

**E&C RESULTS - 01 October 2001**

SUB NO.	FILE NO.	DIV	TITLE	Y-N HELD
01/10-1F <i>M</i>	364/48/3(230) <i>01 OCT 2001</i>	City Governance	Lease Agreement - Hutchison Telecommunications (Australia) Limited - 20 Hibiscus Place, Upper Mt Gravatt	YES
01/10-2F <i>M</i>	364/15/46(1) <i>ATTACH 01 OCT 2001</i>	City Governance	Request for International Travel - Dallas, Texas, USA - International Development Research Council Global Innovations Award for 2001	YES
01/10-1K <i>M</i>	202/11-NV280/430 <i>01 OCT 2001</i>	Urban Management	Claim for compensation - resumption of land for road purposes - 430 Handford Road, Taigum - K.J and P.M Atkins	YES
01/10-2K <i>M</i>	202/24-PV650/19 202/24-PV650/65 <i>01 OCT 2001</i>	Urban Management	Claim for compensation - resumption of three easements for drainage purposes - 19 & 65 Muller Road, Boondall - Nadra Investments Pty Ltd and RHE & PE Massie	YES
01/10-3K <i>M</i>	202/11-NP830/23(A1) <i>01 OCT 2001</i>	Urban Management	Offer on compensation - resumption of land for road purposes - 21-25 Sandgate Road, Albion - Mantavale Pty Ltd	YES
01/10-1L <i>AR</i>	(8)456/10/24(P4) <i>01 OCT 2001 ATTACH</i>	OLMCEO	Brisbane City Council Councillor's Superannuation Fund	YES
01/10-2L <i>M</i>	244-Q/2001(2) <i>01 OCT 2001</i>	OLMCEO	International Travel - Business Opportunity	YES
01/10-3L <i>IR</i>	<i>ATTACH 01 OCT 2001</i>	OLMCEO	Lord Mayor Travel-Wellington, New Zealand	YES
01/10-1N <i>M</i>	392/57-2000/2001(1) <i>01 OCT 2001</i>	CED	2001-2002 Private Boarding House Support Program	YES

*Present: Kot Quinn  
JH Campbell  
T Hampson  
K Flessor  
DB Heinrich*

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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

To enter into a lease agreement with Hutchison Telecommunications (Australia) Limited for an area of the land located at 20 Hibiscus Place Upper Mt Gravatt.

3.0 ISSUE/PURPOSE

To obtain approval for Hutchison Telecommunications (Australia) Limited (trading as Orange) to lease a portion of the land at 20 Hibiscus Place, Upper Mt Gravatt for the co-location of a mobile telecommunications facility as depicted in the attached site plans and photomontage.

4.0 PROPONENT

Helen Gluer  
Chief Financial Officer  
City Governance Division

5.0 SUBMISSION PREPARED BY

Paul Kopittke  
Acting Principal Asset Manager  
City Assets - Ext 35588

6.0 DATE

21 September 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

11/10/01

TOWN CLERK

File: Amca 2

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

9.0 RECOMMENDATION

That the E&C Committee grant approval for:

- (a) A lease to be granted to Hutchison (Telecommunications) Australia, for the co-location of a telecommunication facility, upon the standard terms and conditions for such leases, over an area of the land at 20 Hibiscus Place, Upper Mt Gravatt, which is shaded yellow on the attached copy of the site plans marked Attachment 1,2 & 3; and
- (b) The said lease be for an aggregate period of 20 years, comprised of two successive periods of ten years each commencing at an annual rental of redacted (including GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice; and
- (c) Hutchison Telecommunications (Australia) Limited pay the Council an establishment fee of redacted (includes GST).

10.0 MANAGER

*[Signature]*  
 Helen Gluer  
 CHIEF FINANCIAL OFFICER  
 CITY GOVERNANCE DIVISION

I Recommend Accordingly  
*[Signature]*  
 CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
 10 YEAR RELEASE

RECEIVED

0 1 OCT 2001  
 COMMITTEE SECTION

APPROVED

*[Signature]*  
 1 OCT 2001  
 Lord Mayor  
*[Signatures]*

## 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 7 August 2001 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 dated 7 August 2001 the Council has delegated its powers in relation to the granting of leases to Telecommunications Carriers to the E & C Committee.

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

This particular case concerns a proposal by Hutchison (for the Orange network) to co-locate on the roof of the Council facility known as the Hibiscus Sporting Complex. The site is described as Lot 2 on SP119706, and is currently occupied by the Hibiscus Sports Complex and is situated within the suburb of Upper Mt Gravatt. The site is located within a Sport And Recreation Area. Surrounding land uses included residential, parkland and community uses CU4 (Educational Purposes).

The proposed development will comprise the following infrastructure items: -

- Two parabolic antenna (Microwave dishes).
- Six single polar antennas.
- An equipment shelter.

As this proposal is for a Low-Impact facility, a Development Application under the Integrated Planning Act is not required and the carrier must comply with the Telecommunications Code of Practice 1997. These Low Impact facilities are the responsibility of the Commonwealth under the Telecommunications Act 1997.

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.

## 12.0 CONSULTATION

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

No objections have been raised to what is proposed.

## 13.0 IMPLICATIONS OF PROPOSAL

Council will receive an ongoing income for the site.

## 14.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Plan:-

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

## 15.0 CUSTOMER IMPACT

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 <sup>redacted</sup> (includes GST) plus an annual rental of <sup>redacted</sup> (includes GST). The rental revenue received will be increasing upon 1 July each year at 5% per annum or the CPI (whichever is the greater) for the term of the lease.

## 19.0 HUMAN RESOURCE IMPACT

Nil.

## 20.0 URGENCY

In the normal course of business.

## 21.0 PUBLICITY / MARKETING STRATEGY

No publicity is required.

## 22.0 OPTIONS

That the E&C Committee grant approval for:

1.
  - (a) A lease to be granted to Hutchison (Telecommunications) Australia, for the co-location of a telecommunication facility, upon the standard terms and conditions for such leases, over an area of the land at 20 Hibiscus Place, Upper Mt Gravatt, which is shaded yellow on the attached copy of the site plans marked Attachment 1, 2 & 3; and
  - (b) The said lease be for an aggregate period of 20 years, comprised of two successive periods of ten years each commencing at an annual rental of redacted (including GST) upon terms which would be satisfactory to the Manager Brisbane City Legal Practice; and
  - (c) Hutchison Telecommunications (Australia) Limited pay the Council an establishment fee of redacted (includes GST).
2. Not to approve the recommendation.

**Option 1 is the recommended option**

1.0 FILE NUMBER: 364/ 15/ 46 (1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Request for International Travel for a Councillor (Elected Representative) as nominated by E&C Committee, and Manager, City Assets to travel to Dallas, Texas, USA in order to accept the International Development Research Council (IDRC) Global Innovations Award for 2001 on behalf of Brisbane City Council.

3.0 ISSUE/PURPOSE

Council's Total Asset Management (TAM) Framework has been chosen as an award winner in the IDRC Global Innovations Award for 2001.

This submission is to seek approval for a Councillor (Elected Representative) and Manager City Assets to represent Brisbane City Council at the award ceremony in Dallas, Texas; as part of the IDRC World Conference (Congress) to be held between 22 to 24 October 2001.

4.0 PROPONENT

Helen Gluer, Chief Financial Officer. Ext 34577

5.0 SUBMISSION PREPARED BY

Frank Riley, Manager City Assets, Ext. 34145.

6.0 DATE

1 October 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C Committee approval.

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

No RECEIVED

01 OCT 2001

COMMITTEE SECTION

ACTION TAKEN

1 110101  
TOWN CLERK

*File MCA  
by hand*

RECEIVED

01 OCT 2001

COMMITTEE SECTION

9.0 RECOMMENDATION

That E&C Committee grant approval for a Councillor, as nominated by E&C Committee, and Manager City Assets, representing Brisbane City Council, travel to Dallas, Texas, USA to accept the IDRC's Global Innovations Award for 2001 from 20 to 26 October 2001, at an estimated cost of \$16,580.

10.0 DIVISIONAL MANAGER



Helen Gluer  
Chief Financial Officer  
CITY GOVERNANCE

I Recommend Accordingly

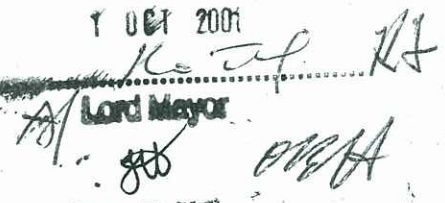
  
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

APPROVED

7 OCT 2001

Lord Mayor



File Note

This approval relates only to the Manager City Assets to travel to USA.  
A separate submission is to be prepared for Cr. K. Flesser to attend the Awards.





## 11.0 BACKGROUND

The International Development and Research Council (IDRC) is the world's oldest and leading professional association for Property Management and Corporate Real Estate, integrating strategic research, professional education and certification in all aspects of corporate asset management. IDRC has a global network of member chapters in over 40 developed countries worldwide (including Australia) and counts some of the world's most prominent organizations within its corporate membership.

To advance knowledge and awareness of contemporary asset management and corporate real estate, IDRC sponsored an international competition entitled "The IDRC Global Innovations Award". 45 nominations were received internationally.

In May 2001, a submission entitled '*Benefits Realisation through the Total Asset Management (TAM) Approach*' was prepared by City Assets and forwarded to the IDRC on behalf of Brisbane City Council. This submission highlighted the benefits achieved through implementation of the Total Asset Management (TAM) Framework.

Council was notified on 19 July 2001 of being selected as one of twelve finalists in 4 categories. The IDRC extended an invitation for a Council representative to present to a 'panel of experts' at Harvard University as part of the final stage of the competition. E&C Committee gave approval on 6 August 2001 for manager, City Assets to travel to Cambridge, Massachusetts (Harvard University) to present to the judging panel as part of the final round of the competition. Following presentations on 16 August 2001, the judging panel announced that Council's TAM Framework had been a successful finalist and has won the IDRC Global Award. **A copy of the IDRC notification is enclosed as Attachment 1.**

The IDRC has requested that two senior representatives travel to their Texas World Conference to be held in Dallas, Texas, between 22 to 24 October in order to accept the award and conduct a short 30 minute presentation of the TAM Framework to the conference delegates (estimated to exceed 2000 attendees).

The winning of this award aligns with Council's efforts, through the International City Research Project, to promote Brisbane as a regional and world-class city. In line with the objectives of this initiative, the opportunity presented would facilitate international networking and exchange of information and ideas, publicity of Brisbane City (profile) on a world stage as well as generating appropriate publicity for BCC as leading edge asset manager with possible business opportunities arising. This will also create further opportunities for BCE product marketing of other Council's products and systems. This successful venture, through a rigorous international award selection process, is a significant achievement for Council. The acceptance of the award and conduct

of a presentation, as part of a major IDRC World Conference with over 2000 delegates, will present an excellent commercial opportunity to market and promote the TAM Framework as a product of Council.

## **12.0 CONSULTATION**

Councillor Sharon Humphreys, Chairperson, Finance Committee  
Jude Munro, Chief Executive Officer  
John Orange, Manager Regional Collaboration  
Alan Hale, CEO, Brisbane City Enterprises

Those consulted fully support this proposal.

## **13.0 IMPLICATIONS OF PROPOSAL**

The approval of this request would require an elected representative and Manager, City Assets to take five days of Council time travelling to and participating in the event.

The opportunity presented would facilitate international networking and promotion of BCC/BCE products and services and result in positive publicity for Brisbane City (profile) at an international level.

## **14.0 CORPORATE PLAN IMPACT**

The proposal provides an opportunity to support Council's efforts to promote Brisbane as regional and world-class city, as part of the International City Research Project. The networking opportunity with other asset managers at an international level also supports Strategies 1.4.3 and 2.1.1.3 of the Corporate Plan:

- Strategy 1.4.3: Improve the management and performance of Council's physical asset and information portfolio
- Strategy 2.1.1.3: Actively promote and market the capabilities, expertise, products and technologies of Council through Brisbane City Enterprises.

## **15.0 CUSTOMER IMPACT**

Nil

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Nil

## 18.0 FINANCIAL IMPACT

An estimate of the associated cost for two personnel is as follows:

Airfares	12,000
Conference Fees	900
Accommodation	2,000
Council Advance	500
Personal Allowance	500
Meals	500
Taxis	180
<b>Total</b>	<b>\$16,580</b>

Funds are available from current budget allocations associated with the development of the TAM Framework.

## 19.0 HUMAN RESOURCE IMPACT

Nil

## 20.0 URGENCY

As travel is planned for 20 October 2001, approval is requested as soon as practicable in order to achieve discounted airfare rates.

## 21.0 PUBLICITY/MARKETING STRATEGY

It is expected that the IDRC will initiate both national and international publicity in support of their award program for all award winners. It is recommended that a suitable Media Release be issued after the 22 October Award Ceremony.

## 22.0 OPTIONS

1. That E&C Committee grant approval for a Councillor, as nominated by E&C Committee, and Manager City Assets, representing Brisbane City Council, travel to Dallas, Texas, USA to accept the IDRC's Global Innovations Award for 2001 from 20 to 26 October 2001, at an estimated cost of \$16,580.

2. Not to support the proposal.

**Option 1 is the recommended option.**

1.0 FILE NUMBER:

01/10-1K

202/11-NV280/430

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

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

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation - Acceptance.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Kim A Shields, Asset Officer- Planning and Delivery.  
Asset Support (x34646)

6.0 DATE

26 September 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

ACTION TAKEN

01 OCT 2001

*1/10/01*

COMMITTEE SECTION

TOWN CLERK

*letter*

*File A0PC1*

9.0 RECOMMENDATION

It is recommended that:

1. The claim for compensation received from [redacted] in the amount of [redacted] for compensation plus [redacted] for disturbance costs plus interest to be determined arising from the resumption by Council of two areas of land for road purposes, described as Lots 1 and 2 on plan SP102988, Parish of Kedron, containing an area of 34 square metres and 93 square metres respectively, be accepted in full satisfaction of all rights or interests to which the Claimants are now or may be entitled arising out of or with respect to the interest which they had in or with respect to the taking by the Council of the said land, subject to the Claimants entering into a Deed of Indemnity in a form satisfactory to the Manager Brisbane City Legal Practice, and
2. As the claimant has already been paid [redacted] for loss of land and injurious affection and [redacted] for disturbance costs and interest on [redacted] then the claimant be paid an additional [redacted] plus interest on [redacted] for the period from the date of resumption to the date of payment of the additional compensation.

10.0 DIVISIONAL MANAGER

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

I Recommend Accordingly

*[Signature]*  
 .....  
**CHIEF EXECUTIVE OFFICER**

BOY PUBLICATION SCHEME  
 10 YEAR RELEASE

**APPROVED**

1 OCT 2001  
*[Signature]* .....  
 Lord Mayor  
*[Signature]* *[Signature]*

## 11.0 BACKGROUND

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

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

The claimants sought compensation of [redacted] comprising [redacted] for loss of land, [redacted] for legal costs, [redacted] for valuation fee and [redacted] for interest. Council's valuation consultant (Harvey Ehlers & Associates) initially assessed compensation for loss of land at [redacted] plus legal and valuation costs as claimed by the claimant plus interest calculated at the rate determined by the Land Court.

At the time it was considered that Council's assessment was fair and reasonable and on that basis E&C Committee on 9 October 2000 approved that the claim for compensation be rejected and an advance be paid. An advance on compensation in the amount of [redacted] comprising [redacted] compensation, [redacted] for disturbance costs and [redacted] for interest was subsequently paid on 19 October 2000.

In June 2001 the High Court delivered its decision in *Marshall v Director General Department of Transport*. The *Marshall* decision overturned the long established "Edwards" principle in compensation law upon which the original compensation assessment for [redacted] was based. The *Edwards* principle stated that injurious affection could only be assessed based upon the exercise of statutory powers by the constructing authority on the actual land resumed from the claimant. Thus, if a quiet backstreet was upgraded to an arterial road but the area resumed from a particular claimant was used solely for footpath, then no injurious affection was available for increased noise and traffic past the claimant's property; the argument being that a footpath did not create the noise and traffic. *Marshall* decided that a constructing authority must compensate the dispossessed owner for injurious affection to the residual land from the undertaking and implementation of the statutory purpose for which land was resumed e.g. road purposes. *Marshall* did not recognise a distinction between the various activities carried out or in the use of land by a constructing authority in the exercise of its statutory powers.

Council's valuer has subsequently reassessed compensation payable to the claimants at [redacted] plus disturbance costs and interest (Refer Annexure B). The claimants have indicated their willingness to settle compensation once and for all in this matter based upon their original claim. It is recommended that Council accept the offer for full and final settlement of compensation. This will result in the payment of a further [redacted] plus interest based upon that amount from the date of resumption to the date of payment.

## **12.0 CONSULTATION**

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

## **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

## **14.0 CORPORATE PLAN IMPACT**

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

## **15.0 CUSTOMER IMPACT**

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

## **16.0 ENVIRONMENTAL IMPACT**

Not applicable.

## **17.0 POLICY IMPACT**

In accordance with Council policy.

## **18.0 FUNDING IMPACT**

Funding of redacted is available in 2001-2002 Major Roads Projects

## **19.0 HUMAN RESOURCE IMPACT**

Administration only.

## **20.0 URGENCY**

Normal course of business.

## **21.0 POLICY/MARKETING STRATEGY**

Not applicable.

## **22.0 OPTIONS**

1. Accept the offer to settle compensation
2. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

01/10 - 2K

**1.0 FILE NUMBER:**

202/24-PV650/19  
202/24-PV650/65

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

**2.0 TITLE**

Claim for compensation arising from the resumption of three easements for drainage purposes.  
19 & 65 Muller Road, Boondall - Nadra Investments Pty Ltd and redacted redacted

**3.0 PURPOSE/ISSUE**

Recommendation on a claim for compensation - Rejection.

**4.0 PROPONENT**

Michael Kerry, Divisional Manager, Urban Management Division.

**5.0 SUBMISSION PREPARED BY**

Kim A Shields, Asset Officer- Planning and Delivery.  
Asset Support (x34646)

RECEIVED

**6.0 DATE**

20 September 2001

01 OCT 2001

COMMITTEE SECTION

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

For E & C approval.

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

No.

**ACTION TAKEN**

1/10/01

TOWN CLERK

latte  
APU

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9.0 RECOMMENDATION

It is recommended that:

1. The joint claim for Compensation received from Nadra Investments Pty Ltd and redacted redacted in the amount of redacted comprising redacted for compensation and redacted for professional fees plus interest, arising from the resumption by Council of three easements for drainage purposes, described as Easements B and C in Lots 1 and 2 on Registered Plan 71838 on Plan No 852762 and Easement D in Lot 253 on Plan S3138 on Plan 852763, Parish of Kedron containing areas of 761 square metres, 2,279 square metres and 3,038 square metres respectively, be rejected as excessive; and
2. Council authorises the payment of compensation in the amount of redacted comprising redacted compensation and redacted professional fees plus interest assessed at the rate as determined by the Land Court for the period from the date of resumption to the date of payment of compensation plus reasonable valuation fees subject to the claimants' acceptance of that amount as being in full satisfaction of all rights or interests to which the Claimants are now or may be entitled arising out of or with respect to the interest which they had in the land or with respect to the taking by the Council of the said easements and the Claimants enter into a Deed of Indemnity in a form satisfactory to Brisbane City Legal Practice, and
3. In the event that the claimants continue to reject Council's offer to settle then Council authorises that an advance against compensation under section 23 *Land Acquisition Act 1967* in the amount of redacted plus interest and reasonable valuation fee all as detailed in (2) above be paid to the claimant.

BCC PUBLIC INFORMATION SCHEME  
10 YEAR RELEASE

10.0 DIVISIONAL MANAGER

  
**Michael Kerry**  
 Divisional Manager  
 URBAN MANAGEMENT DIVISION

I Recommend Accordingly  
  
 CHIEF EXECUTIVE OFFICER

RECEIVED

0 1 OCT 2001

COMMITTEE SECTION

APPROVED 

1 OCT 2001

  
Lord Mayor

## 11.0 BACKGROUND

By Notification of Resumption published in the Government Gazette dated 17 June, 1994, Council resumed from Nadra Investments Pty Ltd and [redacted] [redacted] three easements for drainage purposes (open cut and overland flow). The two easements resumed from Nadra are described as Easements B and C in Lots 1 and 2 on Registered Plan No 71838 on Plan No 852762 Parish of Kedron and containing areas of 761 square metres and 2,279 square metres respectively. The easement resumed from [redacted] is described as Easement D in Lot 253 on Plan S3138 on Plan 852763 Parish of Kedron and contains an area of 3,038 square metres. The easements are shown shaded yellow on the attached plans (Attachments A & B).

At the date of resumption all three parent properties were zoned "Future Urban" under the relevant town plan. The Nadra property aggregation contains a total area of 4.1171 hectares of which 3,040 square metres (7.4% of land area) is subject to the resumed easement. The [redacted] property contains an area of 4.050 hectares of which 3,038 square metres (7.5%) is subject to the resumed easement. An open cut drain was constructed within the easement area subsequent to the resumption of the three easements.

All claimants are related and initially lodged a joint claim for compensation in the amount of [redacted] comprising [redacted] for compensation, [redacted] for legal costs and [redacted] for interest. Following negotiations and discussions concerning disturbance costs the claimants' solicitor wrote to Council on 6 September 2001 offering to settle for [redacted] plus interest to be calculated. This amount comprised [redacted] for compensation, [redacted] for legal fees and [redacted] for engineering and town planning fees.

Council's independent valuation consultant (Egan National Valuers) assessed the amount of compensation payable at [redacted]. This is on the basis of [redacted] for Nadra and [redacted] for [redacted]. Valuers acting for both sides have assessed compensation on the basis that the parent properties were suitable for subdivision. Following negotiations with the claimants Council's valuer reconfirmed his assessment of [redacted] in total by letter dated 30 August 2001 (refer Attachment C).

It is recommended that the claim for compensation be rejected and an advance be approved for payment to the claimants on the basis as assessed by Council's valuer. Apportionment of disturbance costs will be on the basis as provided by the claimants in their joint claim for compensation.

## 12.0 CONSULTATION

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

## 13.0 IMPLICATIONS OF PROPOSALS

An offer on compensation is processed.

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

The recommendation is in accordance with the Corporate Plan 2000-2001; Outcome 6.1 Land Use Planning; Strategy 6.1.3 "Co-ordinate infrastructure planning in accordance with growth needs....." and Outcome 9.3 Flood Management Services; Strategy 9.3.1 "Minimise flooding".

#### **15.0 CUSTOMER IMPACT**

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

#### **16.0 ENVIRONMENTAL IMPACT**

Not applicable.

#### **17.0 POLICY IMPACT**

In accordance with Council policy.

#### **18.0 FUNDING IMPACT**

Funding is available in DZ01-2016.

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

Administration only.

#### **20.0 URGENCY**

Normal course of business.

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

Not applicable.

#### **22.0 OPTIONS**

1. Reject the offer and pay an advance if counter-offer is refused.
2. Accept the offer to settle compensation.
3. Refer the matter to the Land Court for determination

It is recommended that Option 1 be approved.

1.0 FILE NUMBERS:

01/10-3K

202/11-NP830/23(A1)

**SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE**

2.0 TITLE

Offer on compensation arising from the resumption of land for road purposes.  
21-25 Sandgate Road, Albion – Mantavale Pty Ltd (leasehold interest).

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer- Project Delivery, Infrastructure Management (x36958)

6.0 DATE

18 September 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

No.

ACTION TAKEN

1/10/01

TOWN CLERK

File A0PL3.

Letter

9.0 RECOMMENDATION

It is recommended that the offer on compensation received from Mantavale Pty Ltd in the amount of <sup>redacted</sup> comprising disturbance costs only arising from the resumption of their leasehold interest in property situated at 21-25 Sandgate Road, Albion, described as Lots 1, 2, 22, 23, 100, 202, 220 and 230 on Survey Plan 125867, County of Stanley, Parishes of Toombul and Enoggera, containing a total area 1358 square metres, **be accepted**, in full satisfaction of all rights or interests to which the Claimant is now or may be entitled arising out of or with respect to the interest which it had in or with respect to the taking by the Council of the said land, subject to the Claimant entering into a Deed of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

*Lgc*

*[Handwritten signature]*

Michael Kerry  
Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

*[Handwritten signature]*

CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**APPROVED**

1 OCT 2001

*[Handwritten signature]*  
Lord Mayor  
*[Handwritten initials]*

RECEIVED

01 OCT 2001

COMMITTEE SECTION

## 11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 14 April 2000, Council resumed from Kenlynn Development Corporation certain land for road purposes and purposes incidental to road purposes situated at 21-25 Sandgate Road, Albion, described as Lots 1, 2, 22, 23, 100, 202, 220 and 230 on Survey Plan 125867, County of Stanley, Parishes of Toombul and Enoggera, having a total area of 1358 square metres as shown shaded yellow on the attached plan (Attachment A).

The claim for compensation for the freehold interest was considered and accepted by the Establishment and Co-ordination Committee at its meeting on 29 May 2000. This submission deals with compensation in relation to the resumption of the leasehold interest in the property to Mantavale Pty Ltd T/A Budget Rental Cars.

The subject property at the date of resumption was leased by Mantavale Pty Ltd T/A Budget Rental Cars and was used as a holding and display yard for rental vehicles. Structural improvements on the subject property included a low set brick building comprising about 62 square metres with an attached skillion roof comprising 39 square metres. The subject building is air conditioned and ceiled and accommodates a reception, office, general office area and amenities. Mantavale had also installed an underground fuel tank for refuelling of vehicles on site.

The claimant submitted a schedule of relocation costs for the business totalling [redacted]. These costs were reviewed and following negotiations the claim was reduced (on the basis that certain heads of claim were not considered compensatable) to the amount of [redacted] comprising:

- Installation of fuel tanks at new location [redacted]
- Phone reconnection and call diversion [redacted]
- Two way radio removal and reinstallation [redacted]
- Signage removal and reinstallation [redacted]
- Project Managers costs [redacted]
- Customer notifications and advertising to minimise trading losses [redacted]
- Removal costs [redacted];
- Lost value of fitout depreciated to reflect remaining period of lease and miscellaneous relocation costs [redacted]
- Professional fees incurred in formulating an offer on compensation [redacted]

As the claimant occupied the site and the adjoining property as Council tenant and has outstanding rental of [redacted] it is recommended that the compensation payment be reduced accordingly to [redacted]

The offer to accept compensation is considered reasonable and supported by relevant court precedent and it is recommended that it be accepted.

## **12.0 CONSULTATION**

Maureen Hayes, Chairperson Transport and Major Projects Committee

Greg Buyers, Senior Program Officer, Transport and Traffic, Urban Management Division

Have been consulted and support the recommendation.

## **13.0 IMPLICATIONS OF PROPOSALS**

An offer on compensation is processed.

## **14.0 CORPORATE PLAN IMPACT**

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

## **15.0 CUSTOMER IMPACT**

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

## **16.0 ENVIRONMENTAL IMPACT**

Not applicable.

## **17.0 POLICY IMPACT**

In accordance with Council policy.

## **18.0 FUNDING IMPACT**

Funds of <sup>redacted</sup> are available under the 2001/02 Major Roads Sub-Program.

## **19.0 HUMAN RESOURCE IMPACT**

Administration only.

## **20.0 URGENCY**

Normal course of business.

**21.0 POLICY/MARKETING STRATEGY**

Not applicable.

**22.0 OPTIONS**

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

It is recommended that Option 1 be approved.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER: 24/1-Q/2001(2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

International Travel to New Zealand - Helen Gluer and James Barry (on behalf of Brisbane CityWorks)

3.0 ISSUE/PURPOSE

Business Opportunity (as detailed with the Lord Mayor and the Chief Executive Officer)

4.0 PROPONENT

Keith Grantham  
Divisional Manager  
Brisbane CityWorks

5.0 SUBMISSION PREPARED BY

Melissa Hicks, Personal Executive Assistant to Divisional Manager, Brisbane CityWorks

6.0 DATE

25<sup>th</sup> September 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

9.0 RECOMMENDATION

That E&C approve the travel arrangements.

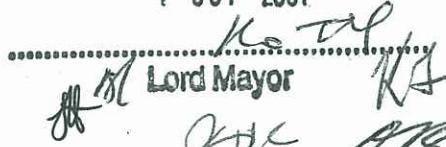
10.0 DIVISIONAL MANAGER



Jude Munro  
Chief Executive Officer

**APPROVED**

1 OCT 2001

  
.....  
Lord Mayor  


RECEIVED

1 OCT 2001

COMMITTEE SECTION

ACTION TAKEN

1/10/01

TOWN CLERK  
JIB PADMA

BCG PUBLICATION SCHEME  
10 YEAR RELEASE

## **11.0 BACKGROUND**

Details discussed with the Lord Mayor and Chief Executive Officer.

## **12.0 CONSULTATION**

Jim Soorley, Lord Mayor

Jude Munro, Chief Executive Officer, Brisbane City Council

Ian Brusasco, Chairman, Brisbane CityWorks Advisory Board

Helen Gluer, Chief Financial Officer, City Governance

James Barry, Financial Controller, Brisbane City Works

## **13.0 IMPLICATIONS OF PROPOSAL**

Explore an external opportunity.

## **14.0 CORPORATE PLAN IMPACT**

Nil

## **15.0 CUSTOMER IMPACT**

Nil

## **16.0 ENVIRONMENTAL IMPACT**

Nil

## **17.0 POLICY IMPACT**

Nil

## **18.0 FUNDING IMPACT**

Brisbane CityWorks travel budget.

## **19.0 HUMAN RESOURCE IMPACT**

Nil

## **20.0 URGENCY**

To be approved at the next available E&C

## **21.0 PUBLICITY/MARKETING**

Nil

## **22.0 OPTIONS**

1. Approve Travel Arrangements.
2. Not Approve Travel Arrangements

**Option 1 is the preferred option**

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

**1.0 FILE NUMBER**

392/57-2000/2001(1)

**2.0 TITLE**

2001-2002 Private Boarding House Support Program

**3.0 ISSUE/PURPOSE**

To approve recommendations for the allocation of the Private Boarding House Support Program for 2001-2002.

**4.0 PROPONENT**

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

**5.0 SUBMISSION PREPARED BY**

Stephanie Wyeth, Senior Program Officer Social Diversity and Housing, extension 34052.

**6.0 DATE**

24 September 2001

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

E & C Approval

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

N/A

**ACTION TAKEN**

1/10/01  
TOWN CLERK e  
File 5P05HP2

9.0 RECOMMENDATION

It is recommended that the allocation for the 2001-2002 Private Boarding House Support Program be approved as per Attachment A and hold for future consideration eligible applicants as per Attachment B.

10.0 DIVISIONAL MANAGER

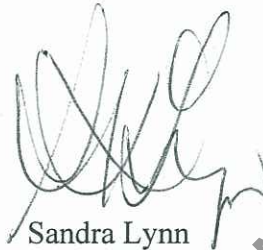
I Recommend Accordingly



CHIEF EXECUTIVE OFFICER



Alan Rogers  
MANAGER  
COMMUNITY AND LIFESTYLE  
DEVELOPMENT



Sandra Lynn  
A/DIVISIONAL MANAGER  
COMMUNITY AND ECONOMIC

BCO PUBLICATION SCHEME  
19 YEAR RELEASE

APPROVED

1 OCT 2001



Lord Mayor



RECEIVED

1 OCT 2001

COMMITTEE SECTION



## 11.0 BACKGROUND

The Private Boarding House Program was created in 1999-2000 to provide financial support for the owners of private boarding houses and supported accommodation facilities.

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

On April 2, 2001 the Establishment and Coordination Committee approved a revised and much simplified set of guidelines as a response to the poor level of response to the grants. \$150,000 has been allocated in the 2001-2002 budget for the grants program.

The program offers support to private boarding house owners to assist with upgrading the fire safety of their premises. Owners are eligible for a grant of \$200 per registered room, with a maximum grant of \$10,000 for any one premise. The guidelines reserve the right of Establishment and Coordination Committee to approve a grant exceeding this maximum in exceptional circumstances.

Council will reimburse a maximum of 2/3 of the total costs of the fire safety improvements carried out on the premises. Owners are also required to sign a funding agreement undertaking to return the grant if they cease to operate the premises as a boarding house within 3 years.

To date, 13 applicants have claimed over \$40,000 from the previous two rounds of this grants program. Currently there is approximately \$200,000 in unclaimed funds outstanding under the revised guidelines. A letter was recently sent to all previous successful applicants with either unclaimed or partially claimed funds advising that they pursue their claim as soon as possible.

This submission relates to a third round of funding under this program. 50 applications were received from boarding house owners.

### Assessment Process

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

- A check was done of Council rates records to determine any applicants with arrears. This revealed that 49 of the 50 applicants are up to date with their rates, with the rates outstanding on one property due to a change of ownership and the non-issue of a rates account.

- A check was done of Council's registered multiple dwellings, to ensure that all premises were correctly registered. This revealed that 44 of the 50 applicants were currently registered as tenements or boarding houses.

Of the remaining, 4 properties were not registered, 1 property had been recently reclassified from a boarding house to a Hotel/Motel, and 1 property was registered as a Backpacker Hostel.

Two of the four unregistered properties are currently in the process of gaining approval from Development and Regulatory Services.

- Review of the two previous grants rounds to identify those applicants and properties who had previously been approved for a grant and who had either not claimed or had claimed only part of their entitlement.

### **Summary of Recommendations**

A total of 42 premises are eligible for funding. This would require an allocation of \$188,800 this funding round. This amount is well in excess of the 2001-2002 budget allocation of \$150,000, although experience from previous rounds would tend to indicate the likelihood of Council receiving claims from all of the successful applicants is very slight.

In order to maximise the take up of these grants, the number of premises recommended for funding this round will be capped at \$150,000, but there will be a review of the grants take-up rate after a three month period. If, by 30 December 2001, the number of claims by successful applicants remains low, the following round of grants funds will be brought forward.

### **Recommended Grants**

It is recommended that the number of premises recommended for funding be limited to the agreed budget allocation of \$150,000. As a result 32 of the 42 eligible premises are recommended for funding, totalling \$149,200 in grants (see Attachment A).

### **Applicants still eligible for funding**

Due to an overwhelming response to the grants program and the limited funds currently available, it is recommended that the remaining 10 eligible premises, with outstanding requests for funding totalling \$39,600, be advised that their applications are to be held for consideration later this financial year.

These premises were selected based on the date of their application and in the case of two premises, the incomplete status of their registration with Council.

Future allocation of additional funds to these eligible premises is to be based on an assessment of the take-up rate of the available grants funds three months after the recommended applicants have been notified of their approval (see Attachment B).

### **Applicants Ineligible for Funding**

A total of 8 premises are recommended as ineligible for funding (refer Attachment C).

Two premises have previously been granted and claimed funds in Year 1999/2000 (one of which is currently unregistered), two premises have been granted funds in Year 1999/2000 but have yet to claim, and, one premises has an outstanding rates assessment due to a change of ownership.

Other ineligible premises include one premises registered as a Hotel/Motel, one premises registered as a backpacker hostel, and one unregistered premises.

### **12.0 CONSULTATION**

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

Cr Tim Quinn, Chairperson Urban Planning Committee and Ward of Dutton Park  
Peter Dobson, Program Officer Environmental Health

All parties are in agreement.

### **13.0 IMPLICATIONS OF PROPOSAL**

This proposal implements the intentions of the Private Boarding House Support Program as approved by E & C on 2 April 2001.

### **14.0 CORPORATE PLAN IMPACT**

The proposal implements Corporate Plan Strategy 4.5.1 Participation in the life of the city, and 5.1.1 Effective community health services.

### **15.0 CUSTOMER IMPACT**

This proposal will enable Council to assist in the upgrading of fire safety in 32 boarding houses across the city, improving safety for approximately 734 disadvantaged tenants.

### **16.0 ENVIRONMENTAL IMPACT**

N/A

## **17.0 POLICY IMPACT**

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

## **18.0 FUNDING IMPACT**

This proposal distributes funds that have been specifically allocated to the Private Boarding House Support Program through the 2001-2002 Budget.

## **19.0 HUMAN RESOURCE IMPACT**

N/A

## **20.0 URGENCY**

In the normal course of business.

## **21.0 PUBLICITY/MARKETING STRATEGY**

At the discretion of the Lord Mayor.

## **22.0 OPTIONS**

1. To approve the allocation for the 2001-2002 Private Boarding House Support Program as per the table in Attachment A and hold for future consideration eligible applicants as per Attachment B.
2. To approve the allocation with amendments.
3. Not to approve.

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

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



**E&C RESULTS – 08 October 2001**

SUB NO.	FILE NO.	DIV	TITLE	Y-N HELD
08/10-1B M.	24/1-B/2001(5) 08 OCT 2001	HR&SM	Residential Accommodation Proposal for Values and Behaviours Workshop for E&C and EMT members	YES
08/10-1F R	364/15/46(1) 08 OCT 2001	City Governance	Request for International Travel for Councillor K Flesser – Dallas, Texas, USA	YES
08/10-1K R.	460/2(113) 08 OCT 2001	Urban Management	Area Classification Change – Abbot Street, Camp Hill	YES
08/10-2K M	202/11-JB100/93 08 OCT 2001	Urban Management	Claim for compensation – resumption of land for drainage purposes – 10 Bukulla Street, Wacol	YES
08/10-3K M	202/10(639) 08 OCT 2001	Urban Management	To obtain approval to purchase land for park purposes at the QCL site using the Brisbane City Parks Trust Fund	YES
08/10-1L R.	243/103- M10107/00/01(P1) 08 OCT 2001	OLMCEO	Stores Board Report	YES
08/10 – 2L M	1/253(P2) 08 OCT 2001	OLMCEO	Bonus Payment - CEO	YES

J G Soorley  
 SL Humphreys  
 KM Rea  
 MA Hayes  
 J H Campbell  
 KOT Quinn

BCC PUBLICATION SCHEME  
 10 YEAR RELEASE 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.

1.0 FILE NUMBER - 24/1-B/2001(5)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Residential Accommodation Proposal for Values and Behaviours Workshop for E&C and EMT members.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval for the residential venues to be used for the Values and Behaviours workshop on the 10<sup>th</sup> and 11<sup>th</sup> October 2001.

4.0 PROPONENT

Phil Minns, Divisional Manager, Human Resources & Strategic Management Division.

5.0 SUBMISSION PREPARED BY

Brett Jones (c5whs), Consultant, Work Environment, HR & SM, x34079.

6.0 DATE

2<sup>nd</sup> October 2001.

**APPROVED**

*[Signature]*  
8 OCT 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

.....  
Lord Mayor  
*[Signature]* g/c

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

No

RECEIVED

08 OCT 2001

COMMITTEE SECTION

ACTION TAKEN

8/10/01.  
TOWN CLERK *amb*  
File to HRPOBIO

## 9.0 RECOMMENDATION

That E&C grant approval for the following residential venue for the Values and Behaviours Workshop.

Program	Dates	Proposed residential venue
Values & Behaviours Workshop	10,11 October 2001	Park Royal Hotel, Surfers Paradise.

**Total Cost: \$7,150.00**

## 10.0 DIVISIONAL MANAGER



Phil Minns  
Divisional Manager  
Human Resources & Strategic Management

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

The development of an organisational culture that is based on a values and principles driven approach is critical in supporting achievement of the 'Living in Brisbane 2010' vision. Internal and external perception data suggests that Council needs to change elements of its culture if it is to achieve this aim.

Successful completion of the 'Values & Behaviour' project, with Managers and employees 'living' the organisation's values and behaviours is a key aim for Council.

The venue is required to accommodate 24 people including E&C and EMT. A number of venues have been investigated for the purpose of hosting this workshop, including Marriott, Hyatt Coolum, ANA Hotel Gold Coast and Gold Coast International Hotel. *Attachment "A" shows an analysis of the criteria and facilities required for the workshop and the venues contacted.*

The Park Royal at Surfers Paradise offers excellent facilities and good value for money.

## 12.0 CONSULTATION

Lord Mayor, CEO, Divisional Manager HR&SM

## 13.0 IMPLICATIONS OF PROPOSAL

The benefits achieved from the workshop with a short residential component affords the best mechanism to develop a learning environment to ensure participants are established in strong support networks.

## 14.0 CORPORATE PLAN IMPACT

This project is a key element underpinning the 'Living in Brisbane 2010' vision.

The project is also congruent with outcome 11.3 of the Corporate Plan which relates to "**collaborative and principled leadership**" - the development of a collaborative leadership framework, based on strong organisational values and principles, which devolves and streamlines decision making, facilitates partnering and alliances and focuses on delivering solutions to empowered customers.

## 15.0 CUSTOMER IMPACT

It aims to offer world-class knowledge and practice that will bring benefits to the Council and the Community we serve.

**16.0 ENVIRONMENTAL IMPACT**

Nil.

**17.0 POLICY IMPACT**

Nil

**18.0 FUNDING IMPACT**

Funds are available in current budget. Total operating costs per venue (as at Attachment "A").

**19.0 HUMAN RESOURCES IMPACT**

Nil

**20.0 URGENCY**

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

**21.0 PUBLICITY/MARKETING STRATEGY**

Nil

**22.0 OPTIONS**

1. Approve the recommendation that the Park Royal, Surfers Paradise, be selected as the venue for the Values & Behaviours Workshop.
3. Not approve the recommendation.

**Option 1 is the preferred option**

08/10 - 2K

1.0 FILE NUMBER: 202/11-JB100/93

**SUBMISSION TO THE ESTABLISHMENT & COORDINATION COMMITTEE**

2.0 TITLE

Claim for compensation arising from the resumption of land for drainage purposes at 10 Bukulla Street, Wacol

3.0 ISSUE/PURPOSE

The purpose of this submission is 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 10 Bukulla Street, Wacol

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management.

5.0 SUBMISSION PREPARED BY

Malcolm McCallum, Asset Officer Project Coordination, extension 36964.

6.0 DATE

27 September 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E & C Committee approval.

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

No.

**APPROVED**

8 OCT 2001

Lord Mayor

BCC PUBLICATIONS SCHEME  
10 YEAR RELEASE

RECEIVED

08 OCT 2001

COMMITTEE SECTION

ACTION TAKEN

/ /  
TOWN CLERK

## 9.0 RECOMMENDATION

1. That the claim for compensation from [redacted] in the amount of [redacted] arising from the resumption by Council of land containing an area of 6,890 square metres for drainage purposes, described as Lot 21 on Survey Plan 132960 and shown coloured yellow on Attachment 1, be rejected as excessive.
2. That the Claimant be offered the amount of [redacted] plus Interest thereon if claimed prior to settlement, calculated at the appropriate Land Court rate from the Date of Resumption to the Date of Settlement, plus the payment of Legal and Valuation Fees (if claimed), considered reasonable by the Manager, Waterways, in full satisfaction of all rights or interests to which the Claimant is now or may be entitled arising out of or with respect to the interest which he had in or with respect to the above described property or arising out of or with respect to the taking by Council of the said property, subject to the Claimant entering into a Deed of Indemnity in a form satisfactory to the Manager, Brisbane City Legal Practice.
3. Should the Claimant reject the offer outlined in 2 above, then upon receipt of a request for an advance against compensation, an advance in the amount of [redacted] plus Interest thereon if claimed prior to settlement, calculated at the appropriate Land Court rate from the Date of Resumption to the Date of Settlement together with, if claimed, legal and valuation fees in an amount considered reasonable by the Manager Waterways be paid to the Claimant.

## 10.0 DIVISIONAL MANAGER

  
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 30 March 2001, Council resumed from redacted an area of 6,890 square metres of land for drainage purposes as shown shaded yellow on Survey Plan 132960 (see Attachment 1).

The property is situated at 10 Bukulla Street, Wacol. It is located in an established residential and industrial area south of the Wacol Army camp close to the corner of Bukulla Street and Boundary Road. The property is improved with a low to medium set residential dwelling and a 120 square metre steel frame and concrete floor shed.

The area of 6,890 square metres resumed by Council (Lot 21 SP132960), forms the middle portion of the property, lies within the Flood Regulation Line and is covered by a Vegetation Protection Order. The balance area retained by the owner consists of a 3,679 square metre allotment (Lot 2), fronting onto Bukulla Street and a severed rear portion of 1,933 square metres (Lot 22), at the rear of the property.

The effect of the resumption is:

- loss of 6,890 square metres of land;
- severance of the rear portion (Lot 22); and
- severance of the steel frame shed.

Severance of the rear portion means that this area has no legal access. The owner required that ownership remain in his name and Council had no powers under the Acquisition of Land Act 1967 to resume this area.

A claim for compensation in the amount of redacted comprising redacted for the land and other items and redacted for costs incurred in the preparation of the claim, has been lodged by the dispossessed owner.

Council's valuation consultant, Johnston & Co Pty Ltd, was engaged to provide valuation advice in relation to the compensation for the resumption. When considering the rationale for the valuation, the provisions of the current Brisbane City Plan 2000, which came into effect in October 2000, should be disregarded, as relevant Court precedent indicates that the requirements of the resuming authority are not to be taken into account when assessing compensation, lest it could be seen that the resuming authority has used its town planning scheme to the detriment of the landowner.

The properties which are affected by the Bullockhead Creek Waterway Project were zoned Non Urban under the Town Plan 1987, with areas below the Flood Regulation Line subjecting the properties to constraint. If an application to rezone the properties to Industrial had been made, Council's town planning advice is that the area below the FRL would definitely not have been permitted to be rezoned and additionally, no development would have been permitted within the waterway area. Consequently, the land is considered to have had limited utility prior to the acquisition due to town planning and waterway constraints.

Accordingly, Council's valuation consultant has valued the land on a "before and after" basis,



with the highest and best use being as a homesite and has assessed compensation at [redacted] proportioned as [redacted] for loss of land and [redacted] for loss of improvements (see Attachment 2). The [redacted] equates approximately to [redacted] per square metre for the land resumed plus loss in value associated with the severed Lot 22 to the rear of the property retained by the owner.

Negotiations which were held on a "without prejudice" basis, with the aim of attempting to reach a negotiated settlement for the amount of compensation, were not able to be satisfactorily concluded.

The appropriate action is to reject the claim as excessive and make a formal offer to the Claimant of [redacted]. Failing the acceptance of that offer, an advance against compensation in the amount of [redacted] plus Interest thereon, if claimed prior to settlement, calculated at the appropriate Land Court rate from the date of Resumption to the Date of Settlement together with, if claimed, professional 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.  
Rory Kelly, Senior Planner, Development Assessment Team South.  
Gavin Blakey, Principal Waterways Program Officer - Stormwater.

Who are in agreement with the proposal.

## 13.0 IMPLICATIONS OF PROPOSAL

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

## 14.0 CORPORATE PLAN IMPACT

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

## 15.0 CUSTOMER IMPACT

An advance against compensation is made.

## 16.0 ENVIRONMENTAL IMPACT

Nil.

## 17.0 POLICY IMPACT

Nil.

## 18.0 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. That the E & C Committee accept the claim for compensation.
2. That the E & C Committee reject the claim for compensation, make an offer to the claimant and, if rejected, make an advance against compensation; or
3. That the E & C Committee refer the matter to the Land Court for determination.

**Option 2 is preferred.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER:202/10(639)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Queensland Cement and Lime (QCL) Parkland

3.0 ISSUE/PURPOSE

To obtain approval to purchase land for park purposes at the QCL site, using the Brisbane City Parks Trust Fund

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management

5.0 SUBMISSION PREPARED BY

Bill Watts, Senior Program Officer, Environment and Parks, x34353

6.0 DATE

2 October, 2001

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

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

Not applicable

9.0 RECOMMENDATION

That E&C Committee approves the expenditure of redacted from the Brisbane City Parks Trust to purchase 13.863 hectares of land for park purposes, described as parcels 6 and 7 (as shown on the attached plan), on the QCL site at Seventeen Mile Rocks.

10.0 DIVISIONAL MANAGER

Michael Kerry  
Divisional Manager  
URBAN MANAGEMENT

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

RECEIVED

08 OCT 2001

COMMITTEE SECTION

ACTION TAKEN

8/10/01  
TOWN CLERK  
File to DMARK *amb*

BCC PUBLICATION SCHEME  
10 YEAR RELEASE  
APPROVED  
OCT 2001  
Lord Mayor

## 11.0 BACKGROUND

Following the decision by the Planning and Environment Court to refuse the application by Wingate Properties to develop the river precinct of the former QCL site, negotiations have been held with Wingate to purchase a substantial part of the site for park purposes and to preserve the bushland on the site.

Approval has been obtained to purchase the bushland on the Non-urban part of the site for redacted, using the Bushland Levy (shown as Parcel 4 on the attached plan). Approval is now being sought to purchase the remaining land ( Parcels 6 and 7 on the attached plan).

Parcel 6 has an area of 7.363 hectares and was valued at redacted by an independent valuer. Parcel 7 has an area of 6.6 hectares and was valued at redacted (see attached extract from valuation report).

Wingate Properties have agreed to sell the two parcels to Council for redacted and it is recommended that E&C Committee approves the expenditure from the Brisbane City Parks Trust Fund.

## 12.0 CONSULTATION

Councillor Tim Quinn, Chairperson Urban Planning Committee  
Councillor Felicity Farmer, Councillor for Jamboree  
Ron Jacobs, Manager, Environment and Parks  
Peter Cumming, Manager, City Planning

All are in agreement with the recommendation

## 13.0 IMPLICATIONS OF PROPOSAL

Purchase of the land will enable the planning and development of the parkland to continue.

## 14.0 CORPORATE PLAN IMPACT

Consistent with Outcome 4.1.1 "Create and manage a diverse range of public open space to maximise recreational, ecological, cultural and landscape values"

## 15.0 CUSTOMER IMPACT

Consistent with Council's aim to improve public access to the Brisbane River

## 16.0 ENVIRONMENTAL IMPACT

Consistent with Council's aim to preserve and maintain significant bushland areas.

**16.0 POLICY IMPACT**

Nil

**18.0 FUNDING IMPACT**

Funds are available in the Brisbane City Parks Trust Fund which had a balance, after commitments, of redacted

**19.0 HUMAN RESOURCE IMPACT**

Nil

**20.0 URGENCY**

In the normal course of business.

**21.0 PUBLICITY/MARKETING STRATEGY**

Normal publicity should be arranged if the recommendation is approved

**22.0 OPTIONS**

1. That E&C approves the recommendation.
2. That E&C does not approve the recommendation.

Option 1 is the preferred and recommended option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0

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

08/10-21

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0

**TITLE**

Bonus payment for the Chief Executive Officer under her Executive Service Contract.

3.0

**ISSUE / PURPOSE**

To approve the bonus payment to the Chief Executive Officer in accordance with her contract of Employment.

4.0

**PROPONENT**

Bob Davis  
Manager, Chief Executive's Office

5.0

**SUBMISSION PREPARED BY**

Bob Davis  
Manager, Chief Executive's Office

6.0

**DATE**

1 October 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

9.0

**RECOMMENDATION**

That the Establishment and Co-ordination Committee determine the bonus payment for Ms Jude Munro, Chief Executive Officer, in accordance with her Executive Service Contract, within a range of 0% to ~~20%~~ of her <sup>redacted</sup> notional salary as at 30 June 2001, as presented by the Lord Mayor.

10.0

*Bob Davis*  
Bob Davis  
MANAGER, CHIEF EXECUTIVE'S OFFICE

RECEIVED

08 OCT 2001

COMMITTEE SECTION

ACTION TAKEN

8/10/01  
TOWN CLERK  
To MCEO and.

APPROVED  
8 OCT 2001  
Lord Mayor  
*[Signature]*

## **11.0 BACKGROUND**

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

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

## **12.0 CONSULTATION**

Lord Mayor, Councillor Jim Soorley.

## **13.0 IMPLICATIONS OF PROPOSAL**

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

## **14.0 CORPORATE PLAN IMPACT**

N/A

## **15.0 CUSTOMER IMPACT**

Improved service delivery as an outcome of performance based contracts.

## **16.0 ENVIRONMENTAL IMPACT**

Nil.

## **17.0 POLICY IMPACT**

Nil.

## **18.0 FUNDING IMPACT**

Funds are available in the current budget.

## **19.0 HUMAN RESOURCE IMPACT**

Nil.

## **20.0 URGENCY**

As soon as possible.

## **21.0 PUBLICITY / MARKETING STRATEGY**

At the discretion of the Lord Mayor.

**OPTIONS**

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

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

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



**E&C RESULTS – 15 OCTOBER 2001**

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
15/10-1F	339/25-W013(P3) 15 OCT 2001	City Governance	Lease renewal – 2 <sup>nd</sup> Floor, 27 Peel Street, South Brisbane.	HELD
15/10-2F	364/48/2-DO545(1) 15 OCT 2001	City Governance	Lease – Toohey Mountain Reservoir, Tarragindi Road, Moorooka – Hutchison Telecommunications.	HELD
15/10-3F	221/15/1-2000/01 15 OCT 2001	City Governance	2000-01 Budget – Final Authorisation	HELD
15/10-4F	288/20-40/6 15 OCT 2001	City Governance	Transfers between City Fund and Reserves for the 2000-01 financial year.	HELD
15/10-5F	365/20-LL240/X4 15 OCT 2001	City Governance	Lease renewal – 49 Cribb Street, Milton	YES
15/10-1K	460/2(91) 15 OCT 2001	Urban Management	Inclusion of Local Plans for Australia TradeCoast, Wakerley, Acacia Ridge, Nundah District, Wynnum-Manly into Brisbane City Plan 2000.	YES
15/10-1L	376/6/40(P3) 15 OCT 2001	OLMCEO	Contracts and Tendering – Report to Council of contracts accepted by delegates.	YES
15/10-2L	15 OCT 2001 ATTACH	OLMCEO	Termination of Contract	YES

J G Sootley  
 KOT Quinn  
 S L Humphreys  
 D B Hincliffe  
 K M Rea  
 M A Hayes  
 J H Campbell

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

E&C COMMITTEE SUBMISSION

**1.0 FILE NUMBER**

365/20-LL240/X4

**2.0 TITLE**

Lease Renewal – 49 Cribb Street Milton.

**3.0 ISSUE/PURPOSE**

The purpose of this submission to gain approval to renew the lease of 49 Cribb Street Milton.

**4.0 PROPONENT**

Helen Gluer  
Chief Financial Officer  
City Governance  
Ext 34577

**5.0 SUBMISSION PREPARED BY**

Paul Grove  
Principal Asset Manager  
PAMCA  
Ext 34096

**6.0 DATE**

15 October 2001

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

E&C Committee Approval

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

No

**APPROVED**  
15 OCT 2001

*[Handwritten signatures and initials]*

**BCC PUBLICATION SCHEME  
10 YEAR RELEASE**

**ACTION TAKEN**

16 / 10 / 01  
TOWN CLERK *ams*

**RECEIVED**

15 OCT 2001

**COMMITTEE SECTION**

**9.0 RECOMMENDATION**

That E&C Committee grant approval to renew the Lease at 49 Cribb Street Milton as a lease from year to year from 01 July 2001 at an initial rental of <sup>redacted</sup> pa with annual CPI adjustments thereafter and otherwise on terms and conditions acceptable to the Manager City Assets and the Manager Brisbane City Legal Practise.

**10.0 DIVISIONAL MANAGER**



**Helen Gluer**  
**Chief Financial Officer**  
**City Governance**



**I Recommend Accordingly**



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

**BCC PUBLICATION SCHEME**  
**10 YEAR RELEASE**

## 11.0 BACKGROUND

Council has leased Railway Land at 49 Cribb Street, Milton described as Lot 2 on Registered Plan Number 160559 containing an area of 1122m<sup>2</sup>, since 01 July 1979 (E&C approval July-August Recess 1981). The initial lease term expired on 30 June 1988. Council adopted a Finance Committee Recommendation on 15 November 1988 to renew the lease for another 9 years, until 30 June 1997. Since 01 July 1997 the lease has been renewed on a yearly basis (lease area as defined in yellow at Attachment 1).

The rear portion of the land (approx 140m<sup>2</sup>) is currently used by Traffic Management Section for a Traffic Signal building (shown in red at Attachment 1). The front portion has been sub-leased to Jensen Horticultural Services since 01 September 1997 (shown in blue at Attachment 1). The current income is <sup>redacted</sup> pa, and is adjusted annually to CPI.

A letter sent to Queensland Rail on the 12 September 2000 requested a longer lease term preferably for three years with 2 x 3 year options. This was refused on the basis of possible impacts of the Lang Park and Milton Railway Station redevelopments and the possibility that QR may require use of some of the land to accommodate a works compound. They believe that any use by QR would not interfere with the traffic signalling infrastructure located on the site. QR expected to have a better understanding of the requirements for the land by September 2001. However, the future of the site is still not determined and QR will not consider a longer term lease for the time being.

The existing lease expired on 30 June 2001. Council has continued to occupy the land as a monthly tenant. The current rent is <sup>redacted</sup> pa.

The lease documentation has not been finalised for the expired lease. QR propose that the lease be a yearly tenancy with annual CPI rent increases. Accordingly the lease would 'rollover' from year to year until a longer term is granted, or either party gives at least 3 months notice to terminate the lease.

## 12.0 CONSULTATION

The following persons have been consulted during the preparation of the submission:

Ken Memory, Senior Program Officer, Network Operations, Transport and Traffic  
Wayne Schirmer, Solicitor, Brisbane City Legal Practice  
Frank Riley, Manager, City Assets  
Judy Magub, Councillor for Toowong Ward

All consulted are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

Secure tenure to site for traffic control facility.

**14.0 CORPORATE PLAN IMPACT**

Nil

**15.0 CUSTOMER IMPACT**

Nil

**16.0 ENVIRONMENTAL IMPACT**

Nil

**17.0 POLICY IMPACT**

Nil

**18.0 FINANCIAL IMPACT**

Nil

**19.0 HUMAN RESOURCE IMPACT**

Nil

**20.0 URGENCY**

In the normal course of business

**21.0 PUBLICITY/MARKETING STRATEGY**

Not applicable

**22.0 OPTIONS**

Option 1: Approve the recommendation that E&C Committee grant approval to renew the Lease at 49 Cribb Street Milton, as a lease from year to year, from 01 July 2001 at an initial rental of redacted pa with annual CPI adjustments thereafter and otherwise on terms and conditions acceptable to the Manager City Assets and the Manager Brisbane City Legal Practise.

Option 2: Not approve the recommendation.

**Option 1 is the preferred option.**

FILE NUMBER:

SUBMISSION NUMBER:

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

AS it is proposed to terminate the services of [redacted] with the Council effective from 15 October, 2001.

**RECOMMENDATION:**

**APPROVED**

15 OCT 2001

*MSA*  
*SA*  
*mtt*  
*AK*

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

2. The Chief Executive Officer be authorised to make the following payments to him 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 15 October, 2001, and to pay to the Commissioner of Taxation an amount of [redacted] in respect of the employee.

**RECEIVED**

16 OCT 2001

**COMMITTEE SECTION**

**E&C AGENDA – 22 OCTOBER 2001**

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
22/10-1B M	12/102/1 22 OCT 2001	HR&SM	Core Values for Brisbane City Council.	YES
22/10-1F R.	221/15/1-2001/02 22 OCT 2001	City Governance	2001-02 Budget – First Review	YES
22/10-2F M	204/6(16) 22 OCT 2001	City Governance	Monthly Project Report – September 2001.	YES
22/10-3F M	365/21(9/P1) 22 OCT 2001	City Governance	Proposed leases – office accommodation – Floor 5 MLC Building and Floor 5, 171 George Street.	YES
22/10-4F M	339/25-W013(P3) 22 OCT 2001	City Governance	Lease Renewal – 2 <sup>nd</sup> Floor 27 Peel Street, South Brisbane.	YES
22/10-1K M	202/11-LM670/1(A1) 22 OCT 2001	Urban Management	Payment of compensation & transfer of land arising from resumption of land for road purposes – 10a, 16a, 26a Kelvin Grove Road, Kelvin Grove.	YES
22/10-2K M	202/11-HN865/1100 22 OCT 2001	Urban Management	Claim for compensation – Resumption of land for Road Purposes – 1100 Waterworks Road, The Gap.	YES
22/10-3K	345/15(28) ATTACH	Urban Management	Commercial Activities on Roads – Local Law.	HELD
22/10-1L M	22 OCT 2001 ATTACH	OLMCEO	Termination of Contract	YES

PRESENT :

J G Soorley  
 D B Hinchcliffe  
 K O T Quinn  
 S L Humphreys  
 K M Rea  
 M A Hayes  
 J H Campbell.

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

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

1.0 FILE NUMBER - 12/102/1

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Core Values for Brisbane City Council.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C endorsement of the seven core values that will support achievement of our 'Living in Brisbane 2010' vision.

4.0 PROPONENT

Phil Minns, Divisional Manager, Human Resources & Strategic Management Division.

5.0 SUBMISSION PREPARED BY

George Flaskas (phria), Work Environment Manager, HR & SM, x34988.

6.0 DATE

18<sup>th</sup> October 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 SCHEME

**APPROVED**

22 OCT 2001

*Handwritten signatures and initials, including 'K. Taylor' and 'GSA'.*

**RECEIVED**

23 OCT 2001

COMMITTEE SECTION

**ACTION TAKEN**

23/10/01

TOWN CLERK *ams*

File to PRHIA.



## 9.0 RECOMMENDATION

That E&C endorse the following seven core values for Brisbane City Council:

- 1) Passion for Brisbane
- 2) Responsive customer service
- 3) Respect for people
- 4) Courage to make a difference
- 5) Working together
- 6) Getting things done
- 7) Value for money

## 10.0 DIVISIONAL MANAGER



Phil Minns  
Divisional Manager  
Human Resources & Strategic Management

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

The development of an organisational culture that is based on a values and principles driven approach is critical in supporting achievement of the 'Living in Brisbane 2010' vision.

In arriving at our recommended set of seven core values we have examined our organisational history; employee, stakeholder and customer feedback; and discussed what we want to keep, grow, change or remove in our organisational culture.

The outcome was then passed by a representative group of employees from a diagonal slice of the organisation to test the simplicity of the language and ease of understanding, prior to consideration jointly by Civic Cabinet and the Executive Management Team last week.

## 12.0 CONSULTATION

Consultation to date has included members of Civic Cabinet, the Executive Management Team, other Council Managers, and a representative group of employees drawn from a diagonal slice of the organisation.

## 13.0 IMPLICATIONS OF PROPOSAL

The benefits to be gained from this initiative are in better supporting achievement of the 'Living in Brisbane 2010' vision.

## 14.0 CORPORATE PLAN IMPACT

This initiative is a key element underpinning the 'Living in Brisbane 2010' vision.

It is also congruent with outcome 11.3 of the Corporate Plan which relates to "**collaborative and principled leadership**" - the development of a collaborative leadership framework, based on strong organisational values and principles, which devolves and streamlines decision making, facilitates partnering and alliances and focuses on delivering solutions to empowered customers.

## 15.0 CUSTOMER IMPACT

It aims to offer world-class knowledge and practice that will bring benefits to the Council and the Community we serve.

## **16.0 ENVIRONMENTAL IMPACT**

Nil.

## **17.0 POLICY IMPACT**

Aligning Council's documentation with the values will be required.

## **18.0 FUNDING IMPACT**

Nil.

## **19.0 HUMAN RESOURCES IMPACT**

The values will underpin a supportive and productive work environment for employees.

## **20.0 URGENCY**

Urgent, as it is desirable that implementation commence as early as possible.

## **21.0 PUBLICITY/MARKETING STRATEGY**

An internal communications strategy will be developed as part of the implementation plan.

## **22.0 OPTIONS**

1. Endorse the seven core values as recommended.
2. Modify the values.
3. Reject the values.

**Option 1 is the preferred option**

1.0 FILE NUMBER: 204/6 (16)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Monthly Project Report - September 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 openness in identifying risks associated with major projects in the early stages. It is envisaged that this approach will improve our capability to respond to issues as they emerge.

4.0 PROPONENT

Helen Gluer, Divisional Manager, City Governance, 340 34577

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

16 October, 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



Helen Gluer  
Divisional Manager, City Governance Division

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

RECEIVED

ACTION TAKEN

23 OCT 2001

23/10/01

COMMITTEE SECTION

TOWN CLERK and  
File to MCRM

BCC PUBLICATION SCHEME  
40 YEAR RELEASE

APPROVED  
22 OCT 2001  
Lord Mayor

## 11.0 BACKGROUND

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).

### September Report Summary

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

#### ▪ Projects adversely changed since last month include:

**Blunder Road Durack - Major Upgrades:** Project is progressing slower than expected. Ongoing discussions with BCW are being undertaken to speed progress. Some cost increases will be incurred due to an increase in earthwork. Savings within the program are being investigated to cover these additional costs.

**Coronation Drive Bus Lane:** Project will require additional funding due to increased land acquisition costs of approximately \$1m. Additional funding will be sought in the next budget review.

**Inner City Bypass:** Project is running ahead of schedule however, cost estimate increases have been incurred due to unsuitable and contaminated ground conditions. Additional funding will need to be considered in the next budget review.

**Learoyd Road Improvement:** Project is running ahead of schedule however, cost estimate increases will be incurred due to unsuitable ground conditions and issues relating to the drainage easement. Some discrepancies between the cost of design and construction have also been identified. These are currently under investigation and will be addressed in the next budget review.

**S1 Main Sewer Augmentation - Stage 1:** Although contract work is expected to be completed by November, 2001 significant claims are currently in dispute. Legal clarification is being sought.

**Ourbrisbane Project:** Project reported as not on budget or on time. The release of some elements has been delayed due to the expansion of scope and difficulties in finalising key partnerships. A new schedule has been designed and it is expected the project will deliver within these revised timeframes and budget.

## 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 September, 2001

**Option 1 is the preferred option.**

E&C COMMITTEE SUBMISSION

1.0 FILE NUMBER

365/21(9/P1)

2.0 TITLE

Proposed leases of Office Accommodation located at Floor 5, MLC Building (Half Floor - 390m2) and Floor 5, 171 George Street (Full Floor - 1017m2).

**APPROVED**

22 OCT 2001

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain E&C Committee approval for Office Accommodation at Floor 5, MLC Building (Half Floor - 390m2) and Floor 5, 171 George Street (Full Floor - 1017m2) for a three (3) year period commencing 1 November 2001.

*Handwritten signatures and initials:*  
MAYOR  
gtc  
SAK

4.0 PROPONENT

Helen Gluer  
Chief Financial Officer  
City Governance  
Ext: 34577

5.0 SUBMISSION PREPARED BY

Paul Grove  
Principal Asset Manager  
City Assets  
PAMCA  
Ext: 34096

6.0 DATE

22 October 2001

7.0 FOR E&C COMMITTEE APPROVAL OR RECOMMENDATION TO COUNCIL

E& C Committee approval

**RECEIVED**

23 OCT 2001

COMMITTEE SECTION

**ACTION TAKEN**

23/10/01  
TOWN CLERK *ams*  
File to PAMCA

*Watermark:* BCO PUBLICATION SCHEME 10 YEAR RELEASE

**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 E&C Committee grant approval for Council to lease part (390m2) of Floor 5, MLC Building, 239 George Street, Brisbane and all of Floor 5 (1017m2), 171 George Street for a three (3) year period commencing 1 November 2001; at in initial rent of redacted pa and on terms and conditions approved by the Manager City Assets and to the satisfaction to the Manager Brisbane City Legal Practise.

**10.0 DIVISIONAL MANAGER**

Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

  
Helen Gluer  
Chief Financial Officer  
City Governance

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



## 11.0 BACKGROUND

Council currently leases 2,524m<sup>2</sup> and one car park space in the MLC Building at 239 George Street, Brisbane. All the leases have expired and Council occupies the premises on a month-by-month basis. Rental costs in the MLC Building continue to rise, and Council is currently paying up to <sup>redacted</sup> per square metre.

As a result of the planned relocation of HR Services from the BAC to Wandoo Street, Fortitude Valley, and the subsequent move of people from the MLC Building to the BAC, the need for space in MLC has significantly reduced. Tabled below are details of each existing tenancy in MLC, and the proposed strategy for their relocation/accommodation:

Floor	Area m <sup>2</sup>	Division	Branch/Project	Comments
4	292	C&CS	BIDS	Relocating to BAC 15
5	390	UM	*CAS Project	Stay in MLC
	214	CG	PRAXA	Relocating to BAC 9
	160	LMCEO	*Info Brisbane	Stay in MLC
6	544	C&CS	*CSIP	Stay in MLC
	118	HRSM	Learning Centre	Relocating to Wandoo Street
	70	UM	*OASIS Project	Merging with CAS in MLC
	94	ID	LAN Project	Relocating to BAC B1
7	410	LMCEO	*E Brisbane	Stay in MLC
8	174	UM	*Waterways Project	Stay in MLC Project possibly concludes December 2001
	58	C&CS	BIDS	Relocating to BAC 15
<b>Total</b>	<b>2,524</b>			

As a result of the above planning, there remains an ongoing \*requirement for approximately 1,600m<sup>2</sup> of leased office accommodation, which cannot be accommodated within the BAC. This overflow was identified for Level 5 and 6 in the MLC Building.

This space would be required to meet the ongoing needs of the ourbrisbane.com Project, CSIP Project and the OASIS Team/CAS Project.

### Accommodation Options

Offers have been sought from the MLC Building Owners representative (ING Asset Management) to retain the above proposed floor space (Approx 1,600m<sup>2</sup>) in the MLC Building. Comparable offers have also been sought from other Agents/Owners with commercial space available in close proximity. The only comparable space available at present is in the former Family Services Building located at 171 George Street, Brisbane. Floors 5, 6 & 7 (each of 1,017m<sup>2</sup>) are available in this building, with near new workstation fitouts included. Due to the corporate collapse of Harts Solicitors Pty Ltd this space is available from the end of October 2001. The space availability and fitout on Level 5 at 171 George Street is well suited to the needs of the ourBrisbane Project and its related projects such as the CSIP Project Team.

## Background (Cont)

Council's existing communications infrastructure in the MLC Building, particularly on Level 5 where the hub is located, is not easily relocated to another site. The fitout on Level 5 is purpose built for the CAS Project and will also suitably accommodate the OASIS Project Team upon cessation of the CAS Project in December 2001. Accordingly, part of MLC Level 5 should be retained to accommodate CAS and OASIS, as the rental savings would not justify the cost of relocation and IT re-establishment costs.

Therefore, the recommended solution to secure the required office accommodation space is to lease the following areas

- Approximately half of MLC 5 - 390m<sup>2</sup>
- Level 5, 171 George Street - 1,017m<sup>2</sup>

It should be noted that the above recommendation reduces the overall lease area by 1,110m<sup>2</sup> @ an average rental of [redacted] equals a saving of [redacted] per annum. It should also be noted that the workstation provision at Level 5 of 171 George Street enables Council to reduce its overflow space requirement from approximately 1,600m<sup>2</sup> to 1,400m<sup>2</sup> – this is due to the space efficiencies inherent in workstation layout.

### Rental Costs

Space in the MLC Building is currently being offered to Council at [redacted] gross. Level 5, 171 George Street has been offered to Council at [redacted] gross including the existing fitout, which can accommodate 90 staff. Accommodation costs over the term of a three year lease are calculated as follows:

Option	Area m <sup>2</sup>	Rent 1st Year	Rent 2 <sup>nd</sup> Year	Rent 3 <sup>rd</sup> Year	Total
MLC 5	764	[redacted]	[redacted]	[redacted]	[redacted]
MLC 6	826	[redacted]	[redacted]	[redacted]	[redacted]
<b>Remain in MLC</b>	<b>1,590</b>				[redacted]
MLC 5	390	[redacted]	[redacted]	[redacted]	[redacted]
George St	1,017	[redacted]	[redacted]	[redacted]	[redacted]
<b>Relocate</b>	<b>1,400</b>				[redacted]

Total rental saving for Council over three years is [redacted]

### Relocation/Fitout Costs

The approved 2001/2002 Corporate Accommodation Program currently has available funds of [redacted] for the consolidation of our Brisbane onto MLC Level 6 and [redacted] for the relocation of CSIP Project Team to MLC Level 5.

The relocation of these two groups to 171 George Street can be achieved within the <sup>redacted</sup> available budget. No additional funds are therefore required, and Council achieves the benefit of a rental saving and a significantly higher standard fitout for ourBrisbane and CSIP. **The indirect cost benefit of this is estimated in the order of <sup>redacted</sup> (That is the cost benefit of the workstations provided at no cost by the Landlord of 171 George Street, less the cost of relocation/fitout if we had occupied two floors at the MLC Building).**

## 12.0 CONSULTATION

The following people have been consulted during the preparation of the submission:

- Councillor Sharon Humphreys, Chairperson Finance Committee,
- Frank Riley, Manager City Assets,
- Greg Lodder, Acting Project Director, ourBrisbane Project,
- Jane King, Manager, Customer Services,
- Angus Harvey Ross, Business Policy Advisor, OLM&CEO

All consulted are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

Council achieves a rental saving of <sup>redacted</sup> over three years and ourBrisbane and CSIP Projects are accommodated in a significantly better standard of fitout, at no increased cost to Council.

## 14.0 CORPORATE PLAN IMPACT

In accordance with Program 1, Strategy 1.4.2 of the Corporate Plan

Outcome 1.4

Service Output 1.4.3: Improve the management and performance of City Governance's physical assets and information portfolio.

## 15.0 CUSTOMER IMPACT

Nil

## 16.0 ENVIRONMENTAL IMPACT

Nil

## 17.0 POLICY IMPACT

Nil

## 18.0 FINANCIAL IMPACT

Accommodation costs are reduced (redacted over three years or redacted per annum). Project (relocation and fitout) costs will be contained within the allocated budget for 2001/02 Corporate Accommodation Program.

## 19.0 HUMAN RESOURCE IMPACT

Nil

## 20.0 URGENCY

Immediate decision is required in order to secure lease space in both the MLC Building and 171 George Street as proposed. Current accommodation status in the MLC Building ie, month-by-month arrangement, places Council in a relatively high risk situation.

## 21.0 PUBLICITY/MARKETING STRATEGY

Nil

## 22.0 OPTIONS

Option 1: Approve the recommendation that E&C Committee grant approval for Council to lease part (390m<sup>2</sup>) of Floor 5, MLC Building, 239 George Street, Brisbane and all of Floor 5 (1017m<sup>2</sup>), 171 George Street for a three (3) year period commencing 1 November 2001; at in initial rent of redacted pa and on terms and conditions approved by the Manager City Assets and to the satisfaction to the Manager Brisbane City Legal Practise.

Option 2: Not approve the recommendation.

**Option 1 is the preferred option.**

E&C COMMITTEE SUBMISSION**1.0 FILE NUMBER**

339/25-W013(P3)

**2.0 TITLE**Lease Renewal – 2<sup>nd</sup> Floor 27 Peel Street, South Brisbane.**3.0 ISSUE/PURPOSE**

The purpose of this submission to gain approval to renew the lease of 2<sup>nd</sup> Floor 27 Peel Street, South Brisbane.

**4.0 PROPONENT**

Helen Gluer  
Chief Financial Officer  
City Governance  
Ext 34577

22 OCT 2001

Lord Mayor

**5.0 SUBMISSION PREPARED BY**

Paul Grove  
Principal Asset Manager  
PAMCA ext 34096

RECEIVED

**6.0 DATE**

23 OCT 2001

17 October 2001

COMMITTEE SECTION

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

E&amp;C Committee Approval

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

No

ACTION TAKEN

23/10/01  
TOWN CLERK *AmS*  
File to PAMCA.

**9.0 RECOMMENDATION**

That E&C Committee grant approval to renew the Lease of 2<sup>nd</sup> Floor 27 Peel Street South Brisbane as from 01 February 2002 for a further 12 months at a rental of ~~redacted~~ pa and otherwise on terms and conditions acceptable to the Manager City Assets and the Manager Brisbane City Legal Practise.

**10.0 DIVISIONAL MANAGER**



 Helen Gluer  
Chief Financial Officer  
City Governance

I Recommend Accordingly  
  
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

Council leases the 2<sup>nd</sup> Floor 27 Peel Street, South Brisbane, containing an area of 406m<sup>2</sup> in accordance with a Council Administration Board approval 11 December 1995. The premises are occupied by City Waste Services. The initial lease term expired on 31 January 2000. The term was extended to 31 January 2002 after the option for a further term of 2 years was exercised

City Waste Services' long term accommodation requirements are to be reviewed in the near future. However, the next generation of refuse/recycling contracts are currently under evaluation and City Waste Services wishes to remain in the premises for the time being; until the future requirements are determined.

The current rent is [redacted] pa (includes 12 car parks), and outgoings are [redacted] pa – total occupancy costs of [redacted] pa. City Assets has negotiated a small reduction for the renewal period, if approved. The Lessor will accept a gross rent of [redacted] and [redacted] month per car park – total occupancy costs of [redacted] pa.

Portions of the Ground Floor (242m<sup>2</sup> + 261m<sup>2</sup>) of this building are also leased by Council. These tenancies are currently occupied by Transport Infrastructure Projects. The current term expires on 31 December 2001, however the option for a further 1 year term has been exercised for both tenancies.

Vacant space at Wandoo Street Fortitude Valley is not available. Parts of HR Services are relocating from BAC to fully occupy the space. The vacated areas in BAC will be backed filled by groups presently occupying MLC. Rents in MLC are rising to [redacted]

## 12.0 CONSULTATION

The following persons have been consulted during the preparation of the submission:

David Elsdon, City Waste Services  
Frank Riley, Manager, City Assets  
Tim Quinn, Councillor for Dutton Park Ward

All consulted are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

Retain accommodation for City Waste Services. Provides continuity for City Waste Services over the next 12 to 15 months and align the 2<sup>nd</sup> Floor lease with the tenure of the other Council leases at 27 Peel Street, South Brisbane.

**14.0 CORPORATE PLAN IMPACT**

Nil

**15.0 CUSTOMER IMPACT**

Nil

**16.0 ENVIRONMENTAL IMPACT**

Nil

**17.0 POLICY IMPACT**

Nil

**18.0 FINANCIAL IMPACT**

Nil

**19.0 HUMAN RESOURCE IMPACT**

Nil

**20.0 URGENCY**

In the normal course of business

**21.0 PUBLICITY/MARKETING STRATEGY**

Not applicable.

**22.0 OPTIONS**

Option 1: Approve the recommendation that E&C Committee grant approval to renew the Lease of 2<sup>nd</sup> Floor 27 Peel Street South Brisbane, for a year from 01 February 2002 at a rental of redacted pa and otherwise on terms and conditions acceptable to the Manager City Assets and the Manager Brisbane City Legal Practise.

Option 2: Not approve the recommendation.

**Option 1 is the preferred option.**



1.0 FILE NUMBER:

202/11-LM670/1(A1)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Payment of compensation and transfer of land arising from the resumption of land for road purposes 10a, 16a and 26a Kelvin Grove Road, Kelvin Grove - Bartok Pty Ltd trading as the Normanby Hotel.

3.0 PURPOSE/ISSUE

Recommendation on an offer on compensation and transfer of land.

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division

**APPROVED**  
22 OCT 2001  
Lord Mayor  
*[Signature]*

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

4 October 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

Not applicable.

**ACTION TAKEN**

RECEIVED

23 OCT 2001

23/10/01  
TOWN CLERK *amb*  
FILE TO AOPCB

COMMITTEE SECTION

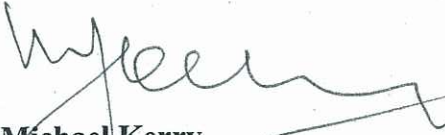
BCC PUBLICATION SCHEME  
10 YEAR RELEASE


9.0 RECOMMENDATION

It is recommended that Council determine the offer on compensation in accordance with the Deed of Indemnity attached and marked Annexure A.

10.0 DIVISIONAL MANAGER

*19/10*

  
Michael Kerry  
Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly  
  
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

On 10 November 1998, the Council approved the Inner City Bypass Scheme. By Notification of Resumption published in the Queensland Government Gazette dated 3 March, 2000, Council resumed from Bartok Pty Ltd (trading as the Normanby Hotel) land for road purposes being property situated at 10a, 16a and 26a Kelvin Grove Road, Kelvin Grove described as Lot 1, Lot 4 and, Lot 5 on SP115287, County of Stanley, Parish of North Brisbane, having areas of 14, 50 and 2 square metres respectively as shown shaded yellow on the attached plan (Attachment A).

The resumed land at the date of resumption formed part of the Normanby Hotel. The acquired area consists of a narrow triangular strip along the Kelvin Grove frontage containing a total area of 64 square metres. The resumption line severed improvements that were erected on the resumed area. The improvements consisted of a self contained lower bar area (proposed gaming lounge) with adjoining annexe and the drive through bottle shop and awning. Erected upon the roof of the bottle shop was a billboard style advertising sign subject to a licence agreement with Baileys Outdoor Advertising. Baileys have lodged a claim for compensation, however, processing of this claim is awaiting resolution of the Bartok claim.

At its meeting of 24 October 2000 Council rejected the claim for compensation lodged by Bartok in the amount of redacted. An advance against compensation in the amount of redacted plus interest of redacted was paid on 30/10/2000. A payment of redacted was also made on account of professional costs on 21 November 2000.

Following payment of the advance the dispossessed owners lodged the matter for determination in the Land Court.

Without prejudice negotiations in an attempt to resolve the matter have resulted in an offer to settle compensation in accordance with the agreement that forms Annexure 'A' attached.

In addition to payment of further compensation of redacted the agreement also includes payment of a sum of redacted for reinstatement costs for making good of the demolished lower bar area and the beer garden area which was located on adjoining land which was occupied by Bartok by virtue of a road licence. No reinstatement works have been undertaken by Council at this stage as these works were pending resolution of the compensation negotiations. During negotiations Bartok advised that they were prepared to undertake these works as part of their proposed redevelopment. This outcome is considered advantageous to Council as the associated risk to Council is minimised as Bartok undertakes the management of the reinstatement works and bears any contingency costs. A bank undertaking is to be provided at settlement by Bartok as security for performance of the required works and the plans and specifications form part of the settlement deed. The proposed settlement also provides for the transfer of the balance land resumed but not required for road purposes back to the claimant, having an area of approximately 57 square metres.

In relation to the advertising sign the agreement requires Bartok to provide for an appropriate location for the reinstatement of the sign and to offer the first right of refusal on the same terms and conditions of the previous agreement to Baileys Outdoor Advertising.

Although the proposed settlement exceeds the diminution of value of redacted assessed by Burgess Rawson valuers which was paid as the advance against compensation, the proposed settlement of redacted redacted is supported by specialist hotel valuer Peter Power of Power Jeffrey & Co's assessment of compensation. The Power Jeffrey & Co assessment values the hotel in the 'before' situation at redacted and in the 'after' situation at redacted dollars. The assessed diminution in value being redacted Refer extract of valuation report attached (Attachment B).

The proposed compensation settlement is considered reasonable and it is recommended for acceptance.

## 12.0 CONSULTATION

Maureen Hayes, Chairperson Transport and Major Projects Committee.

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

Warren Dwyer and Geoff Evans, Solicitors Brisbane City Legal Practice.

Have been consulted and support the recommendation.

## 13.0 IMPLICATIONS OF PROPOSALS

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

## 14.0 CORPORATE PLAN IMPACT

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

## 15.0 CUSTOMER IMPACT

An offer on compensation will be processed.

## 16.0 ENVIRONMENTAL IMPACT

Not applicable.

**17.0 POLICY IMPACT**

In accordance with Council policy.

**18.0 FUNDING IMPACT**

Funds of <sup>redacted</sup> are available under the 2001/02. Major Roads Sub-Program.

**19.0 HUMAN RESOURCE IMPACT**

Administration only.

**20.0 URGENCY**

Normal course of business.

**21.0 POLICY/MARKETING STRATEGY**

Not applicable.

**22.0 OPTIONS**

1. Accept the offer on compensation.
2. Reject the offer and make a counter-offer.

It is recommended that Option 1 be approved.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER:

202/11-HN865/1100

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.  
redacted 1100 Waterworks Road, The Gap.

**APPROVED**

3.0 PURPOSE/ISSUE

Recommendation on a claim for compensation - Rejection

22 OCT 2001

4.0 PROPONENT

Michael Kerry, Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Kim A Shields, Asset Officer - Planning & Delivery.  
Asset Support (x34646)

6.0 DATE

15 October 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval.

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

No.

**ACTION TAKEN**

23 110 101  
**TOWN CLERK** *ams*  
File to EADMK

**RECEIVED**

23 OCT 2001

COMMITTEE SECTION

BCC PUBLICATIONS SCHEME  
10 YEAR RELEASE

## 9.0 RECOMMENDATION

It is recommended that:

1. The claim for Compensation received from redacted and redacted in the amount of redacted comprising redacted for loss of land and redacted for disturbance costs, arising from the resumption by Council of land for road purposes, described as Lot 15 on Plan SP1251278, County of Stanley, Parish of Enoggera, containing an area of 94 square metres, be rejected as excessive; and
2. Council authorises the payment of compensation in the amount of redacted comprising redacted compensation and redacted professional fees plus interest assessed at the rate as determined by the Land Court for the period from the date of resumption to the date of payment of compensation subject to the claimants' acceptance of that amount as being in full satisfaction of all rights or interests to which the Claimants are now or may be entitled arising out of or with respect to the interest which they had in the land or with respect to the taking by the Council of the said easements and the Claimants enter into a Deed of Indemnity in a form satisfactory to Brisbane City Legal Practice, and
3. In the event that the claimants continue to reject Council's offer to settle then Council authorises that an advance against compensation under section 23 *Land Acquisition Act 1967* in the amount of redacted plus interest all as detailed in (2) above be paid to the claimant.

## 10.0 DIVISIONAL MANAGER

  
Michael Kerry  
Divisional Manager  
URBAN MANAGEMENT DIVISION

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

## 11.0 BACKGROUND

In June 1999, Council approved the Scheme for widening of Waterworks Road to dual opposing lanes. By Notification of Resumption published in the Queensland Government Gazette dated 24 December 1999, Council resumed from [redacted] and [redacted] part of their freehold interest in land required for road purposes and described as Lot 15 on Plan SP125278, Parish of Enoggera, having an area of 94 square metres as shown shaded yellow on the attached plan (refer Attachment A).

The subject property was zoned Residential A under the superseded Town Planning Scheme for Brisbane City. The property is improved with a 45 year old single unit high set timber dwelling. Subsequent to the resumption the remaining property has an area of 1392 square metres. The dwelling is clear of, and remains physically unaffected by, the resumption and its associated proposed works.

The claimants initially lodged a claim for compensation dated 12 May 2000 in the amount of [redacted] comprising [redacted] for loss of land and [redacted] for disturbance costs. The disturbance cost comprised [redacted] for legal fees and [redacted] for valuation fee. Council's independent valuation consultant (Realty Valuation Services) has assessed compensation at [redacted] plus reasonable disturbance costs (refer extract Annexure B). On 24 September 2001 the claimants' solicitor advised the claimants rejected Council's assessment but revised their claim to [redacted] plus disturbance costs of [redacted]. The revised disturbance cost comprises [redacted] legal fees and [redacted] valuation fee. Additionally, the claimants have requested that an advance on compensation be paid.

Council's valuer has reconfirmed his compensation assessment at [redacted]. It is considered that both the legal and valuation fees are too high for such a matter as this. It is recommended that the [redacted] claim for compensation is rejected and an advance of [redacted] is paid. This amount comprises [redacted] for compensation, [redacted] for legal fee (including [redacted] GST) and [redacted] for valuation fee.

## 12.0 CONSULTATION

Cr Maureen Hayes, Chairperson Transport and Major Projects, and  
Derek Sharp, Program Officer Major Projects

have been advised and support the recommendation.

## 13.0 IMPLICATIONS OF PROPOSALS

An offer on compensation is processed.



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

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

#### **15.0 CUSTOMER IMPACT**

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

#### **16.0 ENVIRONMENTAL IMPACT**

Not applicable.

#### **17.0 POLICY IMPACT**

In accordance with Council policy.

#### **18.0 FUNDING IMPACT**

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

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

Administration only.

#### **20.0 URGENCY**

Normal course of business.

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

Not applicable.

#### **22.0 OPTIONS**

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

Option 2 is the preferred and recommended action.

FILE NUMBER:

SUBMISSION NUMBER:

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

AS it is proposed to terminate the services of [redacted] with the Council effective from 22 October, 2001.

**RECOMMENDATION:**

**APPROVED**  
22 OCT 2001

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

2. The Chief Executive Officer be authorised to make the following payments to him 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)	Payment in Lieu	\$	[redacted]
(d)	Twelve (12) months total remuneration value (in lieu of notice and in recognition of early severance)	\$	[redacted]
	Less Superannuation Deductions	\$	[redacted]
	<b>TOTAL</b>	\$	[redacted]

the amounts under (a), (b), (c) and (d) being calculated up to and including the 22 October, 2001, and to pay to the Commissioner of Taxation an amount of [redacted] in respect of the employee.

**RECEIVED**

**23 OCT 2001**

**COMMITTEE SECTION**

**E&C RESULTS – 29 OCTOBER 2001**

SUB NO.	FILE NO.	DIV	TITLE	Y-N HOLD
29/10-1F	364/150/2-XP465/P53 30 OCT 2001	City Governance	Sale of Council land – formerly Manly Nursery – 488 Manly Road, Manly West.	YES
29/10-1L	240/60(46) 30 OCT 2001 ATTACH	OLMCEO	Consultancy agreement	YES
29/10-1M	12/51/1(P3/A1) 30 OCT 2001 ATTACH	City Business	Monthly Report – Delegation of Authority to Travel – July 2001.	YES
29/10-1N	392/40(1917)	CED	Funding – Round 3 – School Tennis Court Upgrade Program.	W/Dm
29/10-2N	264/62	CED	The "Toronto Declaration" on climate change.	HELD

PRESENT

J G SOORLEY

KOT QUINN

S L HUMPHREYS

J H CAMPBELL

K M REA

D B HINCHCLIFFE

M A HAYES

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

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

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

2.0 TITLE

Sale of Council land formerly known as the Manly Nursery situated at 488 Manly Road, Manly West.

3.0 ISSUE/PURPOSE

The purpose of this submission is to obtain approval for the sale of this property, which is surplus to Council's requirements.

4.0 PROPONENT

Helen Gluer  
Chief Financial Officer,  
City Governance.

5.0 SUBMISSION PREPARED BY

Paul Grove  
Principal Asset Manager  
City Assets, ext. 34096

6.0 DATE

22 October 2001.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

**APPROVED**

29 OCT 2001

Lord Mayor

*[Handwritten signatures and initials]*

**ACTION TAKEN**

30/10/01

TOWN CLERK

File CPMCA

**9.0 RECOMMENDATION**

It is recommended that the property situated at 488 Manly Road, Manly West, described as Lot 8 on plan SP 144619 be offered for sale at public auction at a date and reserve price to be determined by the Chief Financial Officer, City Governance.

**10.0 DIVISIONAL MANAGER**

  
Helen Gluer  
Chief Financial Officer  
CITY GOVERNANCE

I Recommend Accordingly

.....  
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

Council is the registered owner of the property formerly known as the Manly Nursery situated at 488 Manly Road, Manly West, described as Lot 2 on RP 33379. See map at Attachment 1. This nursery ceased operation during 2000 with the property now being surplus to requirements.

In line with the Wakerley Local Plan it is proposed that the Manly Nursery site be subdivided into two new allotments. The northern site to be made available for future low density residential housing while the southern half be retained by Council for parkland and for use as a park, waterway and natural area corridor. See map at Attachment 2.

A plan, subdividing the nursery site into two new allotments, has been prepared in accordance with the Wakerley Local Plan. Lot 8 on plan SP144619 containing 3.866 ha represents the area available for disposal. Lot 9 is the area to be retained by Council for park and waterway corridor purposes. See Attachment 3.

Jones Lang LaSalle, Council's appointed marketing agent has advised that, based on recent land sales within the Wakerley/Manly West area, the sale of Lot 8 should return of figure of between <sup>redacted</sup> A formal valuation to establish a reserve price for auction is currently being prepared.

Due to the proposed residential subdivisions planned for development on nearby and adjoining properties, purchaser interest in this site is expected to be high.

A comprehensive contamination investigation is currently being undertaken by the Geotechnical and Environmental Engineering Branch, City Design. The site contamination assessment will be conducted in accordance with the necessary regulatory requirements to enable assessment of the contamination status of the site and submission of a report to the Environmental Protection Authority, if required towards obtaining a Suitability Statement for the intended future residential use.

To enable the sale of the former Manly Nursery site shown as Lot 8 on SP 144619, it is recommended that approval be granted to offer Lot 8 at public auction with a reserve price set by the Chief Financial Officer, City Governance.

## 12.0 CONSULTATION

Councillor Sharon Humphreys, Chairperson Finance Committee.  
Councillor John Campbell, Councillor for Doboy Ward  
Frank Riley, Manager, City Assets  
Leanne Martin Program Officer, Strategic Planning, City Planning.

There are no objections to this proposal.

## 13.0 IMPLICATIONS OF PROPOSAL

This property, which has been identified as surplus to Council's requirements, is to be made available for sale by public auction. Revenue from this sale is part of the 2001/2002 Property Disposal Program. The sale and development Lot 8 on SP 144619 is in line with the Wakerley Local Plan.

## 14.0 CORPORATE PLAN IMPACT

In line with the 2001/2005 Corporate Plan – Ensure Council's businesses are efficient, meet community expectations and provide the best possible return on investment.

## 15.0 CUSTOMER IMPACT

Nil.

## 16.0 ENVIRONMENTAL IMPACT

There are no environmental issues relating to Lot 8 on SP 144619. The contamination investigation being carried out by City Design will identify any action necessary to obtain a Suitability Statement from the Environmental Protection Authority. Lot 9 on SP 144619 to be retained in Council's ownership for park and waterway corridor purposes as identified in the Wakerley Local Plan.

## 17.0 POLICY IMPACT

In line with current policy to dispose of surplus real property.

## **18.0 FINANCIAL IMPACT**

Funds for the marketing of this site are available in the City Assets budget for the management of the 2001/2002 Property Disposal Program.

## **19.0 HUMAN RESOURCE IMPACT**

Nil.

## **20.0 URGENCY**

In the normal course of business.

## **21.0 PUBLICITY/MARKETING STRATEGY**

Marketing and sale to be carried out by Jones Lang LaSalle, a leading real estate agency.

## **22.0 OPTIONS**

1. Grant approval to offer Lot 8 on SP 144619 for sale by public auction with a reserve price set by the Chief Financial Officer, City Governance.
2. Retain Lot 8 in Council's ownership.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE





## 11.0 BACKGROUND

The Urban Renewal Task Force manages the urban renewal program and acts as a broker between the Council, Government, private sector, and the community in planning, investment and development.

The mission of the Task Force is to revitalise the inner north east suburbs of Fortitude Valley, New Farm, Teneriffe, Newstead and Bowen Hills.

However, the momentum of the Urban Renewal Program has recently grown to a new dimension with the commencement of the River Park and Gateway Projects. The recently initiated River Park Project requires an enhanced role for both Council and the Chairperson of the Urban Renewal Task Force. Continuity of the current Chairperson's role in this quite complex project is considered essential during the next three year period to ensure Council's original expectations and ongoing interests are satisfied. It is therefore considered in Council's best interest to secure the services of Mr Reddacliff to enable these issues to be satisfactorily concluded.

In reviewing the contract arrangements during the three years since fee rates were last adjusted the following key issues were noted:

- (a) There has been a general movement in consulting and contractual rates during this time of at least 10-15%.
- (b) There has been a growth in the scale of urban renewal activity which will continue in the foreseeable future. For example, the River Park Project is the size of Southbank and must be integrated with other urban renewal projects including the adjacent gateway project.
- (c) The involvement of the Urban Renewal Task Force in development initiatives in other parts of the city such as Bulimba and West End.
- (d) The Chairperson is currently limited to 1000 hours of paid work per year, but records over the last three years indicate that on average, an additional 300 to 400 hours have been performed each year on Council's behalf for no payment.

In view of the foregoing, it is recommended that the contract terms for the Chairperson of the Urban Renewal Task Force be varied to increase the maximum number of hours from 1000 per annum to 1250 hours per annum. In addition, it is proposed to increase the hourly rate from <sup>redacted</sup> per hour (inclusive of GST) to <sup>redacted</sup> per hour plus GST. This will require an additional <sup>redacted</sup> per annum in funding than the existing consultancy agreement if the entire 1250 hours is worked.

On 12 December 1994, the Establishment and Co-ordination Committee granted approval to appoint Mr Reddacliff as the Chairperson, Urban Renewal Task Force, for a three year period. Mr Reddacliff was reappointed on 24 November 1997 for one year, and then on 26 June 2000, approval was granted to re-appoint Mr Reddacliff for a further two year period from 1 July 2000 to 30 June 2002.

A request has now been made to terminate the existing agreement and to enter into a new 2 year consultancy agreement from 1 November 2001. In order to comply with current GST legislation, it is proposed that the new agreement be entered into with Reddacliff Urban Renewal Pty Ltd, that will contract to deliver Trevor Reddacliff services.

**12.0 CONSULTATION**

The Right Honourable, The Lord Mayor Councillor J G Soorley  
Bob Davis – Manager, Chief Executive’s Office  
David Askern – Manager, Brisbane City Legal Practice

All are in agreement

**13.0 IMPLICATIONS OF PROPOSAL**

N/A

**14.0 CORPORATE PLAN IMPACT**

Corporate Plan Service 6.2.2.1- Urban renewal planning and facilitation,  
concentration on the inner north east suburbs.

**15.0 CUSTOMER IMPACT**

Nil.

**16.0 ENVIRONMENTAL IMPACT**

Nil.

**17.0 POLICY IMPACT**

Nil.

**18.0 FINANCIAL IMPACT**

Funds will be made available from the relevant Divisional vote.

**19.0 HUMAN RESOURCE IMPACT**

Nil.

**20.0 URGENCY**

As soon as possible as it is proposed to commence the new agreement from 1/11/01.

**21.0 PUBLICITY/MARKETING**

At the discretion of the Lord Mayor.

**22.0 OPTIONS**

- (1) Approve the recommendation to enter into a consultancy agreement with Reddacliff Urban Renewal Pty Ltd, as attached at Schedule “A”.
- (2) Not approve the recommendation.

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

OFFICE OF THE LORD MAYOR AND CHIEF EXECUTIVE

(OFFICE OF THE CHIEF EXECUTIVE)

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

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

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

3.0 ISSUE/PURPOSE

Provision of relevant monthly travel report.

4.0 PROPONENT

Noel Faulkner  
DIVISIONAL MANAGER

5.0 SUBMISSION PREPARED BY

Jaylene Farrell  
Travel Co-Ordinator, City Shared Services, ext. 72056

6.0 DATE

15 October 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?

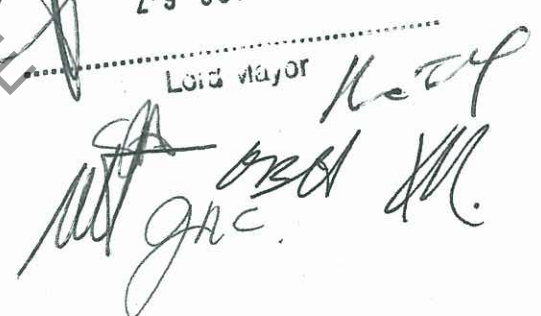
No.

9.0 RECOMMENDATION

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

10.0   
Noel Faulkner  
DIVISIONAL MANAGER

I Recommend Accordingly  
  
.....  
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME  
10 YEAR RELEASE  
APPROVED  
2-9 OCT 7AM  
Lord Mayor  


ACTION TAKEN  
20/10/01  
File TOWN CLERK  
TCCS

## 11.0 BACKGROUND

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

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

In summary, the position is as follows:

		July	
<i>Non-Commercial Operations</i>			
a)	International Travel		
	(i) Number of Bookings	4	
	(ii) Airfares		\$6,166.56
b)	Domestic Travel		
	(i) Number of Bookings	53	
	(ii) Airfares		\$23,019.88
c)	Accommodation and Allowances Costs		\$26,136.08
d)	Registration Fees for Conferences		\$10,770.28
e)	Other Costs e.g. hire car		\$5,484.71
<b>TOTAL</b>			<b>\$71,577.51</b>

**Commercial Operations**

g)	International Travel		
	(i)	Number of Bookings	0
	(ii)	Airfares	\$0.00
h)	Domestic Travel		
	(i)	Number of Bookings	0
	(ii)	Airfares	\$0.00
i)	Accommodation and Allowances Costs		\$0.00
j)	Registration Fees for Conferences		\$0.00
k)	Other Costs e.g. hire car		\$0.00
l)	GST Component		\$0.00
	<b>TOTAL</b>		<b>\$0.00</b>
m)	Cost of air-fares, accommodation and taxis as detailed in Attachment "A"		\$3,751.01

**12.0 CONSULTATION**

Liaison with Officers undertaking travel and Divisional Travel Officers.

**13.0 IMPLICATIONS OF PROPOSAL**

Nil

**14.0 CORPORATE PLAN IMPACT**

Nil

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10 YEAR RELEASE

**15.0 CUSTOMER IMPACT**

Nil

**16.0 ENVIRONMENTAL IMPACT**

Nil

**17.0 POLICY IMPACT**

In line with Council policy.

**18.0 FUNDING IMPACT**

Expenses incurred through Divisional Travel Votes.

**19.0 HUMAN RESOURCE IMPACT**

Not applicable.

**20.0 URGENCY**

In the normal course of business.

**21.0 PUBLICITY/MARKETING STRATEGY**

At the discretion of the Lord Mayor.

**22.0 OPTIONS**

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

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

BCC PUBLICATION SCHEME  
10 YEAR RELEASE