

E&C RESULTS – 04 MAY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
04/05-1F M	204/6(16) 08 MAY 2001	City Governance	Monthly Project Report – March 2001	YES
04/05-2F AR	364/150/(333) 08 MAY 2001	City Governance	Sale of Council property – MacArthur Chambers – 229 Queen Street, City	YES
04/05-3F M	364/48/2-DO811(1) 08 MAY 2001	City Governance	Lease Agreement – Tesltra – Collocation of a mobile telecommunications facility – St Lucia Golf Links	YES
04/05-1J AR	223/60-KD350/2767 08 MAY 2001	CCSD	Enforcement Notice to Demolish a Building – 2767 Ipswich Road, Darra	YES
04/05-2J M	264/45/14(P1) 08 MAY 2001	CCSD	Interim Vegetation Protection Order – 206 Settlement Road, The Gap	YES
04/05-3J IR	264/45/14(P1) 08 MAY 2001	CCSD	Permanent Vegetation Protection Order GK200/VE11 206 Settlement Road, The Gap	YES
04/05-1K M	460/2(100) 08 MAY 2001	Urban Management	Overseas Travel – Canadian Institute of Planners Annual Conference	YES
attach 04/05-2K M	DRS/USE/H00-726665(P2) 08 MAY 2001	Urban Management	Request for negotiated decision – Lang Park Redevelopment Proposal	YES
04/05-1L M	1/139(A2) 08 MAY 2001	OLMCEO	Appointment to the Standards Board of the Institute of Internal Auditors	YES

present at meeting:

- K o T Quinn*
- S L Humphreys*
- K m Rea*
- P Cumming*
- 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: 204/6 (16)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Monthly Project Report - March 2001 (Attachment A)

3.0 ISSUE/PURPOSE

The purpose of this submission is to provide regular project performance on all Major Projects.

The key aim is to foster a spirit of responsibility and honesty in identifying risks associated with major projects in the early stages. It is envisaged that this approach will improve our capability to respond issues as they emerge.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance, 340 34577

5.0 SUBMISSION PREPARED BY

Michael Byrne, Manager, Contracts & Risk Management, City Governance, 340 35290

6.0 DATE

27 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 accept the Monthly Project Report.

10.0 DIVISIONAL MANAGER

JO
John Orange
Divisional Manager, City Governance Division

APPROVED

4 MAY 2001

Lord Mayor
.....
of Lord Mayor
PC JAW SA MC

I Recommend Accordingly

[Signature]
.....
ACTING CHIEF EXECUTIVE OFFICER

ACTION TAKEN

15 15 01
TOWN CLERK
File MCRM

RECEIVED

08 MAY 2001

COMMITTEE SECTION

11.0 BACKGROUND

In November E&C approved a six month trial of the Monthly Project Report.

The report has adopted a traffic light system to improve identification of projects that are reported as either on time, on budget (green); scope changes (orange); emerging issues (orange) and; not on budget/time (red).

March Report Notes

Attachment A is the report for March, 2001. Some changes have occurred to the report from the previous month and are outlined below for your consideration.

- **Projects adversely changed since last month include:**
 - **Victoria Park Driving Range C/O** - Legal action is still delaying this project. This project will no longer be completed on time and there is a possibility that further expense may be incurred.
 - **Willawong Solid Waste Landfill 50pct Capping** - Technical issues forced changes to the scope of this project to a pre-treatment plant. This altered the estimate by \$500k.
 - **River Walk** - Delays to work have occurred due to a delay by the State in transferring land at Howard Smith Wharves. This has had a flow-on affect in the management of other work scheduled in the River Walk and may threaten our ability to complete the project on time.
 - **South Bank Bridge Connections** - Changes to the bridge design forced changes in the bridge connections. This has added costs and time to the project. The project will now be completed by 30 June, 2001 and a submission for further funding has been made to cover additional costs.
 - **Bellam Road** - This project has been placed on hold. It will not be completed this financial year as the developer is not yet ready to proceed.
 - **Bikeway Construction New** - The redesign of the board walk structure has increased the overall cost of this project. Cost savings have been identified in relation to sub-contracting the board walk component. These are being investigated.
 - **Bridge and Culvert Construction - New** - Unstable ground conditions have altered the scope of some of the works. Other issues relating to traffic flow and Telstra cables were also identified.
 - **Bus Replacement Program** - This program is running behind schedule due to the delivery and testing of gas buses. However, it is envisaged that the work planned during April will ensure the project is completed on time and within estimate.
 - **Bus Route Hardware** - Program has been delayed to await changes resulting from the opening of the SE Busway.

- **General Amenity Improvements** - Billing for work undertaken in 99/00 during 00/01 has caused this project to run over budget.
- **Hoyland Street** - The need to alter the scope of the project has been necessary due to variations in the culvert slab, additional earthworks and the requirement of additional traffic signals at Gleneally Street. Project savings are currently being investigated to ensure this project stays within estimate.
- **Inner City Bypass** - Issues relating to variations have necessitated the development of an agreement with the contractor. The success of this agreement has improved our relationship with the contractor and the project will now be completed ahead of schedule. A new target cost has been agreed upon, this will be covered within the project contingency.
- **Stanley Street East** - An estimate based on a planning study later proved to be inaccurate regarding the cost to relocation of services. The design will be re-worked to accommodate incorrect relocation costs and budget cuts in 01/02.
- **Tiber Street** - An increase in the estimate of the project is expected due to some unexpected conditions found under the pavement. The need to re-scope some works will be required.
- **Monier Road** - Urban Pacific have advised that this project will be deferred until next year.
- **S1 Main Sewer Augmentation - Stage 1** - Latent conditions and negotiations with the contractor are delaying the progress of the project. Forecast completion is now September, 2001.
- **Brisbane Transport Tools of Trade** - Scope changes include the transfer of funds to Urban Management to be spent on Bus Fleet improvements and migration to corporate systems.

The Exception Report gives a brief outline of the current situation

- **Projects where a budget review has changed the whole of life estimate include:**
 - BEC Refurbishment Stage 3 of 5
 - Bicentennial Bikeway
 - Luggage Point WWTP Thermal Drying Plant
- **Projects where expenditure has been altered to ensure an accurate split between capital and operational expenditure include:**
 - General Amenity Improvements
 - Inner City Bypass
 - Inner Northern Bus-way
 - Local Area Traffic Management

Note: Funds for the Navel Stores project have been billed to expense rather than both expense and capital. This should be rectified over the next month.

12.0 CONSULTATION

Chief Executive Officer, Divisional Managers and officers responsible for individual submissions.

13.0 IMPLICATIONS OF PROPOSAL

It is envisaged that this approach will improve our capability to respond to any emerging issues and ensure all stakeholders are well informed of the project progress.

14.0 CORPORATE PLAN IMPACT

Nil

15.0 CUSTOMER IMPACT

- Improved standards of Project Management
- Improved awareness of Risk Management Principles

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

Nil

18.0 FINANCIAL IMPACT

Nil

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

N/A

22.0 OPTIONS

Option 1: Approve the recommendation that E&C accept the Major Project Report for March, 2001

Option 1 is the preferred option.

1.0 **FILE NUMBER:** 364/48/2-DO811(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

To enter into a lease agreement with Telstra Corporation Limited for an area of the land upon which is located the St Lucia Golf Links.

3.0 **ISSUE/PURPOSE**

To obtain approval for Telstra Corporation Limited to lease a portion of the Council land at the St Lucia Golf Links for the co-location of a mobile telecommunications facility as depicted in the attached site plan and photomontage.

4.0 **PROPONENT**

John Orange
Divisional Manager
City Governance Division

5.0 **SUBMISSION PREPARED BY**

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

6.0 **DATE**

4 May 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

101501
TOWN CLERK
JLB PAMCA

BCC PUBLICATION SCHEME
10 YEAR RELEASE

9.0 RECOMMENDATION

That the E&C Committee grant approval for:

- (1) Successive leases to be granted to Telstra Corporation Limited for the co-location of a telecommunications facility, upon the standard terms and conditions for such leases, over that area of land being a part of the St Lucia Golf Links which is shaded yellow on the attached copy of site plan No. Q102361 marked "Attachment 2"; and
- (2) the said leases to 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) Telstra Corporation Limited pay an establishment fee of redacted (includes GST)

10.0 DIVISIONAL MANAGER

JO

R. S.

John Orange
 DIVISIONAL MANAGER
 CITY GOVERNANCE DIVISION

Recommend Accordingly

[Signature]
 ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
 10 YEAR RELEASE

APPROVED

4 MAY 2001

[Signature]
 Lord Mayor
[Signature]

RECEIVED

08 MAY 2001

COMMITTEE SECTION

11.0 BACKGROUND

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

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" co-location proposal for the installation of a telecommunications facility by Telstra on a part of the Council land presently occupied by the St Lucia Golf Links. The site is located at the corner of Carawa Street and Indooroopilly Road and is a portion of the land otherwise described as Lot 2 on RP 83143, (refer to the attached Site Plan marked "Attachment 2").

The proposed telecommunication service is an exempt development under the Brisbane City Plan 2000 and therefore, no development application is required. The carrier must comply with the Telecommunications Code of Practice 1997, and these low impact facilities are the responsibility of the Commonwealth under the Telecommunications Act 1997. Accordingly, 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.

It should be noted that there are already three telecommunication carriers' facilities located upon the one (Optus) tower on this site, the individual carriers being Optus, Vodafone and One.Tel/Lucent. The nearest privately owned residentially zoned properties lie within approximately 150 metres of the proposed facility. See Locality Plan marked "Attachment 1".

The original application by Optus was assessed as high impact and consequently any subsequent leases, whilst low impact, are subject to the same rental, i.e. ^{redacted}.

The fourth telecommunications facility, proposed to be installed upon the existing Optus 25 metre monopole by Telstra, will comprise the following infrastructure items:-

- Six panel antennas centre mounted at the 19 metre level.
- A small roadside equipment cabinet located at ground level.
- Provision for a future Telstra A.C.E.P.T. low impact equipment hut.
- All of the above located within a lease area of 42m²; and,
- An elevated cable gantry connecting the equipment cabinet to the antennas on the (Optus) monopole.

A photomontage of the facility is attached and marked "Attachment 5".

12.0 CONSULTATION

- Councillor Sharon Humphreys, Chairperson, Finance Committee
- Councillor Jane Prentice, Walter Taylor Ward
- Frank Riley, Manager, City Assets
- Pauline Peel, Divisional Manager, Community and Economic Development
- Kerry Cahill, Manager, St Lucia Golf Links
- David Hains, Senior Research Officer, Information and Knowledge

Councillor Jane Prentice recorded an in principle objection to the proposal but has not been prepared to document the basis of her objection. All others 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

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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 to be granted to Telstra Corporation Limited for the co-location of a telecommunications facility, upon the standard terms and conditions for such leases, over that area of land being a part of the St Lucia Golf Links which is shaded yellow on the attached copy of site plan No. Q102361 marked "Attachment 2"; and
 - (2) the said leases to 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) Telstra Corporation Limited pay an establishment fee of ^{redacted} (includes GST)
2. To not approve the recommendation

Option 1 is the recommended option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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

04/05-2J

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Notification of the making of a Proposal/Interim Vegetation Protection Order (Interim VPO).

3.0 ISSUE/PURPOSE

To inform the Committee of the making of a proposal for a Vegetation Protection Order and an associated Interim VPO on 14 February 2001 with respect to vegetation at 206 Settlement Road, The Gap.

4.0 PROPONENT

Margaret Crawford, Divisional Manager, Customer and Community Services.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

2 May 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

No. For notification of E & C only.

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

No. For information only.

ACTION TAKEN

10/5/01

TOWN CLERK

File ECAW

BC 10-YEAR RELEASE PUBLICATION SCHEME

9.0 **RECOMMENDATION**

That the Establishment and Co-ordination Committee note the making of:

- a proposal for a Vegetation Protection Order and an associated Interim VPO over vegetation at 206 Settlement Road, The Gap.

10.0 **DIVISIONAL MANAGER**



Margaret Crawford
Divisional Manager
Customer and Community Services

I Recommend Accordingly



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ACTING CHIEF EXECUTIVE OFFICER

**BCC PUBLICATION SCHEME
10 YEAR RELEASE**

APPROVED

4 MAY 2001

.....
Lord Mayor



RECEIVED

08 MAY 2001

COMMITTEE SECTION

11.0 BACKGROUND

The Manager, Development and Regulatory Services, has been delegated the authority to make proposals and Interim VPOs in emergency circumstances; that is, where vegetation is assessed to be significant and is perceived to be under threat of clearing or other interference. The terms of the delegation require that the Establishment and Co-ordination Committee be notified of the action taken.

Attachment A details the circumstances in which the Interim VPO was made and other related information.

12.0 CONSULTATION

Bob Wallis, Manager, Development and Regulatory Services
David Askern, Manager, Brisbane City Legal Practice
James Coutts, Acting Manager, Environment and Parks
Bill Manners, Natural Environment Officer, Major Projects Branch
All persons consulted are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

The Interim Vegetation Protection Order seeks to ensure that the subject vegetation is protected from indiscriminate removal for a period of at least four months. During this period, submissions of support or objection will be considered and Council will make a final decision whether to make a permanent VPO or let the Interim VPO lapse.

14.0 CORPORATE PLAN IMPACT

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

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

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

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

15.0 CUSTOMER IMPACT

Previous experience with the implementation of the Vegetation Protection Local Law has shown that some landowners affected by the proposals will have concerns. More often they relate to lack of understanding of the provisions of the Local Law.

In some instances, landowners will be philosophically opposed to vegetation protection. In the majority of cases, landowners support the Vegetation Protection Local Law and the proposal affecting their property. Research has shown that 80 percent of the community supported the implementation of the Local Law at the time of its introduction in 1991. This support was confirmed by the objection rate in the most recent urban amenity tree round when only six percent of affected landowners objected.

16.0 ENVIRONMENTAL IMPACT

This proposal will prevent the indiscriminate removal of significant vegetation on the subject site and protect vegetation of important scenic and ecological value.

17.0 POLICY IMPACT

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

18.0 FUNDING IMPACT

Funds are available in the budgets of the Development Assessment Teams.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

No urgency: information only.

21.0 PUBLICITY / MARKETING STRATEGY

The Interim VPO described above was publicly notified by way of an advertisement in the "Courier-Mail" on Friday 6 April 2001. All affected property owners have been notified in writing.

22.0 OPTIONS

Not applicable.

BCG PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 460/2(100)

04/05-1K

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Overseas Travel - Canadian Institute of Planners Annual Conference.

3.0 ISSUE/PURPOSE

To seek E & C approval for Tim Wyatt to attend the *Canadian Institute of Planners Annual Conference* to be staged in Ottawa, Canada from July 9-11, 2001.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Peter R Cumming, Manager City Planning, ext. 34220

6.0 DATE

30 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 Tim Wyatt (Program Officer, City Planning) to attend the Canadian Institute of Planners Annual Conference in Ottawa, Canada from July 9-11, 2001 at an estimated total cost to Council of \$1000.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager, Urban Management




I Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

ACTION TAKEN

APPROVED

4 MAY 2001


Lord Mayor



RECEIVED

08 MAY 2001

H:\travel2.doc

COMMITTEE SECTION

10 15 101
TOWN CLERK
File MCP.

11.0 BACKGROUND

As detailed in the attached program brochure, the 'Canadian Institute of Planners Annual Conference - 2001' will address seven key planning themes including issues such as:

- Growth management and developing sustainable urban neighbourhoods;
- Urban regeneration & the role of cities in the new economy;
- Planning for cultural diversity; and
- Transport planning initiatives including the relationship to landuse planning.

Tim Wyatt, (Program Officer; City Planning) is travelling to Canada and elsewhere in North America on a personally funded study tour to coincide with the conference.

Tim has requested that the Council pay his conference fees and allowance for the days he will attend the conference. Tim will personally fund all travel and accommodation costs. The total cost to Council would be approximately A\$1000. This expenditure would be from the City Planning Branch training budget and is well warranted given the conference content.

12.0 CONSULTATION

Peter R Cumming, Manager of City Planning supports the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Attendance at the conference will provide an opportunity for a Council officer to identify best practice solutions to similar urban growth scenarios currently facing Brisbane, and will also support Tim's postgraduate studies concerning comparative international public transport systems.

The proposal represents a modest cost for Council as the Officer will personally fund all travel and accommodation costs.

14.0 CORPORATE PLAN IMPACT

Consistent with:

- Strategy 6.1.2.2 Strategic Planning;
- Strategy 7.1.1 Integrate Brisbane's Transport Planning with landuse, environment and regional planning; and
- Strategy 11.3.2.1 Learning and innovation strategy and frameworks.

15.0 CUSTOMER IMPACT

Nil

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

In accordance with Council Policy.

18.0 FINANCIAL IMPACT

The estimated cost to Council from Tim's attendance at the conference is approximately A\$1000 comprising:

- C\$550 (approx A\$700) for conference fees plus;
- The usual personal travel allowance (A\$50 / day for O.S. travel);
- Meals (A\$50 / day for O.S. travel).

Tim would be paid his normal salary while attending the conference for insurance reasons. This is normal practice in these circumstances.

Funding is available in the 2001/02 Budget under vote no: 104130 3352000 000633 18200

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil

22.0 OPTIONS

Option 1: That E&C approve the recommendation.

Option 2: That E&C not approve the recommendation.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 **FILE NUMBER: DRS/USE/H00-726665(p2)**

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

Request for Negotiated Decision – Lang Park Redevelopment Proposal

3.0 **ISSUE/PURPOSE**

The purpose of this submission is to obtain E&C's endorsement in principle of modifications to the conditions of the development approval for the redevelopment of Lang Park Stadium.

4.0 **PROPONENT**

Michael Kerry, Divisional Manager, Urban Management Division

5.0 **SUBMISSION PREPARED BY**

Jill McLauchlan, Senior Planner, Central Development Assessment Team
Officer Code: SPAC, Ext. 34969

6.0 **DATE**

3 May 2001

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

For E&C endorsement in principle to the request.

ACTION TAKEN

10/05/01

TOWN CLERK *q*

File SPAC

RECEIVED

08 MAY 2001

COMMITTEE SECTION

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

Not applicable.

9.0 RECOMMENDATION

That E&C endorse in principle the modifications to the conditions of the development approval for the redevelopment of Lang Park.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
Urban Management Division



I Recommend Accordingly


.....
ACTING CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

APPROVED

4 MAY 2001


.....
Lord Mayor


11.0 BACKGROUND

Council at its meeting held on 6 March 2001 resolved to approve the development application for the redevelopment of Lang Park. The applicant, Lang Park Trust was subsequently advised of the decision and on 9 April 2001 made representations under Section 3.5.17 of IPA about the matters stated in the Decision Notice including the conditions notified by the Council. Those representations suspended the applicant's appeal period.

Negotiations have been held with representatives of the applicant and a revised set of conditions have been prepared. Should the revised conditions be approved by Council, the applicant's appeal period will restart. Upon completion of this, the submitters' appeal period will commence for 20 business days.

The representations were also about that part of the Decision Notice which refers to a preliminary approval for building works. The representations are that Lang Park Trust is a public sector entity for the purposes of IPA and by virtue of Section 9 of Part 2 of Schedule 8 of IPA, building work carried out by Lang Park Trust as a public sector entity is self assessable development rather than assessable development.

Legal advice has confirmed this position and therefore it is appropriate that the reference to a preliminary approval for building works be deleted from the decision notice. The practical implications of this for Council are minimal given that approval of the building works would likely be the responsibility of a Private Certifier.

12.0 CONSULTATION

The following internal consultation has occurred in respect of this matter:

- . Michael Kerry, Divisional Manager, Urban Management Division
- . Development Assessment Committee
- . Central Development Assessment Team
- . Tony Chadwick, Solicitor, Brisbane City Legal Practice
- . Mark Hinson, Senior Counsel

The issues raised by this submission are endorsed by those consulted.

13.0 IMPLICATIONS OF PROPOSAL

It is proposed that amendments to the conditions will not diminish the applicant's responsibility to carry out the development in a responsible manner, nor will Council's role in approving further details of the project be reduced. Importantly, the condition

requiring that all external infrastructure works be completed prior to commencement of the use of the stadium is to be retained.

The principal changes proposed are summarised as follows:

External Infrastructure Works :-

- ◆ Requirement to complete infrastructure works prior to commencement of use is retained
- ◆ Council to have a role in reviewing the design of the southern plaza, the pedestrian bridge over Milton Road and design changes to the external infrastructure. These components of the project are subject to a separate approval process under the State Development and Public Works Organisation Act and the Designation process.
- ◆ Requirement for public access to these areas has been deleted as this is required as part of the Designation process for the community infrastructure.

Traffic Management Plan and Parking Local Law:-

- ◆ Council still to approve traffic management plan
- ◆ Conditions requiring the parking Local Law and Traffic Management Plan to be amalgamated to better reflect applicant and Council responsibilities
- ◆ Council to prepare and pay for Local Law
- ◆ Applicant to be responsible for infrastructure costs associated with implementing and operating the parking scheme and other traffic management matters
- ◆ Council to be responsible for regulating the parking scheme

Environmental Management Plan for Construction :-

- ◆ Council still to approve EMP
- ◆ Conditions relating to Acid Sulphate Soils, Sediment Erosion Controls and Earthworks Management Plan to be retained but amalgamated into EMP.
- ◆ Amend condition to refer to construction activities and not demolition as demolition does not form part of the approval.

Design of Northern Plaza, Landscape Plan and Details of building materials and finishes:-

- ◆ Details still to be approved by Council
- ◆ External works associated with Northern Plaza including boardwalk on northern side of Caxton street and other linkages with community facilities have been deleted on the basis of legal advice

Community Sports Facilities:-

- ◆ Requirement to incorporate these uses in the northern part of the development will be retained but specific tenants will not be referred to based on legal advice.

Energy Efficiency and Water Conservation Conditions:-

- ◆ These conditions have been reworded to delete the examples of measures to be undertaken. The proposed changes to the wording will not change the legal requirements of the condition.

Bus Station:-

- ◆ The condition requiring the use of this space for storage of buses by Brisbane Transport outside of event times has been deleted based on legal advice. However, discussions with the applicant have indicated that the availability of this space for bus storage is still likely to be forthcoming and could be negotiated separately.

Stormwater Drainage Works:-

- ◆ Applicant has agreed to pay for drainage works connecting Hale Street to Castlemaine Street
- ◆ A cost sharing agreement is to be negotiated to cover those works connecting the catchment north of Caxton Street through to Castlemaine Street. A 50/50 shared arrangement is likely to be sought.

Timing:-

- ◆ Modified timing requirements have been incorporated into conditions to more realistically relate to the proposed construction timetable.

Role of Stadium Management Advisory Committee and Community Liaison Group:-

- ◆ Conditions have been reworded providing these groups the opportunity to "comment on" rather than "review" the various detailed design plans. Wording is to highlight that these groups have the opportunity to input into these matters rather than an approval role.

A number of other consequential amendments to the approval package will also be required.

14.0 CORPORATE PLAN IMPACT

Nil.

15.0 CUSTOMER IMPACT

The proposed changes to the conditions of the development approval should result in a development approval package which is able to be implemented by the applicant and which seeks to minimise the impacts of the proposed development on the local community.

16.0 ENVIRONMENTAL IMPACT

The proposed changes to the conditions seek to minimise impacts of the development on the environment consistent with the requirements of the Environmental Protection Act.

17.0 POLICY IMPACT

Nil.

18.0 FINANCIAL IMPACT

The financial costs to Council associated with the proposal include the cost to prepare the Local Law for the restricted parking area, the cost of regulating the Local Law and the timing/costs of upgrading the local drainage system.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

19.0 HUMAN RESOURCE IMPACT

Human resource implications arise from the need to prepare a parking Local Law, regulating the parking area and monitoring the applicant's compliance with conditions of the development approval. These are core duties of the respective areas of Council and officers are aware of likely future duties associated with this development proceeding.

20.0 URGENCY

The applicant is seeking urgent resolution of the matter.

21.0 PUBLICITY/MARKETING STRATEGY

Nil.

22.0 OPTIONS

1. That E&C **APPROVE** the recommendation
2. That E&C **NOT APPROVE** the recommendation

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

13.0 IMPLICATIONS OF PROPOSAL

Membership of the Institute of Internal Auditors Standards Board will allow Andrew access to leading edge internal audit research and developments.

14.0 CORPORATE PLAN IMPACT

Nil.

15.0 CUSTOMER IMPACT

Andrew's membership of the Institute of Internal Auditors Standards Board should lead to a higher quality of Assurance and Audit Services coverage in Council.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FUNDING IMPACT

Council will fund one trip for Institute of Internal Auditors Standards Board in each financial year. Normally a trip would cost approximately A\$ 4,000. However, because from 24th June 2001 the Internal Auditors Standards Board meeting in Buenos Aires will be held in conjunction with the Institute of Internal Auditors International Conference the cost will be approximately A\$ 9,000. The Institute of Internal Auditors International Conference will be the only conference or significant training undertaken by Andrew in the current financial year. Any frequent flyer points earned from fares paid for by Council will be utilised where possible on future flights to IIA Standards Board meetings.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

Nil

E&C RESULTS – SPECIAL MEETING – 08 MAY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
08/05-1L	09 MAY 2001	OLMCEO	Termination	YES

(in) K O T Quinn
K m Rea
P Cummins
S L Humphreys

SCHEME

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.

BCC PUB
10 YEAR

FILE NUMBER:

SUBMISSION NUMBER:

08/05-1L

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

AS it is proposed to terminate the services of [redacted] with the Council effective from 4.45 p.m. on Tuesday, 8 May, 2001.

RECOMMENDATION:

1. The Chief Executive Officer, be authorised to inform [redacted] that the Council has exercised its rights to terminate [redacted] services pursuant to Clause 11.3 of the Contract of Employment between the Brisbane City Council and [redacted] dated 19 October, 1998.

2. The Chief Executive Officer be authorised to make the following payments to [redacted] upon termination and pursuant to Clause 11.3 of the Contract of Employment:

(a)	Nett Annual Leave entitlement	[redacted]
(b)	Nett Long Service Leave entitlement	[redacted]
(c)	Twelve (12) months total remuneration value (in lieu of notice and in recognition of early severance)	[redacted]
	Less Superannuation Deductions	[redacted]
	TOTAL	[redacted]

the amounts under (a), (b) and (c) being calculated up to and including the 8th May, 2001, and to pay to the Commissioner of Taxation an amount of [redacted] in respect of the employee.

Original retained with Establishment and
Co-ordination Committee
Member

APPROVED

8 MAY 2001

[Handwritten signature]
.....
AL Lord Mayor
[Handwritten initials]

E&C RESULTS – SPECIAL MEETING – 09 MAY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
09/05-1K <i>IR</i>	DRS/USE/H00-726665(P1) 09 MAY 2001	Urban Management	Request for Negotiated Decision – Lang Park Redevelopment Proposal	YES

(A/Lm) K O T Quinn
 K M Reid
 S L Humphreys
 P Curraning

INFORMATION SCHEME
 RELEASE

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B-10

E&C RESULTS -14 MAY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
14/05-1F M	364/48/3(204) 14 MAY 2001	City Governance	Lease Agreement – Hutchinson Telecommunications Australia – Co-siting of a mobile telecommunications facility – Milne Hill Reservoir	YES
14/05-2F L	202/11-SQ545/116 14 MAY 2001	City Governance	Purchase of former Brisbane Airport land from the Commonwealth Government	HELD
14/05-1K R	(7)202/11-LE335/235(A1) 202/11-LE335/241 14 MAY 2001	Urban Management	Resumption of land from Deceased Estates – 235, 241 Englefield Road, Oxley	YES
14/05-2K R	460/2(105) 14 MAY 2001	Urban Management	Inclusion of Planning Scheme Policies – Supporting Infrastructure Charges Plans	YES
14/05-3K R	460/2(99) 14 MAY 2001	Urban Management	Inclusion of Infrastructure Charges Plans into the City Plan	YES
14/05-4K R	460/2(91) 14 MAY 2001	Urban Management	Inclusion of four Local Plans into the Brisbane City Plan 2000	YES

present at meeting:

- (M) K O T Quinn
- Sharon Humphreys
- Cherry Lea
- Peter Cummings
- John Campbell
- David Henscheloffe

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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1.0 FILE NUMBER: 364/48/3(204)

14/05-1F

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with Hutchison Telecommunications Australia for an area of land located at 799-801 Hamilton Road, Chermshire West, known as Milne Hill Reservoir.

3.0 ISSUE/PURPOSE

The purpose of this submission is to obtain approval from the Establishment & Co-ordination Committee for Hutchinson Telecommunications (Australia) Limited, (trading as Orange Australia) to lease a portion of the land at the Milne Hill Reservoir, Chermshire West for the co-siting of a mobile telecommunications facility as depicted on the Site Locality Plan at Attachment 2 and Photomontage at Attachment 3.

4.0 PROPONENT

John Orange
Divisional Manager
City Governance Division

5.0 SUBMISSION PREPARED BY

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

ACTION TAKEN

14/5/01

TOWN CLERK

File ~~14/5/01~~ PAMCA

6.0 DATE

9 May 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For Establishment & Co-ordination approval

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

No.

9.0 RECOMMENDATION

That E& C Committee grant approval for:

- (a) A lease be granted for Hutchinson Telecommunications (Australia) Limited, (trading as Orange Australia), for the co-siting of a telecommunication facility, upon the standard terms and conditions for such leases, over that area of land at 799-801 Hamilton Road, Chermside West, know as Milne Hill Reservoir which is shaded yellow on the attached Site Locality Plan marked, "Attachment 2; 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 (includes GST) upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice; and
- (c) Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia pay an establishment fee of redacted (includes GST).

10.0 DIVISIONAL MANAGER

John Orange
 John Orange
 DIVISIONAL MANAGER
 CITY GOVERNANCE DIVISION

I Recommend Accordingly

[Signature]
 CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

APPROVED

14 MAY 2001

[Signature]
 Lord Mayor
[Signature] *[Signature]*

RECEIVED

14 MAY 2001

COMMITTEE SECTION *[Signature]*

11.0 BACKGROUND

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

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

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

This application involves the co-siting of a low-impact mobile telecommunications facility onto an existing public utility known as the Milne Hill Reservoir, 799-801 Hamilton Road, Chermside West. The site is zoned Community Uses (Utility Installation) intended for community facilities or public purposes. The site is otherwise described as Lot 1 on RP46962, (refer to Site Locality Plan marked "Attachment 2").

The proposed development will be located within a two-metre high wire-mesh fence adjacent to the reservoir and will comprise:

- Six (6) panel antennas to be pole mounted with two antennas per sector in three sectors at the perimeter of the reservoir at an elevation of 12.6 metres above ground level and orientations of 60, 180, and 300 degrees;
- Five (5) 600mm, two (2) 900mm and one (1) 1200mm diameter microwave transmission dishes to be pole mounted to the perimeter of the structure at varying orientations and elevation.
- Underground cabling from the equipment shelter to the antennas on the reservoir structure.
- An equipment shelter (which accommodates associated electronic equipment) of 2.5 m x 2.5m x 3.0m to be located adjacent to the existing shelters for One.tel and Vodafone, within a secure fenced lease area of the dimensions 5.5 x 3.5 meters.

A photomontage of the site after installation is located at "Attachment 3".

11.0 BACKGROUND CONTINUED

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

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee.
Councillor Rita Collins, Councillor McDowall Ward.
Mark Pasco, Manager Water & Sewerage, Urban Management.
Gary Christian, Structural Services Engineer, Brisbane Water.
Frank Riley, Manager, City Assets.

No objections have been raised to the proposal.

13.0 IMPLICATIONS OF PROPOSAL

Council will receive an ongoing income for the site.

14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan Outcome 1.4:-

Service (output) 1.4.3: Improve the management and performance of City Governance's physical asset and information portfolio.

15.0 CUSTOMER IMPACT

There is no immediate customer impact.

16.0 ENVIRONMENTAL IMPACT

No environmental impact is anticipated.

17.0 POLICY IMPACT

There is no impact on existing policy.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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

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

21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

22.0 OPTIONS

That E & C Committee grant approval for:

1.

- (a) A lease be granted for Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia, for the co-siting of a telecommunication facility, upon the standard terms and conditions for such leases, over that area of land at 799-801 Hamilton Road, Chermide West, known as Milne Hill Reservoir, which is shaded yellow on the attached copy of the Site Location Plan marked "Attachment 2" 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] (includes GST) upon terms which would be satisfactory to the Manager, Brisbane City Legal Practice; and
- (c) Hutchinson Telecommunications (Australia) Limited, trading as Orange Australia pay an establishment fee of [redacted] (includes GST).
- (d)

2. Not approve the recommendation.

Option 1 is the recommended option

E&C RESULTS -21 MAY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
21/05-1F R.	(3)381/34-TF310/170(A1/P1) 21 MAY 2001	City Governance	Revenue Policy – Extension of approved schedule for University Remission for 2000/2001	YES
21/05-2F M	202/11-SQ545/116 21 MAY 2001	City Governance	Purchase of former Brisbane Airport land from the Commonwealth Government	YES
21/05-1J R.	244/26 21 MAY 2001	CCSD	Public Interest Resolution – Brisbane Certification Group and Brisbane Certification Services	YES
21/05-1K R.	460/97/32(7) 21 MAY 2001	Urban Management	Fig Tree Pocket Local Plan	YES
21/05-2K R.	266/12(P1) 21 MAY 2001	Urban Management	Luggage Point Wetland Restoration	YES
21/05-3K	460/2(97) 21 MAY 2001	Urban Management	Amendments to the Brisbane City Plan 2000	HELD
21/05-1L R	376/6/40(P3) 21 MAY 2001	OLMCEO	Contracts and Tendering – Report to Council of Contracts Accepted by Delegates	YES
21/05-2L R	243/98-10140-00/01 21 MAY 2001	OLMCEO	Submission for Resolution by Council under Division 12 of the City of Brisbane Act, 1924	YES
21/05-3L R.	243/85-10145-2000/2001 21 MAY 2001	OLMCEO	Stores Board Report – Submission for Council approval: A10145 Provision of Insurance Claims Management and Associated Services to BCC	YES
21/05-4L R	21 MAY 2001	OLMCEO	Overseas Travel – Delegation to Narashino, Japan – Yatsu Higata Festival	YES

BCC PUBLICATION SCHEME
10 YEAR RELEASE

present at meeting.
 J G Soortens
 Lot Quinn
 Sh Humphreys
 J B Hinchliffe
 K M Rea
 P Cumming
 J H Campbell

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1.0 FILE NUMBER: 202/11-SQ545/116

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Purchase of former Brisbane Airport land from the Commonwealth Government.

3.0 ISSUE/PURPOSE

The purpose of this submission is to obtain approval for the purchase of Commonwealth Government owned land described as Lots 30 & 31 on RP895254 and Lot 2 on SP112300, located on Terminal Drive, Eagle Farm.

4.0 PROPONENT

John Orange, Divisional Manager, City Governance

5.0 SUBMISSION PREPARED BY

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

APPROVED
21 MAY 2001

Lord Mayor

6.0 DATE

21 May 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

10 YEAR RELEASE SCHEME

ACTION TAKEN

22 15 101

TOWN CLERK e

File CPMCA

RECEIVED

21 MAY 2001

COMMITTEE SECTION

9.0 RECOMMENDATION

It is recommended that authority be granted to purchase from the Commonwealth Government, land described as Lots 30 & 31 on RP895254 and Lot 2 on SP112300, located on Terminal Drive, Eagle Farm, for the purchase price of ^{redacted} and on terms and conditions considered suitable to the Divisional Manager City Governance.

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

Following the relocation of the Brisbane Airport to its new location, the Commonwealth Government retained ownership of the former airport site under its control. The Commonwealth has now determined that the site is surplus to their requirements and detailed planning has commenced for its disposal.

The Department of Finance and Administration, acting on behalf of the Commonwealth in this matter, have approached the Brisbane City Council to extend an offer to sell the land under a 'Government to Government' land transfer for a price of ^{redacted}. In cases where land is being sold by one Government organisation to another, the transaction can occur off-market without the requirement for sale by public auction or tender. In this instance therefore, the Commonwealth land can be sold direct to the Council without the need for a full market process.

The 157.042 hectare property is located on Terminal Drive, Eagle Farm, and is described as Lots 30 & 31 on RP895254 and Lot 2 on SP112300 (see map at Attachment 1 and Lot Plan at Attachment 2). The site is bounded by the new Brisbane Airport and the Gateway Motorway on the east and west sides respectively. Due to its size and location it represents an ideal location for industry placement as other industrial land in Brisbane is taken up.

The site has been identified in the Brisbane Gateway Ports Benchmark Sequencing Study as within District 2 (5-10 years). It offers a prime medium term site for light industries and the strategic development of new industries (eg technology and science). This site is considered strategically important in the future development of Brisbane's Australia Trade Coast precinct, and its acquisition will allow Council to be a stakeholder in the development of the Gateway Ports region. The land is designated 'Future Industry' under the Brisbane City Plan 2000.

The State Government has also commenced planning for the possible duplication of the Gateway Bridge. This duplication is likely to include the straightening of the Gateway Motorway on its approaches to the Bridge. This would result in the loss of some of the existing subject site to road use, but would also enhance access to the subject site with possible on and off ramps in this vicinity. No definite plans are available at this time, but ownership of the subject site would enable Council to have a greater role in the planning of this road network.

Improvements

The site is improved with four main former airport buildings:

Building One is a 2,438m² hangar building, which has been converted to warehouse with an office area at the front. This building was erected by the US Army during the Second World War, and has been heritage listed on the State Heritage Register.

Buildings Two and Three are 2,839m² and 2,214m² respectively, and are open sided hangar buildings suitable for basic storage use only.

Building Four is a semi-modern hangar building of 1,665m², with some office accommodation attached.

The site is also improved with extensive areas of hardstand and other minor buildings as well as normal service connections of water, sewerage and power.

11.0 BACKGROUND (Continued)

Tenancies

Areas within the above improvements are currently leased on a month to month basis to:

Royal Polo Club	redacted	rental per annum
Australian Freight Services	redacted	rental per annum
Asia Pacific Aerospace	redacted	<u>rental per annum</u>
	redacted	annual income (net)

The rest of the site and improvements are currently vacant. It should be noted that the Commonwealth believes some of the above-listed tenants may intend to vacate the leased premises within the short term. No formal details of these tenants are available as they are only casual tenancies and could vacate at anytime with one months notice. It would be reasonable to expect, however, that facilities such as these in this location could readily be leased at market rates.

Site Contamination

It is understood that the current owner has formerly identified specific areas of contamination at various locations across the site, and some remediation works have been undertaken. Indications are that these works have not fully remediated the site and that the land therefore remains on the Environmental Management Register (EMR). As the proposed future use is for industrial development, certain levels of contamination are deemed acceptable under an Environmental Protection Agency (EPA) approved site management plan. Council would need to further explore the acceptable level of site remediation with the EPA.

Approximately 60% of the site is also currently classified as having 'high' to 'very high' probability of the existence of acid sulphate soils (Department of Natural Resources).

The Commonwealth is forwarding copies of all of their contamination and remediation documentation to enable a full examination of this issue in conjunction with the EPA. The site is being sold however, in an 'as is-where is' condition, and it would be the purchaser's responsibility to manage any remaining contamination.

Heritage Issues

As previously mentioned Building One is a 'heritage listed' Hangar Building. The property also contains 'the Former Women's Prison Site' from the early settlement of Brisbane. No remnant structures are visible and it is not know whether any structures, ie, foundations underground, still even exist. The current Conservation Management Plan for the site recommends that this area be segregated from any future development and possibly dedicated as parkland. The exact location and extent of this area would need to be identified through historic research and survey, but it is likely such a structure would be of quite a small scale.

Flood Levels

Approximately 50% of the subject site currently sits below the Flood Regulation Line (See plan at Attachment 2). Any future development of the land would obviously need to take this into consideration, however studies provided and advice received from within Council indicates that filling and/or retention below the flood regulation line may be permissible. The depth and area of this filling would depend on the nature of the development and the topography of the specific building site, however, previous studies by Council indicate that up to 1.6 million cubic metres of fill would be required. It is therefore considered that current water and drainage conditions would not present a significant hindrance to future site development if significant filling were to occur. An allowance for the impact of this Flood Regulation Line on the property has been made in the valuation.

Valuation

The Commonwealth Government has obtained an independent market valuation for the subject site prepared by CB Richard Ellis dated December 2000 (Attachment 3). They have compared the Airport Site to the sales of various other large industrial land holdings in the area with prices ranging from redacted to redacted per hectare depending on location and useability.

CB Richard Ellis has determined that an appropriate value for the Commonwealth land, taking into account the impact of flood restrictions, is redacted per hectare. Adding to this a valuation for improvements, and they have valued the property at redacted

Following discussions with officers from the Commonwealth Department of Finance and Administration, they have discounted this purchase price to redacted, for an unconditional sale of the entire site to the Brisbane City Council, prior to 30 June 2000.

In order to secure this property as an asset for Brisbane City, at a price which is considered appropriate for the subject land, it is now recommended Council proceed with the purchase of the former Brisbane Airport site from the Commonwealth Government.

12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson, Finance Committee
James Reeves, Lord Mayor's Chief of Staff
Frank Riley, Manager, City Assets, City Governance Division
Terry Griffiths, Brisbane City Legal Practice.

No impediments to proceeding with this purchase are anticipated.

13.0 IMPLICATIONS OF PROPOSAL

A strategically important property adjoining the Australia Trade Coast precinct will be secured by Brisbane City Council at a purchase price that is considered advantageous to Council for the subject land.

Future planning would also suggest that a key industrial site located in Eagle Farm would possibly be suitable for the future location of a number of key Council business operations. The subject site is not only close to the City Centre but also well positioned to enable Council services to travel throughout the Council area via the arterial highway network.

14.0 CORPORATE PLAN IMPACT

In line with Corporate Outcome 11.2 – Strategic Alignment, and specifically outcome 11.2.1 “Enhance Council’s capacity to respond to strategic challenges and opportunities”.

15.0 CUSTOMER IMPACT

Nil

16.0 ENVIRONMENTAL IMPACT

Land may have some contamination and is partly below the flood regulation line. These issues, subject to detailed review, are not considered an impediment to future site redevelopment or use of associated facilities in the short-term.

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

Capital expenditure of ^{redacted} would need to be made available prior to 30 June 2001. Sufficient funds exist within the current year’s cash holdings and unutilised borrowings to meet this payment. However, depending on Council’s final cash position as at 30 June 2001, additional borrowings may be required in 2001/02 to reinstate some or all of the ^{redacted} utilised this year.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

In order for finalisation of this acquisition and settlement prior to 30 June 2001, approval/authority to purchase the subject land requires urgent consideration by E&C Committee.

21.0 PUBLICITY/MARKETING STRATEGY

It is recommended that no public announcement of the acquisition be made until after settlement has occurred.

22.0 OPTIONS

1. Approve the recommendation granting authority to purchase from the Commonwealth Government, land described as Lots 30 & 31 on RP895254 and Lot 2 on SP112300, located on Terminal Drive, Eagle Farm, for the purchase price of ^{redacted} and on terms and conditions considered suitable to the Divisional Manager City Governance.

2. Not approve the recommendation and do not proceed with the purchase of the subject land.

Option 1 is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS – 28 MAY 2001

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
28/05-1B ^R	49/2/2 28 MAY 2001	HR&SM	2001-2005 Corporate Plan	YES
28/05-1F ^R	221/152 28 MAY 2001	City Governance	2000-01 Budget – Third and Fourth Reviews	YES
28/05-1K ^R	204/68/1(879/P3/A1) 28 MAY 2001	Urban Management	Brisbane Airport Rail Link – Extension of Time for Completion of Licence and Transfer Agreement	YES
28/05-2K ^R	460/2(168 28 MAY 2001)	Urban Management	Inclusion of 20, 28 Morrow Street, Taringa, in the Heritage Register	YES
28/05-3K ^R	BT345/151 28 MAY 2001	Urban Management	Amending Local Law No.1 (Bus Transport and Ferries) 2001	YES
28/05-4K ^M	202/11-QN542/2B 28 MAY 2001	Urban Management	Claim for Compensation – Resumption of Land for Road Purposes – 2B Longland Street, Newstead	YES
28/05-5K ^M	202/11-MA150/1506 28 MAY 2001	Urban Management	Claim for Compensation – Resumption of Land for Road Purposes – 1056 Blunder Road, Doolandella	YES
28/05-6K ^M	202/11-JB100/71 202/11-JB100/85 28 MAY 2001	Urban Management	Claim for Compensation – Resumption of Land for Drainage Purposes and Purposes Incidental to Drainage Purposes – 71 Bukulla Street, Wacol	YES
28/05-7K ^M	202/11-JB470/467(A1) 28 MAY 2001	Urban Management	Claim for Compensation – Resumption of Land for Drainage Purposes – 417, 427, 437 Progress Road, Wacol	YES
28/05-8K ^M	202/11-JB100/50(A1) 28 MAY 2001	Urban Management	Claim for Compensation – Resumption of Land for Drainage Purposes and Purposes Incidental to Drainage Purposes – 50 Bukulla Street, Wacol	YES
28/05-9K ^M	202/11-JB100/39 28 MAY 2001	Urban Management	Claim for Compensation – Resumption of Land for Drainage Purposes and Purposes Incidental to Drainage Purposes – 39 Bukulla Street, Wacol	YES

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28/05-10K	240/89(98)	Urban Management	Wet Weather Sewage Overflow Abatement Program – Lota Creek Pilot Study	HELD
28/05-1L ^M	40/7-2000/2001 28 MAY 2001	OLMCEO	Contracts to Provide Professional Services – Report for February 2001	YES
28/05-2L ^M	(4)12/51/1(P3/A1) 28 MAY 2001	OLMCEO	Monthly Report – Delegation of Authority to Travel – March 2001	YES
28/05-3L ^R	BCL/1-001/210838 28 MAY 2001	OLMCEO	Corporations Law Company Shareholder Role	YES
28/05-4L ^M	28 MAY 2001	OLMCEO	2001 Executive Retreat	YES
28/05-5L ^R	28 MAY 2001	OLMCEO	Overseas Travel – Bid to host the “2007 World Police and Firefighters Games” - Indianapolis, USA	YES

present at meeting:

J G Scoble
K O T Quinn
S L Humphreys
K M Rea
M A Hayes
J H Campbell

PUBLICATION SCHEME
EAR RELEASE

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

1.0 FILE NUMBER:

202/11-QN542/2B

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
2B Longland St, Newstead - redacted

RECEIVED

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

28 MAY 2001

COMMITTEE SECTION

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

APPROVED

28 MAY 2001

5.0 SUBMISSION PREPARED BY

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

Lord Mayor

[Handwritten signature]

6.0 DATE

23 May 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

No.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

ACTION TAKEN

29/05/01

TOWN CLERK

File AOPC8

letter

ACTION TAKEN

etc

9.0 RECOMMENDATION

It is recommended that:

1. The Claim for Compensation from The Public Trustee of Queensland (Administrator of the Estate of [redacted], in the amount of [redacted] arising from the resumption by Council of land for road purposes, described as Lot 1 on RP 9324, Parish of North Brisbane, containing an area of 73 square metres, be rejected as excessive; and
2. Council authorises the payment of compensation in the amount [redacted] plus [redacted] valuation and administration fees (total [redacted] subject to the Claimant's acceptance of that amount as being full satisfaction of all rights or interests to which the Claimant is now or may be entitled arising out of or with respect to interests which they had in or with respect to the interests which they had in or with respect to the taking by the Council of the said land and the Claimant enters into a Deed of indemnity in a form satisfactory to the Manager Brisbane City Legal Practice; and
3. In the event that the claimant fails to accept Council's offer outlined in (2) above then an advance against compensation under section 23 *Land Acquisition Act 1967* in the amount of [redacted] plus [redacted] valuation and administration fees (total [redacted]) be paid to the claimant; and
4. Interest, if claimed prior to settlement, 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

I Recommend Accordingly


 CHIEF EXECUTIVE OFFICER


Michael Kerry
 Divisional Manager
 URBAN MANAGEMENT DIVISION

BCC PUBLICATIONS SCHEME
 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 3 November 2000, Council resumed from [redacted] land, being part of property situated at Wyandra Street, Newstead, described as Lot 1 on RP 9324, Parish of North Brisbane, containing an area of 73 square metres for road purposes as shown shaded yellow on the attached plan (Attachment A).

The subject property, which was zoned General Industry at the date of resumption, is located on the corner of Longland and Wyandra Streets. It contains an area of 73 m² and is an access restriction strip between Queensland Railways property and the roadway. The subject property was registered in the 1880's in the name of the original developer [redacted], then transferred to [redacted] as devisee in trust under the [redacted]

The Public Trustee of Queensland (Administrator of the Estate of [redacted]) lodged a Claim for Compensation dated 12 December 2000 in the amount of [redacted]. The break up of [redacted] is as follows:

Loss of Land	[redacted]
Valuation Fee	[redacted]
Administration Fee	[redacted]

Council's valuation consultant (Finch Freeman Consultancy) assessed compensation for loss of land, based on its highest and best use, at nominal [redacted] (Attachment B). The size and shape of the subject land would restrict use of the land, the parcel being approximately 73m long by 1m wide. The land would not be of any benefit to the adjoining property owner for development as it would be required to be relinquished to Council, for road purposes, as part of the development approval.

It is therefore recommended that the claim for compensation be rejected, Council offer to settle compensation for [redacted] for land, valuation fees of [redacted] and an administration fee of [redacted] (total [redacted]) and failing acceptance, that Council pay an advance against compensation to this amount.

The recommendation proposes that interest will be paid on [redacted] if it is claimed prior to full and final settlement being completed.

12.0 CONSULTATION

Cr Maureen Hayes, Chairperson Transport and Major Projects has been advised of 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 is available in the vote No DZ 01, Task No 1031.

19.0 HUMAN RESOURCE IMPACT

Administration only.

20.0 URGENCY

Normal course of business.

21.0 POLICY/MARKETING STRATEGY

Nil.

22.0 OPTIONS

1. Reject the Claimants offer, offer to settle compensation for \$1,716 failing which pay same as an advance against compensation.
2. Reject the offer and refer the matter to the Land Court for determination.
3. Accept the offer to accept compensation under all heads.

It is recommended that Option 1 be approved.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

202/11-MA150/1056

28/05-5K
RECEIVED

28 MAY 2001

COMMITTEE SECTION

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
1056 Blunder Road, Doolandella – Feif Pty Ltd.

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

23 May 2001.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

APPROVED

28 MAY 2001

Leic Mayor

ACTION TAKEN

28/05/01

TOWN CLERK e

File 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?

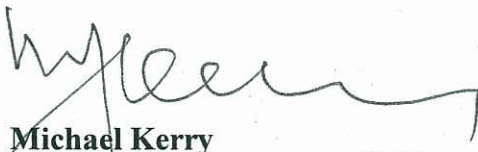
No.

9.0 RECOMMENDATION

It is recommended that:

1. The Claim for Compensation from Feif Pty Ltd, arising from the resumption of two strips of land situated at 1056 Blunder Road, Doolandella, for road purposes and a purpose incidental to road purposes described as Lots 33 and 23 on Plan SP125122 Parish of Oxley, County of Stanley, containing areas of 2,076 square metres and 353 square metres respectively (totalling 2,429 square metres), in the amount of ^{redacted} comprising ^{redacted} for loss of land and injurious affection and ^{redacted} for valuation fees related to the resumption, 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 the Company 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. Council authorises the payment of fair and reasonable legal fees as approved by the Manager Waterways; and
3. Upon the Project Manager certifying that all works required to be carried out within the incidental area have been completed and that the incidental area is no longer required by Council, then authority be granted for all necessary action to be taken to effect the transfer of the incidental land to the owner of the balance land through amalgamation by survey of Lot 23 on SP125112 with Lot 9 on SP125112 to form a new single lot and Council to bear all costs associated with the survey, transfer and title amendment.

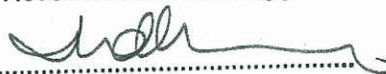
10.0 DIVISIONAL MANAGER



Michael Kerry
Divisional Manager

URBAN MANAGEMENT DIVISION

I Recommend Accordingly



.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

By Notification of Resumption published in the Government Gazette dated 4 February 2000, Council resumed from Feif Pty Ltd two strips of land for road purposes and a purpose incidental to road purposes described as Lots 33 and 23 on Plan SP125112 Parish of Oxley, County of Stanley, containing areas of 2,076 square metres and 353 square metres respectively (totalling 2,429 square metres) shown shaded yellow on attached plan (Attachment A).

Prior to resumption, the property, which is zoned Future Urban, contained an area of 10,480 square metres. Post resumption, the property comprises a total area of 8,051 square metres. The site has a gradual even fall to the east and is developed with a residence, outdoor entertainment areas, shed, shed with a carport, large freestanding carport and other miscellaneous sheds, shelters and a freestanding patio. The shed and the shed with a carport are affected by the road acquisition process and will be demolished.

The effects of the resumption are:

- loss of land;
- loss of the shed and the shed with carport;
- loss of 15 mature macadamia nut trees;
- loss of palm trees and a strand of native trees;
- result in the road being approximately 1.1 to 1.2 metres above the level of the subject land with the batter down from the footpath;
- result in the dwelling being approximately 7.5 metres from the front alignment whereas it is currently approximately 29 metres from the existing alignment;

The claimants' valuation consultant (Greg Jorgensen & Associates) initially assessed the amount of compensation payable by Council at [redacted] plus the Council to undertake at their cost to relocate/reinstate existing sheds for 2,076 square metres of land (excluding the incidental land) plus disturbance costs. Following negotiations, the claimants' solicitor has lodged a revised claim for compensation dated 10 April 2001 for [redacted] plus disturbance costs of [redacted] legal fees and [redacted] valuation fees.

Council's independent valuation consultant (John Wood & Associates) assessed the amount of compensation at [redacted] for 2,076 square metres (refer Attachment B). This amount comprises [redacted] for loss of land, [redacted] for loss of two sheds, [redacted] for loss of trees and landscaping and [redacted] for injurious affection to the remaining land and improvements. Disturbance costs are additional to the compensation assessment.

It is recommended that the claim for compensation in the amount of [redacted] for 2,076 square metres, including valuation fees of [redacted] be accepted and the incidental area comprising 353 square metres be transferred back to the owner of the balance land upon completion of construction works. The valuation fee of [redacted] is considered reasonable, due to extensive negotiation involving the valuer in the resolution of this claim.

The claimants' solicitor has submitted legal fees of [redacted] that appear excessive. The solicitor has been requested to submit his file to Ryan Cost Consultants for assessment. It is proposed to pay fair and reasonable legal fees as determined by the cost consultant.

12.0 CONSULTATION

Cr Maureen Hayes, Chairperson Transport and Major Projects
Cr Kevin Bianchi, Councillor for Acacia Ridge

have been advised of 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

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.

**BCC PUBLICATION SCHEME
10 YEAR RELEASE**

1.0 FILE NUMBER: 202/11-JB100/71 & 202/11-JB100/85

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land at 71 Bukulla Street, Wacol.

3.0 ISSUE/PURPOSE

To reject a claim for compensation, to make a counter offer and if rejected, then to make payment of an advance against compensation for the land resumed at 71 Bukulla Street, Wacol.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management.

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Project Officer Asset Coordination, extension 36964.

6.0 DATE

23 May 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For decision as delegate

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

No.

BCC PUBLICATION SCHEME
10 YEAR RELEASE APPROVED

2-8 MAY 2001
Loru Mayor
[Handwritten signatures]

RECEIVED

28 MAY 2001

COMMITTEE SECTION

ACTION TAKEN
29 / 05 / 01
TOWN CLERK
File AOPCL2
letter

9.0 RECOMMENDATION


It is recommended that the Establishment and Coordination Committee approve;

1. That the claim for compensation from ^{redacted} and ^{redacted} _{redacted} in the amount of ^{redacted} arising from the resumption by Council of property described as follows:
 - a. Lot 7 on SP132724 containing 7658 square metres for drainage purposes;
 - b. Lot 8 on SP132724 containing 2789 square metres for purposes incidental to drainage purposes;
 - c. Lot 10 on SP132725 containing 5339 square metres for drainage purposes;
 - d. Lots 9 and 31 on SP132725 containing 98 and 154 square metres respectively for purposes incidental to drainage purposes;
 - e. Lot 12 on SP132726 containing 7453 square metres for drainage purposes; and
 - f. Lot 11 on SP132726 containing an area of 811 square metres for purposes incidental to drainage purposesbe rejected as excessive.
2. That the Claimants 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 considered reasonable by the Manager, Waterways, in full satisfaction of all rights or interests to which the Claimants are now or may be entitled arising out of or with respect to the interest which they had in or with respect to the above described property or arising out of or with respect to the taking by Council of the said property, subject to the Claimants entering into a Deed of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice.
3. Should the Claimants reject the offer outlined in 2 above, then in accordance with a request already made on behalf of the of the claimants, an advance in the amount of ^{redacted} plus Interest thereon if claimed prior to settlement, calculated at the appropriate Land Court rate at the Date of Resumption to the Date of Settlement, plus the payment of Legal and Valuation Fees considered reasonable by the Manager, Waterways be paid to the Claimants.

I Recommend Accordingly

10.0 MANAGER


.....
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 and redacted 15,881 square metres of land for drainage purposes and 8,721 square metres of land for purposes incidental to drainage purposes situated at 71 Bukulla Street, Wacol, as shown shaded yellow and green respectively on Attachments 1, 2 and 3 and described as follows:

- Lots 7 and 8 on SP132724;)
- Lots 9,10 and 31 on SP132725; and) Parish of Oxley
- Lots 11 and 12 on SP132726.)

A claim for compensation in the amount of redacted has been lodged by the dispossessed owners. The claimants have requested that the matter be processed and an advance of compensation be made. The claim for compensation is comprised as follows:-

- Loss of land and improvements thereon - redacted
- Valuation fees - redacted
- Legal costs and disbursements - redacted

Council obtained an independent valuation assessment of the properties in April 2000. The assessment valued the properties at redacted which was based on limited comparable sales evidence available at that time.

Council obtained a second independent valuation in April 2001. This assessment valued the properties at redacted based on comparable sales evidence now available. The assessment values the lots at redacted per square metre for the two substantially within the flood regulation line and redacted for the property with the improvements (71 Bukulla Street).

It is proposed that the second valuation be adopted (see Attachment 4). Without prejudice negotiations to date have been unable to reach a settlement.

It is therefore recommended that the claim be rejected as excessive, that a counter offer be made to settle compensation and if rejected, make an advance against compensation in accordance with a request already made on behalf of the claimants, in the amount of redacted plus Interest thereon calculated at the appropriate Land Court rate at the Date of Resumption to the Date of Settlement, plus the payment of Legal and Valuation Fees considered reasonable by the Manager, Waterways.

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 enabling the dispossessed owners to purchase another residence.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FINANCIAL IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

Urgent because the dispossessed owners wish to purchase a new residence as soon as possible.

21.0 PUBLICITY/MARKETING STRATEGY

Nil.

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.

1.0 FILE NUMBER: 202/11-JB470/467(A1)

28 / 05 - 7 K

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for drainage purposes and purposes incidental to drainage purposes at 417, 427 and 437 Progress Road, Wacol.

3.0 ISSUE/PURPOSE

To reject a claim for compensation, to make a counter offer and if rejected, then to make payment of an advance against compensation for the land resumed at 417, 427 and 437 Progress Road, Wacol.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management.

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Project Officer Asset Coordination, extension 36964.

6.0 DATE

23 May 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

23 MAY 2001

COMMITTEE SECTION

10 YEAR RELEASE
ECC PUBLICATION SCHEME

ACTION TAKEN

28 105 101
TOWN CLERK
File ADP 2
letter.

APPROVED

23 MAY 2001
H. G. ...
M. ...
V. ...

9.0 RECOMMENDATION

It is recommended that the Establishment and Coordination Committee approve;

1. That the claim for compensation from Myallyn Developments Pty Ltd in the amount of redacted arising from the resumption by Council of property described as in the Schedule hereto be rejected as excessive.
2. That the Claimants 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 Claimants are now or may be entitled arising out of or with respect to the interest which they had in or with respect to the above described 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 Claimants 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 Claimants.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
Urban Management

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 8 December 2000, Council resumed from Myallyn Developments Pty Ltd, 2.3573 hectares of land for drainage purposes and 6,778 square metres for purposes incidental to drainage purposes as described in the Schedule hereto and shown shaded yellow and green respectively on Attachments 1, 2 and 3.

The property acquired comprises three contiguous lots zoned Future Industry. The lots are affected by flood regulation lines to varying degrees ranging from 55% to 92% of each lot contained within the flood regulation lines. The majority of the property is also affected by a Vegetation Protection Order.

A claim for compensation in the amount of [redacted] has been lodged by the dispossessed owners.

Council obtained an independent valuation assessment of the property in April 2000. The assessment valued the property at [redacted] which was based on limited comparable sales evidence.

Council obtained a second independent valuation in March 2001 (see Attachment 4). This assessment valued the property at [redacted] based on comparable sales evidence now available. The assessment values the lots at [redacted] per square metre for the two substantially within the flood regulation line, and [redacted] per square metre for the lot with 55% of land within the flood regulation line. Council has commonly paid a higher price per square metre for similar land purchased for parkland and environmental purposes. A copy of recent Council purchases is at Attachment 5. It is proposed that the second valuation be adopted.

Therefore, the appropriate action is to reject the claim of [redacted] as excessive and make a formal offer to the Claimants 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

Compensation is paid to the dispossessed owners.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FINANCIAL IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

Nil.

22.0 OPTIONS

1. Accept the claim for compensation.
2. Reject the claim for compensation, make a counter offer and if rejected, 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: 202/11-JB100/50(A1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for drainage purposes and purposes incidental to drainage purposes at 50 Bukulla Street, Wacol.

3.0 ISSUE/PURPOSE

To reject a claim for compensation, to make a counter offer and if rejected, then to make payment of an advance against compensation for the land resumed at 50 Bukulla Street, Wacol.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management.

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Project Officer Asset Coordination, extension 36964.

6.0 DATE

23 May 2001.

RECEIVED

28 MAY 2001

COMMITTEE SECTION

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.

**BCC PUBLICATION SCHEME
10 YEAR RELEASE**

APPROVED

28 MAY 2001

Lord Mayor

ACTION TAKEN

27 05 01
TOWN CLERK
File AOPC2
letter

[Handwritten signatures and initials]

9.0 RECOMMENDATION

1. That the claim for compensation from ^{redacted} in the amount of ^{redacted} arising from the resumption by Council of property described as Lot 4 on Survey Plan 132962, Parish of Oxley, containing an area of 7,019 square metres for drainage purposes and Lot 41 on Survey Plan 132962, Parish of Oxley, containing an area of 4,233 square metres for purposes incidental to drainage purposes as shown coloured yellow and green respectively on the attached plan 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 if claimed prior to settlement, Interest thereon, calculated at the appropriate Land Court rate at the Date of Resumption to the Date of Settlement and the payment of legal and valuation fees considered reasonable by the Manager, Waterways, be paid to the Claimant.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
Urban Management

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 8 December 2000, Council resumed from ^{redacted} 7,019 square metres of land for drainage purposes described as Lot 4 on Survey Plan 132962, Parish of Oxley, and 4,233 square metres of land for purposes incidental to drainage purposes described as Lot 41 on Survey Plan 132962, Parish of Oxley, as shown shaded yellow and green respectively on Attachment 1.

The property is located on the north eastern fringe of the Wacol Industrial Area. It has limited elevation and is near level at the frontage through to Bullockhead Creek which cuts through the site. Improvements on the property include a modern low-set brick veneer dwelling designed for the disabled, approximately twenty years old together with a three bay detached metal clad shed and a one bay detached metal clad shed.

Council obtained an independent valuation assessment of the property in April 2000 (see Attachment 2). The assessment valued the property at ^{redacted} comprising ^{redacted} for the land and ^{redacted} for the improvements. Council obtained a second independent valuation in April 2001 assessing the value of the property at ^{redacted} (see Attachment 3). Both valuations considered that the highest and best use of the property is its existing use as a large residential homesite. For valuation purposes, direct comparison was made with sales of other similar properties in the area. It is proposed that the second valuation be adopted.

With regard to the land component, 7019 square metres lie within the flood regulation line, (FRL) and 4233 square metres outside the FRL towards the rear of the site. The land in the waterway corridor does have value to the current owner or a potential developer. With respect to development of land in the Bullockhead Creek area, advice from City Planning indicates that it is reasonable to assume that development within a waterway corridor would be restricted to uses/works that will not impede water flow and may be inundated by floodwater eg, car parks or outdoor storage areas, but no buildings will be permitted.

A claim for compensation in the amount of ^{redacted} has been lodged by the dispossessed owner.

Negotiations to date conducted on a without prejudice basis, have not resulted in a settlement.

The appropriate action is to reject the claim and make a counter offer and if rejected, pay an advance against compensation in the amount of ^{redacted} plus Interest thereon calculated at the appropriate Land Court rate as at the Date of Resumption to the Date of Settlement, plus the payment of Legal and Valuation Fees considered reasonable by the Manager, Waterways.

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

Compensation is paid to the dispossessed owners.

16.0 ENVIRONMENTAL IMPACT

Nil.

17.0 POLICY IMPACT

Nil.

18.0 FINANCIAL IMPACT

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

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

Nil.

22.0 OPTIONS

1. Accept the claim for compensation.
2. Reject the claim for compensation, make a counter offer and if rejected, 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: 202/11-JB100/39

28/05-9K

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for drainage purposes and purposes incidental to drainage purposes at 39 Bukulla Street, Wacol.

3.0 ISSUE/PURPOSE

To reject a claim for compensation, to make a counter offer and if rejected, then to make payment of an advance against compensation for the land resumed at 39 Bukulla Street, Wacol.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management.

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Project Officer Asset Coordination, extension 36964.

6.0 DATE

23 May 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

28 MAY 2001

COMMITTEE SECTION

APPROVED

28 MAY 2001

BCC PUBLICATION SCHEME
10 YEAR RELEASE

Handwritten signatures and initials

ACTION TAKEN
29/05/01
TOWN CLERK
File AOPC2
letter

9.0 RECOMMENDATION

It is recommended that the Establishment and Coordination Committee approve;

1. That the claim for compensation from ^{redacted} and ^{redacted} _{redacted} in the amount of ^{redacted} arising from the resumption by Council of property described as Lot 5 on Survey Plan 132732, Parish of Oxley, containing an area of 3834 square metres, for drainage purposes and Lot 6 on Survey Plan 132732, Parish of Oxley, containing 6293 square metres for purposes incidental to drainage purposes, be rejected as excessive.
2. That the Claimants 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 considered reasonable by the Manager, Waterways, in full satisfaction of all rights or interests to which the Claimants are now or may be entitled arising out of or with respect to the interest which they had in or with respect to the above described property or arising out of or with respect to the taking by Council of the said property, subject to the Claimants entering into a Deed of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice.
3. Should the Claimants reject the offer outlined in 2 above, then in accordance with a request already made on behalf of the of the claimants, an advance in the amount of ^{redacted} plus Interest thereon if claimed prior to settlement, calculated at the appropriate Land Court rate at the Date of Resumption to the Date of Settlement, plus the payment of Legal and Valuation Fees considered reasonable by the Manager, Waterways be paid to the Claimants.

10.0 DIVISIONAL MANAGER


Michael Kerry
Divisional Manager
Urban Management

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE SCHEME

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 8 December 2000, Council resumed from redacted and redacted redacted 3834 square metres of land for drainage purposes and 6293 square metres of land for purposes incidental to drainage purposes described as Lots 5 and 6 respectively on Survey Plan 132723, Parish of Oxley, situated at 39 Bukulla Street, Wacol, as shown shaded yellow and green respectively on Attachment 1.

A claim for compensation in the amount of redacted has been lodged by the dispossessed owners. The claimants have requested that the matter be processed and an advance of compensation be made. The claim for compensation is comprised as follows:-

Loss of land and improvements thereon -	redacted
Valuation fees -	redacted
Legal costs and disbursements -	redacted

The property is located on the north eastern fringe of the Wacol Industrial Area. It comprises a regular shaped site which rises gently from the Bukulla Street frontage to the rear. Improvements on the property include a modern low-set brick dwelling approximately twelve years old, separate four vehicle garage and original older-style dwelling.

Council obtained an independent valuation assessment of the property in April 2000. The assessment valued the property at redacted comprising redacted for the land and redacted for the improvements (see Attachment 2). Council obtained a second independent valuation in April 2001 assessing the value of the property at redacted. Both valuations considered that the highest and best use of the property is its existing use as a large residential homesite. For valuation purposes, direct comparison was made with sales of other similar properties in the area.

With regard to the land component, 3834 square metres lie within the flood regulation line, (FRL) and 6293 square metres outside the FRL towards the rear of the site. The land in the waterway corridor does not have value to the current owner or a potential developer. With respect to development of land in the Bullockhead Creek area, advice from City Planning indicates that it is reasonable to assume that development within a waterway corridor would be restricted to uses/works that will not impede water flow and may be inundated by floodwater eg, car parks or outdoor storage areas, but no buildings will be permitted.

Without prejudice negotiations to date have been unable to reach a settlement.

It is therefore recommended that the claim be rejected as excessive that a counter offer be made to settle compensation and if rejected, make an advance against compensation be paid in accordance with a request already made on behalf of the claimants, in the amount of redacted plus interest thereon if claimed prior to settlement, calculated at the appropriate Land Court rate at the Date of Resumption to the Date of Settlement, plus the payment of legal and valuation fees considered reasonable by the Manager, Waterways.

28/05-1L

RECEIVED

1.0 FILE NUMBER: 40/7-2000/2001

28 MAY 2001

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

COMMITTEE SECTION

2.0 TITLE

Contracts to Provide Professional Services - Report for February, 2001

3.0 ISSUE / PURPOSE

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

5 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 note the report for the consultancies commissioned during the month of February, 2001 as attached.

10.0

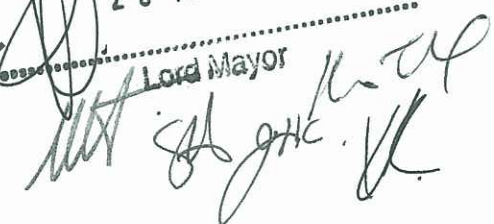


Jude Munro
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

APPROVED

28 MAY 2001

Lord Mayor


ACTION TAKEN
29 105 101
TOWN CLERK
File PAMCEO

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$842,959.10 during the month of February, 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

BCC PUBLICATION SCHEME
10 YEAR RELEASE

OFFICE OF THE LORD MAYOR AND CHIEF EXECUTIVE

RECEIVED

(OFFICE OF THE CHIEF EXECUTIVE)

28 MAY 2001

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

COMMITTEE SECTION

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

*Monthly Report - Delegation of Authority to Travel -
March 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. 72036

6.0 DATE

16 May 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 March 2001



10.0 **Jude Munro**
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE
APPROVED
28 MAY 2001
Lord Mayor
ACTION TAKEN
29/05/01
TOWN CLERK
File TCC5

11.0 BACKGROUND

In pursuance of the request for information on a monthly basis of travel approved under delegation, reports are enclosed for March 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 March which is not covered by the Travel Policy (being essentially travel by job applicants to attend interviews).

In summary, the position is as follows:

Non-Commercial Operations

		March
a)	International Travel	
	(i) Number of Bookings	
	(ii) Airfares	\$ 6,005.79
b)	Domestic Travel	
	(i) Number of Bookings	51
	(ii) Airfares	\$31,758.50
c)	Accommodation and Allowances Costs	\$30,214.04
d)	Registration Fees for Conferences	\$40,516.00
e)	Other Costs e.g. hire car	\$ 6,462.80
6)	GST Component	\$ 7,358.72
TOTAL		\$123,783.03

BCC PUBLICATION SCHEME
10 YEAR RELEASE

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.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

RECEIVED

2.0 TITLE

2001 Executive Retreat

28 MAY 2001

COMMITTEE SECTION

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval to hold the 2001 Executive Retreat for all Executive Service members at the Gold Coast Radisson

4.0 PROPONENT

Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED

28 MAY 2001

5.0 SUBMISSION PREPARED BY

Christine Smith, Acting Executive Assistant to the Divisional Manager, HR & Strategic Management

Lord Mayor

Handwritten signatures and initials

6.0 DATE

8 May 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 approve the selection of Gold Coast Radisson, as the venue for the 2001 Executive Retreats for the Executive Service. The preferred dates for the Retreats are 25-27 July 2001 and 8-10 August 2001 with a total cost of \$38,920.00 for the two retreats.

10.0 DIVISIONAL MANAGER

Signature of Jude Munro
Jude Munro
CHIEF EXECUTIVE OFFICER

ACTION TAKEN

28/05/01

TOWN CLERK

File PADMB

BCC PUBLICATION SCHEMES
10 YEAR RELEASE

11.0 BACKGROUND

Executive leadership is recognised as being critical to the organisation achieving its vision and key objectives, through providing direction and focus, and aligning the efforts of all people in the organisation.

Council has gone through significant change in how we deliver services to the community and the relationships through which these are achieved. New executives have been recruited to the organisation through this period.

Leadership development has been targeted as a strategic priority for Council, with initial focus on the executive group as a high impact area.

The Executive Retreat is a critical part in developing a shared vision and alignment with the Executive Service. In 2000, the Executive Retreats were very successful in aligning the Executive Service and helping to shape the type of organisation, culture and strategies to progress our performance. **The 2001 Executive Retreats will continue to build on this work with particular emphasis on the emerging Brisbane 2010 directions.**

The 2001 Executive Retreats are to be held on 25-27 July 2001 and 8-10 August 2001 to accommodate two groups of approximately 40 executives. A number of venues have been investigated for the purpose of hosting these Retreats, including Sea World Nara Resort, Radisson Resort Gold Coast, Marriott Resort Surfers Paradise and Hyatt Regency Coolum. All of these venues have rooms available for both retreats.

The facilitators for these retreats are Brian Butterworth and Robyn Morriset, who are currently engaged in initiatives around organisational values and culture.

12.0 CONSULTATION

Executive Management Team

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

It will provide the most suitable forum for further developing the Executive Service in alignment with the vision and priorities for Council and the community it serves.

14.0 CORPORATE PLAN IMPACT

It will enhance the leadership capability of the organisation which is critical for delivery of the Programs and Corporate Plan targets.

15.0 CUSTOMER IMPACT

It will help to improve leadership capability for providing seamless customer service across the organisation.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

Nil

18.0 FUNDING IMPACT

Funding is available under: 1.05.1000.006.000.000.633.000.00

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

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

21.0 PUBLICITY/MARKETING

N/A

22.0 OPTIONS

- (1) Approve the recommendation that Gold Coast Radisson be selected as the venue for the 2001 Executive Retreats.
- (2) Select another venue to host the 2001 Executive Retreats

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE