO	New Council Local Law and Subordinate Local Law for Meetings	YES
02/04-1K <i>M</i>	202/11-KB830/159 - 2 APR 2001	Urban Management	Claim for Compensation - Resumption of Land for Road and Incidental to Road Purposes - 159 Progress Road, Richlands	YES
02/04-2K <i>M</i>	202/11-HN865/1110(A10) - 2 APR 2001	Urban Management	Claim for Compensation - Resumption of Land for Road and Vehicle Parking Purposes - 1110 Waterworks Road, The Gap	YES
02/04-3K <i>M</i>	202/11-KB180/1062 - 2 APR 2001	Urban Management	Rejection of Claim for Compensation - Resumption of Land at 1062 Boundary Road, Richlands	YES
02/04-4K <i>SR</i>	243/30-34/98/99(P1) - 2 APR 2001	Urban Management	Establishment of a temporary tenancy for The Summerhouse at New Farm Park	YES
<i>attach</i> 02/04-1L <i>M</i>	24/7-99/2000 - 2 APR 2001	OLMCEO	Contracts to Provide Professional Services - Report for January 2001	YES
<i>attach</i> 02/04-2L <i>M</i>	(4)12/51/1(P3/A1) - 2 APR 2001	OLMCEO	Monthly Report - Delegation of Authority to Travel - January 2001	YES
02/04-3L <i>M</i>	- 2 APR 2001	OLMCEO	Appointment - Manager, Environment and Parks	YES
<i>attach</i> 02/04-4L <i>SR</i>	- 2 APR 2001	OLMCEO	Overseas Travel - 54 <sup>th</sup> UITP World Transport Congress, and "International Network for Urban Development", - Councillor M A Hayes	YES
<i>attach</i> 02/04-5L <i>SR</i>	392/40(1970) - 2 APR 2001	OLMCEO	Overseas Travel - 3 <sup>rd</sup> Asia Pacific Cities Summit - Washington, USA	YES
02/04-1N <i>IR next week</i>	460/32/24(1953) - 2 APR 2001	CED	Acceptance of Term Lease - DNR - Naval Stores Wharf, Kangaroo Point	YES
02/04-2N <i>M</i>	392/57-99/2000(1) - 2 APR 2001	CED	Revision of Private Boarding House Support Program Guidelines	YES

present at meeting:

*J & Aorley*  
*K O T Quinn*  
*S L Humphreys*  
*K M Rea*  
*M A Hayes*  
*J H Campbell*

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

1.0 FILE NUMBER: 202/11-KB830/159

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

2.0 TITLE

Claim for Compensation, Resumption of Land for Road and incidental to road purposes  
RECEIVED

redacted

159 Progress Road, Richlands

02 APR 2001

3.0 ISSUE/PURPOSE

COMMITTEE SECTION

To recommend the rejection of a claim for compensation arising from the resumption of land for road and incidental to road purposes at Progress Road, Richlands and payment of an advance against compensation.

4.0 PROPONENT

Michael Kerry  
Divisional Manager,  
Urban Management Division

5.0 SUBMISSION PREPARED BY

Ian Hawley, Asset Officer Project Co-Ordination Section x34646

6.0 DATE

28 March 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

**APPROVED**

2 APR 2001

Lord Mayor

ACTION TAKEN

314101

TOWN CLERK

7.6 ASC03

Letter

## 9.0 RECOMMENDATION

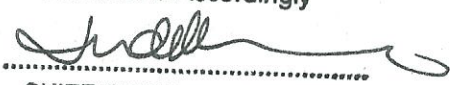
It is recommended that:

1. The claim for compensation of [redacted] from [redacted] from the resumption of land for road and incidental to road purposes situated at 159 Progress Road, Richlands and described as lots 321 and 322 on Survey Plan 125060 Parish of Oxley be rejected as excessive;
2. The Claimant be paid an advance against compensation of [redacted] for the resumption of the land and interest from the date of resumption, if claimed at the current Land Court rate, plus reasonable legal and valuation expenses.

## 10.0 MANAGER

  
Michael Kerry  
DIVISIONAL MANAGER  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 25 February 2000, the Council resumed from [redacted] land for road purposes, and purpose Incidental to Road, situated at 159 Progress Road, Richlands described as Lots 321 and 322 on SP125060 and having areas of 400 square metres and 470 square metres respectively, as shown shaded yellow on the attached plan. (Attachment A).

Progress Road at Richlands forms part of a southern arterial ring route (Route 30) and provides a link directly with Inala and Brisbane southern suburbs further to the east via Tamarind Street, Inala Avenue and Learoyd Road. This route connects with major radial arterial roads, including the Ipswich Motorway, the Centenary Highway extension, Blunder Road and Beaudesert Road.

The proposed improvements will upgrade the standard of the road compatible with its status as an Arterial Ring Route while diverting significant volumes of traffic away from existing high density urban areas. The project will therefore significantly contribute towards improving and maintaining the desired levels of mobility, safety and accessibility along the corridor as well as amenity in residential streets.

The upgrading of route 30 has emerged as a major priority in recent times due to the construction of the Centenary Highway extension by the Queensland Department of Main Roads, which has severed Pine Road and Government Road. The traffic volumes on this section of Route 30 are predicted to almost double in the short term. With the above in mind, the current alignment of Route 30 between the Centenary Highway extension and Inala Avenue exhibits poor alignment and channels traffic through sub standard roundabouts. The proposed improvements will relieve congestion and improve safety. The new road is also realigned away from Richlands Primary School where peak collection times create safety and access/egress problems.

The subject property is required to accommodate the widening of the existing Progress Road pavement to accommodate the four lane road formation.

Compensation for the resumption has been assessed by Council's valuation consultants, Egan National Valuers on a before and after basis at [redacted] plus reasonable legal and valuation fees

The claimants lodged a claim in the amount of [redacted] plus legal and valuation fees. Following without prejudice discussions, Council and the Claimants have not been able to come to agreement on the quantum of compensation.

The claimed amount of [redacted] is considered excessive and it is therefore recommended to reject the claim and make a counter offer of [redacted]. If this counter offer is rejected then Council pay an advance equal to Council's assessment of compensation, plus interest from the date of resumption, if claimed, plus reasonable legal and valuation fees.

## **12.0 CONSULTATION**

- Councillor Maureen Hayes, Chairperson Transport and Major Projects Committee.
- Councillor Les Bryant, Councillor for Richlands.

Have been consulted and are in agreement.

## **13.0 IMPLICATION OF PROPOSAL**

An excessive claim for compensation will be rejected and if Council's offer of compensation is rejected the claimant may refer the matter to the Land Court

## **14.0 CORPORATE PLAN IMPACT**

This submission is consistent with the key initiatives of the Corporate Plan including:

7.2.1 deliver upgraded transport infrastructure through a coordinated 5 year rolling program.

## **15.0 CUSTOMER IMPACT**

Urban Management Divisions 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 FINANCIAL IMPACT**

Funds of redacted are available under DA75

## **19.0 HUMAN RESOURCE IMPACT**

Administrative 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, which if rejected, is to be paid as an advance against compensation.
- (3) Refer the matter to the Land Court for determination.

Option 2 is preferred.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 202/11-HN865/1110(A10)

02/04-2K

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

2.0 TITLE

Claim for Compensation, Resumption of Land for Road and Vehicle Parking Purposes

redacted

1110 Waterworks Road, The Gap

02 APR 2001

COMMITTEE SECTION

3.0 ISSUE/PURPOSE

To recommend the acceptance of a claim for compensation arising from the resumption of land for road and car parking purposes at Waterworks Road, The Gap and granting a life tenancy.

4.0 PROPONENT

Michael Kerry  
Divisional Manager,  
Urban Management Division

5.0 SUBMISSION PREPARED BY

Ian Hawley, Asset Officer Project Co-Ordination Section x84646

6.0 DATE

28 March 01

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval

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

No

ACTION TAKEN

3/4 10/

TOWN CLERK

File ASC03

Attn

## 9.0 RECOMMENDATION

It is recommended that:

1. The claim for compensation of <sup>redacted</sup> under all heads from <sup>redacted</sup> <sup>redacted</sup> inclusive of legal, valuation fees and interest for the resumption of land for road and car parking purposes situated at 1110 Waterworks Road, The Gap and previously described as lots 13 and lot 1 on Survey Plan 125276 Parish of Enoggera be accepted;
2. The Claimant be granted a life tenancy for the term of her natural life and subject to terms and conditions satisfactory to the Manager Brisbane City Legal Practice over lot 10 on Survey Plan 122762 Parish of Enoggera and shaded yellow on that Survey Plan

## 10.0 MANAGER

190. Michael Kerry  
DIVISIONAL MANAGER  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 17 December 1999, the Council resumed from [redacted] land for road, and car parking purposes, situated at 1110 Waterworks Road, The Gap described as Lots 13 and 1 on SP125276 respectively and having areas of 96 square metres and 2118 square metres respectively, as shown shaded yellow on the attached plan. (Attachment A).

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

As part of the Waterworks Road Transit Lane Project, the central parking in Settlement Road had to be removed. To offset this, it was decided to provide car parking to meet the needs of bus commuters and the local community on the south eastern corner of the intersection. The whole of lot 1 on Survey Plan 125276 was acquired for the purpose.

The former owner of the property, [redacted] is an elderly blind lady who has lived on the property for 50 years. Discussions between Council and [redacted] family at the time of resumption in relation to Council providing a life tenancy to [redacted] was favourably considered.

The car park will be carried out in two stages. The area now described as lot 10 on Survey Plan 122762 provides for life tenancy. The balance area for the first stage of the car park has been dedicated as road.

[redacted] has submitted a claim for compensation of [redacted] under all heads on the basis that Council grants a life tenancy to her for the house and curtilage area (area not resumed for road or currently not used for parking).

A life tenancy allows the tenant to remain on the property for the term of his / her natural life. The value of the life tenancy is deducted from the market value of the property to arrive at the net value allowing the tenant to remain on the property.

Compensation for the resumption has been assessed by Council's valuation consultants, Realty Valuation Services at [redacted] plus reasonable legal and valuation fees, plus interest on the compensation and disturbance. The assessment allows a deduction for the value of the life tenancy.

The claim of [redacted] is recommended for acceptance.

## **12.0 CONSULTATION**

- Councillor Maureen Hayes, Chairperson Transport and Major Projects Committee.
- Councillor Geraldine Knapp, Councillor for The Gap.

Have been consulted and are in agreement.

## **13.0 IMPLICATION OF PROPOSAL**

A claim for compensation will be processed

## **14.0 CORPORATE PLAN IMPACT**

This submission is consistent with the key initiatives of the Corporate Plan including:

7.2.1 Deliver upgraded transport infrastructure through a coordinated 5 year rolling program.

## **15.0 CUSTOMER IMPACT**

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

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

In accordance with Council Policy

## **18.0 FINANCIAL IMPACT**

Funds of [redacted] are available under DT50

## **19.0 HUMAN RESOURCE IMPACT**

Administrative 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, which if rejected, is to be paid as an advance against compensation.
- (3) Refer the matter to the Land Court for determination.

Option 1 is preferred.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

02 APR 2001

COMMITTEE SECTION

02 / 04 - 3 K

**1.0 FILE NUMBER:**

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

**2.0 TITLE**

Claim for compensation arising from the resumption of land at 1062 Boundary Road, Richlands.

**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 1062 Boundary Road, Richlands.

**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**

23 March 2001.

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

For E & C Committee approval.

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

No.

**ACTION TAKEN**

3 / 4 / 01

TOWN CLERK

Jib Appc2

Letter

APPROVED  
2 APR 2001

Lord Mayor

## 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 179 on Survey Plan 132959 containing an area of 2,878 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 he 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 from the Date of Resumption to the Date of Settlement together with, if claimed, legal and valuation fees in an amount considered reasonable by the Manager Waterways be paid to the Claimant.

## 10.0 DIVISIONAL MANAGER

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

  
Michael Kerry  
Divisional Manager  
Urban Management

## **11.0 BACKGROUND**

By Notification of Resumption published in the Queensland Government Gazette dated 8 December 2000, Council resumed from redacted 2,878 square metres of land for drainage purposes situated at 1062 Boundary Road, Richlands, 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 \$2,500 (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 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 together with, if claimed, legal and valuation fees in an amount considered reasonable by the Manager Waterways, 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.

## **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: 240/7-99/2000

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

2.0 TITLE

RECEIVED

Contracts to Provide Professional Services - Report for January 2001

02 APR 2001

COMMITTEE SECTION

3.0 ISSUE / PURPOSE

The purpose of this submission is to seek E&C approval for the consultancies commissioned in January 2001

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

28 March 2001

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

ACTION TAKEN

23/4/01

TOWN CLERK

JLB PAMCEO

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

No.

9.0 RECOMMENDATION

That E&C note the report for the consultancies commissioned during the month of January 2001 as attached.

10.0



Jude Munro  
CHIEF EXECUTIVE OFFICER

APPROVED  
2 APR 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 \$3,434,196.02 during the month of January 2001, 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

**OFFICE OF THE LORD MAYOR AND CHIEF EXECUTIVE****(OFFICE OF THE CHIEF EXECUTIVE)**

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

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

**2.0 TITLE**

**RECEIVED**

*Monthly Report - Delegation of Authority to Travel -  
January 2001*

02 APR 2001

**3.0 ISSUE/PURPOSE**

**COMMITTEE SECTION**

Provision of relevant monthly travel report.

**4.0 PROPONENT**

Jude Munro  
CHIEF EXECUTIVE OFFICER

**5.0 SUBMISSION PREPARED BY**

Jaylene Farrell  
Travel Co-Ordinator, City Supply, ext. 72056

**6.0 DATE**

15 March 2001

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

For information purposes

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

No.

**9.0 RECOMMENDATION**

That the Establishment and Co-ordination Committee note the information submitted on approved travel for January 2001.

  
**10.0 Jude Munro  
CHIEF EXECUTIVE OFFICER**

**ACTION TAKEN**

314 101  
TOWN CLERK  
JL TC5

## 11.0 BACKGROUND

In pursuance of the request for information on a monthly basis of travel approved under delegation, reports are enclosed for January 2001, for each Unit of Administration (showing travel actually undertaken during that month).

I have revised these and have no concerns about any of them.

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

In summary, the position is as follows:

		January
<i>Non-Commercial Operations</i>		
a)	International Travel	
	(i) Number of Bookings	0
	(ii) Airfares	\$0.00
b)	Domestic Travel	
	(i) Number of Bookings	10
	(ii) Airfares	\$5,948.06*
c)	Accommodation and Allowances Costs	\$2,795.80
d)	Registration Fees for Conferences	\$1,390.00
e)	Other Costs e.g. hire car	\$754.20
f)	GST Component	\$675.14
<b>TOTAL</b>		<b>\$11,563.20</b>

**\*See Note 1**

### Commercial Operations

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

**Note 1:** These figures reflect the value of the travel undertaken. Free travel discounts accumulated under the travel contract of \$4955.31 were taken during the month bringing the actual airfare costs to \$992.75.

### 12.0 CONSULTATION

Liaison with Officers undertaking travel and Divisional Travel Officers.

### 13.0 IMPLICATIONS OF PROPOSAL

Nil

### 14.0 CORPORATE PLAN IMPACT

Nil

**15.0 CUSTOMER IMPACT**

Nil

**16.0 ENVIRONMENTAL IMPACT**

Nil

**17.0 POLICY IMPACT**

In line with Council policy.

**18.0 FUNDING IMPACT**

Expenses incurred through Divisional Travel Votes.

**19.0 HUMAN RESOURCE IMPACT**

Not applicable.

**20.0 URGENCY**

In the normal course of business.

**21.0 PUBLICITY/MARKETING STRATEGY**

At the discretion of the Lord Mayor.

**22.0 OPTIONS**

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

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

1.0 FILE NUMBER:

SUBMISSION NUMBER:

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

## 2.0 TITLE

Appointment of Manager, Environment and Parks.

## 3.0 ISSUE/PURPOSE

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

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

## 4.0 PROPONENT

Jude Munro, Chief Executive Officer

## 5.0 SUBMISSION PREPARED BY

Jan Sturgess, Managing Director, Merit Solutions Pty Ltd?

## 6.0 DATE

16 March 2001

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

For E&amp;C approval

## 8.0 RECOMMENDATION

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

1. redacted

2. Mr Ron Jacobs

3. redacted

to the position of Manager, Environment and Parks, within Council's Executive Service, with a contract and salary to be negotiated.

## 9.0 CHIEF EXECUTIVE OFFICER



Jude Munro  
 CHIEF EXECUTIVE OFFICER

RECEIVED

05 APR 2001

COMMITTEE SECTION

ACTION TAKEN

514 101

TOWN CLERK a

File ECCEO

APPROVED

APR 2001

Lord Mayor

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION  
COMMITTEE****RECEIVED****1.0 FILE NUMBER**

392/57-99/2000(1)

02 APR 2001

**COMMITTEE SECTION****2.0 TITLE**

Revision of Private Boarding House Support Program Guidelines.

**3.0 ISSUE/PURPOSE**

To approve changes to the guidelines for the Private Boarding House Support Program prior to public advertising of this program in March 2001.

**4.0 PROPONENT**

Pauline Peel, Divisional Manager Community and Economic Development.

**5.0 SUBMISSION PREPARED BY**

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

**6.0 DATE**

26 March 2001

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

E &amp; C Approval

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

N/A

**ACTION TAKEN**

3 / 4 / 01

TOWN CLERK

JL SPO SHP

## 9.0 RECOMMENDATION

To approve the recommended changes to the guidelines as per the table at **Attachment A.**

## 10.0 DIVISIONAL MANAGER



Alan Rogers  
MANAGER  
COMMUNITY AND LIFESTYLE



Pauline Peel  
DIVISIONAL MANAGER  
COMMUNITY AND ECONOMIC  
DEVELOPMENT

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER

BCC PUBLICATIONS SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

Brisbane City Council introduced the Private Boarding House Support Program in 1999 in response to concerns about the closure of boarding houses in Brisbane. The program aims to assist owners of boarding houses to upgrade health and safety conditions without facing financial costs beyond their capacity. The program has initially focused on assisting owners to upgrade fire safety. An amount of \$150,000 has been allocated to this program in the current financial year.

This program is delivered in partnership with the Queensland Fire and Rescue Authority (QFRA) and the Hostel Industry Development Unit (HIDU). Advice on the management of the program has been provided by a committee, which includes these key partners, along with representatives of key industry and community bodies.

Two funding rounds of this program have now been completed. Grants have been approved for 53 separate premises with a total grant allocation of approximately \$140,000. Grants are paid retrospectively, with owners applying for re-imbursement once they have completed works on their property. The take-up rate has been lower than expected, with only 12 owners claiming their grant and a total of approximately \$28,000 being distributed.

In late 2000 consultations were conducted with our key partners and representatives of industry and community bodies to determine ways of improving the take-up of the program. All parties to the consultations emphasised that there is a clear need for this program within the industry, and that fire safety standards in much of the industry are unacceptable. This was particularly emphasised by the Queensland Fire and Rescue Authority. In their visits to all boarding houses in the wake of the Childers fire, they identified that approximately half of Brisbane's boarding houses (ie at least 200 properties) were in such poor condition as to represent a serious risk to their residents.

These consultations identified a number of factors in the poor take-up. These are outlined below with proposed solutions.

### 11.1 *Amounts available*

Current guidelines allow for owners to receive a grant of \$100 per registered room up to a ceiling of \$5,000, provided they match this expenditure with the same amount from their own funds. This amount was based on initial estimates placing the cost of installing smoke detection equipment (the highest cost fire safety item for most premises) at approximately \$200 per room. In practice the cost of upgrading fire safety has proved to be higher than this estimate for most owners a review indicates an average cost of approximately \$300 per room to implement the recommendations of the QFRA, with amounts ranging from \$205 to \$541 per room.

Discussions with industry representatives indicate that many are not carrying out the work because they have insufficient funds to pay their share of the costs.

**It is therefore recommended that**

- **The maximum grant be increased to \$200 per registered room, up to a ceiling of \$10,000.**
- **The maximum proportion of total costs to be met from this program be increased from half to two thirds.**

As the majority of approved applicants have yet to claim their funds, **it is recommended that these changes be made retrospective.** This avoids the problem of the existing recipients being disadvantaged by their early participation in the scheme.

#### *11.2 Issues around regulation.*

Owners were initially invited to participate in this program on a purely voluntary basis. It appears that some owners may be refraining from participating in the program because they are worried that once they start this process, they will be required to carry out works they hadn't counted on and will draw unwanted attention from regulators. Current and proposed changes in the regulatory environment are designed to address this problem.

- Council's new Local Law for accommodation premises was enacted in April 2000, and under this law Development and Regulatory Services staff are progressively requiring all boarding houses to develop and implement fire management plans.
- The State Government is currently considering proposals from the Hostel Industry Development Unit to create a stronger regulatory regime for boarding houses across the State in the wake of recent publicity over this issue. This will include a compulsory accreditation process.

It is expected that these changes will bring far greater pressure to bear on owners to upgrade their fire safety, and will make this compulsory for many of them. This is likely to increase take-up of the program.

#### *11.3 Improved quality of database*

The Hostel Industry Development Unit has been working on a comprehensive industry database over the past 12 months, and this is now ready for use. This provides us with a significantly more accurate database from which to target potential applicants. The use of this list to target potential applicants will improve the effectiveness of our communication.

#### *11.4 Simplified Application Forms*

Many operators in this industry do not regularly deal with bureaucratic systems and find it daunting to do so. The application form for the program was considerably simplified for the second round of funding, and further simplifications will be made for this round. A draft set of guidelines and application form can be found as **Attachment B**.

## **12.0 CONSULTATION**

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

Cr Tim Quinn, Deputy Mayor and Chairperson Urban Planning Committee

John Martinkovic, Senior Program Officer Public Health

Peter Dobson, Program Officer Environmental Health

Dianne Jeans, Director, Hostel Industry Development Unit

Neil Reid and Lindsay Hackett, Queensland Fire and Rescue Authority

Joe Hurley, Boarding House Action Group

Kay Johnstone, Supported Accommodation Providers Association

Mark Hendrickson, Boarding House Owners and Managers Association

All parties are in agreement.

## **13.0 IMPLICATIONS OF PROPOSAL**

This proposal will increase the level of industry interest in, and take-up of, the program, and result in improvements in safety for low-income residents.

## **14.0 CORPORATE PLAN IMPACT**

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

## **15.0 CUSTOMER IMPACT**

This proposal will enable Council to assist in the upgrading of fire safety in a larger number of boarding houses, increasing the safety of residents and improving the financial viability of the industry.

## **16.0 ENVIRONMENTAL IMPACT**

N/A

## **17.0 POLICY IMPACT**

The proposal will result in changes to the guidelines of the Private Boarding House Support Program, which have been previously approved by Establishment and Coordination Committee.

## **18.0 FUNDING IMPACT**

Funds for this program are available at 1 03 1676 570 860 703 733 000 00. If changes to the guidelines are made retrospective, the total amount of funds allocated but unclaimed so far would equal approximately \$240,000. This would be expected to be claimed over the 2000-2001 and 2001-2002 financial years, and it is to be expected that some proportion of this will never be claimed due to changes of use and decisions by owners not to proceed with improvements.

## **19.0 HUMAN RESOURCE IMPACT**

N/A

## **20.0 URGENCY**

Advertising of this program under new guidelines in mid-March would enable allocation of funds this financial year. There is expectation in the industry that the program will be advertised soon.

## **21.0 PUBLICITY/MARKETING STRATEGY**

At the discretion of the Lord Mayor.

## **22.0 OPTIONS**

1. To approve the recommended changes to the guidelines as per the table at **Attachment A**.
2. To approve the changes with amendments.
3. Not to approve.

**Option One is the preferred and recommended Option.**

# **E&C RESULTS – 09 APRIL 2001**

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
09/04-1F M.	24/1-F/2001(1) - 9 APR 2001	City Governance	SEQROC Regional Framework for Growth Management Study Tour	YES
09/04-2F M.	365/20-QP410/459 - 9 APR 2001	City Governance	Sale of Council owned land – 459 Kingsford Smith Drive, Hamilton	YES
09/04-3F M.	364/48/3(199) - 9 APR 2001	City Governance	Lease Agreement – Telstra Corporation – Collocation of a mobile telecommunications facility – Richlands Reservoir, Government Road, Richlands	YES
09/04-4F R.	(8)364/146/2-NL050/P203(P4) - 9 APR 2001	City Governance	Proposed Assignment of Lease of Cathedral Square Carpark	YES
09/04-5F R.	364/48/3(201) - 9 APR 2001	City Governance	Proposed assignment of Leases held by Vodafone Pty Ltd to Crown Castle Australia Ltd	YES
09/04-6F M.	364/150/2-LL440/P1 - 9 APR 2001	City Governance	Sale of Council owned property known as the Graham Street Depot – 23 Graham Street, Milton	YES
09/04-7F M.	364/48/3(207) - 9 APR 2001	City Governance	Lease Agreement – Hutchison Telecommunications (Australia) Ltd – Establishment of a mobile telecommunications facility – Karawatha Reservoir, Karawatha Forest	YES
09/04-8F M.	364/48/2-DO58(1) - 9 APR 2001	City Governance	Lease Agreement – Hutchison Telecommunications (Australia) Ltd – Collocation of a mobile telecommunications facility – Cavendish Hill No2 Water Reservoir, Coorparoo	YES
09/04-1K M.	BT281/40-T(A2) - 9 APR 2001	Urban Management	Ultra Low Sulphur Diesel Trial	YES
09/04-2K M.	(6)202/11-NH270/541 (1)202/11-NH270/547 - 9 APR 2001	Urban Management	Claim for Compensation, Resumption of land for Road Purposes – 541 & 547 Fairfield Road, Yeronga	YES
09/04-3K R.	243/85-2/99/00(P1) - 9 APR 2001	Urban Management	Deed of Variation – Sale of Council Land – Ecologically Sustainable Residential Development – Manly West	YES
09/04-1L M.	- 9 APR 2001 392/40(1970)	OLMCEO	Donation – 2001 Paniyiri Festival	YES
09/04-2L M.	- 9 APR 2001	OLMCEO	Appointment	YES

present at meeting:

J & Joorley  
R & T Quinn  
J H Campbell  
J B Hinchcliffe  
J L Humphreys  
J M Lea  
J A Hayes

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

SUBMISSION TO THE ESTABLISHMENT & CO-ORDINATION COMMITTEE**1.0 FILE NUMBER**

24/1-F/2001(1)

**2.0 TITLE**

Proposed participation in the SEQROC Regional Framework for Growth Management (RFGM) Study Tour to West Coast of United States of America and South West Canada May 2001.

**3.0 ISSUE/PURPOSE**

To participate in the SEQROC Regional Framework for Growth Management (RFGM) Study Tour to West Coast of United States of America and South West Canada in May 2001 which includes attendance at the Asia Pacific Cities Summit in Seattle 6<sup>th</sup> - 8<sup>th</sup> May, 2001.

**4.0 PROPONENT**

John Orange, Divisional Manager, City Governance Division

**APPROVED**

9 APR 2001

Lord Mayor

**5.0 SUBMISSION PREPARED BY**

Jane Bertelsen, Manager, Intergovernmental Relations and City Support

**RECEIVED****6.0 DATE**

15 March, 2001

09 APR 2001

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

For E &amp; C Approval

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

No

**ACTION TAKEN**

9/4/01

TOWN CLERK

FILE TO MRC

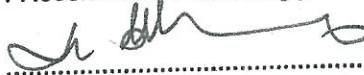
## 9.0 RECOMMENDATION

That approval be granted for the Manager, Intergovernmental Relations and City Support to participate in the SEQROC RFGM Study Tour from 4 - 19 May 2001, at a total estimated cost of \$20,960.



10.0 **John Orange**  
**Divisional Manager**  
**City Governance**

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

The SEQROC RFGM Study Tour of the West Coast USA and South West Canada has been planned to coincide with the Asia Pacific Cities Summit to be held in Seattle in May 2001. In her capacity as SEQROC Secretary, Jane Bertelsen has played a large role in the preparations and logistical support done for the tour.

The study tour proposes to focus on Los Angeles, Seattle, Victoria (Vancouver Island), Vancouver and Portland. There is an option of visiting San Francisco.

Opportunities will be taken to examine regional planning models, visit local authorities, regional planning groups and state agencies involved in various planning initiatives in both urban and rural areas, visit special development and redevelopment projects, provide exposure to and involvement in state of the art transit and transportation models and provide contact with various groups involved in development, conservation/environment projects, planning research and First Nation (Native Title).

The Asia Pacific Cities Summit is designed to help cities and city/regions address the challenges and opportunities of the coming century. It will be a unique gathering of leaders from government, business and education who will share information, exchange ideas and explore innovative strategies to improve the quality of life and economic opportunities in their respective localities. The Summit will emphasize the importance of city-to-city cooperation and city-to-business networking as a key to progress and sustainable prosperity in the Asia Pacific Region.

The theme "*Innovative Cities in a New Technology Area*" will explore steps that government, business and community leaders can take to create a high technology economy and will look at new ways of using technology to improve city governance, public service delivery and sustainability. Emphasis will be on the importance of building strategic partnerships in the Asia Pacific region that encourage communication, shared learning, mentoring opportunities and solutions to the problems of what has been called the "*digital divide*." Discussions will include industry experts and officials from cities that have achieved impressive results through creative use of information technology and other technological developments.

As the Manager, Intergovernmental Relations and City Support, also serves SEQROC as its Secretary, it is proposed that approval be given for her participation in the tour. Such participation will lead to benefits both on a regional basis in South East Queensland and in Brisbane as the hub of that region. (*Refer attached for a list of other attendees*)

Mr Gary White of Redland Shire Council has organised and coordinated much of the contacts, meetings and site visits with overseas organisations, and it is anticipated that he will continue to coordinate day-to-day matters during the trip. However, the Manager, in her capacity as SEQROC Secretary, will be responsible for ensuring that any relevant learnings, papers or other material are gathered, consolidated and fed back through the SEQROC process for the benefit of all member councils.

## 12.0 CONSULTATION

Cr Sharon Humphreys, Chairperson, Finance Committee  
Jim Reeves, Chief of Staff, Lord Mayor's Office

Both are in agreement.

## 13.0 IMPLICATIONS OF PROPOSAL

The Study tour will improve the ability of the SEQROC Secretariat to properly support member councils in dealing with the RFGM.

## 14.0 CORPORATE PLAN IMPACT

This will assist greatly in advancing and safeguarding the interests of Brisbane (Outcome 1.3 of the Corporate Plan). This will involve direct participation with others from the SEQ region and the State Government. The tour will concentrate on examining regional planning models, visit local authorities, regional planning groups and state agencies involved in various planning initiatives in both urban and rural areas, visit special development and redevelopment projects, and will assist Brisbane in its relations and further enhancement of policies in the local region. It will also enhance the support and advice provided to the Lord Mayor and Chief Executive Officer on regional issues.

## 15.0 CUSTOMER IMPACT

Nil

## 16.0 ENVIRONMENTAL IMPACT

Nil

## 17.0 POLICY IMPACT

Nil

## 18.0 FINANCIAL IMPACT

Costs (Business Class) are estimated as follows:

Airfares & Accommodation	<del>\$13,560</del>
Council Advance	\$1600
Personal Allowance	\$1600
Conference Registration	\$1000
Incidentals (taxis etc)	\$3200
Total	\$20,960

*ded J.A.L. fare.*

Funds are available from Account Code 102116222500000063300000.

## **19.0 HUMAN RESOURCE IMPACT**

Nil

## **20.0 URGENCY**

Urgent, as travel, accommodation and conference bookings need to be made as soon as possible.

## **21.0 PUBLICITY/MARKETING STRATEGY**

At the discretion of the Lord Mayor

## **22.0 OPTIONS**

**Option 1** That E and C approve the participation of the Manager, Intergovernmental Relations and City Support in the SEQROC RFGM Study Tour from 4 - 19 May 2001.

**Option 2** That E & C not approve the above recommendation.

**Option 1 is the preferred option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 365/20-QP410/459

09/04-2F

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

2.0 TITLE

Sale of Council owned land situated at 459 Kingsford Smith Drive, Hamilton.

3.0 ISSUE/PURPOSE

The purpose of this submission is to :

- rescind a decision of the Establishment & Co-ordination Committee to sell Council owned land located at 459 Kingsford Smith Drive, Hamilton to the adjoining land owner, Consolidated Properties Pty Ltd, at the market valuation of redacted and

obtain approval to

- sell Council owned land located at 459 Kingsford Smith Drive, Hamilton to the adjoining land owner, Consolidated Properties Pty Ltd, at the reviewed market valuation figure of redacted plus a 6% CPI adjustment determined from July 2000.

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

4 April 2001

RECEIVED

09 APR 2001

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

**9.0 RECOMMENDATION**

It is recommended that:

- (1) the decision made by the Establishment & Co-ordination Committee on 26 June 2000, to sell the Council land situated at 459 Kingsford Smith Drive, Hamilton, to the adjoining land owner, Consolidated Properties Pty Ltd, for redacted ; **be rescinded** and
- (2) **approval be granted** to sell Council owned land located at 459 Kingsford Smith Drive, Hamilton to the adjoining land owner, Consolidated Properties Pty Ltd, at the reviewed market valuation figure of redacted plus a 6% CPI adjustment determined from July 2000.

**10.0 DIVISIONAL MANAGER**

  
John Orange  
Divisional Manager  
CITY GOVERNANCE

I Recommend Accordingly

  
.....  
CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

Council is the registered owner of a vacant allotment situated at 459 Kingsford Smith Drive, Hamilton, described as Lot 1 on RP 177990 (shown in yellow on map on Attachment 1).

This site, containing 597 square metres, is bounded to the east by the Hamilton Senior Citizens Club, located on State Government owned land (shown in green on Attachment 1), and to the south and east by land owned by Consolidated Properties Pty Ltd, ie. Bretts Wharfs (shown in orange on Attachment 1).

The Council land is currently used by the Senior Citizens Club and by the patrons of Bretts Wharf as a car park. In the past, Consolidated Properties Pty Ltd have gravelled and maintained the car park, but no landscaping has been carried out. The Council land is accessed off Racecourse Road via a parcel of land ( Lot 273 on SL 10007) recently purchased by Consolidated Properties Pty Ltd from the State Government. Access to the Council site from Kingsford Smith Drive is quite dangerous and advice from Town Planning is that they would not approve access onto Kingsford Smith Drive from any development on the site.

E&C at its meeting held 26 June 2000, granted approval to sell the subject Council land located at 459 Kingsford Smith Drive to the adjoining land owner, Consolidated Properties Pty Ltd for the sum of [redacted], being the assessed market value.

The [redacted] sale price was based on an independent valuation provided by John Horrigan and Associates in July 1999 and took no account of the impact of the sale of the State owned land (Lot 273) to Consolidated Properties P/L (which occurred in early 2000) which effectively 'land locked' the subject Council property. This valuation was based on the Council land having its own independent access.

Following E&C approval, Mr Don O'Rourke of Consolidated Properties P/L was approached and advised that Council was prepared to sell the subject site for [redacted]. Mr O'Rourke advised that he would not purchase the property on that basis as Consolidated Properties P/L had only paid [redacted] for the adjoining State Government Land ( Lot 273).

Subsequent to the sale of the adjoining State owned land (Lot 273) to Consolidated Properties and the realisation that the subject site will be without adequate access, City Assets have had the Council land revalued by the same valuer (John Horrigan & Associates) who has now determined that without adequate street access the property is valued at [redacted].

This valuation undertaken on 5 July 2000, takes account of the relative value of the Council land given the sale of the adjoining State Government property to Consolidated Properties P/L for redacted

The sale of this allotment effectively 'land locks' the Council land between the Senior Citizens Property and the Consolidated Property land holdings, thereby significantly diminishing the potential value of the Council property.

redacted has recently offered to acquire the Council site for redacted with settlement being in the first quarter of the 2001/2002 financial year. In the interim they are prepared to pay a rental of redacted pcm from the date of agreement (1<sup>st</sup> April 2001), for the use of the land. If this sale is approved it is proposed that the settlement date be 31 July 2001.

To enable this sale to proceed it is recommended that the decision made by the Establishment & Co-ordination Committee on 26 June 2000, to sell the Council land situated at 459 Kingsford Smith Drive, Hamilton, to the adjoining land owner, Consolidated Properties Pty Ltd, for redacted be rescinded and approval be granted to sell Council owned land located at 459 Kingsford Smith Drive, Hamilton to the adjoining land owner, Consolidated Properties Pty Ltd, at the reviewed market valuation figure of redacted plus a 6% CPI adjustment determined from July 2000.

## 12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee  
Frank Riley, Manager, City assets.

There are no objections to this proposal.

## 13.0 IMPLICATIONS OF PROPOSAL

Agreement to this proposal will enable the sale to proceed so that the Council site will be developed to enhance its usefulness and appearance.

Council will receive revenue from the sale of this site and an increase in rate revenue from the adjoining property owner.

## 14.0 CORPORATE PLAN IMPACT

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

## 15.0 CUSTOMER IMPACT

Nil.

## 16.0 ENVIRONMENTAL IMPACT

Nil.

## 17.0 POLICY IMPACT

Nil.

## 18.0 FINANCIAL IMPACT

No capital cost to Council. Revenue of [redacted] realised from the sale proceeds plus a monthly rental of [redacted] per calendar month commencing 1<sup>st</sup> April 2001 until settlement.

## 19.0 HUMAN RESOURCE IMPACT

Nil.

## 20.0 URGENCY

Normal course of business.

## 21.0 PUBLICITY/MARKETING STRATEGY

Nil.

## 22.0 OPTIONS

- (1) Rescind the previous E&C approval to sell Council Lot 1 on RP 177990 to Consolidated Properties Pty Ltd for [redacted] and grant approval to sell the Council land to the adjoining land owner, Consolidated Properties Pty Ltd, at the reviewed market valuation figure of [redacted] plus a 6% CPI adjustment determined from July 2000;
- (2) Retain ownership of the land and arrange a lease with Consolidated Properties Pty Ltd in order that the existing car park be upgraded and landscaped in connection with the adjoining land owned by Consolidated Properties. This option would include a lease arrangement whereby public access would be guaranteed;

- (3) Retain ownership of the land, contribute towards uniform upgrade of the carpark, dismantle portion of the fence between the Council land and the Senior Citizens Club thereby guaranteeing separate access for Community use ( this separate access would be required should Consolidated Properties ever restrict or deny access to Racecourse Road ).

Option 1 is the preferred option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 364/48/3(199)

09/04-3F

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

2.0 TITLE

To enter into a lease agreement with Telstra Corporation for an area of the land located at the Richlands Reservoir, Government Road, Richlands.

3.0 ISSUE/PURPOSE

The purpose of this submission is to obtain approval from the Establishment & Co-ordination Committee for Telstra Corporation to lease a portion of the land at the Richlands Reservoir Government Road, Richlands, for the co-location of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 PROPONENT

John Orange  
Divisional Manager  
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston  
Principal Asset Manager  
City Assets Ext 35588

6.0 DATE

6 April 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

RECEIVED

09 APR 2001

COMMITTEE SECTION

APPROVED

9 APR 2001

Lord Mayor

## 9.0 RECOMMENDATION

That:

- (1) A lease be granted for Telstra Corporation, 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 Richlands Reservoir, Government Road, Richlands which is shaded yellow on the attached copy of Drawing AQL0263D-01 marked A ; and
- (2) The said lease 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) Telstra Corporation pay an establishment fee of redacted (including GST)

## 10.0 MANAGER

  
John Orange  
DIVISIONAL MANAGER  
CITY GOVERNANCE DIVISION

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

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

On 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 co-location of a mobile telecommunications facility with an existing Vodafone monopole located nearby the Richlands Reservoir, Government Road, Richlands. The site is described as Lot 4 on RP148468, Parish of Oxley and has a frontage to Government Road.

The proposed Low-Impact telecommunications facility will comprise the following:

- Six (6) panel antennas to be centre mounted at a height of approximately 21.6m on the existing 30m concrete pole.
- A base station equipment will be stored in a small roadside cabinet to the north of the existing Vodafone equipment shelter.

A site plan of the location is attached.

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.

## 12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee.  
Councillor Les Bryant, Councillor Richlands Ward.  
Mark Pascoe, Manager Water & Sewerage  
Frank Riley, Manager, City Assets

No objections have been raised

### **13.00 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 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 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**

In the normal course of business.

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

No publicity is required.

## 22.0 OPTIONS

1 Approve the recommendation that:

- (a) A lease be granted for Telstra Corporation, 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 Richlands Reservoir, Government Road, Richlands which is shaded yellow on the attached copy of Drawing AQL0263D-01 marked "A"; and
- (b) The said lease 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
- (c) Telstra Corporation pay an establishment fee of redacted (including GST)

2. Not approve the recommendation.

**Option 1 is the recommended option**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 364/150/2-LL440/P1

09 / 04 - 6 F

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

2.0 TITLE

Sale of Council owned property known as the Graham Street Depot situated at 23 Graham Street, Milton.

3.0 ISSUE/PURPOSE

The purpose of this submission is to obtain approval for the sale of the Council owned property situated at 23 Graham Street, Milton.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance

5.0 SUBMISSION PREPARED BY

Frank Riley, Manager, City Assets Ext.34145

6.0 DATE

29 March 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

**APPROVED**

9 APR 2001

Lord Mayor

RECEIVED

09 APR 2001

COMMITTEE SECTION

## 9.0 RECOMMENDATION

It is recommended that authority be granted to sell, by way of Public Auction, the property situated at 23 Graham Street, Milton described as Lot 2 on RP 18521, at a date and with the reserve price to be set by the Divisional Manager, City Governance and otherwise on terms and conditions considered suitable to the Manager, City Assets, and the Manager, Brisbane City Legal Practice.

## 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

The subject property, known as the Graham Street Depot, is comprised of a 3,743 square metre site which is improved with a modern depot building offering approximately 765 m<sup>2</sup> of air-conditioned office space and secured storage facilities, as well as yard improvements. See map at Attachment 1.

The property is located approximately 2 kilometres west of the Central Business District (CBD) and is situated in Precinct 1 of the Milton Development Plan which is intended to permit business office development.

To maximise the development potential of this site it would be expected that a purchaser would demolish the existing onsite structures and redevelop in accordance with the provisions of the City Plan.

This depot was formerly occupied by Brisbane Water who have now relocated operations at the Waterloo Street Depot at Newstead. This property has now been identified as surplus to requirements and able to be disposed of.

Councillor Judy Magub, Councillor for Toowong, is opposed to the sale of this site and has indicated that the Graham Street Depot be retained by Council for Community Use or alternatively as a Park area.

Currently a unit from the Coronation Drive Project Team, Brisbane City Works, occupies a small area within the main building plus the open store, yard bins and 17 car parks. It is proposed that Council enter into a lease with the purchaser so that the Coronation Drive Project Team can remain in occupation until the Coronation Drive project is completed around October 2002. The lease will also include an extension till 2003 at Council's discretion should the area be required. The lease can be terminated by Council at any time with the giving of one month's notice. This would be a condition of sale imposed prior to auction.

The site is likely to be highly sought after and it is proposed to offer this site for sale by public auction to maximise the potential sale price. Factors that support this proposal are:- the potential for river views for an office building development on the site and good exposure to passing traffic; the level of development interest in the area and the lack of development sites in this locality. Auction would achieve an immediate sale and quick settlement with the potential for the revenue to Council being available in 2000/2001.

A Site Contamination Assessment has been undertaken by the Geotechnical & Environmental Engineering Group, City Design, who have provided a report indicating the site has no contamination issues.

A formal valuation for sale purposes has been undertaken by Jorgensens Property Valuers & Consultants who have determined a market value of [redacted] on the basis of current zoning – SP13 Area Classification, in Precinct 4 (Area 1) of the Milton Local Plan and within the City Frame Area.

## **11.0 BACKGROUND Cont.**

This Valuation has regard to a large stormwater pipe that traverses the site and the effect of this on its redevelopment potential. Waterways Program, Urban Management, have identified a requirement that a yet to be defined Overland Flow path and existing stormwater drain should be protected by appropriate easements prior to sale.

It is proposed that the auction of this site be held in early May 2001, using the services of Jones Lang LaSalle, who have been appointed in 2000/2001 to market properties on Council's behalf.

It is therefore recommended that the property known as the Graham Street Depot and situated at 23 Graham Street, Milton be sold by way of a Public Auction on terms and conditions considered suitable to the Manager, City Assets, and the setting of a reserve price by the Divisional Manager, City Governance.

## **12.0 CONSULTATION**

Councillor Sharon Humphreys, Chairperson Finance Committee  
Councillor Maureen Hayes, Chairperson Transport and Major Projects Committee.  
Councillor Judy Magub, Councillor for Toowong  
Brad Thompson, Supervising Engineer Planning, Special Projects, Brisbane City Works.  
Peter Barnes, Senior Waterways Program Officer Stormwater Drainage, Waterways  
Bill Michael, Senior Program Officer, City Plan, City Planning  
Tony Woodcock, Senior Program Officer, Public Transport, Transport & Traffic  
Al Milvydas, Senior Program Officer, Network Information Services, Transport & Traffic.  
Helen Abrahams, Principal Program Officer, Environment and Parks  
Eddie Kulinski, Administration Co-ordinator, Business Asset Services, Brisbane Water  
Team Leader Assessment - West

There are no objections to the sale of this property except for Councillor Magub.

## **13.0 IMPLICATIONS OF PROPOSAL**

A property that has been identified as surplus to Council's requirements will be marketed for sale.

This property is listed on the 2000/2001 Property Disposal Program and its disposal will help this Program achieve its target.

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

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

#### **15.0 CUSTOMER IMPACT**

Nil

#### **16.0 ENVIRONMENTAL IMPACT**

Nil

#### **17.0 POLICY IMPACT**

Nil

#### **18.0 FUNDING IMPACT**

Funds for the marketing of this site are available from the 2000/2001 Property Disposal Program.

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

Nil

#### **20.0 URGENCY**

Normal course of business.

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

Graham Street Depot to be marketed by Jones Lang LaSalle, a leading Real Estate agency and is to be offered at public auction.

#### **22.0 OPTIONS**

1. Authority be granted to sell, by way of public auction, the property situated at 23 Graham Street, Milton described as Lot 2 on RP 18521, at a date and with the reserve price to be set by the Divisional Manager, City Governance and otherwise on terms and conditions considered suitable to the Manager, City Assets, and the Manager, Brisbane City Legal Practice.

2. Not approve the recommendation and direct that the property be retained by Council.

Option 1. is recommended.

1.0 FILE NUMBER: 364/48/3(207)

09/04-7F

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 Karawatha Reservoir, Karawatha Forest, Kuraby.

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 Karawatha Reservoir, for the establishment of a mobile telecommunications facility as depicted in the attached site plans 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

6.0 DATE

4 April 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

APPROVED

9 APR 2001

Lord Mayor

RECEIVED

09 APR 2001

COMMITTEE SECTION

## 9.0 RECOMMENDATION

That:

- (1) Subject to the necessary planning approval being obtained successive leases be granted to Hutchison Telecommunications (Australia) Limited for the location 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 Karawatha Reservoir site which is shaded yellow on the attached copy of the 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 the Council an establishment fee of redacted (includes GST).

## 10.0 MANAGER

  
John Orange  
DIVISIONAL MANAGER  
CITY GOVERNANCE DIVISION

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

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

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 concerns a proposal by Hutchison to install (for the Orange network) a telecommunications facility on a part of the Council land presently occupied by the Karawatha Reservoir (Lot 1 on RP 897147) - refer to the attached BiMap and locality plans

Under the provisions of the Brisbane City Plan 2000 the site is designated as a Community Uses Area "CU8 - Utility Installation". Should the E&C Committee grant its approval to this application for a lease, the applicant must then seek Council's planners approval to a development application for the necessary town planning and building approvals.

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

The proposed telecommunications facility to be installed at the Karawatha Reservoir will comprise the following infrastructure items: -

- Eleven parabolic antennas, varying between 600mm to 1200mm in diameter mounted upon the reservoir structure at an elevation of 27 metres.;
- Cabling between the antennas and the equipment shelter;
- Equipment shelter located at ground level within a lease area of 27m<sup>2</sup>;
- A "Juralco" 600mm walkway system to provide roof access to the antennas; and
- An underground power supply to the equipment shelter

An alternative site was first considered by the applicant upon the nearby Crown Castle Lattice Tower, which initially, was the applicants preferred site. This option however, proved to be unworkable as the only available position was at an elevation of 20m which is too low to provide the required coverage.

DRS has offered the following planning advice in respect of this application "Sites such as this one which were zoned "Utility Installation" under the Superseded Planning Scheme are not to be lodged under the superseded scheme. The process under which these applications are to be assessed is Impact Assessment. However, Council will have respect for the former zoning when assessing the application. Generally speaking, Council supports these applications. However, public submissions will be considered seriously during the assessment process."

Having regard to Council's adopted guidelines it is considered that an establishment fee of [redacted] (includes GST) and a commencing annual rental of [redacted] (includes GST) will meet Council's policy.

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 Kevin Bianchi, Acacia Ridge Ward
- Frank Riley, Manager, City Assets
- Mark Pascoe, Manager, Water and Sewerage
- Gary Christian, Structural Services Engineer, Brisbane Water
- David Hains, Senior Research Officer, Information and Knowledge
- Jim McDonnell, Senior Program Officer, Environment and Parks

Local Councillor, Kevin Bianchi, commented as follows:-

"I object to the area of land proposed for the equipment shelter. I request they reduce this area to the minimum they require.

This "the quantum of the area leased" issue forms part of the standard negotiations in each and every case. The proposed 27m<sup>2</sup> lease area is the minimum necessary for the applicant's purposes. None of the others 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: -

- Strategy 1.4.3.
  - Improve the management and performance of Council'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 that the E&C Committee grant approval to:

- (1) Subject to the necessary planning approval being obtained successive leases be granted to Hutchison Telecommunications (Australia) Limited for the location 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 Karawatha Reservoir site which is shaded yellow on the attached copy of the 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 the Council an establishment fee of redacted (includes GST).

2. To not approve the recommendation.

**Option 1 is the recommended option**

1.0 **FILE NUMBER:** 364/48/2-DO58(1)

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

2.0 **TITLE**

To enter into a lease agreement with Hutchison Telecommunications (Australia) Ltd for an area of the land upon which is located the Cavendish Hill No 2 Water Reservoir at 618 Cavendish Road, Coorparoo.

3.0 **ISSUE/PURPOSE**

To obtain approval for Hutchison Telecommunications (Australia) Ltd (trading as Orange) to lease a portion of the Council land at the Cavendish Hill Reservoir No 2 for the co-location of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 **PROPONENT**

John Orange  
Divisional Manager  
City Governance Division

5.0 **SUBMISSION PREPARED BY**

Sharon Johnston  
Principal Asset Manager, (PAMCA)  
CITY ASSETS BRANCH, Ext 35588

6.0 **DATE**

4 April 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

RECEIVED  
09 APR 2001  
COMMITTEE SECTION

APPROVED  
9 APR 2001  
Lord Mayor  
JHC  
JSA  
CH  
K

## 9.0 RECOMMENDATION

That the E&C Committee grant approval for:

- (1) Successive leases to be granted to Hutchison Telecommunications (Australia) Ltd for the co-location 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 Cavendish Hill No. 2 Reservoir site (at 618 Cavendish Road, Coorparoo) which is shaded yellow on the attached copy of site plan marked "B"; and
- (2) the said lease be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing at an annual rental rate of redacted (includes GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice; and
- (3) Hutchison Telecommunications (Australia) Ltd 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

## 11.0 BACKGROUND

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

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

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

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

This particular case concerns a "low impact" extension of 3 metres to the existing Lucent monopole. It is a co-location proposal for the installation of a telecommunications facility for the "Orange" network by Hutchison on a part of the Council land presently occupied by the Cavendish Hill No 2 Reservoir. The reservoir site is located at 618 Cavendish Road Coorparoo and is otherwise described as Lot 1 on RP 138919, (refer to the attached Existing Land Uses Map).

The proposed telecommunication service is an exempt development under the Brisbane City Plan 2000 and accordingly, no development application is required. However, 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. The nearest residentially zoned properties lie within approximately 70 metres of the proposed facility.

It should be noted that in respect of this site, the Establishment and Co-ordination Committee, has already granted approval for the issue of leases to four other carriers

- 1. Vodafone Tower**

Vodafone was the first to receive approval for a lease followed by Optus when it successfully applied for a lease to co-locate upon the Vodafone tower.

- 2. Lucent Tower**

More recently, on 23 October, 2000, a lease was granted to Lucent Technologies for a new 30 metre monopole about 100 metres distant from the existing Vodafone installation. The E&C Committee anticipating two further applications (from AAPT and Hutchisons) required Lucent to make appropriate provision within its design planning to accommodate the expected applications from the two carriers. Subsequently, on 18 December 2000, the Committee granted its approval for a lease to AAPT enabling it to co-locate a facility on the Lucent tower

## **11.0 BACKGROUND (Cont)**

The proposed Hutchison telecommunications facility to be installed upon the Lucent tower will be comprised of the following infrastructure items:-

- Three (3) X-Polar antennas;
- One (1) 30 cm Parabolic antenna;
- One (1) 60cm Parabolic antenna;
- An equipment cabin located at ground level within a lease area of 40m<sup>2</sup>;
- An elevated cable tray connecting the equipment shelter to the antennas on the monopole.

The end result is that if this lease application from Hutchison is approved the status of this reservoir precinct will be as follows: -

### **Tower 1 (existing)**

Vodafone (established)  
Optus (established)

### **Tower 2 (existing)**

Lucent/One.Tel (established)  
AAPT (established)  
Hutchison/Orange Communications (the present application to establish)

## **12.0 CONSULTATION**

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

All consulted are in agreement with the recommendation.

## **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% pa. or CPI (whichever is the greater) for the term of the lease.

## **19.0 HUMAN RESOURCE IMPACT**

Nil

## **20.0 URGENCY**

In the normal course of business

## **21.0 PUBLICITY / MARKETING STRATEGY**

No publicity is required.

## **22.0 OPTIONS**

1. Approve the recommendation that the E&C Committee grant approval to:
  - (1) Successive leases be granted to Hutchison Telecommunications (Australia) Ltd for the co-location 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 Cavendish Hill No. 2 Reservoir site (at 618 Cavendish Road, Coorparoo) which is shaded yellow on the attached copy of site plan marked "B"; and
  - (2) the said lease be for an aggregate period of 20 years, comprised of two successive periods of ten years each, the first period commencing at an annual rental rate of redacted (includes GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice; and
  - (3) Hutchison Telecommunications (Australia) Ltd pay an establishment fee of redacted (includes GST)
2. To not approve the recommendation

**Option 1 is the recommended option.**

1.0 FILE NUMBER: BT 281/40-T(A2)

09/04-1K

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Ultra Low Sulphur Diesel Trial

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek endorsement to a trial of Ultra Low Sulphur Diesel (ULSD) fuel, in accordance with the terms offered by BP Australia Ltd in their tender response for Petroleum Fuels and Associated Goods and Services.

4.0 PROPONENTS

Graham Davis, Divisional Manager, Brisbane Transport  
Michael Kerry, Divisional Manager, Urban Management

5.0 SUBMISSION PREPARED BY

Alan Warren, Chief Finance Officer, (CFOT), Brisbane Transport Exd 72227

6.0 DATE

22 March 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?

N/A.

9.0 RECOMMENDATION

That E & C agree to a six month trial of Ultra Low Sulphur Diesel (ULSD) fuel at no additional cost to Council.

I Recommend Accordingly

10.0 DIVISIONAL MANAGER

  
G. Davis  
Divisional Manager  
BRISBANE TRANSPORT

  
CHIEF EXECUTIVE OFFICER

  
Michael Kerry  
Divisional Manager  
URBAN MANAGEMENT

APPROVED

9 APR 2001

RECEIVED

09 APR 2001

COMMITTEE SECTION

## 11.0 BACKGROUND

Council signed a contract with BP on 1 November 2000 to supply Low Sulphur diesel fuel (50 parts per million). BP Australia Ltd, offered to provide Brisbane Transport with one million litres of ULSD at the same price as agreed in the contract for the supply of bulk fuels for LSD. The discounted ULSD is available to undertake a trial of the fuel in BT. This represents a discount of three cents per litre and is sufficient fuel to undertake a 6 month trial at Bowen Hills or Virginia.

BP has also offered to contribute <sup>redacted</sup> towards the marketing of "BCC and BP bringing cleaner fuel and air to Brisbane" should BT convert the diesel fleet to ULSD. This contribution is conditional upon BCC matching the <sup>redacted</sup> as well as agreement on concept, artwork, design, etc. BP has suggested the funds pay for a 300mm square sign on the back of BT buses. It is proposed this be subject to further negotiation with BP and BusPak, who hold the current advertising contract with BT, once the trial has been completed.

### Objectives of the Trial

The objectives of the trial are:

1. To assess the difference in fuel economy
2. To quantify the impact of ULSD usage on exhaust opacity (visible smoke) and PM10 and smaller particulate emissions
3. To assess the effects on engine operating parameters

### Location of the Trial

Virginia and Bowen Hills are the two best locations for the tests to be undertaken due to fleet mix and size. Bowen Hills was selected for the following reasons:

1. The depot has above ground tanks, which are easier to prepare to take new fuel.
2. Bowen Hills has a greater proportion of City runs that would maximise any publicity exposure.
3. Buses are rotated between Virginia and Bracken Ridge. Bowen Hills has a stable fleet, which provides a more controlled test environment.

### Setting the Baseline

The following tests have been undertaken to establish a baseline for the test fleet (74 buses) while using the current Low Sulphur Diesel.

1. Fuel economy test on the whole fleet at Bowen Hills
2. Exhaust opacity
3. Engine reliability/damage

## **Trial**

Ongoing monitoring and interpretation of the results will be undertaken to ensure if adverse impacts do occur, they will be detected early and the trial ceased.

The same tests will be undertaken on the sample fleet for the duration of the trial and the test results compared to the baseline results. Further to this, Queensland University of Technology will quantify PM10 and smaller particulate emission and these results would be compared with results of a previous study of the emission from Council fleet conducted in 1996. Representatives from Brisbane City Council's Air Quality and Energy Branch will contribute to the trial process.

## **12.0 CONSULTATION**

- Maureen Hayes, Chairperson, Transport and Major Projects
- Ken Deutscher, Manager, Transport and Traffic
- Ian Christesen, Manager, Community Health & Safety

All are in agreement with the recommendation.

## **13.0 IMPLICATIONS OF PROPOSAL**

The proposal will enable Council to make an informed decision on whether to convert the full diesel fleet to ULSD based on the environmental benefits of using ULSD versus the costs of doing so.

## **14.0 CORPORATE PLAN IMPACT**

This proposal is consistent with the 2000 - 2001 Corporate Plan, in particular Outcome 5.2 Pollution & Waste Reduction, Strategy 5.2.2 Improve Pollution Prevention and Management.

## **15.0 CUSTOMER IMPACT**

Passengers are unlikely to be directly impacted by the trial. The recent press reports of damage caused to diesel engines by Low Sulphur Diesel did not affect the bus fleet. It is not expected that the reliability of the fleet will be affected by ULSD. However, if this does occur, the trial will be ceased.

## **16.0 ENVIRONMENTAL IMPACT**

Based on data from similar tests and commercial use of Ultra Low Sulphur Diesel fuel in Urban Transport fleets overseas, an overall reduction in emissions from Council's bus fleet of around 66% of current LSD fuel emissions is expected. This represents a significant contribution towards improving the quality of Brisbane's air shed. Sulphur dioxide levels that adversely affect people with various bronchial conditions will also be reduced.

## **17.0 POLICY IMPACT**

In accordance with Council policy.

## **18.0 FUNDING IMPACT**

ULSD fuel will cost 3 cents per litre more than LSD. This could be reduced by half a cent per litre should BusPak and BT agree to BP's promotional package. Should the trial prove successful and Council decides to convert the entire diesel fleet to ULSD, the additional cost of fuel will be approximately redacted in a full year. This cost would need to be weighed up against the environmental benefits (if any) and could be funded via a Council CSO.

An emerging issue under consideration by the Federal Government is the potential introduction of a rebate on ULSD. It is not clear whether this would apply to rural bus fleets only at this stage. The issue is being pursued via a whole of Council submission.

However since ULSD would show the most benefits for cities, it seems likely the Commonwealth may subsidise it at some future time and it is important to evaluate its suitability for the Council's buses.

BP has guaranteed to meet the costs of repairs should ULSD cause any engine damage.

## **19.0 HUMAN RESOURCE IMPACT**

BT and Air Quality and Energy Branch staff will undertake the tests and analysis. QUT researchers will assist with specific tests at no cost.

## **20.0 URGENCY**

It is planned to commence tests during April.

## **21.0 PUBLICITY/MARKETING STRATEGY**

Opportunity to promote BCC's efforts to improve air quality in Brisbane. BP are willing to contribute on a dollar for dollar basis with Council.

## **22.0 OPTIONS**

1. Approve commencement of a 6 month trial.
2. Not approve commencement of a 6 month trial.

Option 1 is recommended.

**1.0 FILE NUMBER:**

(6)202/11-NH270/541

(1)202/11-NH270/547

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

Claim for compensation arising from the resumption of land for road purposes.  
541 and 547 Fairfield Road, Yeronga — redacted

**3.0 PURPOSE/ISSUE**

Recommendation on a claim for compensation.

**4.0 PROPONENT**

Michael Kerry, Divisional Manager, Urban Management

**5.0 SUBMISSION PREPARED BY**

Robert McMillan, Asset Officer (AOPC8)- Project Coordination.  
Asset Support (x36959)

**6.0 DATE**

3 April 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.

RECEIVED

09 APR 2001

COMMITTEE SECTION

APPROVED

9 APR 2001

Mayor

## 9.0 RECOMMENDATION

It is recommended that:

The Claim for Compensation from Joseph Engwirda, arising from the resumption of two strips of land situated at 541 and 547 Fairfield Road, Yeronga, for road purposes described as Lot 5 and Lot 6 on Plan RP209142 Parish of Yeerongpilly, County of Stanley, containing areas of 194 and 292 square metres respectively, in the negotiated amount of [redacted] under all heads, be accepted in full satisfaction of all rights or interests to which the Claimant is now or may be entitled arising out of or with respect to the interest which it had in or with respect to the taking by the Council of the said land, subject to the Claimant entering into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice.

## 10.0 DIVISIONAL MANAGER

  
**Michael Kerry**  
**Divisional Manager**  
**URBAN MANAGEMENT DIVISION**

I Recommend Accordingly

  
.....  
**CHIEF EXECUTIVE OFFICER**

## 11.0 BACKGROUND

By Notification of Resumption published in the Government Gazette dated 7 March 1987, Council resumed from [redacted] two strips of land for road purposes described as Lot 5 and Lot 6 on Plan RP209142 Parish of Yeerongpilly, County of Stanley, containing areas of 194 and 292 square metres respectively (486 metres square in total) shown shaded yellow on attached plan (Attachment A).

Prior to resumption the properties, which are zoned Residential 'B', contained areas of 872 and 1310 square metres respectively. Post resumption the properties contained areas of 678 and 1018 square metres respectively. The combined site was being used for the fabrication of winches and associated salvage equipment by Engwirda Salvage Pty. Ltd.

The effect of the resumption is to cause loss of land, diminished vehicle access to and around the site, diminished security. This required the Council to relocate the existing fence and construction of the severed shed corner to conform to the new property line.

Council's valuer has assessed compensation on a "before and after" basis on the highest and best use of Residential 'B' development at [redacted]. Interest on this amount at the Land Court rates from date of resumption to the anticipated settlement (over 14 years) has been assessed at [redacted] giving a sub total of [redacted]. In addition, the Claimants' reasonable professional fees would be payable.

The claimant originally sought compensation in excess of [redacted] and discussions continued between the Council and the claimant over the following years.

The claimant submitted a claim for compensation dated 13 December 2000 for [redacted] plus interest, plus professional fees totalling [redacted]. After further discussion with Council officers, the claimant is prepared to accept payment of [redacted] under all heads. This includes professional fees as advised for valuer, townplanner and legals of [redacted]. The professional fees are considered reasonable for the two properties and the protracted period of negotiation.

Therefore, it is recommended that the claim for compensation in the amount of [redacted] under all heads, being [redacted] for land including interest and [redacted] for professional fees, be accepted.

## 12.0 CONSULTATION

Cr Maureen Hayes, Chairperson Transport and Major Projects

has been consulted and supports this recommendation.

### **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

### **14.0 CORPORATE PLAN IMPACT**

Nil.

### **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**

Funding of [redacted] is available in DZ01-1049.

### **19.0 HUMAN RESOURCE IMPACT**

Administration only.

### **20.0 URGENCY**

Nil.

### **21.0 POLICY/MARKETING STRATEGY**

Not applicable.

### **22.0 OPTIONS**

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

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

09/04-1L

1.0 **FILE NUMBER:** 392/40 (1970)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**  
Donation – 2001 Paniyiri Festival

3.0 **ISSUE/PURPOSE**  
The purpose of this submission is to seek E&C approval to make a donation to the 2001 Paniyiri Festival, 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 March 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 make a donation to the 2001 Paniyiri Festival, in the total amount of \$1,000.00

10.0 **DIVISIONAL MANAGER**

  
Jude Munro  
CHIEF EXECUTIVE OFFICER

RECEIVED  
09 APR 2001  
COMMITTEE SECTION

ACTION TAKEN  
9 / 4 / 01  
TOWN CLERK  
M.B. to ECCO

APPROVED

9 APR 2001

Lord Mayor

## **11.0 BACKGROUND**

On Sunday, 20 May, 2001, thousands will converge on Musgrave Park, South Brisbane, for the Paniyiri Festival. Paniyiri has grown since its inception in 1979, to become one of Brisbane's biggest multicultural events and the largest one-day event in Queensland.

Paniyiri 2001 is a free entry event showcasing Greek music, dancing, and food as well as cultural exhibitions and displays of national and regional costumes.

The donation is to assist the organising committee with the cost of running a shuttle bus from the Roma Street, Central and Vulture Street Railway Stations to Musgrave Park and return.

## **12.0 CONSULTATION**

Lord Mayor J G Soorley

## **13.0 IMPLICATIONS OF PROPOSAL**

Brisbane City Council will be seen to be helping celebrate cultural diversity in Brisbane.

## **14.0 CORPORATE PLAN IMPACT**

Nil.

## **15.0 CUSTOMER IMPACT**

Nil.

## **16.0 ENVIRONMENTAL IMPACT**

Nil.

## **17.0 POLICY IMPACT**

In line with Council policy.

## **18.0 FINANCIAL IMPACT**

Funds of \$1,000.00 are available under Corporate Activities.

## **19.0 HUMAN RESOURCE IMPACT**

Nil.

## **20.0 URGENCY**

In the normal course of business.

## **21.0 PUBLICITY/MARKETING**

At the discretion of the Lord Mayor.

## **22.0 OPTIONS**

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

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

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

09/04-21

**1.0 FILE NUMBER:**

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

**2.0 TITLE**

Appointment of Chief Information Officer

**3.0 ISSUE/PURPOSE**

Following a national advertising campaign co-ordinated by Stephen Harvey and Louise Baker, both of Futurestep Australia Korn/Ferry International and an executive search conducted by Stephen Harvey to augment the field, five applicants were prepared and presented for evaluation against the criteria for this position. Of these, two candidates are recommended for appointment to the role and the following information is provided:

- Attachment 1 - Executive Role Statement
- Attachment 2 - Interview Summary of Recommended Candidates, Resumes and Referee Reports
- Attachment 3 - Assessment of Other Applicants

**4.0 PROPONENT**

Jude Munro, Chief Executive Officer

The selection panel comprised Jude Munro (Chief Executive Officer), Philip Minns (Divisional Manager, Human Resources and Strategic Management), Noel Faulkner (Divisional Manager, City Business) and Helen Ringrose (Director General, Department of Corrective Services).

**APPROVED**

9. APR 2001

Lord Mayor

**5.0 SUBMISSION PREPARED BY**

Anne-Marie Carroll, Director, Merit Solutions on behalf of Philip Minns, Divisional Manager, Human Resources and Strategic Management.

**6.0 DATE**

9 April, 2001

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

For E&C approval

RECEIVED

09 APR 2001

COMMITTEE SECTION

ACTION TAKEN

9/4/01

TOWN CLERK

TO: ECCKD

## 8.0 RECOMMENDATION

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

1. Mr Alan Hesketh

2. redacted

to the position of Chief Information Officer, within Council's Executive Service, subject to further referee checks as required, and with a contract and salary to be negotiated .



Jude Munro

**CHIEF EXECUTIVE OFFICER**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

# E&C RESULTS – 23 APRIL 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
23/04-1F <i>AR</i>	317/69 <i>23 APR 2001</i>	City Governance	Credit Margins for Business Unit Borrowings	YES <i>MCT</i>
23/04-2F <i>IR</i>	364/150/2-RK030/P30 <i>23 APR 2001</i>	City Governance	Sale of Council Land – 99 Agnew Street, Norman Park	YES <i>CPMCA</i>
23/04-3F <i>M</i>	234/70/8-2000(1) <i>23 APR 2001</i>	City Governance	Agenda Items for 2001 Urban Local Government Association Conference	<i>HELD</i>
23/04-4F <i>M</i>	24/1-F/2001(1) <i>23 APR 2001</i>	City Governance	Participation in the SEQROC Regional Framework for Growth Management (RFGM) Study Tour – Associated Annual Leave	YES <i>MIRCS</i>
23/04-1K <i>M</i>	202/11-MA150/758 <i>23 APR 2001</i>	Urban Management	Claim for Compensation – Resumption of Land for Road Purposes, 758 Blunder Road, Durack	YES <i>AOPCS</i>
23/04-2K <i>IR</i>	265/90-38178(P2) <i>23 APR 2001</i>	Urban Management	Australian Greenhouse Office Alternative Fuels Conversion Program	YES <i>PTPT</i>
<i>attach</i> 23/04-1L <i>M</i>	(4)12/51/1(P3/A1) <i>23 APR 2001</i>	OLMCEO	Monthly Report – Delegation of Authority to Travel – February 2001	YES <i>TCCS</i>
23/04-2L <i>M</i>	392/40(1973) <i>23 APR 2001</i>	OLMCEO	Sponsorship – Yep! Conference, Brisbane, 2001	YES <i>ECCEO</i>
<i>attach</i> 23/04-3L <i>M</i>	<i>23 APR 2001</i>	OLMCEO	Overseas Travel – Seattle, USA, 2001 Asia Pacific Cities Summit – Lord mayor's Executive Officer	YES <i>LMIRO</i>
<i>attach</i> 23/04-4L <i>M</i>	<i>23 APR 2001</i>	OLMCEO	Overseas Travel – Seattle, USA, 2001 Asia Pacific Cities Summit – Manager, Media and Communications	YES <i>LMIRO</i>
23/04-1M <i>M</i>	21/0/2 <i>23 APR 2001</i>	City Business	Transfer of Poinsettia Press Business to Goprint	YES <i>CPMCG</i>
23/04-1N <i>M</i>	234/12/21-2000/2001(0) <i>23 APR 2001</i>	CED	Peoplescape Project – Centenary of Federation 2001	YES <i>POCI</i>

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

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

SUBMISSION TO THE ESTABLISHMENT & CO-ORDINATION COMMITTEE**1.0 FILE NUMBER**

24/1-F/2001(1)

**2.0 TITLE**

Participation in the SEQROC Regional Framework for Growth Management (RFGM)  
Study Tour - Associated Annual Leave

**3.0 ISSUE/PURPOSE**

E&C has previously approved Jane Bertelsen's participation in the SEQROC RFGM Study Tour to West Coast of United States and South West Canada on 4 - 19 May 2001. Approval is now sought to take Annual Leave from 20 May to 1 June 2001.

**4.0 PROPONENT**

John Orange, Divisional Manager, City Governance Division

**5.0 SUBMISSION PREPARED BY**

Jane Bertelsen, Manager, Intergovernmental Relations and City Support

**6.0 DATE**

20 April, 2001

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

For E &amp; C Approval

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

No

**9.0 RECOMMENDATION**

That approval be granted for the Manager, Intergovernmental Relations and City Support to take annual leave following the SEQROC RFGM Study Tour from 20 May to 1 June 2001

John Orange  
Divisional Manager  
City Governance

ACTION TAKEN

241 \$101  
TOWN CLERK  
MIRCS

## **11.0 BACKGROUND**

The SEQROC RFGM Study Tour of the West Coast USA and South West Canada has been planned to coincide with the Asia Pacific Cities Summit to be held in Seattle in May 2001. In her capacity as SEQROC Secretary, Jane Bertelsen has played a large role in the preparations and logistical support done for the tour. The study tour proposes to focus on Los Angeles, Seattle, Victoria (Vancouver Island), Vancouver and Portland. There is an option of visiting San Francisco.

An opportunity has arisen to coincide the Study Tour with a visit to family members. Any additional travel costs (approximately \$800 - \$1000) will be met by Jane Bertelsen, and no additional cost to the original Study Tour proposal will be incurred by Council.

## **12.0 CONSULTATION**

Nil

## **13.0 IMPLICATIONS OF PROPOSAL**

Nil

## **14.0 CORPORATE PLAN IMPACT**

Nil

## **15.0 CUSTOMER IMPACT**

Nil

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Nil

## **18.0 FINANCIAL IMPACT**

No additional cost to Council.

## **19.0 HUMAN RESOURCE IMPACT**

Nil

## **20.0 URGENCY**

Urgent, as travel and accommodation need to be made as soon as possible.

## **21.0 PUBLICITY/MARKETING STRATEGY**

Nil

## **22.0 OPTIONS**

**Option 1** That E&C approve the above recommendation

**Option 2** That E&C not approve the above recommendation.

**Option 1 is the preferred option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**1.0 FILE NUMBER:**

202/11-MA150/758

23/04-1 K

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

**2.0 TITLE**

Claim for compensation arising from the resumption of land for road purposes.  
758 Blunder Road, Durack – TJ & RC Walsh Pty Ltd as Trustee.

**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**

Robert McMillan, Asset Officer (AOPC8)- Project Coordination.  
Asset Support (x36959)

**6.0 DATE**

18 April 2001.

**ACTION TAKEN**

24/4/01  
TOWN CLERK  
AOPC8  
Letter

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

For E & C approval.

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

No.

## 9.0 RECOMMENDATION

It is recommended that:

1. The Claim for Compensation from TJ & RC Walsh Pty Ltd as Trustee, arising from the resumption of a strip of land situated at 758 Blunder Road, Durack, for road purposes described as Lot 103 on Plan SP125270 Parish of Oxley, County of Stanley, containing an area of 2,839 square metres, in the amount of [redacted] comprising [redacted] for loss of land and injurious affection and [redacted] for disturbance costs related to the resumption, be accepted in full satisfaction of all rights or interests to which the Claimants is now or may be entitled arising out of or with respect to the interest which it had in or with respect to the taking by the Council of the said land, subject to the Claimant entering into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice; and
2. Re-configuration of Easement C on plan SUR 9800479-01 with no compensation payable by Council be accepted and
3. Interest calculated on [redacted] at the rate determined by the Land Court for the period from the date of resumption to the date of settlement, be paid to the claimant.

## 10.0 DIVISIONAL MANAGER



**Michael Kerry**  
**Divisional Manager**  
**URBAN MANAGEMENT DIVISION**

I Recommend Accordingly



.....  
**CHIEF EXECUTIVE OFFICER**

## 11.0 BACKGROUND

By Notification of Resumption published in the Government Gazette dated 11 February 2000, Council resumed from TJ & RC Walsh Pty Ltd an area of land for road purposes described as Lot 103 on Plan SP125270 Parish of Oxley, County of Stanley, containing an area of 2,839 square metres shown shaded yellow on attached plan (Attachment A).

Prior to resumption the property, which is zoned "Particular Development Caravan Park and Particular Development Caravan park and Relocatable Home Park", contained an area of 9.8279 hectares. Post resumption the property comprises a total area of 9.544 hectares. The site has a gentle to easy sloping topography falling towards the rear boundary and is developed and used as a caravan park and relocatable home park. All structural improvements are clear of, and remain physically unaffected by, the resumption and its associated works.

The effect of the resumption is to cause:

- Loss of land.
- Loss of most of the recreational area at the front of the Managers residence. The set back has now been reduced from approximately 23 metres to 8 metres.
- Injurious affection to six sites.
- Loss of numerous palm trees which provide a buffer between the existing Blunder Road traffic and the van and relocatable home sites. These palms provide a tropical theme for the park and a presence to the entrance of the park.
- Loss of existing fencing. A sound attenuated fence, in accordance with Council design based upon the noise amelioration report for Blunder Rd Stage 3, will replace this.
- Relocation of driveway entry and egress. Council will carry out this work.
- Re-configuration of Easement C on plan SUR 9800479-01 to provide appropriate access to Lot 7 on Plan 854373 through the relocated driveway egress (Attachment B). All costs associated with this re-configuration to be borne by Council.
- Loss of parking area at the park entrance. Council will reinstate this.
- Relocation of the paling fence between the park and managers residence by Council.
- Landscaping of disturbed areas partially by Council and partially by owner.

The claimant's valuation consultant (Greg Jorgensen & Associates) assessed the amount of compensation payable by Council at [redacted] plus professional costs. Council's independent valuation consultant (John Wood & Associates P/L) assessed the amount of compensation at [redacted] plus works by Council and professional costs (refer Attachment C). Both assessments are based on the before and after valuation methodology and involve capitalising the anticipated lost income due to the effect from the road on the caravan park and injurious affection to the managers residence. This methodology incorporates loss of real estate and injurious affection. Following negotiations the claimant has lodged a claim for compensation dated 1 December 2000 for [redacted]. This amount comprises [redacted] as compensation for loss of land and injurious affection and [redacted] for valuation fee.

Included in this claim is the construction of a sound attenuation fence and re-landscaping of the frontage area in accordance with Council plans. The claimant has agreed to the re-configuration of Easement C as shown on plan SUR 9800479-01 without the payment of compensation by Council.

It is recommended that the claim for compensation in the amount of redacted be accepted. Interest calculated on redacted at the rate determined by the Land Court for the period from the date of resumption to the date of settlement, be paid to the claimant.

## **12.0 CONSULTATION**

Cr Maureen Hayes, Chairperson Transport and Major Projects  
Cr Les Bryant, Councillor for Richlands

have been consulted and support this recommendation.

## **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

## **14.0 CORPORATE PLAN IMPACT**

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

## **15.0 CUSTOMER IMPACT**

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

## **16.0 ENVIRONMENTAL IMPACT**

Nil.

## **17.0 POLICY IMPACT**

In accordance with Council policy.

## **18.0 FUNDING IMPACT**

Funding of redacted is available in the 2000-2001 Major Projects Budget.

## **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 and settle compensation.
2. Reject the claim for compensation and pay an advance.
3. Reject the claim and refer the matter to the Land Court for determination

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

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**OFFICE OF THE LORD MAYOR AND CHIEF EXECUTIVE****(OFFICE OF THE CHIEF EXECUTIVE)**

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

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

**2.0 TITLE**

*Monthly Report - Delegation of Authority to Travel -  
February 2001*

**3.0 ISSUE/PURPOSE**

Provision of relevant monthly travel report.

**4.0 PROPONENT**

Jude Munro  
CHIEF EXECUTIVE OFFICER

**5.0 SUBMISSION PREPARED BY**

Jaylene Farrell  
Travel Co-Ordinator, City Supply, ext. 72056

**6.0 DATE**

28 March 2001

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

For information purposes

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

No.

**9.0 RECOMMENDATION**

That the Establishment and Co-ordination Committee note the information submitted on approved travel for February 2001

  
**10.0 Jude Munro  
CHIEF EXECUTIVE OFFICER**

**ACTION TAKEN**

24/4/01  
TOWN CLERK  
TCCS

## 11.0 BACKGROUND

In pursuance of the request for information on a monthly basis of travel approved under delegation, reports are enclosed for February 2001, for each Unit of Administration (showing travel actually undertaken during that month).

I have revised these and have no concerns about any of them.

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

In summary, the position is as follows:

		February
<i>Non-Commercial Operations</i>		
a)	International Travel	
	(i) Number of Bookings	1
	(ii) Airfares	\$1,877.29
b)	Domestic Travel	
	(i) Number of Bookings	34
	(ii) Airfares	\$55,742.18
c)	Accommodation and Allowances Costs	\$16,433.62
d)	Registration Fees for Conferences	\$19,611.04
e)	Other Costs e.g. hire car	\$4,160.87
6)	GST Component	\$2,871.40
<b>TOTAL</b>		<b>\$69,562.55</b>

### Commercial Operations

g) International Travel

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

h) Domestic Travel

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

i) Accommodation and Allowances Costs \$0.00

j) Registration Fees for Conferences \$0.00

k) Other Costs e.g. hire car \$0.00

l) GST Component \$0.00

**TOTAL \$0.00**

m) Cost of air-fares, accommodation and taxis  
as detailed in Attachment "A" \$1,105.93

### 12.0 CONSULTATION

Liaison with Officers undertaking travel and Divisional Travel Officers.

### 13.0 IMPLICATIONS OF PROPOSAL

Nil

### 14.0 CORPORATE PLAN IMPACT

Nil

**15.0 CUSTOMER IMPACT**

Nil

**16.0 ENVIRONMENTAL IMPACT**

Nil

**17.0 POLICY IMPACT**

In line with Council policy.

**18.0 FUNDING IMPACT**

Expenses incurred through Divisional Travel Votes.

**19.0 HUMAN RESOURCE IMPACT**

Not applicable.

**20.0 URGENCY**

In the normal course of business.

**21.0 PUBLICITY/MARKETING STRATEGY**

At the discretion of the Lord Mayor.

**22.0 OPTIONS**

- (1) That E&C note the information submitted on approved Travel for February 2001.
- (2) Not approve the recommendation.

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

23 / 04 - 21

1.0 **FILE NUMBER:** 392/40(1973)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

Sponsorship - YEP! Conference, Brisbane, 2001

3.0 **ISSUE/PURPOSE**

The purpose of this submission is to seek E&C approval to provide sponsorship for a young person to attend a Young Entrepreneurs Project (YEP!) Conference in Brisbane, 2001, at a total estimated cost of \$1,000.00.

4.0 **PROPONENT**

Jude Munro  
Chief Executive Officer

5.0 **SUBMISSION PREPARED BY**

John Tunstall  
E&C Clerk

ECCEO

6.0 **DATE**

18 April 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

24/3/01  
TOWN CLERK  
ECCEO

**9.0 RECOMMENDATION**

That E&C grant approval to provide sponsorship for a young person to attend a Young Entrepreneurs Project (YEP!) Conference in Brisbane, 2001, at a total estimated cost of \$1,000.00.

**10.0 DIVISIONAL MANAGER**



Jude Munro

**CHIEF EXECUTIVE OFFICER**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## **11.0 BACKGROUND**

In March 2001, Council received a request to consider providing sponsorship for a young person to attend a Young Entrepreneur Project (YEP!) Conference in 2001.

There are four Conferences to be conducted in Brisbane at the Australian Stock Exchange. The sponsorship includes registration, conference folders, interactive access to established entrepreneurs and professional advisers, a networking business launch, and a conference dinner.

The Young Entrepreneurs Project is aimed at providing support for people seeking to create their own business opportunities. It is there is nurture an entrepreneurial spirit while enhancing it with disciplined advice.

It is considered worthwhile to provide such a sponsorship on the condition that the sponsorship is awarded to a local Brisbane based young entrepreneur.

## **12.0 CONSULTATION**

The Lord Mayor Jim Soorley

## **13.0 IMPLICATIONS OF PROPOSAL**

Brisbane City Council will be seen to be assisting its young, budding entrepreneurs and business professionals.

## **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 \$1,000.00 are available under Corporate Activities.

## **19.0 HUMAN RESOURCE IMPACT**

Nil.

**20.0 URGENCY**

In the normal course of business.

**21.0 PUBLICITY/MARKETING**

At the discretion of the Lord Mayor.

**22.0 OPTIONS**

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

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

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER:

23 / 04 - 31

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel – Seattle, USA 2001 Asia Pacific Cities Summit

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C approval for Mr Bernie Green, Executive Officer to the Lord Mayor to travel overseas over the period 1 - 11 May 2001 to attend the 2001 Asia Pacific Cities Summit to be held in Seattle, USA.

4.0 PROPONENT

Jude Munro  
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Ms Genevieve Canavan, International Relations Officer, x 35335

6.0 DATE

20 April 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 for Mr Bernie Green, to travel to Seattle, USA from 1-11 May 2001, to attend the Summit at an estimated total cost of \$ 9,000.00

10.0 DIVISIONAL MANAGER

  
Ms Jude Munro  
Chief Executive Officer

ACTION TAKEN

2414101  
TOWN CLERK

LMIRO

## 11.0 BACKGROUND

The City of Brisbane initiated the concept of the Asia Pacific Cities Summit Series and has hosted two highly successful conferences in 1996 and 1999 respectively.

During the 1999 Asia Pacific Cities Summit (APCS) agreement was reached to hold a major Summit every two years with the City of Brisbane alternating with other Asia Pacific Cities, as the Host City.

The City of Seattle will be hosting the third event Asia Pacific Cities Summit over the period May 6 - 8, 2001. This will be the first time the event has been held outside of Brisbane – a move, which is, designed to “springboard” the Summit internationally.

The 2001 Asia Pacific Cities Summit is designed to help cities and regions address the challenges and opportunities of the coming century. It will be a unique gathering of leaders/government officials, educators and business representatives who will share information, exchange ideas and explore innovative strategies to improve the quality of life and economic opportunities in their respective cities.

2001 APCS Objectives are:

- To help government, business, education and community leaders benefit from new technologies and closer cooperation in the Asia Pacific region.
- To provide opportunities for building strategic partnerships in the region that encourage open communication shared learning, mentoring opportunities and solutions to the “digital divide”.
- To help participants create and strengthen personal friendships and explore ways to work together more effectively in the region.
- To provide unique networking opportunities.

## 12.0 CONSULTATION

The Right Honourable the Lord Mayor, Councillor Jim Soorley  
Jim Reeves, Lord Mayor's Chief of Staff  
Mr Richard Joel, Chief Executive Officer, Office of Economic Development  
Ms Jude Munro, Chief Executive Officer  
Ms Terri Birrell, International Relations Manager

All are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

Mr Bernie Green, Executive Officer to the Lord Mayor has been closely involved with the Asia Pacific Cities Summit since 1999 as a member of the overall Steering Committee for the Summit. Specific involvements include identification of challenges / obstacles to event planning and implementation, decision making on major national and international promotional campaigns and participation in post-event evaluation activities.

The involvement of the Executive Officer to the Lord Mayor has greatly contributed to the large contingent of participation from Asian Countries including Taiwan and Thailand.

The Executive Officer to the Lord Mayor's visit to Seattle will provide the extra support to the Summit Secretariat to ensure smooth running of the 3 day Summit, as well as assist the Lord Mayor in maximising the networking opportunities available at the Summit.

**14.0 CORPORATE PLAN IMPACT**

In line with Corporate Plan.

**15.0 CUSTOMER IMPACT**

Nil.

**16.0 ENVIRONMENTAL IMPACT**

Nil.

**17.0 POLICY IMPACT**

Nil.

**18.0 FUNDING IMPACT**

Total cost (including airfares and accommodation) for the Executive Officer to the Lord Mayor Mr Bernie Green are not expected to exceed \$9000.00 and are available within vote code: 1.01.1512.226.000.00.628.000.00

**19.0 HUMAN RESOURCE IMPACT**

Nil.

**20.0 URGENCY**

Urgent. To allow for travel arrangements to be made.

**21.0 PUBLICITY / MARKETING STRATEGY**

At discretion of the Lord Mayor

**22.0 OPTIONS**

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

Option (1) is the preferred option.

1.0 FILE NUMBER:

23 / 04 - 4 L

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel – Seattle, USA 2001 Asia Pacific Cities Summit

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C approval for Ms Marina Vit, Manager for Media & Communications to travel overseas over the period 1 - 11 May 2001 to attend the 2001 Asia Pacific Cities Summit to be held in Seattle, USA.

4.0 PROPONENT

Jude Munro  
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Ms Genevieve Canavan, International Relations Officer, x 35335

6.0 DATE

20 April 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 for Ms Marina Vit, to travel to Seattle, USA from 1-11 May 2001, to attend the Summit at an estimated total cost of \$ 9,000.00

10.0 DIVISIONAL MANAGER

  
Ms Jude Munro  
Chief Executive Officer

ACTION TAKEN

2414101  
TOWN CLERK  
LMRO

## 11.0 BACKGROUND

The City of Brisbane initiated the concept of the Asia Pacific Cities Summit Series and has hosted two highly successful conferences in 1996 and 1999 respectively.

During the 1999 Asia Pacific Cities Summit (APCS) agreement was reached to hold a major Summit every two years with the City of Brisbane alternating with other Asia Pacific Cities, as the Host City.

The City of Seattle will be hosting the third event Asia Pacific Cities Summit over the period May 6 - 8, 2001. This will be the first time the event has been held outside of Brisbane - a move, which is, designed to "springboard" the Summit internationally.

The 2001 Asia Pacific Cities Summit is designed to help cities and regions address the challenges and opportunities of the coming century. It will be a unique gathering of leaders/government officials, educators and business representatives who will share information, exchange ideas and explore innovative strategies to improve the quality of life and economic opportunities in their respective cities.

2001 APCS Objectives are:

- To help government, business, education and community leaders benefit from new technologies and closer cooperation in the Asia Pacific region.
- To provide opportunities for building strategic partnerships in the region that encourage open communication shared learning, mentoring opportunities and solutions to the "digital divide".
- To help participants create and strengthen personal friendships and explore ways to work together more effectively in the region.
- To provide unique networking opportunities.

## 12.0 CONSULTATION

The Right Honourable the Lord Mayor, Councillor Jim Soorley  
Jim Reeves, Lord Mayor's Chief of Staff  
Mr Richard Joel, Chief Executive Officer, Office of Economic Development  
Ms Jude Munro, Chief Executive Officer  
Mr Bernie Green, Executive Officer to the Lord Mayor  
Ms Terri Birrell, International Relations Manager

All are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

As the Manager for Media & Communications to the Lord Mayor, Ms Marina Vit has been closely involved with the Asia Pacific Cities Summit since 1999 as an adviser to the Steering Committee. Specific involvement includes identification of challenges / obstacles to media coverage, decision making on major national and international promotional campaigns and participation in post-event evaluation activities. Media Control and debriefing, monitoring of public perception and information release.

Ms Vit will also accompany a journalist from The Courier Mail to Seattle and therefore Ms Vit's presence in Seattle is vital to monitor the coverage of the Summit and the press release to Australia and throughout the World.

Ms Vit's presence will also provide maximum exposure for Brisbane and Queensland at the Summit.

The Manager for Media & Communications visit to Seattle will provide the extra support to the Summit Secretariat to ensure smooth running of the 3 day Summit, as well as assist the Lord Mayor in maximising the networking opportunities available at the Summit, along with identifying appropriate promotional opportunities for key sponsors and stakeholders.

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

In line with Corporate Plan.

#### **15.0 CUSTOMER IMPACT**

Nil.

#### **16.0 ENVIRONMENTAL IMPACT**

Nil.

#### **17.0 POLICY IMPACT**

Nil.

#### **18.0 FUNDING IMPACT**

Total cost (including airfares and accommodation) for the Manager for Media & Communications, Ms Marina Vit are not expected to exceed \$9000.00 and are available within vote code: 1.01.1512.226.000.00.628.000.00

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

Nil.

#### **20.0 URGENCY**

Urgent. To allow for travel arrangements to be made.

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

At discretion of the Lord Mayor

#### **22.0 OPTIONS**

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

Option (1) is the preferred option.

1.0 FILE NUMBER: 21/0/2

23/04-1 M

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Transfer of Poinsettia Press business to Goprint

3.0 ISSUE/PURPOSE

Seek in-principle endorsement of transfer of staff, print and mail insertion activities to Goprint in line with attached draft contract.

4.0 PROPONENT

Noel Faulkner, Divisional Manager, City Business

5.0 SUBMISSION PREPARED BY

Damian Scholz, Commercial Projects Manager  
ph. 35539

6.0 DATE

18 April 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

N/A

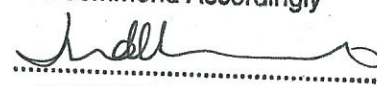
9.0 RECOMMENDATION

That E&C agree in-principle to transfer of Poinsettia Press staff and business to Goprint and that power to execute the attached draft contract be delegated to Divisional Manager, City Business

10.0 DIVISIONAL MANAGER

  
Noel K Faulkner  
Divisional Manager  
City Business

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

ACTION TAKEN

24/4/01  
TOWN CLERK  
CPMCG

## 11.0 BACKGROUND

In August 2000 Council announced that it would be closing Poinsettia Press. In November 2000 initial discussions were held with Goprint to determine if there were mutual advantages in "selling" Poinsettia Press to Goprint. Note: a normal sale of business is not possible as Poinsettia Press is not a discrete legal entity – instead services, assets and staff transfer arrangements may be included in a contractual agreement.

redacted

The draft contract and pricing is in accordance with principles outlined in the Heads of Agreement. Main points are:

- Four year non-exclusive contract with a two year option (exercising option requires agreement of both parties)
- Offers of employment with salary maintenance and continuity of service to all substantive Poinsettia Press staff. Goprint assumes approximately redacted in lease liabilities and purchases certain Poinsettia Press assets.
- Revenue Guarantee of redacted on average for four years (based on existing level of Poinsettia press business).
- Exit option at any time by BCC if contract is no longer appropriate, with compensation within first four years based on non-recoverable costs incurred by Goprint. No compensation if termination is required due to poor performance by Goprint.
- Pricing on basis of overall savings to BCC with renegotiation every year with price rises capped at CPI
- Services offered to greater range of products than Poinsettia including design, web-based services, four colour print and high-speed bulk photocopying
- Individual CSAs to be negotiated over the next few months with key areas in BCC including but not limited to Rates Processing, Marketing and Payroll. These areas have existing CSAs with Poinsettia Press and they will be used as a starting point.
- Mail Insertion services will be provided by a specialist provider, being Australia Post's EDI division based at the Brisbane Airport industrial park. Responsibility will remain with Goprint but day-to-day operational control and contact will be directly with Australia Post
- Particular attention has been paid to the logistics of the mail insertion activities

they include the sensitive Rates Processing, Pay Slips and Infringement Notices functions

- Whilst not specifically included in the contract, Goprint are currently negotiating with City Assets with a view to taking over the present Poinsettia shopfront in the BAC

As part of the process the Forms Control Provider function is to be transferred to RCT with Marketing as the Purchaser. This enables BCC to retain direct policy and quality control over its forms. Forms printing will be provided by Goprint.

The Goprint contract will be managed by BCC Marketing as it provides the expertise to ensure ongoing quality and price competitiveness.

It is intended to develop the relationship with Goprint as a partnership. Having an ongoing service provider assists with reliability, timeliness and quality. It also reduces setup costs in many instances and means that certain print and related processes can be tailored to suit BCC. Goprint offers access to modern machinery and enhancements in technology. It provides overnight and weekend capacity, being a 24x7 business.

Goprint is one of the largest and most diversified printers in Queensland and can offer one-stop-shop capability which can be important for security and urgency. Both Goprint and Australia Post offer very secure environments as is necessary given the work that both do involving sensitive government documents.

Goprint have printed the BCC budget documents for a number of years and have provided a very reliable, quality service.

## **12.0 CONSULTATION**

Cr. John Campbell, Chair City Business  
Executive Management Team (EMT)  
Mary Krindberg, Manager, Marketing Services  
Kevin O'Rourke, Poinsettia Press  
Jodi Schmidt, Marketing Services  
George Fletcher, BCLP  
Peter Haigh, Rates Processing  
Payroll, Local Laws, Brisbane Transport Timetables and numerous other areas of  
BCC using print or mail insertion activities  
AMWU, ASU

## **13.0 IMPLICATIONS OF PROPOSAL**

Offers of ongoing employment to all Poinsettia Press staff with BCC-equivalent salary maintenance, and provision of competitively-priced high-quality, secure print and mail insertion activities. The revenue guarantee is a risk, but risk management of this is built into the contract and internal BCC procedures. The contract will be closely managed and monitored by Marketing. The contract contains specific exit provisions to mitigate the risk associated with the revenue guarantee.

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

N/A

#### **15.0 CUSTOMER IMPACT**

In aggregate BCC Internal customers will experience lower prices and higher standards of service. As Goprint's cost structures are different to Poinsettia's being cheaper for longer print runs and more expensive for shorter print runs some internal customers will pay higher prices.

Poinsettia has a small number of external customers, some of whom will not be able to use Goprint due to legislative restrictions on its customer base. These customers will be contacted as part of the Communications strategy, with a view to assisting them source alternative suppliers as appropriate.

#### **16.0 ENVIRONMENTAL IMPACT**

N/A

#### **17.0 POLICY IMPACT**

Allows the closure of Poinsettia Press as announced in August 2000.

#### **18.0 FINANCIAL IMPACT**

Financial commitment of <sup>redacted</sup> to Goprint for four years in line with revenue guarantee. Overall BCC print costs will be reduced. BCC will avoid potential costs of <sup>redacted</sup> approximately <sup>redacted</sup> if Poinsettia Press were to be closed without the Goprint contract.

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

Offers of permanent employment from Goprint to all Poinsettia Press staff, with pay based on skills and experience. BCC's salary maintenance policies to be replicated for employees who accept the offer. Continuity of service will also apply to those transferring. Savings are in potential redundancy payments or redeployee costs.

#### **20.0 URGENCY**

As it is intended that the contract with Goprint becomes operative on 30 April or 1 May it is requested that approval-in-principle be granted at this E&C meeting with final execution of the contract delegated to Divisional Manager, City Business.

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

A communications plan has been jointly developed by BCC Marketing and Goprint Marketing in consultation with the offices of the Lord Mayor and the Minister for Works.

## 22.0 OPTIONS

Options available are:

1. That E&C agree in-principle to transfer of Poinsettia Press staff and business to Goprint and that power to execute the attached draft contract be delegated to Divisional Manager, City Business
2. Do not proceed with contract. Keep Poinsettia Press open for a period whilst the whole BCC print and mail insertion service is tendered.
3. As above, keep Poinsettia Press open for a short period but allow individual areas to source their own print and mail insertion services.
4. Proceed with contract but with substantial alterations.

Option 1 is recommended. The relationship with Goprint within the parameters set by the attached draft contract is believed to offer the best financial, print and industrial mechanism for closing Poinsettia Press whilst providing ongoing value print and related services to BCC.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 **FILE NUMBER:** 234/12/21-2000/2001(0)

23 / 04 - 1

N

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

2.0 **TITLE**

Peoplescape Project – Centenary of Federation 2001

3.0 **ISSUE/PURPOSE**

To approve the appointment of Hands on Art to coordinate Council's participation in the Peoplescape Project – part of the 2001 Centenary of Federation program celebrating "local heroes".

4.0 **PROPONENT**

Pauline Peel, Divisional Manager, Community and Economic Development

5.0 **SUBMISSION PREPARED BY**

Glenda Johnson, Program Officer Cultural Identity, Community & Lifestyle

6.0 **DATE**

18 April 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

9.0 **RECOMMENDATION**

It is recommended that E&C grant approval for Hands on Art to be contracted to coordinate the Centenary of Federation Peoplescape Project on behalf of Brisbane City Council, subject to terms and conditions satisfactory to the Divisional Manager, Community & Economic Development, at a total cost of redacted

Alan Rogers

10.0 Alan Rogers  
Manager

**COMMUNITY & LIFESTYLE**

I Recommend Accordingly

P.M. Peel

Pauline Peel  
Divisional Manager

**COMMUNITY & ECONOMIC DEVELOPMENT**

ACTION TAKEN

2414101  
TOWN CLERK

POCI

**BACKGROUND**

In February this year Council was invited along with other local governments throughout Australia to nominate 20 "local heroes" to be recognised as part of the Centenary of Federation celebrations throughout 2001. Nominations were invited from Councillors, Council staff and the community. Nominees must have lived in Australia and have contributed positively or distinctively to their city as a whole or to their local community. (See Attachment 1 for sample nomination form).

In late March twenty nominees were selected by Civic Cabinet to represent the diversity of the Brisbane community (See Attachment 2 for summary). All nominators and successful nominees have been notified of the outcomes and Council is now ready to proceed to the next stage of the project.

Stage 2 requires an appropriate community artist to be assigned to each nominee to work with a local community group to create a silhouette shaped artwork celebrating the person's contribution to their community. This part of the process is to commence in June and be completed in August. Centenary of Federation will be issuing Council with exhibition guidelines and sample makers kits to assist the process and ensure consistency across Australia.

The finished artworks representing the 20 nominees selected from across the city will be exhibited briefly in Brisbane at a venue to be decided in September. They will then be transported to Canberra where they will be exhibited among 5,000 other "local heroes" on the lawns outside Parliament House in October. The event will have national media coverage and will recognise in a very special way the contribution of many of Australia's "unsung heroes".

Through discussions with Centenary of Federation staff in late March, it has been suggested, that given the scale of Brisbane's involvement (20 nominees), it would be wise to appoint an experienced community arts organisation to work with the nominees, to select and assign appropriate artists, to locate and involve local community groups, to facilitate the creation of the artworks and to coordinate the exhibition. Other Councils with similar large scale projects are utilising this process of coordination.

After some discussion about a suitably qualified local organisation, Hands on Art was thought to be the most appropriate local community arts organisation for the following reasons:

- Their track record and experience in managing complex / citywide community arts projects
- Their knowledge of visual arts practitioners with suitable community arts experience
- The size of the pool of experienced artists they can call upon to meet the scale of the project
- Their commitment to social justice and equity principles
- Their understanding of protocols in dealing with indigenous and culturally diverse communities
- Their ability to liaise well with a broad range of community groups and individuals

- Their ability to work successfully with Councillors and Council staff, in particular the Community Arts Officers, who will be involved in the selection of appropriate community groups.

## **12.0 CONSULTATION**

- ▶ Cr David Hinchliffe, Chair Community Policy Committee
- ▶ Bill Morrissey, Centenary of Federation (Qld)

All parties are in agreement.

## **13.0 IMPLICATIONS OF PROPOSAL**

None.

## **14.0 CORPORATE PLAN IMPACT**

The project supports Outcome 4.2 of the Corporate Plan – a culturally diverse and vibrant City celebrating its identity. The project presents a rare opportunity to acknowledge and celebrate at a national level the contribution of local community members to the quality of life of Brisbane's residents.

## **15.0 CUSTOMER IMPACT**

Nil.

## **16.0 ENVIRONMENT IMPACT**

Nil.

## **17.0 POLICY IMPACT**

The Peoplescape Project contributes to Council's Living Suburbs initiatives which support the cultural vibrancy of local suburbs and reflects the rich diversity of Brisbane's community Life. (Creative Brisbane – Cultural Statement 1997-2001).

## **18.0 FUNDING IMPACT**

Funds of [redacted] are available in the 2000/2001 Cultural Life Program, Vote Number 1 03 1658 550.

## **19.0 HUMAN RESOURCE IMPACT**

Nil.

## **20.0 URGENCY**

Normal course of business. However, Stage 2 of the project – the creation of the artworks - is to commence in early June. Hands on Art would therefore need to be contracted in May to allow the project to fulfil the timeframe allowed.

## **21.0 PUBLICITY / MARKETING STRATEGY**

At the Lord Mayor's discretion. Publicity to be organized through the Chair of the Community Policy Committee in consultation with the Community and Economic Development Division.

A media strategy will need to be developed by Council in partnership with the Centenary of Federation.

## **22.0 OPTIONS**

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

Option 1 is preferred.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

# E&C RESULTS – 30 APRIL 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
30/04-1F AR	392/40(1971) 30 APR 2001	City Governance	The Schizophrenia Fellowship of South Queensland Inc – Proposed Inclusion as a Charitable Organisation in Appendix A of the Fees and Charges document	Y
30/04-2F M	30 APR 2001 364/150/2-HN865/1092 364/150/2-HN865/1096	City Governance	Sale of Council Land – 1092, 1096 Waterworks Road, The Gap	Y
30/04-3F AR	(3)288/20-46(0) 30 APR 2001	City Governance	Disposal of land by Council	Y
30/04-4F M	364/48/2-PB/340(1) 30 APR 2001	City Governance	Lease Agreement – Telstra Corporation – Collocation of a mobile telecommunications facility – Animal Refuge Station, Gooderham Road, Willawong	Y
30/04-5F M	(0)64/48/1-R680 30 APR 2001	City Governance	Lease Agreement – Vodafone Pty Ltd – Telecommunications base station – Sunnybank Hills Reservoir	Y
attach 30/04-6F M	234/70/8-99(1) 30 APR 2001	City Governance	Agenda Items for the 2001 ULGA Conference	Y
30/04-7F AR	(3)456/65 30 APR 2001	City Governance	Amendment to Council's Winter Recess 2001	Y
30/04-1K AR	202/11-MA150/962 30 APR 2001	Urban Management	Resumption of Land – 962 Blunder Road, Doolandella	Y
30/04-2K AR	202/11-NV650/330(A2) 30 APR 2001	Urban Management	Resumption of Land – 330 Roghan Road, Taigum	Y
30/04-3K M	202/11-KK200/395/A1 30 APR 2001	Urban Management	Claim for Compensation – Resumption of Land for Road Purposes – 395 Coronation Drive, Auchenflower	Y
30/04-4K IR	436/69-PO860 30 APR 2001	Urban Management	Proposed discontinuance of realignment of St Paul's Terrace, Bowen Hills	Y

Attendance at meeting:

o T Quinn  
H Campbell  
B Hirschliffe  
L Humphreys  
M Rea  
A Hayes

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

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

1.0 FILE NUMBER: 364/150/2-HN865/1092  
364/150/2-HN865/1096

30/04-2F

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

2.0 TITLE

Council properties situated at 1092 & 1096 Waterworks Road, The Gap

3.0 ISSUE/PURPOSE

The purpose of this submission is 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

25 April 2001.

RECEIVED

30 APR 2001

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

ACTION TAKEN

9.0 RECOMMENDATION

115101  
TOWN CLERK  
CPMCA.

It is recommended that the properties situated at 1092 and 1096 Waterworks Road, The Gap, described as Lot 2 on SP125282 and Lot 2 on SP125280 respectively, be offered for sale at 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

**APPROVED**

30 APR 2001

  
Lord Mayor  


## 11.0 BACKGROUND

Council is the registered owner of two improved properties situated at 1092 and 1096 Waterworks Road, The Gap, described as Lot 2 on SP 125282 and Lot 2 on SP 125280 respectively. These properties were acquired in connection with the Waterworks Road Transit Lane Project. ( Site plan at Attachment 1).

The road works affecting both properties and the associated new surveys have now been completed. Internal investigations have revealed that these properties are now surplus to Council's requirements and can be made available for disposal.

Both 1092 and 1096 Waterworks Road are improved with highset timber dwellings. 1092 Waterworks Road is tenanted while 1096 Waterworks Road is vacant. This property had been used by Council as a site office during construction work at this location.

Both sites have been independently valued by Bristow & Associates who have advised the following market values :-

1092 Waterworks Road - redacted

1096 Waterworks Road - redacted

(See attachments 2 & 3)

Council's appointed marketing agent for the 2000/2001 Property Disposal Program, Jones Lang LaSalle, will be responsible for the public auction of both properties. It is expected this sale will be held in mid to late May 2001.

It is therefore recommended that the properties situated at 1092 and 1096 Waterworks Road, The Gap, described as Lot 2 on SP125282 and Lot 2 on SP125280 respectively be sold at public auction at a date and reserve price to be determined by the Divisional Manager, City Governance.

## 12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee.

Councillor Geraldine Knapp, Councillor for The Gap.

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

Terry Baker, Asset Officer, Project Co-ordination, Asset Support, 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.

### **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 FINANCIAL IMPACT**

Funds for the marketing of these sites are available in the 2000/2001 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**

No adverse publicity expected. Jones Lang LaSalle as the appointed Real Estate Agency will undertake the marketing of these properties.

## 22.0 OPTIONS

1. Approve the recommendation that the properties situated at 1092 and 1096 Waterworks Road, The Gap, described as Lot 2 on SP125282 and Lot 2 on SP125280 respectively be sold at public auction at a date and reserve price to be determined by the Divisional Manager, City Governance.
2. Not approve the recommendation and retain the properties.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

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

30 / 04 - 4 F

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

2.0 TITLE

To enter into a lease agreement with Telstra Corporation for an area of the land located at the Animal Refuge Station, Gooderham Road, Willawong.

3.0 ISSUE/PURPOSE

The purpose of this submission is to obtain approval from the Establishment & Co-ordination Committee for Telstra Corporation to lease a portion of the land at the Animal Refuge Station, Gooderham Road, Willawong, for the co-location of a mobile telecommunications facility as depicted in the attached site location plan and photomontage.

4.0 PROPONENT

John Orange  
Divisional Manager  
City Governance Division

5.0 SUBMISSION PREPARED BY

Sharon Johnston  
Principal Asset Manager  
City Assets Ext 35588

RECEIVED

30 APR 2001

6.0 DATE

COMMITTEE SECTION

20 April 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

ACTION TAKEN

115101  
TOWN CLERK  
PAMCA.

9.0

## RECOMMENDATION

That E & C grant approval for:

(1)

A lease to be granted to Telstra Corporation, for the co-location of a telecommunication facility, upon the standard terms and conditions for such leases, over that area of land at the Animal Refuge Station, Gooderham Road, Willawong, which is shaded yellow on the attached copy of Drawing Q102035 marked 'A', and 'B' and,

(2)

The said lease 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 Legal Practice; and

(3)

Telstra Corporation pay an establishment fee of redacted (including GST)

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

## 10.0 DIVISIONAL MANAGER

John Orange  
DIVISIONAL MANAGER  
CITY GOVERNANCE DIVISION

APPROVED

30 APR 2001

Lord Mayor

## 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 co-location of a mobile telecommunications facility with an existing Optus monopole located on Council land occupied by the Animal Refuge Station, Gooderham Road, Willawong. The site is described as Lot 1 in RP219866, Parish of Oxley. The property has been developed as an animal refuge station, with associated yards, sheds, buildings and carparking. Surrounding development is primarily for waste disposal, consisting of a waste transfer station and a hardfill site to the west and a landfill clean-up area to the north. There is essentially no residential development in the immediate vicinity. See Bi-map at "Attachment 1"

The proposed Low-Impact telecommunications facility will comprise the following:

- Six panel antennas to be mounted at a height of approximately 21.5m on the existing 30m concrete pole.
- A base station equipment will be stored in a small roadside cabinet to the south west of the existing Optus equipment shelter.

A site plan of the location is attached and marked "Attachment 3, plan B" and a photomontage of the facility depicting before and after the installation is attached and marked "Attachment 4"

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.

## **12.0 CONSULTATION**

Councillor Sharon Humphreys, Chairperson Finance Committee.  
Councillor Kevin Bianchi, Councillor Acacia Ridge Ward.  
Pauline Peel, Divisional Manager, Community & Economic Development.  
Peter Lumsdale, Program Officer, Pest Control & Animal Management.  
Frank Riley, Manager, City Assets

No objections have been raised

## **13.00 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 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 annual rental of [redacted] (includes GST). The rental revenue received will increase with effect from 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**

In the normal course of business.

## **21.0 PUBLICITY / MARKETING STRATEGY**

No publicity is required.

## **22.0 OPTIONS**

- 1 Approve the recommendation that E & C grant approval to:
  - (a) A lease to be granted to Telstra Corporation, for the co-location of a telecommunication facility, upon the standard terms and conditions for such leases, over that area of land at the Animal Refuge Station, Gooderham Road, Willawong, which is shaded yellow on the attached copy of Drawing Q102035 marked "A", and 'B', and
  - (b) The said lease 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 Legal Practice; and
  - (c) Telstra Corporation pay an establishment fee of redacted (including GST)
2. Not approve the recommendation.

**Option 1 is the recommended option**

1.0 FILE NUMBER: (0) 64/48/1-R680

30/04-5F

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

2.0 TITLE

To enter into a lease with Vodafone Pty Limited over an area of the land at the Sunnybank Hills Reservoir, at 172 Stones Road, Sunnybank Hills, for a telecommunication base station, under the standard terms and conditions for such leases.

3.0 ISSUE/PURPOSE

The key issues to be resolved are:

- (a) To rescind an Establishment & Co-ordination Committee decision of 15 June 1998, granting approval to enter into a lease with Vodafone Pty Limited over an area of the land described as Lots 4 & 5 on RP74841, Parish of Yeerongpilly known as Sunnybank Hills Reservoir, at 172 Stones Road, Sunnybank Hills, for three successive registered five year leases (the 3<sup>rd</sup> lease containing a provision for surrender prior to commencement), and;
- (b) To replace the previous decision with approval from the Establishment & Co-ordination Committee to enter into a lease with Vodafone Pty Ltd over an area of the land at Lots 4 & 5 on RP74841 known as Sunnybank Hills Reservoir at 172 Stones Road, Sunnybank Hills, for five years with two five year options, commencing at an annual rental of <sup>redacted</sup> (including GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice; and

4.0 PROPONENT

John Orange  
Divisional Manager  
City Governance Division

RECEIVED

5.0 SUBMISSION PREPARED BY

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

30 APR 2001

COMMITTEE SECTION

ACTION TAKEN

6.0 DATE

16 April 2001

115101  
TOWN CLERK  
PAMCA  
better.

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**

- (a) To rescind an Establishment & Co-ordination Committee decision of 15 June 1998, granting approval to enter into a lease with Vodafone Pty Limited over an area of the land described as Lots 4 & 5 on RP74841, Parish of Yeerongpilly known as Sunnybank Hills Reservoir, at 172 Stones Road, Sunnybank Hills, for three successive registered five year leases (the 3<sup>rd</sup> lease containing a provision for surrender prior to commencement), and;
- (b) To replace the previous decision with approval from the Establishment & Co-ordination Committee to enter into a lease with Vodafone Pty Ltd over an area of the land at Lots 4 & 5 on RP74841 known as Sunnybank Hills Reservoir at 172 Stones Road, Sunnybank Hills, for five years with two five year options, commencing at an annual rental of ~~redacted~~ (including GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice.

I Recommend Accordingly



~~Acting~~ CHIEF EXECUTIVE OFFICER

10.0 **DIVISIONAL MANAGER**



John Orange  
DIVISIONAL MANAGER  
CITY GOVERNANCE DIVISION

**APPROVED**

30 APR 2001

Lord Mayor



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 a lease with Vodafone Pty Limited over an area of land described as lots 4 and 5 on RP74841, Parish of Yeerongpilly, known as Sunnybank Hills Reservoir, Sunnybank Hills. At the time of the original application, Vodafone Pty Limited was given an initial four-year lease commencing 1 November 1993 to 31 October 1997 as the Federal Airports Corporation had concerns with the height of the tower and placed conditions on the length of the lease. These conditions included being consulted about any further development and applications to Council for lease renewals. Since that time, Vodafone has occupied the site as a yearly tenant. In October 1997 Vodafone approached Council to renew its lease over the Sunnybank Hills Reservoir site as it had a continuing need for the facility. Once again the Federal Airports Corporation were consulted and in due course advised they had no objection, as there was no change to the lease area or the tower. Council also raised no objections. Accordingly, at its meeting held on 15 June 1998, E & C granted approval to enter into a new lease with Vodafone. No lease was ever registered and during December 2000, Vodafone contacted Council wishing to formalise their tenure at the site. Once again the Archerfield Airports Corporation has been consulted which resulted in the following conditions.

- Extensions to the structure (vertically) will only be implemented with Archerfield Airports Corporation and/or Civil Aviation Safety Authority approval
- Archerfield Airports Corporation is notified of each of the five-year lease renewals.

As the second condition requests that the Archerfield Airports Corporation is notified of the five-year lease renewals, it is now a requirement to rescind the earlier E&C decision to grant three successive five year leases and to replace the lease tenure with one five year lease with two options of five years each. All other terms and conditions will be on the same terms and conditions as would be satisfactory to the Manager Brisbane City Legal Practice.

- An elevation of the existing facility is displayed at Attachment 1.
- A site plan of the existing facility is outlined at Attachment 2 & 3.
- A Bi-map of the area depicting the reservoir area and proximity to residential land use is depicted on Attachment 4.
- A photomontage of the existing facility is displayed on Attachment 5 & 6

## **12.0 CONSULTATION**

Councillor Sharon Humphreys, Chairperson Finance Committee.  
Councillor Gail MacPherson, Councillor Runcorn Ward Office.  
Mark Pascoe, Manager, Brisbane Water.  
Frank Riley, Manager, City Assets.  
Warren Dwyer, Solicitor, Brisbane City Legal Practice.

No objections have been raised.

## **13.0 IMPLICATIONS OF PROPOSAL**

There are no adverse implications.

## **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**

There is no immediate customer impact.

## **16.0 ENVIRONMENTAL IMPACT**

No environmental impact is anticipated.

## **17.0 POLICY IMPACT**

Nil

## **18.0 FUNDING IMPACT**

There are no funding requirements.

## **19.0 HUMAN RESOURCE IMPACT**

There is no impact.

## **20.0 URGENCY**

In the normal course of business.

## **21.0 PUBLICITY / MARKETING STRATEGY**

No publicity is required.

## 22.0 OPTIONS

1. To approve the recommendation that
  - (a) To rescind an Establishment & Co-ordination Committee decision of 15 June 1998, granting approval to enter into a lease with Vodafone Pty Limited over an area of the land described as Lots 4 & 5 on RP74841, Parish of Yeerongpilly known as Sunnybank Hills Reservoir, at 172 Stones Road, Sunnybank Hills, for three successive registered five year leases (the 3<sup>rd</sup> lease containing a provision for surrender prior to commencement), and;
  - (b) To replace the previous decision with approval from the Establishment & Co-ordination Committee to enter into a lease with Vodafone Pty Ltd over an area of the land at Lots 4 & 5 on RP74841 known as Sunnybank Hills Reservoir at 172 Stones Road, Sunnybank Hills, for five years with two five year options, commencing at an annual rental of <sup>redacted</sup> (including GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice.
2. Not to approve the recommendation.

**Option 1 is the recommended option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 234/70/8-99(1)

30/04-6F

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

2.0 TITLE

Agenda Items for the 2001 Urban Local Government Association Conference.

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C approval to submit motions to the 2001 Urban Local Government Association Conference.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance.

RECEIVED

30 APR 2001

5.0 SUBMISSION PREPARED BY

James Cole, Research Officer Intergovernmental Relations, ext 35295.

COMMITTEE SECTION

6.0 DATE

18 April, 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?

N/A.

9.0 RECOMMENDATION

That E&C grant approval to submit the attached motions to the 2001 Urban Local Government Association Conference.

10.0 DIVISIONAL MANAGER

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER

John Orange  
CITY GOVERNANCE

**APPROVED**

30 APR 2001

Lord Mayor

ACTION TAKEN

30/04/01  
TOWN CLERK  
FILE TO IGRR

## **11.0 BACKGROUND**

The Urban Local Government Association has written to all member Councils requesting that agenda items to be submitted for the forthcoming Annual Conference to be held in Mount Isa from 23 to 25 May 2001. As in previous years, these agenda items take the form of motions and are to be voted upon at the Conference.

All Council Divisions have been requested to submit appropriate agenda items. To date, the following agenda items have been received and these are attached:

Community and Economic Development:

- Homelessness and Public Places.
- Response to Refugees.

City Governance:

- Income Tax Exemption for Local Government Owned Enterprises.

Customer and Community Services:

- New approach to charging of Fees for Development Applications.

## **12.0 CONSULTATION**

All Divisional Managers (requests for motions)

All Policy Liaison Officers (requests for motions)

Cr Sharon Humphreys, Chairperson Finance Committee;

All are in agreement.

## **13.0 IMPLICATIONS OF PROPOSAL**

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

## **14.0 CORPORATE PLAN IMPACT**

Consistent with the Corporate Plan.

## **15.0 CUSTOMER IMPACT**

Nil.

## **16.0 ENVIRONMENT IMPACT**

Nil.

## **17.0 POLICY IMPACT**

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

## **18.0 FUNDING IMPACT**

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

## **19.0 HUMAN RESOURCE IMPACT**

No immediate impact on staffing levels within the Brisbane City Council.

## **20.0 URGENCY**

Urgent. Motions have to be lodged with the Conference Secretariat as soon as possible (official deadline is 20 April). The Conference is to be held from 23 to 25 May and agendas need to be sent to attendees well before that date.

## **21.0 PUBLICITY/MARKETING STRATEGY**

At the discretion of Civic Cabinet. The Urban Local Government Association Conference receives media coverage.

## **22.0 OPTIONS**

- 1 To endorse all of the attached motions;
- 2 To endorse some of the attached motions; or
3. To not endorse the attached motions.

Option 1 is recommended.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**1.0 FILE NUMBER:**

202/11-KK200/395(A1)

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

Claim for compensation arising from the resumption of land for road purposes situated at 395 Coronation Drive, Auchenflower — redacted  
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 (x36958).

**6.0 DATE**

24 April 2001

RECEIVED

30 APR 2001

COMMITTEE SECTION

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

For E &amp; C approval.

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

No.

ACTION TAKEN

115101.

TOWN CLERK

AOPC 3  
Letter.

## 9.0 RECOMMENDATION

It is recommended that:

1. the claim for compensation received from redacted the total amount of redacted comprising land and loss of value to improvements redacted and professional fees including valuation, engineering and legal costs redacted arising from the resumption of land for road purposes being part of property situated at 395 Coronation Drive, Auchenflower, described as Lot 7 on plan SP 135233 County of Stanley, Parish of Enoggera, having an area of 31 square metres, **be rejected** as excessive;
2. the claimants **be offered** the amount redacted with interest on that amount from the date of resumption until the date of payment at the prevailing Land Court Rate with professional fees incurred in the preparation of a claim for compensation to the satisfaction of the Manager, Waterways subject to the claimants entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice; and,
3. should the claimants reject the offer outlined in (2) above, then an advance against compensation in the total amount redacted with interest on that amount from the date of resumption until the date of payment at the prevailing Land Court Rate with professional fees incurred in the preparation of a claim for compensation to the satisfaction of the Manager, Waterways be paid to the claimants.

I Recommend Accordingly

## 10.0 DIVISIONAL MANAGER

CHIEF EXECUTIVE OFFICER

*Michael Kerry*  
Michael Kerry  
Divisional Manager  
URBAN MANAGEMENT DIVISION

**APPROVED**

30 APR 2001

Lord Mayor

*OSA* *gxc* *SA* *VK*

## 11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 24 November 2000, Council resumed from redacted

redacted land for road purposes being part of property situated at 395 Coronation Drive, Auchenflower described as Lot 7 on Survey Plan 135233, County of Stanley, Parish of Enoggera, having an area of 31 square metres as shown shaded yellow on the attached plan (Attachment A). The subject land was acquired in connection with the Coronation Drive Transit Lane Project.

The parent parcel is improved with a part high set dwelling approximately 75 years old and in only fair condition for its age. The dwelling requires restumping renovation and refurbishment. The resumed land consists of a strip located along the Coronation Drive frontage.

Valuation consultants, Harvey Ehlers and Associates were engaged to determine the appropriate compensation payable for the resumption which has been assessed at redacted (Attachment B). The assessment of compensation takes into account the effects of the resumption, which in addition to a loss of land prevents vehicular access and off street parking. Prior to the resumption, it was possible to park a vehicle on the property between the street frontage and the dwelling and also under the dwelling. After resumption and construction of works, it is not possible to park a vehicle on the property nor under the dwelling due to the steepness of the earth batter from the new road alignment to the front of the dwelling. The land area in front of the dwelling had a 1 in 4 slope prior to resumption and has a 1:1 slope after. It is not possible to park on Coronation Drive in front of the dwelling due to parking restrictions. The nearest kerbside parking is available 300 metres from the dwelling at a rear street located at the end of a steep public walkway.

It is considered that the resumption impacts on the value of the improvements due to the loss of parking. Council estimates to provide vehicular access to the property by either raising the height of the dwelling and excavating beneath or lifting and sliding the dwelling further back on the steep allotment exceeds the diminution in value as assessed by Council's consultant. The claimant's have engaged private contractors to undertake this work based upon a quote of redacted to raise the dwelling and excavate beneath.

As a result of their valuation and engineering advice, the claimant's have lodged a claim for compensation in the total amount of redacted comprising land and loss of value to improvements redacted and professional fees including valuation and legal costs redacted

Although it is recognised that the costs to undertake the works required to maintain vehicular access and off street parking to the property are significant, the diminution in value as assessed by Council's independent valuation consultant results in a lower compensation figure. On this basis, it is recommended that the claim for compensation be rejected and the claimant's be offered the amount of redacted with interest on that amount from the date of resumption until the date of payment at the prevailing Land

Court Rate with professional fees incurred in the preparation of a claim for compensation to the satisfaction of the Manager, Waterways subject to the claimant's entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice.

## **12.0 CONSULTATION**

Maureen Hayes, Chairperson Transport and Major Projects.

Derek Sharp, Transport Infrastructure Projects, Urban Management Division.

All consulted are in agreement with the recommendation.

## **13.0 IMPLICATIONS OF PROPOSALS**

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

## **14.0 CORPORATE PLAN IMPACT**

The recommendation is in accordance with the Corporate Plan Program 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**

Nil.

## **18.0 FUNDING IMPACT**

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

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

Option 2 is the preferred option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## **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

Option 2 is the preferred option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE