

AMENDED E&C RESULTS – 6 DECEMBER 2004

SUB NO.	FILE NO.	DIV	TITLE	Result
06/12-1F M	381/71- QZ170/16/13	City Governance	Proposed Sale of a Property Described as Lot 13 in the Sandgate Arcade Community Titles Scheme at 16 Brighton Road Corner Second Avenue, Sandgate.	Yes
06/12-2F R	364/1/33(P1)	City Governance	Delegation for the Power to Approve Ex Gratia Contributions for Half Cost of Fencing Claims Arising Under Extenuating Circumstances.	Yes
06/12-3F M	364/48/3(375)	City Governance	The Granting of Successive Telecommunication Leases to Personal Broadband Australia Pty Ltd at the Wellers Hill Reservoir, Tarragindi	Yes
06/12-4F M	(7)456/85(22/P1)	City Governance	Proposed Renewal of the Lease for the Gap Ward Office 477-479 Waterworks Road, The Gap.	Yes
06/12-5F M	364/15/69(P1)	City Governance	Approval of "Preferred Proponent" for the redevelopment of the Council owned site at 503 St Paul's Terrace, Fortitude Valley.	Yes
06/12-1K M	202/11- HN865/983(P2)	Urban Management	Claim for Compensation Arising from the Resumption of Land for Road Purposes – 983 Waterworks Road, The Gap	Yes
06/12-2K M	202/11- JB380/128	Urban Management	Offer for Compensation Arising from the Resumption of Land for Drainage and a Purpose Incidental to Drainage Purposes – 128 McRoyle Street, Wacol.	Yes
06/12-3K R	202/10(662) 202/11- PE040/117 202/11- PE030/114 202/11- PE040/133 202/11- PE040/142	Urban Management	Private Property Land Resumptions – Balham Road, Archerfield Extension	Yes
06/12-4K R	460/2(175)	Urban Management	Proposed Amendments to Planning Scheme Policy 2 – Developer Contributions for Water Supply and Sewerage Headworks.	Yes
06/12-5K M	234/70/47	Urban Management	Inner City Advisory Committee	Yes Amended
06/12-6K R	460/111/44(9)	Urban Management	Amendments to the Demolition Control Precincts (DCPs) in Multi-Purpose Centres on the Brisbane City Plan 2000	Yes

AMENDED E&C RESULTS – 6 DECEMBER 2004

SUB NO.	FILE NO.	DIV	TITLE	Result
06/12-7K R	460/111/44(9)	Urban Management	Amendments to the Demolition Control Precincts (DCPs) in Bulimba Local Plan Area Brisbane City Plan 2000	Yes
06/12-8K R	460/2(188)	Urban Management	Valley Music Harmony Amendments to Brisbane City Plan 2000.	Yes
06/12-9K M	202/11-JB380/127(P3)	Urban Management	Offer for Compensation Arising from the Resumption of Land for Drainage and a Purpose Incidental to Drainage Purposes – 128 McRoyle Street, Wacol.	Yes
06/12-10K R	465/30/0-2004(A2)	Urban Management	Additional Project – Transport & Traffic Program - Hamilton Road/Kittyhawk Drive link to Murphy Road.	Yes Amended
06/12-1L R	243/7-F(39)	OLMCEO	Submission for Resolution by Council Under Division 12 of the City of Brisbane Act, 1924. (Delegation to Enter into LGA Arrangements Under Section 42A of the City of Brisbane Act, 1924).	Yes
06/12-2L M		OLMCEO	Bonus Payments for Executive Service/Senior Officer Contract Staff.	Yes
06/12-1M R	288/20-39A	City Business	Changes to Administrative Structure of City Business Division.	Yes

Present: Campbell Newman, K M Rea, D B Hinchcliffe, J H Campbell, H J Abrahams, G M Quirk and K Flesser

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

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

1.0 FILE NUMBER: 381/71-QX170/16/13

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed sale of a property described as Lot 13 in the Sandgate Arcade Community Titles Scheme at 16 Brighton Road corner Second Avenue, Sandgate.

3.0 ISSUE/PURPOSE

To obtain approval to sell surplus property described as Lot 13 in the Sandgate Arcade Community Titles Scheme BUP 7122.

4.0 PROPONENT

Helen Gluer,
Chief Financial Officer

5.0 SUBMISSION PREPARED BY

David Cox
Principal Asset Manager
City Assets. Ext: 36630

6.0 DATE

30 November 2004

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 A LOCAL LAW?

No.

ACTION TAKEN
11.11.04
COUNCIL CLERK
PATRICK

RECEIVED
11.11.04

COMMITTEE SECTION

9.0 RECOMMENDATION

It is recommended that the Offer for Lot 13 in the Sandgate Arcade Community Titles Scheme BUP 7122 from [redacted] of Shop 8, 16 Brighton Road, Sandgate in the amount of [redacted] be accepted subject to the Buyer being responsible for the payment of any applicable GST, all transfer costs and on any other terms and conditions approved by the Manager, City Assets and the Manager, Brisbane City Legal Practice.

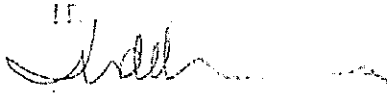
10.0 DIVISIONAL MANAGER

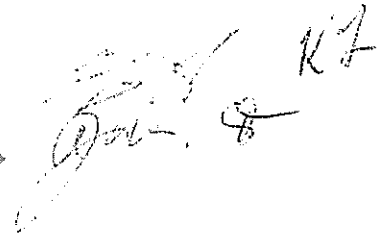
APPROVED

6 DEC 2004

Lord Mayor


Helen Gluer
Chief Financial Officer





BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council is the registered owner of a property described as Lot 13 in the Sandgate Arcade Community Titles Scheme at 16 Brighton Road corner Second Avenue, Sandgate – refer plan at Attachment 1. This property was acquired by the Council pursuant to Chapter 14 Part 7 Division 3 of the Local Government Act 1993 (“LGA”) for arrears of rates. Rates are currently [redacted] per quarter and Body Corporate fees are [redacted] per quarter, giving a total of [redacted] per annum.

One of the other unit holders in the Arcade expressed an interest in purchasing Lot 13. The Lot is 1m² in area and is a cupboard in the common area hallway to the restrooms. The interested party intends to use the cupboard for storage purposes associated with the retail activity conducted from the other Lot they own – Lot 8.

On 29 September 2004, correspondence was sent to the Body Corporate Manager, Amanda de Fina of Body Corporate Services Pty Ltd requesting that the other unit holders/shop owners be approached to determine if any other parties were interested in acquiring this Lot. On 25 October, she confirmed that none of the other unit holders/shop owners had expressed an interest in purchasing the subject Lot.

Concurrently, valuation advice was sought and the value of the Lot has been assessed at Nominal or [redacted] – refer Attachment 2.

The owners of Lot 8 have now made an offer in writing in the amount of [redacted] to purchase Lot 13 – refer Attachment 3.

Section 46 (1) of the City of Brisbane Act states that Council must ‘invite tenders, or sell by public auction, if it wishes to dispose of goods or land with an apparent value greater than \$1000’ – refer Attachment 4. As the Lot has been valued at under \$1,000, it would not be necessary for City Assets to conduct a Public Auction or Tender for its disposal.

Therefore it is recommended that the Offer for Lot 13 in the Sandgate Arcade Community Titles Scheme BUP 7122 from [redacted] of Shop 8, 16 Brighton Road, Sandgate in the amount of [redacted] be accepted subject to the Buyer being responsible for the payment of any applicable GST, all transfer costs and on any other terms and conditions approved by the Manager, City Assets and the Manager, Brisbane City Legal Practice.

12.0 CONSULTATION

Councillor Kim Flesser, Chairperson Finance Committee;
Councillor Victoria Newton, Councillor for Deagon;
Frank Riley, Manager, City Assets, City Governance Division;
Kathryn Houston, Solicitor – Property, Brisbane City Legal Practice;

No objections have been received to this proposal.

13.0 IMPLICATIONS OF PROPOSAL

The sale of Lot 13 will provide Council with net revenue of [redacted] in the 2004 / 05 financial year.

Sectional Support:	No implications
Service Levels:	No implications
Political:	No implications
Industrial Relations:	No implications
Regional Implications:	No implications
Social and Community:	No likely implications.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Vision Theme: Smart and prosperous city

Council program: City Governance

Service focus: Manage Council's finances and assets effectively to provide the best value for money for ratepayers

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

In line with present policy to dispose of surplus properties.

19.0 FINANCIAL IMPACT

Budget impact: Revenue in the amount of [redacted] will be received from the sale of Lot 13 as part of the 2004/05 Property Disposal Program. The only cost associated with this sale is a valuation fee of [redacted]. No marketing or sale commission costs will be incurred as this is an off-market sale. In addition, Council will receive rates income of [redacted] per annum from the new owner and will no longer be responsible for payment of [redacted] in annual Body Corporate charges.

1. Taxation issues: Nil
2. Risk Assessment: Not Applicable

20.0 HUMAN RESOURCE IMPACT

Not applicable.

21.0 URGENCY

In normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Not applicable

23.0 OPTIONS

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

Option 1 is the preferred and recommended option.

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER: 364/48/3(375)

2.0 TITLE

The granting of successive Telecommunication Leases to Personal Broadband Australia Pty Ltd at the Wellers Hill Reservoir, Tarragindi.

3.0 ISSUE/PURPOSE

To obtain approval for the granting of two successive Telecommunication Leases to Personal Broadband Australia Pty Ltd at the Wellers Hill Reservoir, Tarragindi, for the transmission of wireless broadband internet data.

4.0 PROPONENT

Helen Gluer
Chief Financial Officer
Ext. 34577

RECEIVED
6 DEC 2004
COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

David Cox
Principal Asset Manager
City Assets - Ext 36630

COX TAKEN
6 DEC 2004
TOWN CLERK
PAMCA

6.0 DATE

30 November 2004

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 LOCAL LAW?

No.

9.0 RECOMMENDATION

That the E&C Committee grant approval for,

1. Two (2) successive Telecommunication Leases to be granted to Personal Broadband Australia Pty Limited upon the Council's standard terms and conditions for such leases over the proposed telecommunications facility (occupying 10m² as outlined in yellow on Attachment 4).
2. The Leases proposed in 1 above to provide;
 - (i) for an aggregate period of twenty (20) years, comprised of two successive periods of ten (10) years each with the first period commencing on the 1st. December 2004; and,
 - (ii) for a commencing annual rental of redacted (plus 10% GST); and,
 - (iii) for Personal Broadband Australia Pty Limited to pay all of Council's reasonable costs relating to items 1 and 2; and,
 - (iv) the Leases to be on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice and the Manager, City Assets.

10.0 DIVISIONAL MANAGER

APPROVED

6 DEC 2004

[Signature]
 Helen Gluer
 CHIEF FINANCIAL OFFICER

[Signature]
 Lord Mayor

[Handwritten initials and signatures]

BCC PUBLIC RELEASE SCHEME
 10 YEAR RELEASE

11.0 BACKGROUND

This submission is seeking approval for Council to grant two successive ten year telecommunication leases that will enable a co-location of a telecommunications facility by Personal Broadband Australia Pty Limited (PBA) upon the existing Crown Castle tower at the Weller's Hill Reservoir. (Refer to Attachments 1-5).

This will not be a mobile telephone facility but is to be for the use of wireless broadband computers, operating on the Internet .

The facility proposed by PBA will be comprised of the following infrastructure: -

- Twelve (12) Omni antennas mounted at 38.7 metres on a circular headframe.
- One (1) cable tray.
- One (1) BTS unit and one (1) battery and transmission unit on a concrete slab.
- A security fence surrounding the proposed 10m² lease area.

Existing telecommunications leases previously approved by the Establishment and Co-ordination Committee in respect of facilities at this site, are those with Vodafone, Hutchison and Crown Castle (formerly with Optus).

In terms of the Commonwealth legislation the proposal is deemed to be of "Low Impact"; accordingly, it does not require planning and development approval.

Having regard to the Council's Telecommunications Guidelines it is considered that the payment by PBA of an Establishment Fee of [redacted] (plus 10% GST) and a commencing annual rental of [redacted] (plus 10% GST) will meet Council's policy requirements.

On 3 August 2004, Council adopted a recommendation that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to public tendering for the leasing of Council property, should not apply in relation to the leasing of sites to Telecommunications Carriers (or other parties operating a telecommunications facility).

12.0 CONSULTATION

- Councillor Kim Flessler, Chairperson, Finance Committee.
- Councillor Steve Griffiths, Moorooka Ward.
- Frank Riley, Manager, City Assets Branch, City Governance.
- Maria Menchise, Solicitor, Brisbane City Legal Practice.
- Julie McLellan, A/Manager, Water Services Management.
- Stephen Hill, Technical Officer, Water Network Services.
- David Hains, Senior Technical Research Officer, iDivision.
- Brendan Carlin, Network Team Leader, Delivery Branch, iDivision.
- Colin White, Radio Technician, Electronic and Mobile Systems.

Councillor Steve Griffiths' response was that "If this is supported by the local community then I have no objection to this proposal" otherwise all those consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Sectional Support:	No impact.
Industrial Relations:	No impact.
Regional Implications:	No impact.
Social and Community:	No impact.
Service Levels	Council will be assisting in the provision of improved telecommunications services to the community.
Political	No impact.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

Corporate Vision Theme:	Smart and Prosperous City.
Council program:	City Governance.
Service focus:	Manage Council's finances and assets effectively to provide the best value for money for ratepayers.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

19.1 Budget Impact:

There are no funding requirements. Moreover, in addition to the prescribed Establishment Fee of [redacted] (plus 10% GST) Council will receive an ongoing annual rental from Personal Broadband Australia Pty Ltd commencing at [redacted] (plus 10% GST). This ongoing annual rental will be in addition to the existing telecommunication lease rentals already received at this site presently amounting to [redacted] (plus 10% GST).

19.2 Taxation Issues: Nil.

19.3 Risk Assessment: Nil.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY / MARKETING STRATEGY

None required.

23.0 OPTIONS

Option 1 Approve the recommendation.

Option 2 Not approve the recommendation

Option 1 is the recommended option.

1.0 FILE NUMBER (7) 456/85(22/P1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed renewal of the lease for the Gap Ward Office
477 – 479 Waterworks Rd Ashgrove

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval for City Assets Branch to negotiate and execute the renewal of the lease for the Gap Ward Office.

4.0 PROPONENT

Helen Gluer
Chief Financial Officer – Ext 34577

5.0 SUBMISSION PREPARED BY

Paul McGrath
Commercial Leasing Manager
City Assets Branch – Ext 35120

6.0 DATE

30 November 2004

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 LOCAL LAW?

No

ACTION TAKEN

08 DEC 2004

TOWN CLERK

CLMCA

9.0 RECOMMENDATION

That E&C grant approval for City Assets Branch to negotiate the renewal of the lease for the Gap Ward Office for a term of four (4) years commencing 1 July 2004 with an option for a further term of four (4) years and at an annual rental of [redacted] gross plus GST and execute the lease agreement on other terms and conditions as acceptable to the Manager City Assets and the Manager Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER


Helen Gluer
Chief Financial Officer

APPROVED

6 DEC 2004


Lord Mayor

IE:

G:




KZ

BCC PUBLICATIONS SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

The Gap Ward Office was relocated to these existing premises on 1 July 1998 on a three year initial term with a three year option term. The option term expired on 30 June 2004 and the lease has rested on a monthly basis with the consent of the lessor. The lessor has offered to renew the lease for a further term of four years from 1 July 2004 with a four year option and at an annual rental of \$ [redacted] gross plus GST.

Councillor Geraldine Knapp has confirmed she would be "very happy with another four year lease" and the premises offer a retail shop front presentation to Waterworks Road in the centre of the Ashgrove West shopping precinct.

An analysis of alternate premises within the required search area shows a rental range of \$ [redacted] to \$ [redacted] per square metre per annum gross but for inferior locations. The asking rental for this renewed term is in line with comparable Ward Offices in like locations and is in fact discounted by some 4.5% against the rental currently paid in an identical tenancy within the property. The asking rental of [redacted] gross (exclusive of GST) represents a square metre rate of [redacted]. This compares favourably with other Ward Office lease rates and comparable local rates quoted above.

12.0 CONSULTATION

- Councillor Kim Flesser, Chairperson, Finance Committee
- Councillor Geraldine Knapp, Councillor for The Gap
- Frank Riley, Manager City Assets
- Hayden Wright, Manager, Chief Executive's Office
- Allyson Reid, Co-Ordinator, Councillor Support

None of the above parties have objected to this proposal.

13.0 IMPLICATIONS OF PROPOSAL

There are no adverse implications for Council in renewing the lease of The Gap Ward Office.

Sectional Support	No implications
Service Levels	No implications
Political	No implications
Industrial Relations	No implications
Regional Implications	No implications
Social and Community	No implications

14.0 **COMMERCIAL IN CONFIDENCE**

No

15.0 **CORPORATE PLAN IMPACT**

Nil

16.0 **CUSTOMER IMPACT**

Nil

17.0 **ENVIRONMENTAL IMPACT**

Nil

18.0 **POLICY IMPACT**

Nil

19.0 **FINANCIAL IMPACT**

Nil

20.0 **HUMAN RESOURCE IMPACT**

Nil

21.0 **URGENCY**

In the normal course of business

22.0 **PUBLICITY/MARKETING STRATEGY**

Nil

23.0 **OPTIONS**

Option 1: Approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

1.0 FILE NUMBER: 364/15/69 (P1)

06/12 - 5F

2.0 TITLE

Approval of 'Preferred Proponent' for the redevelopment of the Council owned site at 503 St Paul's Terrace, Fortitude Valley.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval to nominate Leightons Properties Pty Ltd as the preferred proponent for the sale and redevelopment of the Council owned site at 503 St Paul's Terrace, Fortitude Valley (St Paul's Terrace Depot).

4.0 PROPONENT

Helen Gluer, Chief Financial Officer (Ext. 34577)

5.0 SUBMISSION PREPARED BY

Paul Grove, Development Manager City Assets (Ext. 34096)

6.0 DATE

6 December 2004

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?

NA

BCC PUBLICATION RELEASE SCHEME
10 YEAR RELEASE

9.0 RECOMMENDATION

It is recommended that Leightons Properties Pty Ltd be approved as the 'Preferred Proponent' for the sale and redevelopment of the Council owned site at 503 St Paul's Terrace, Fortitude Valley (St Paul's Terrace Depot), to enable a final development and lease agreement to be negotiated.

10.0 DIVISIONAL MANAGER


Helen Guer
Chief Financial Officer

APPROVED

6 DEC 2007


Lord Mayor

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

On 23 March 2004, The Establishment and Coordination Committee gave its approval for Council to invite public Expressions of Interest for the sale and redevelopment of the Council owned site at 503 St Paul's Terrace, Fortitude Valley (St Paul's Terrace Depot). See site plan at Attachment 1.

This Expression of Interest process was based on the following intent:

"Site redevelopment is to occur through the purchase, development and/or lease-back of the site, to accommodate the needs of:

*Council's City Business Division (C B Co-location Strategy)
Other Council Work Units (Strategic accommodation planning)
Community Services Centre (1500m² = 6 Community outlets)
Affordable Housing (50 units to Brisbane Housing Company)."*

11.1 Council's Strategic Accommodation Needs

The City Governance Program Asset Strategic Plan (2004-2008) identifies some key strategic property and corporate accommodation drivers that will enable consolidation and positioning of Council's services in the CBD (eg; Brisbane Square), City Fringe (eg; St Paul's Terrace site) and outer industrial zone (eg; Trade Coast Central).

These strategic drivers, particularly the proposal to collocate the majority of City Businesses' work units onto one site, and the need to maximise the benefit from existing landholdings, provide a catalyst for Council to focus selected commercial and light industrial support operations at a consolidated St Pauls Terrace facility.

Assuming St Paul's Terrace is suitable for redevelopment, there will need to be a range of work units from various Council Divisions and Business Units col-located on this site, included the collocated City Business activities.

11.2 City Business Co-location Strategy

The City Business Co-location Project is one of three initiatives currently being progressed by City Business Division under the umbrella project, Business Platform 2010. The Business Platform 2010 project involves locating many of the businesses together, rationalising systems and establishing an improved structure.

The consolidation of operational sites and the collocation of a number of businesses within City Business Division aims to:

- secure long term accommodation solutions for the Division
- facilitate the implementation of a single support services group (Enabling Services) for the Division
- assist in achieving reduction in overhead costs (including reducing the costs associated with maintaining a number of properties)
- facilitate the cultural shift of the Division to 'One Business' (a key strategic outcome for City Business Division)
- enhance the ability of the Businesses to integrate delivery of products and services to clients.
- improve the standard of accommodation across the Division and to provide a workplace environment that enhances staff satisfaction, well being and productivity.

11.0 BACKGROUND (Continued)

A redevelopment of the St Pauls Terrace Depot site to provide new facilities for City Businesses has been assessed as the optimal strategy to meet all of the above aims. Accommodation requirements to meet the needs of colocated City Business Units were specified in Council's EOI document.

The Council's Organisational Review Project is currently developing a Business Case and Impact Assessment (BCIA), relating to two of City Business' organisational units (being City Building and Maintenance Services and City Parking). This review, along with the associated review of City Fleet's Services Facility, needs to be resolved and a position taken by Council before the Development Agreement for the St Pauls Terrace site can be finalised.

11.3 Associated Council Accommodation Needs

The redevelopment of the current St Paul's Terrace Depot will displace several other Council work units that will require re-accommodating as part of the development of facilities on the site. These Units comprise:

- Local Asset Services (Central Team),
- Local Laws (Central Team),
- City Fleet Servicing Workshop, and

In addition to these work units located at St Paul's Terrace, Council has other lease commitments in City Fringe locations which contain work units that should be considered in any City Fringe collocation or consolidation strategy. These include:

- Wandoo Street, Fortitude Valley (lease expires March 2008)
 - Plumbing Services (C&CS Division)
 - Regional Desktop Support Team (iDivision)
 - Library Services Archives (C&CS Division)
 - HR Services Group (HR&SM)*
*(*HR Services comprising 95 staff are proposed to be included in accommodation planning for Brisbane Square for occupation from early 2006).*
- TC Beirne Building (lease expires January 2011)
 - Brisbane Water, Administrative Headquarters
 - City Design (City Business Division)
 - Plan Custodian (City Business Division).

11.4 Affordable Housing

In support of the provision of affordable housing in Brisbane's inner suburbs, Council and Brisbane Housing Company (BHC) are seeking the development of a component of affordable housing as part of the overall redevelopment of the St Paul's Tce site.

A requirement for fifty (50) affordable housing units to be built by the developer and then transferred to BHC ownership was specified as part of the Expression of Interest (EOI) documentation. The BHC is to meet the actual cost of construction for these units, however the value of the land on which the units are sited will not be included in the cost to the BHC, but will rather be factored into the rest of the proposal (ie cost to Council).

11.0 BACKGROUND (Continued)

11.5 Community Service Centre

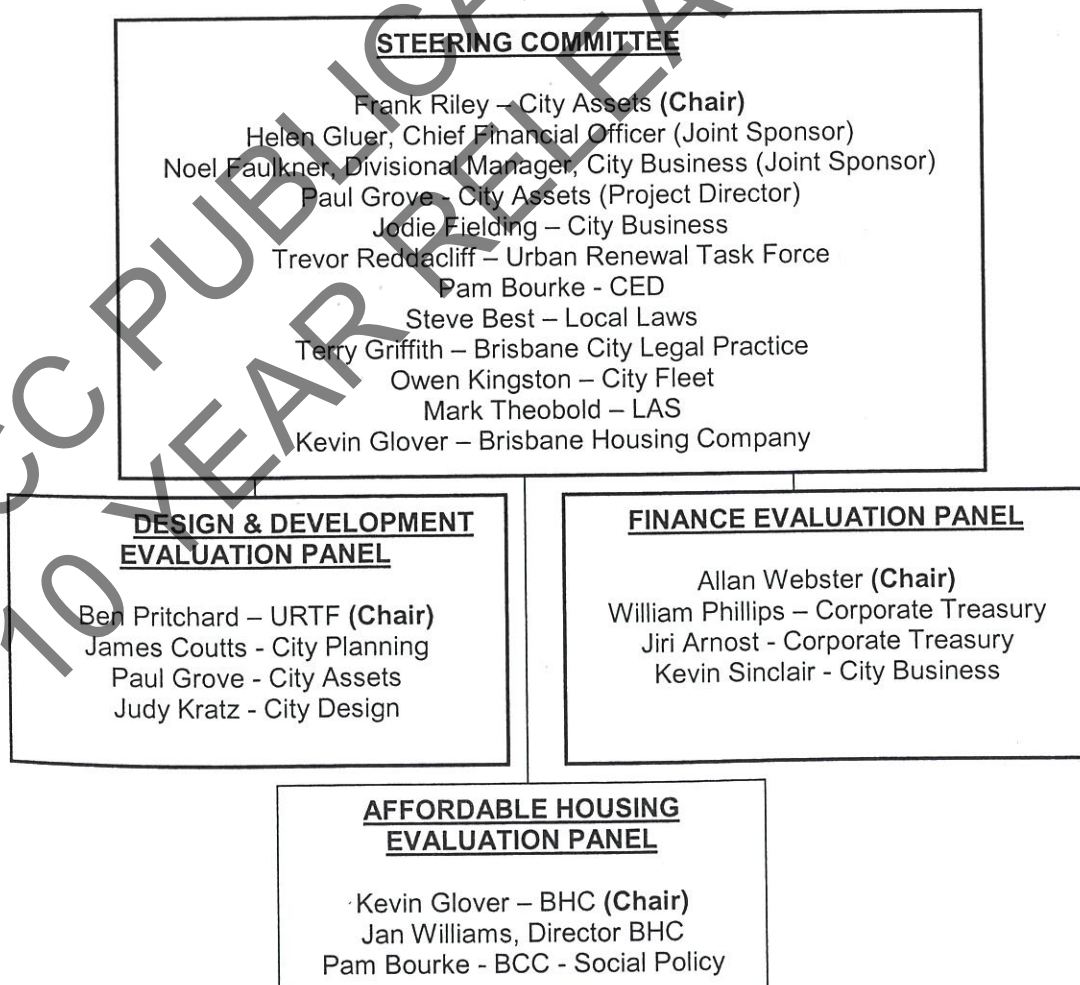
In addition to work and housing requirements outlined above, Council has identified the need for supporting community facilities in this precinct. In Council's EOI document, it was specified that the developer of the St Pauls Terrace site must provide a Community Service Centre and a public park. These facilities will then transfer as freehold properties to Council at no cost. Council will therefore have the ownership and management of these facilities in order to ensure ongoing adequate and appropriate services to the local community.

It is proposed that the Community Services Centre provide accommodation for the following groups:

- BCC's Visible Ink Youth Facility,
- Mission Australia,
- Better Housing Project,
- Meeanjin Services,
- Community Options Program, and
- Queensland Intravenous Aid Association (QuiVaa).

Project Governance and Evaluation Process

To oversee the project and to carry out the evaluation of Expressions of Interest Proposals received, a Project Steering Committee and three Evaluation Panels were established as follows:



11.0 BACKGROUND (Continued)

Outcome of the Expression of Interest Process

At the close of the invitation for EOI process, three EOI proposals were received in response to Council's invitation document. Subsequent to the closure deadline, a fourth EOI proposal was received which was non-conforming based on locating Council's accommodation needs on a site at Cannon Hill. Following consideration of the issues of non-conformity and lateness, the Steering Committee decided to include this submission with the other three for the purpose of evaluation.

The EOI Proposals that were received and subsequently evaluated are therefore summarised below:

EOI 1 – Anthony John Group / Juxgold-CHD Pty Ltd Joint Venture submitted a conforming proposal based on the redevelopment of the St Paul's Terrace site.

EOI 2 – Property Planning and Investment Pty Ltd (Tony Dempsey Architects) submitted a conforming proposal based on the redevelopment of the St Paul's Terrace site.

EOI 3: - Leightons Properties Pty Ltd submitted a conforming proposal based on the redevelopment of the St Paul's Terrace site.

EOI 4 – Anthony John Group / Canon Hill Developments Pty Ltd submitted a non-conforming and late proposal based on locating Council's accommodation needs on the Southgate Corporate Park site at Cannon Hill. This proposal did not include the provision of the Community Services Centre nor the Affordable Housing.

redacted

11.0 BACKGROUND (Continued)

redacted

Based on the outcome of the evaluation process, the Steering Committee determined that the EOI submitted by Leightons Properties Pty Ltd, met all Council's requirements and presented the most advantageous outcome for Council in the redevelopment of the St Paul's Terrace Depot site (See schematic at Attachment 2). The Steering Committee now recommends that Leightons Properties Pty Ltd be given Preferred Proponent status to enable further negotiations to finalise the basis of their offer.

12.0 CONSULTATION

Noel Faulkner, Divisional Manager, City Business;
David Askern, Manager, Brisbane City Legal Practice
All Project Steering Committee members as shown above.
Brisbane Housing Company Board of Management.
All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Approval to nomination of Leightons Properties Pty Ltd as preferred EOI proponent is the next stage in the process to redevelop the St Paul's Terrace Depot site. This approval will enable Council to enter into more detailed planning and negotiations, with a view to preparing final development and lease agreements.

Sectional Support:	No implications
Service Levels:	Consolidated and improved accommodation facilities will enhance the service provision capabilities of the work units concerned.
Political:	No implications
Industrial Relations:	The proposal represents a significant relocation of staff from current work unit locations to a redeveloped City Fringe location. All relevant unions are being consulted as part of the process.
Regional Implications:	No implications
Social and Community:	Provision of Affordable Housing and Community Service Facilities.

14.0 COMMERCIAL IN CONFIDENCE

Contents of proposals received in the EOI process remain commercial in confidence.

15.0 CORPORATE PLAN IMPACT

In accordance with Corporate Plan Outcome 1.4: -
Strategy 1.4.3: Improved management and performance of Council's physical asset portfolio -

- to align Council's physical asset holdings with corporate and community needs;
- to enable maximum benefit (in both dollar and non dollar terms) from the redevelopment of the St Paul's Terrace site.

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

In keeping with Council's Clean and Green theme, the EOI Document specified that the redevelopment of the St Paul's Terrace site should be designed, constructed and managed in such a way as to achieve a 5 Green Star Rating under the Australian Green Property Council's ESD Rating Scheme. Leighton's proposal complies with these ESD requirements.

18.0 POLICY IMPACT

Nil

19.0 FINANCIAL IMPACT

Funds are available in the 2004/2005 City Assets budget to meet any costs associated with the ongoing negotiation process.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

It is requested that approval be given as soon as possible to enable the negotiations to be finalised. Future accommodation planning requires that elements of City Business Division relocate by late 2006. On current planning this timeframe is achievable, however, it requires Council to reach a position with its negotiations in the near future.

22.0 PUBLICITY/MARKETING STRATEGY

Nil.

23.0 OPTIONS

Option 1. Approve the recommendation.

Option 2. Not approve the recommendation.

Option 1 is the preferred and recommended Option

1.0 FILE NUMBERS:

202/11-HN865/983, 202/11-HN865/983(P1), 202/11-HN865/983(P2)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Claim for compensation arising from the resumption of land for road purposes.
983 Waterworks Road, The Gap.
Claimants - Meribell Pty Ltd and Matilda Fuel Corporation Pty Ltd.

3.0 PURPOSE/ISSUE

Recommend acceptance of a claim for compensation.

4.0 PROPONENT

Ken Deutscher, A/Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

25 November 2004

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
18 DEC 2004
COMMITTEE SECTION
AOPC 7

9.0 RECOMMENDATION

It is recommended that E&C approve that the claims for compensation set out in Schedules 1 and 2 be accepted.

Schedule 1

Part 1	Details of Resumption
Claimant	Meribell Pty Ltd (owner)
Property resumed	Lot 13 on Plan SP127638, Area 161square metres, Parish of Enoggera Address – 983 Waterworks Road, The Gap.
Purpose of Resumption	Road purposes.
Part 2	Details of Claim
Amount of Claim	redacted compensation under all heads exclusive of GST (inclusive of redacted already paid as an advance).
Terms of Settlement	(a) Offer is accepted in full and final satisfaction of all rights and interest that the claimant has or will have in respect of the taking of this property; (b) The claimant enters into a deed of indemnity on terms and conditions satisfactory to the Manager Brisbane City Legal Practice. The Deed to include a confidentiality clause. (c) BCC indemnifies the claimant in regard to the payment of GST on professional costs.

Schedule 2

Part 1	Details of Resumption
Claimant	Matilda Fuel Corporation Pty Ltd (leasee)
Property resumed	Lot 13 on Plan SP127638, Area 161square metres, Parish of Enoggera Address – 983 Waterworks Road, The Gap.
Purpose of Resumption	Road purposes.
Part 2	Details of Claim
Amount of Claim	redacted compensation under all heads exclusive of GST.
Terms of Settlement	(a) Offer is accepted in full and final satisfaction of all rights and interest that the claimant has or will have in respect of the taking of this property; (b) The claimant enters into a deed of indemnity on terms and conditions satisfactory to the Manager Brisbane City Legal Practice. The Deed to include a confidentiality clause. (a) BCC indemnifies the claimant in regard to the payment of GST on professional costs.

10.0 DIVISIONAL MANAGER


Ken Deutscher
A/Divisional Manager
URBAN MANAGEMENT DIVISION

APPROVED

6 DEC 2004


Lord Mayor

11.0 BACKGROUND

By Notification of Resumption published in the Government Gazette dated 30 June 2000, Council resumed from Meribell Pty Ltd ("Meribell") an area of land for road purposes described as Lot 13 on Plan SP127638 Parish of Enoggera, County of Stanley, containing an area of 161 square metres as shown shaded yellow on the attached plan (refer Attachment A). At the date of resumption the freehold property was owned by Meribell who leased the property to Matilda Fuel Corporation Pty Ltd ("Matilda") who in turn licenced Ushup Pty Ltd to sell fuel from the site under a commission agency agreement.

This submission deals with compensation in regard to Meribell and Matilda. Ushup Pty Ltd has advised Council that it did not desire to pursue a claim for compensation against Council.

Prior to resumption the property, which was zoned Residential A under the superceded town planning scheme, contained an area of 2,455square metres. Post resumption the property comprises an area of 2,294 square metres. The site is improved with a service station. The improvements comprise hardstand tarmac and canopy, shop and attached workshop. All structural improvements are clear of, and remain physically unaffected by, the resumption and its associated works.

On 6 February 2001 Meribell lodged its initial claim for compensation in the amount of [redacted] excluding interest. On 10 December 2001 E&C Committee rejected that claim and approved the payment of an advance to Meribell of [redacted] plus interest and reasonable professional costs arising from the resumption. The advance was in accordance with Council's valuation advice at that time which was provided on the premise that the resumption did not impact on the operation of the Service Station. On 17 June 2002 the claim was amended to [redacted]. This amount was later amended to [redacted] excluding interest. The latter amount comprised [redacted] compensation on resumption, [redacted] professional costs, [redacted] management cost and [redacted] loss of income. Additionally, Matilda was added as a claimant in the matter in regard to the lost income component [redacted] incurred during construction works.

On 23 June 2003 the matter was lodged in the Land Court for determination. On 6 October and 15 November 2004 the parties met in a Land Court mediation to attempt to settle all claims by mediation. The claimants subsequently offered to settle compensation in the amount of [redacted] under all heads. This amount is apportioned as [redacted] for Matilda and [redacted] for Meribell. Subsequent to the Land Court mediation Council's professional advisers have determined by that the premise underlying Council initial compensation assessment would be difficult to support in the Land Court.

Council's valuation consultant (Magees Property Pty Ltd) has assessed compensation relating to the resumption of land from Meribell at [redacted] (refer Attachment B). Council's independent legal counsel advises that a total compensation amount of [redacted] was readily able to be supported. That amount comprises [redacted] for loss of land (per Council's valuation advice), [redacted] professional costs, [redacted] interest and [redacted] loss of income for Matilda. On this basis the offer figure is [redacted] in excess of what is supported by Council's expert advice.

Dealing with the Matilda and Meribell claims to date has been a protracted and fairly costly exercise for Council. This offer to settle is a final effort to reach agreement failing which the matter will be heard by the Land Court. To avoid the costly exercise of the claim being heard in the Land Court and in light of the Land Court's stated policy to resolve any doubts in favour of the dispossessed owner it is recommended that the claim for compensation in the amount of [redacted] under all heads (plus GST on professional costs if applicable) is accepted.

Additionally, it is proposed that Council agrees to indemnify the claimants in regard to the payment of GST on professional costs in the event that the Australian Taxation Office rejects Meribell's and Matilda's claims in respect of the GST paid to date. Meribell must provide evidence of rejection by ATO and evidence of GST paid before Council will pay GST. The claimants' professional costs included in the offer to settle are exclusive of GST as the claimants have claimed GST as an imput credit through their business.

12.0 CONSULTATION

Cr Graham Quirk, Chairperson Transport and Major Projects
Paul Rodman, Project Manager, Waterworks Road

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSALS

An offer on compensation is processed.

14.0 COMMERCIAL IN CONFIDENCE

Yes. The compensation amount is private between Council and the claimant. The claimant has agreed to the inclusion of a confidentiality clause in the Deed of Indemnity.

15.0 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.

16.0 CUSTOMER IMPACT

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

17.0 ENVIRONMENTAL IMPACT

Not applicable.

18.0 POLICY IMPACT

In accordance with Council policy.

19.0 FINANCIAL IMPACT

Funds are available in the 2004/2005 Major Roads Program.

20.0 HUMAN RESOURCE IMPACT

Administration only.

21.0 URGENCY

Normal course of business.

22.0 POLICY/MARKETING STRATEGY

Not applicable.

23.0 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

Option 1 is the preferred option.

E&C sub

1.0 FILE NUMBER:

202/11-JB380/128

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Offer for compensation arising from the resumption of land for drainage and a purpose incidental to drainage purposes – 128 McRoyle Street, Wacol – [redacted]

3.0 ISSUE/PURPOSE

Recommendation on an offer for compensation.

RECEIVED
06 DEC 2004

4.0 PROPONENT

Ken Deutscher, Acting Divisional Manager, Urban Management.

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Jon Skelton, Asset Officer, Infrastructure Management, extension 36958.

ASSETS TAKEN

19 DEC 2004

TOWN CLERK

AOPC3

6.0 DATE

25 November 2004

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 10 YEAR RELEASE SCHEME

9.0 RECOMMENDATION

It is recommended that the offer for compensation set out in Schedule 1 Parts 1 and 2 be accepted.

Schedule 1

Part 1	Details of Resumption
Owner	redacted
Property Resumed	Property situated at 128 McRoyle Street, Wacol and described Lots 851 and 85 on Survey Plan 132954, Parish of Oxley containing areas of 15,230 m ² and 1,189 m ² respectively.
Purpose of Resumption	Drainage and a purpose incidental to Drainage purposes.
Part 2	Details of Offer
Amount of Offer	(a) The amount of redacted previously advanced. (b) An additional and final amount of redacted 'all up' under all heads.
Terms of Settlement	(a) Offer is accepted in full and final satisfaction of all rights, claims and interests that the claimants have or will have in respect of the resumption of the land and subject to the claimants entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

Ken Deutscher
Acting Divisional Manager
Urban Management

APPROVED

6 DEC 2004

Lord Mayor

BCC PUBLICATION
10 YEAR RELEASE

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 8 December 2000, Council resumed from [redacted] land for drainage and a purposes incidental to drainage purposes being property situated at 128 McRoyle Street, Wacol described as Lots 851 and 85 on Survey Plan 132954, Parish of Oxley, containing areas of 15,230 m² and 1,189 m² respectively as shown shaded yellow on Attachment 1.

The Establishment and Co-ordination Committee at its meeting on 19 November 2001 considered and rejected a claim for compensation in the amount of [redacted] plus disturbance costs and approved the payment of an advance against compensation of [redacted] plus disturbance costs.

An amount of [redacted] being Councils assessment of compensation including interest was paid on 5 December 2001. A further amount of [redacted] was paid on 18 January 2002 for disturbance costs being aborted plans, removal expenses, the purchase of a replacement dwelling and professional costs of [redacted].

The Claimants subsequently referred the matter to the Land Court on 30 September 2003. In November 2003 an offer for full and final settlement on the basis of the payment of an additional amount of [redacted] was received from solicitors acting for the dispossessed owners. The claimants solicitor was advised that this offer to settle was in effect the same claim for compensation that was considered and rejected by Council and could not be supported.

The Court listed the matter for callover of compensation and at the callover the parties agreed to enter into a Land Court Mediation to endeavour to resolve the issues in dispute. During the mediation without prejudice agreement was reached to settle the matter on the basis of an additional payment of [redacted] under all heads comprising [redacted] additional value of real estate as per Councils Valuation consultants advice (Attachment 2) interest on that amount from the date of resumption to the date of settlement and professional costs associated with reaching a negotiated settlement.

As the proposed settlement is considered reasonable taking into account all the circumstances it is therefore recommended that the mediated offer be accepted in full and final settlement.

12.0 CONSULTATION

Cr Helen Abrahams, Chairperson Environment and Sustainability Committee.

Peter Barnes, Senior Waterways Program Officer, Water Resources.

13.0 IMPLICATIONS OF PROPOSAL

An offer for compensation is processed in a fair and equitable manner.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

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

16.0 CUSTOMER IMPACT

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

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

Funds are available under Project Task Code DW71/1106.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

Normal course of business.

22.0 PUBLICITY / MARKETING STRATEGY

Nil.

23.0 OPTIONS

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

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT & COORDINATION COMMITTEE

1.0 **FILE NUMBER** 234/70/47

2.0 **TITLE**
Inner City Advisory Committee

ACTION TAKEN
03 DEC 2004
TOWN CLERK

3.0 **ISSUE/PURPOSE**

The purpose of the submission is to seek approval to establish an Inner City Advisory Committee and associated community engagement and social planning mechanisms to enable the integration of social, economic and environmental issues in planning for the Inner City.

The key issues to be resolved are:

- The scope and composition of the proposed Inner City Advisory Committee and associated reporting and governance arrangements.
- Adoption of an integrated planning and design approach which is responsive to emerging social planning and community priorities including the appointment of 2 social planning positions, and a secretariat and coordination role.
- The development of a community engagement strategy including the establishment and/or reconstitution of Community Liaison Committees.

4.0 **PROPONENT**

Ken Deutscher Acting Divisional Manager Urban Management
Margaret Allison Divisional Manager Community and Economic Development

5.0 **SUBMISSION PREPARED BY**

Pam Bourke, Manager Social Policy, MSP, 3403 6465
Michael Papageorgiou, Manager City Planning, MCP, 3403 4220

RECEIVED
06 DEC 2004

6.0 **DATE**

29 November 2004

COMMITTEE SECTION

mcp

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 LOCAL LAW?**

No

BC 10 YEAR RELEASE SCHEME

APPROVED

6 DEC 2004

gnc
RA

9.0 **RECOMMENDATION**

That E&C grant approval for the establishment of the Inner City Advisory Committee including the creation of two (2) temporary social planning positions, a secretariat and coordination role, and funds to support a community engagement strategy subject to funding being approved in the second budget review.

amended

.....
Lord Mayor

10.0 **DIVISIONAL MANAGER**

Margaret Allison,
Divisional Manager
Community and Economic Development

[Signature]
Ken Deutscher,
A/Divisional Manager
Urban Management

I Received

[Signature]

**BCC PUBLICATION
10 YEAR RELEASE**

11.0 BACKGROUND

Background

Council has a range of planning and delivery projects in the Inner Suburbs of Brisbane including:

The Urban Renewal Task Force

- Established in 1992 to facilitate the urban renewal of the Inner North Eastern Suburbs including New Farm, Fortitude Valley, Teneriffe, Newstead and Bowen Hills. The Task Force has achieved major outcomes for the City in terms of attracting significant additional population and investment to these areas. There have also been significant improvements in the quality of the built environment and the overall amenity of the inner north-east suburbs. Council's Urban Renewal program is managed by the **Urban Renewal Task Force (URTF)** (now called Urban Renewal Brisbane) which includes an executive committee and reports to the City Planning Branch. There is an existing **Community Liaison Committee** which has representatives from community organisations, local business, state government departments, Cr Hinchliffe, Urban Renewal Brisbane and the City Centre Place team.

The City Centre Place Project

- The City Centre Place project was established in 2000 as a joint initiative between Brisbane City Council and the State Government. The project's primary aim was to develop new arrangements for government, business and community to work together to address significant social issues in the Inner North East and CBD. The focus included community safety, drug use, homelessness and building community capacity. The project has a 5 year timeframe which will be concluded in 2005-2006.

West End Woolloongabba Local Area Plan

- The draft West End Woolloongabba Local Plan was approved on 17 August 2004 for forwarding to the State Government to undergo a State Interest Test prior to public exhibition. This draft is broadly similar to other versions previously developed by Council, however it has a number of precinct changes and for some key areas within the Local Plan boundary it has no detailed controls. It is intended that structure plans will be prepared for these few key areas to guide future development in those locations.
- Subject to the time taken by the State Government to undertake its review, the draft WEWLP should be available for public exhibition by February 2005. The proposed structure plans for key precincts are unlikely to be completed until end of February 2005.

Inner South Brisbane Planning Reference Group

- This group was established by Anna Bligh, Minister for Education and the Arts, Member for South Brisbane and Cr Quinn, (the previous Councillor for the Ward of Dutton Park) in response to community requests for greater input into planning issues and major projects in the West End/South Brisbane area. The ISBPRG meets irregularly, and has representation from state and local government, property and business sectors, and community organisations. Minister Bligh has been advocating through the State Government for the development of a strategic planning approach to manage the estimated \$4.0B in public and private investment already committed to the precinct.

Recent Changes

Over the past decade as a result of changing demographics and development in the inner suburbs there has been a continuing decline in affordable housing and a displacement of very low income and disadvantaged groups. It is recognised that these processes reflect global trends and deficiencies in the state planning legislation and a decline in funding for affordable housing. However, given changing community and Council expectations around these issues, Council is now seeking to have strategies in place to assess and mitigate the social impacts of new development to maximise the maintenance of diverse, inclusive and prosperous communities.

In July 2004 Council announced the development of the CBD Master Plan. And an expanded Urban Renewal Program encompassing specific precincts in West End, South Brisbane and Albion.

Simultaneously, the State Government and BCC have been progressing a transition strategy for the City Centre Place project from the Inner North East and the CBD to the City South area (West End, South Brisbane, Woolloongabba, Highgate Hill, Dutton Park). This shift in program focus is in accordance with the goals of Council's place management framework.

Proposal

The proposal has three key components:

1. Establishment of the Inner City Advisory Committee to improve coordination, integrated planning and delivery of Council and State Government projects and programs. The initial focus will be integrated planning including high quality development and design, community services and facilities and affordable housing. Other issues such as transport could be raised by stakeholders or the community during the life of this committee.
2. Development of a community engagement strategy for the three communities of Inner North Eastern suburbs, CBD and Inner South (West End, Woolloongabba, Highgate Hill, South Brisbane, Dutton Park).

3. Development of social planning strategies for adoption in the City Plan as well as targeted social planning input into local planning and design projects.

This package of initiatives will deliver:

- enhanced outcomes for the affected communities
- improved opportunities for partnerships with the state government, and the private sector
- greater transparency in decision-making and priority setting for a wide range of affected stakeholders
- greater community engagement
- ensure a balance between economic, social and environmental outcomes

The proposed new structures (attachment 2) would include:

Inner City Advisory Committee (Attachment 1)

1. Membership:

15 members representing senior Council, State and Commonwealth government decision makers, business and the community plus an independent Chair.

2. Role:

High-level direction, advice and advocacy on major strategic priorities, policy issues and projects and ensuring that performance outcome measures are achieved. Receives reports from the Inner City Place project, and all inner-city planning projects.

Reporting to BCC and the State Government on strategic Inner City Place and urban renewal outcomes.

Provide accountability mechanisms which enable community engagement across the three precincts.

3. Reporting:

Reports to BCC Civic Cabinet, Capital City Taskforce, State CEOs Forum, and elected representatives.

Meets quarterly.

Community Liaison Committees

1. Membership:

Mix of key stakeholders from community, business, and government. The make-up of the CLC's for the CBD and City South will be determined in consultation with the local community and business stakeholders and will be complemented by a broader consultation strategy in each area.

2. Role:

Project implementation and evaluation, providing input to priorities.
Providing advice on the direction of key projects and local impacts and opportunities.

3. Reporting:

Provide regular project reports to the Inner City Place Steering Committee and the Inner City Advisory Committee.

Input into the communication strategy and assist in facilitating key initiatives and enhanced outcomes for the affected communities

Meets on monthly or as needs basis

In addition the existing Place Steering Committee and Urban Renewal Brisbane would continue to operate and would seek advice and direction from the new Inner City Advisory Committee.

The CBD master plan is a 12 month project which will invite participation from stakeholders from the social, property and design fields and will engage with affected residents and stakeholders about those issues.

The Inner City Advisory Committee would replace the existing Urban Renewal Task Force Executive

The Inner South Brisbane Planning Reference Group will be replaced by the Inner South Community Liaison Committee.

12.0 CONSULTATION

Campbell Newman, Lord Mayor
Deputy Lord Mayor David Hinchliffe, Chair, Urban Planning Economic Development
Cr Helen Abrahams Chair, Urban Planning and Sustainability
Cr Kerry Rea Chair, Community Services
Trevor Reddacliff, Chairman Urban Renewal Brisbane
John Beirne, Department of Communities
Vanessa Fabre, Team Leader, City Centre Place Team
Ben Pritchard, Principal Program Officer, Urban Renewal Brisbane
Members of the City Centre Place Steering Committee
Members of the Community Liaison Committee of Urban Renewal Brisbane
Stephanie Wyeth and Roberta Bonnin Social Policy

Marcia Dwonczyk Community Development Services
All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

The proposal is consistent with the current Council focus on improving community engagement in local planning.

Given the breadth of the projects being undertaken and the importance of the issues to be resolved the proposal is modest in terms of the resources requested.

It rectifies the absence of social planning resources to support both citywide metropolitan and local planning.

The proposal will enhance social and community outcomes for the inner city in particular the provision of affordable housing, community facilities and services.

It provides opportunity to increase the scope after appropriate evaluation and further discussions with the state government.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

Program 4 Community Life
 Outcome 4.4. Enriched Brisbane
 Service 4.4.1.1 Community partnerships
 Program.6 Land use and Built Environment
 Outcome 6.2 Enhancing Brisbane's Liveability
 Service 6.2.2 Urban Renewal Activities

16.0 CUSTOMER IMPACT

See implications of the proposal

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

The implementation of this initiative will enable Council to implement its 2010 Vision for an Inclusive, Smart and Prosperous City.

19.0 FINANCIAL IMPACT

Additional funds will be sought in budget review to implement the establishment of the Inner City Advisory Committee, including social planning capacity and community engagement. Existing funding will be utilised wherever possible to limit additional financial impacts.

Year 1 Implementation

Implementation over 2004 /2005

- Establish the Inner City Advisory Committee
- Development of the CBD master plan
- Continuing the Place Steering Committee with expanded geographical focus and membership
- Formalising TOR for committees
- Invitation to State Government to participate in the structure as a partner

Current BCC Resources:

City Planning

Urban Renewal Brisbane: 4 full time project officers engaged in existing projects, plus one temporary project officer assigned to the Albion project. \$135,000 consultancy budget.

A submission is proposed to the second budget review seeking an additional \$200,000 to fund additional temporary staff and consultancies to complete the West End and Woolloongabba precinct planning. This sum will also be used to cover the funding of the two social planner positions. This cost can be met by savings achieved through the cancellation of the artwork component of the Valley Gateway project.

The team for the West End Woolloongabba Local Plan has 2 staff.

City Centre Place Team

- 3.6 base FTEs and \$150k service development including \$30k for specific community engagement projects (Inner North East.) and \$24K towards the social planner in Urban Renewal Brisbane)

Additional Funding Requirements until June 2005:

Secretariat for Advisory Ctee (Chair + part-time Band 7)	\$50K	\$30K
2 Social Planners City Planning & URB	\$84K	
Community Engagement Project in CBD	\$40K	\$80K
Community Engagement Project in Inner South	\$40K	
Evaluation – linked to work plan	\$20K	
Minus \$24k from Social Policy	\$234K	
Total	\$210K	\$190K

In addition the Place team would support the development of community development assistance grants for community capacity building.

Social Policy and City Planning will be responsible for internal coordination and overseeing the implementation of this new approach.

Year 2 Implementation

Additional costs for the 05-06 impacts on budget would be as followed: -

Officers engaged in implementation projects assigned to the Albion project (\$100,000), plus \$150,000 consultancy budget.

West End and Woolloongabba precinct implementation to fund staff and consultancies (\$250,000).

City Centre Place Team

Secretariat for Advisory Ctee (Chair + part-time Band 7)	\$60K
2 Social Planners City Planning & URB	\$150K
Community Engagement Project in CBD	\$100K
Evaluation – linked to work plan	\$20K
Total	\$330K

Evaluate the effectiveness of the arrangements with a view to establishing full operational structure in partnership with the state government.

Inner City Place Project transition to Inner South

20.0 HUMAN RESOURCE IMPACT

An additional 2.5 temporary FTE's

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Lord Mayor and Deputy Mayor

23.0 OPTIONS

Option 1: That E&C grant approval to

- Establish an Inner City Advisory Committee
- Establish community liaison committees in consultation with the local councillors and the community
- Seek additional resources via the budget review to implement the new arrangements including the employment of 2 social planners

Option 2: That E&C amend the recommendation

Option 3: That E&C not approve the recommendation.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 **FILE NUMBER:**

202/11-JB380/127(P3)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

Offer for compensation arising from the resumption of land for drainage and a purpose incidental to drainage purposes – 127 McRoyle Street, Wacol – redacted

3.0 **ISSUE/PURPOSE**

Recommendation on an offer for compensation.

4.0 **PROPONENT**

Ken Deutscher, Acting Divisional Manager, Urban Management.

5.0 **SUBMISSION PREPARED BY**

Jon Skelton, Asset Officer, Infrastructure Management, extension 36958.

6.0 **DATE**

25 November 2004

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
10 NOV 2004
TOWN CLERK
ADPC 3

BCC PUBLICATION RELEASE SCHEME
10 YEAR RELEASE

9.0

RECOMMENDATION

It is recommended that the offer for compensation set out in Schedule 1 Parts 1 and 2 be accepted.

Schedule 1

Part 1	Details of Resumption
Owner	redacted
Property Resumed	Property situated at 127 McRoyle Street, Wacol and described as Lots 2 & 76 on Registered Plan 132079, Parish of Oxley having areas of 7178 m ² & 9013 m ² respectively.
Purpose of Resumption	Drainage and a purpose incidental to Drainage purposes.
Part 2	Details of Offer
Amount of Offer	(a) redacted 'all up' under all heads. (b) The claimants will remain in occupation of the property for a period of eight months from 17 August 2004 at a nominal rental if demanded and subject to the claimants being responsible for the costs of services and insurance. The claimants are to indemnify Council against any and all losses that may be sustained as a result of their occupation. (c) The claimants are permitted to remove the gantry crane and rails from the shed structure subject to its removal from the shed at the expense of the claimants such removal to be at their own risk and subject to the claimant indemnifying Council against any loss which the claimant may incur arising from such removal.
Terms of Settlement	(a) Offer is accepted in full and final satisfaction of all rights, claims and interests that the claimants have or will have in respect of the resumption of the land and subject to the claimants entering into a deed of indemnity to the satisfaction of the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

Ken Deutscher
Acting Divisional Manager
Urban Management

APPROVED

6 DEC 2004

Lord Mayor

11.0 BACKGROUND

By Notification of Resumption published in the Queensland Government Gazette dated 16 August 2002, Council resumed from [redacted] land for drainage and a purpose incidental to drainage purposes being property situated at 127 McRoyle Street, Wacol and described as Lots 2 & 76 on Registered Plan 132079, Parish of Oxley having areas of 7178 m² & 9013 m² respectively (as shown shaded yellow on attachment 1).

The subject property was improved with a semi modern style high set dwelling and large semi enclosed storage shed on a Future Industry site partly encumbered by a Flood Regulation Line. The storage shed was used by the owners as storage as part of their business of providing amusement/entertainment equipment to various fairs and shows within and outside Queensland.

On 5 September 2002 the claimants lodged a claim for compensation direct with the Land Court in the total amount of [redacted] and the matter was listed for callover by the Court. At the callover the hearing of the matter was set down for 25 March 2003. For one reason or another the matter was not heard on trial by the Land Court but the parties agreed that the matter be referred to mediation within the Court to be heard by a Land Court Member.

At the mediation the claimants position on compensation was revised to \$611,600. Councils primary position was that the claimants use of the land (and shed) was unlawful and the costs of regularising the use prohibitive such that no special value or related disturbance could arise. Councils position was a total figure of [redacted]

During the mediation certain facts and opinions that were material to the assessment of compensation were tabled. The floor level of the shed was demonstrated to be above the Q100 flood level, the land although zoned Non Urban under the 1987 Town Plan was now designated Future Industry under the City Plan, the Land Court Member was impressed by the fact that the actual use made of the land was arguably non intrusive and had not attracted public complaint and the Member was inclined to the view that an overly rigid position by the Council on the potential and costs to regularise the use of the land might not have found much favour in the Courts.

Following the hearing of the respective positions and after protracted without prejudice negotiations conducted with the assistance of the Member and with guidance from Legal Counsel Andrew West (attachment 2) and Councils valuation consultant Lon Johnston and Associates (attachment 3) the parties met at [redacted] comprising [redacted] land and added value of improvements and [redacted] disturbance costs (relocation, professional costs etc). As part of the proposed settlement the claimants are to remain in occupation of the property for a period of up to eight months at a nominal rental to enable relocation to their replacement property on the basis that this occupation will offset additional disturbance costs.

As the proposed settlement is considered reasonable taking into account all the circumstances including the advice from Counsel it is recommended that the mediated offer be accepted in full and final settlement.

12.0 CONSULTATION

Helen Abrahams, Chairperson Environment and Sustainability Committee.

Peter Barnes, Senior Waterways Program Officer, Water Resources.

13.0 IMPLICATIONS OF PROPOSAL

An offer for compensation is processed in a fair and equitable manner.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

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

16.0 CUSTOMER IMPACT

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

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

Funds are available under Project Task Code DW71/1106.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

Normal course of business.

22.0 PUBLICITY / MARKETING STRATEGY

Nil.

23.0 OPTIONS

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

Option 1 is preferred.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

06/12 - 2L

FILE NUMBER: 1/253(P4)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0
2.0
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10.0

TITLE

Bonus payments for Executive Service/Senior Officer Contract Staff.

ISSUE / PURPOSE

To amend the bonus payments made to Brian Hilton, Allan Rogers and Murray Wilson

PROPONENT

Jude Munro
Chief Executive Officer

SUBMISSION PREPARED BY

Phillip Filia, Corporate Administration Officer (CACEO), ext 36773

DATE

25 November 2004

FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

For decision as delegate.

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

No.

RECOMMENDATION

That the bonus payments awarded to Brian Hilton, Allan Rogers and Murray Wilson be amended as follows:

Former Executive	Original Bonus	Recommended Bonus
Brian Hilton		redacted
Allan Rogers		
Murray Wilson		

Jude Munro
Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED
6 DEC 2004
Lord Mayor
Lord Mayor

11.0

BACKGROUND

Civic Cabinet at its meeting held on 4 October 2004 approved the bonus payments for Divisional Managers, Managers and Senior Officers in accordance with the terms and conditions of their Executive Service Contracts.

Brian Hilton, Pauline Peel, Alan Reed, Allan Rogers and Murray Wilson resigned from the Council before the bonus payments were finalised. All five executives were awarded a ^{redacted} bonus.

Brian Hilton and Murray Wilson have requested that the quantum of their bonuses be reviewed. As a result of this request, the bonuses awarded to all five executives have been reviewed.

Legal advice obtained indicates that executives are entitled to be awarded a bonus of a quantum reasonably approximated to their performance for the 2003/2004 financial year as measured against their performance plan without regard to their departure from Council after the end of the financial year.

Accordingly, it is considered that a ^{redacted} bonus for Brian Hilton and Murray Wilson and an ^{redacted} bonus for Allan Rogers would be more reflective of their individual performances during the 2003/2004 financial year. Mr Hilton and Wilson were on a 20% bonus contract, whilst Mr Rogers was on a 15% bonus contract.

The bonuses awarded to both Pauline Peel and Alan Reed are still considered to be appropriate.

12.0

CONSULTATION

Manager, Chief Executive Office
Manager, Brisbane City Legal Practice

13.0

IMPLICATIONS OF PROPOSAL

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

14.0

COMMERCIAL IN CONFIDENCE

Nil

15.0

CORPORATE PLAN IMPACT

Nil

16.0

CUSTOMER IMPACT

Nil

17.0

ENVIRONMENTAL IMPACT

Nil

18.0 **POLICY IMPACT**

Nil

19.0 **FUNDING IMPACT**

Funds are available in the current budget.

20.0 **HUMAN RESOURCE IMPACT**

Nil

21.0 **URGENCY**

As soon as possible

22.0 **PUBLICITY / MARKETING STRATEGY**

At the discretion of the Lord Mayor

23.0 **OPTIONS**

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

As Executive Service Contracts had been entered into and given the legal opinion obtained, Option 1 is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS- 13 DECEMBER 2004

SUB NO.	FILE NO.	DIV	TITLE	Result
13/12-1J		CCSD	Livability Committees.	Held
13/12-2J	DRS/USE/H03-858771(P15)	CCSD	Public Access Easements and Deed of Indemnity of Portside Wharf Development.	Yes
13/12-1K	456/20/40(1)	Urban Management	Heritage Advisory Committee Membership and Annual Report.	Yes
13/12-1L	202/10-	OLMCEO	North-South Bypass Tunnel - Acquiring properties adjacent to construction compounds.	Yes
13/12-2L	204-68/1(208/A1)	OLMCEO	Confirmation of membership Business Group Board.	Yes
13/12-3L		OLMCEO	Contacts to Provide Professional Services for September 2004.	Yes
13/12-1M	(4)12/51/1(P8)	City Business	Monthly Report - Delegation of Authority to Travel - October 2004.	Yes
13/12-1N	234/51/139	CED	Interim Youth Space in Wynnum-Many: a Brisbane City Council - Bayside Adolescent Boarding Inc (BAB) partnership.	Yes
13/12-2N	234/51/121	CED	Community Housing Partnership Project property allocations.	Yes Amended

Present - Campbell Newman, D B Hinchliffe, J H Campbell, G M Quirk, K Flessner, F Farmer, H J Abrahams.

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.

13/12-25

1.0 FILE NUMBER: DRS/USE/H03-858771(P15)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Public Access Easements and Deed of Indemnity for Portside Wharf Development

3.0 ISSUE/PURPOSE

To seek approval for public access easements and associated Deed of Indemnity to facilitate public access over Lot 817 on SL 3772 and Lot 269 on SP 135370 relating to the Portside Wharf development.

4.0 PROPONENT

Margaret Crawford, Divisional Manager, Customer and Community Services Division.

5.0 SUBMISSION PREPARED BY

Margaret Orr, Urban Planner, Development Assessment North, ext 70872.

6.0 DATE

9 December 2004.

RECEIVED

9 DEC 2004

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

Part 1

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

No

ACTION TAKEN

9 DEC 2004

9.0 RECOMMENDATION

That E&C grant approval for the public access easements and associated Deed of Indemnity for Portside Wharf development.


TOWN CLERK


10.0 DIVISIONAL MANAGER


Margaret Crawford
Divisional Manager
CUSTOMER AND COMMUNITY SERVICES

APPROVED

13 DEC 2004


Lord Mayor



TOWN CLERK








BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

Council approved a development application involving Preliminary Approval for Material Change of Use on 2 December 2003 for the Portside Wharf Development. This proposal consists of a mixed use development entailing a cruise ship terminal, residential units, retail and commercial uses on site. The applicant lodged representations on the approved conditions of development, which resulted in a Negotiated Decision Notice being issued on 15 April 2004. This development approval contained a condition requiring the provision of a public access easement over the wharf component of the site, being Lot 817 on SL 3772 to be in place prior to the commencement of use. The Wharf is 22 metres wide and approximately 230 metres in length.

The documents seeking endorsement/approval consist of:

- Main public access easement over the wharf between the State of Queensland (Grantor) and Brisbane City Council (Grantee) over Lot 817 on SL 3772 as depicted on the attached plan.
- Easement S over part of Lot 269 on SP 135370 as depicted on the attached plan, and between the State of Queensland (Grantor) and Brisbane City Council (Grantee);
- Deed of Indemnity between Brisbane City Council and Multiplex Portside Wharf (the developer of Portside Wharf development)

Main Easement (Lot 817 on SL 3772):

Lot 817 on SL 3772 is State Land over the high water mark. The purpose of the easement over this lot is to provide for pedestrian access over the Wharf (Easement Area). The Easement Area connects from Bretts Wharf to the west of the site and extends to the eastern boundary of the site (adjacent to Port of Brisbane land). Access to the site is also obtained via a plaza and internal roadway link through the development site accessed from Remora Road, Harbour Road and Hercules Street.

This easement anticipates two scenarios taking place with respect to public access. One scenario is a 'vessel day' and the other is a 'non-vessel day'. The distinction is caused due to the nature of the primary use of the Easement Area being a cruise ship terminal as well as Federal Government requirements for customs, security and immigration.

On 'vessel days' (when a vessel such as a cruise ship or navy vessel is berthed at the wharf), the Easement area will be closed except that a minimum 5 metre wide public accessway, known as 'the permanent walkway', will be opened to the public. This 'permanent walkway' links through to the main development site (see attached plan.)

The whole of the Easement Area is publicly accessible on 'non- vessel days'.

Furthermore and on the Easement Area, there is a fixed dining zone adjacent to the existing restaurants, and a 'variable dining zone'. Restaurant and dining use is permitted

on the Fixed Dining Zone for the term of the Easement. However, on the area that is subject of the Variable Dining Zone, restaurant and dining use is permitted for the first five years of the Easement and is subject of review every five years thereafter.

In addition, activities such as the occasional market/festival are permitted on the whole of the Easement Area.

Easement S (over part of Lot 269 on SP 135370)

Easement S replicates the public access requirements of the main wharf easement. However, as this easement is over freehold title, it is required to be a separate easement. Easement S contains an area of 41 square metres and is required in order to facilitate the access from the Bretts Wharf site to the subject site. Refer to the attached plan.

Deed of Indemnity

The Deed of Indemnity (attached) proposed between Multiplex Portside Wharf Pty Ltd, and Brisbane City Council, ensures that Multiplex Wharf will be responsible for all obligations of the Council under the Main Easement. The Indemnity provides that Multiplex and the Wharf Lessee shall indemnify and keep indemnified Brisbane City Council in relation to the liabilities of the Brisbane City Council under the Main Easement. The Indemnity also specifies that Multiplex Wharf will insure the Main Easement Area for all public liability risks for an amount of not less than 20 million dollars on a per occurrence basis.

Such an indemnity is not required in respect of Easement S, because it is directly between the Council and the occupier of the Land.

Brisbane City Legal Practice and Corporate Risk Management have reviewed the documents, which were found to meet Council requirements.

12.0 CONSULTATION

Cr David Hinchliffe, Deputy Mayor, Chairperson, Urban Planning and Economic Development

Cr Tim Nicols, Councillor for Hamilton Ward

Maria Menchise, Brisbane City Legal Practice

Vicki Martin, Riverwalk, City Planning

Deanna Henke, Team Leader, Development and Regulatory Services, North

David Wiggin, Corporate Risk Management, City Governance Division

Department of State Development and Innovation

Department of Natural Resources, Mines and Energy

13.0 IMPLICATIONS OF PROPOSAL

The provision of a public access easements and deed of indemnity will facilitate the continuation of public access to the Brisbane River.

14.0 CORPORATE PLAN IMPACT

The public access easements are generally consistent with the Accessible City initiative in the Corporate Plan, especially in relation to a pedestrian and bike friendly city .

15.0 CUSTOMER IMPACT

Public access to the Brisbane River and environs is enhanced, in addition to continuing the connectivity to the riverfront from the Bretts Wharf development.

16.0 ENVIRONMENTAL IMPACT

Environmental assessments have been undertaken as part of the development applications for Portside Wharf development.

17.0 POLICY IMPACT

The easements to facilitate public access are consistent with Council's desired planning outcomes to increase public access to the Brisbane River.

18.0 FINANCIAL IMPACT

Corporate Risk Management are satisfied with the public access easement and associated Deed of Indemnity.

19.0 HUMAN RESOURCE IMPACT

Nil

20.0 URGENCY

Urgent

21.0 PUBLICITY/MARKETING

Not required.

22.0 OPTIONS

Option1: Endorse the public access easements and Deed of Indemnity, which will provide for public access to the riverfront area of the Portside Wharf development.

Option 2: Not to endorse the public access easements and Deed of Indemnity, which will provide for public access to the riverfront area of the Portside Wharf development.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 456/20/40 (1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Heritage Advisory Committee Membership and Annual Report

3.0 ISSUE/PURPOSE

The purpose of this submission is to accept the Heritage Advisory Committee 2003 – 2004 Annual Report, appoint replacement committee members, re-appoint the Chair for a third term and make minor amendments to the committee's Terms of Reference.

4.0 PROPONENT

Michael Papageorgiou, Manager City Planning

5.0 SUBMISSION PREPARED BY

Laurie Jones, Senior Heritage Architect, City Planning, SHAHU ext 34059

6.0 DATE

6 December 2004

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 2003 – 2004 Annual Report of the Heritage Advisory Committee, appoint replacement members, re-appoint the Chair and amend the Terms of Reference in accordance with the attached schedules.

10.0 DIVISIONAL MANAGER

Ken
MD
Ken Deutscher
Acting Divisional Manager
URBAN MANAGEMENT

APPROVED

13 DEC 2004

Alan
Lord Mayor

MD *JD* *JS*
77 *K4* *JGC*

11.0 BACKGROUND

The Heritage Advisory Committee was originally established by Council on 24 September 1981. With the introduction of *The Integrated Planning Act 1997* and *City Plan 2000*, the opportunity was taken to restructure the committee, and Terms of Reference for the new committee were adopted in November 2000. The restructured committee held its first meeting on 30 May 2002.

One of the requirements of the committee's Terms of Reference is to produce an Annual Report. The 2003 – 2004 Annual Report documents the committee's achievements over its second year to 30 June 2004 and is attached at Attachment A.

Other provisions of the Terms of Reference require E&C Committee appointment of Heritage Advisory Committee members every two years and appointment of the Chair annually. All except two committee members have indicated they are willing to serve a second term, but it is recommended that four of the twelve members are replaced, to provide new expertise and experience, while retaining two-thirds of the membership for continuity. The proposed new members are Cr Les Bryant as Administration Councillor, Mr Rod Litster, Barrister, Mr Charles Oliver, Engineer, and Mr Denver Beanland, Historian. CVs are attached at Attachment B.

Peter Marquis-Kyle is a consultant conservation architect, member of the former Heritage Advisory Committee since 1991, and a former member of the Queensland Heritage Council. He was appointed as inaugural Chair of the restructured Heritage Advisory Committee in 2002 and was re-appointed in 2003. He has advised that he is willing to serve a third term. No other committee members have nominated for the position of Chair.

The recommended membership of the new committee is shown on Attachment C.

The committee's Terms of Reference were adopted in 2000 and now require minor amendments to reflect changes which have occurred since then. These are detailed below under the relevant clause headings, with the proposed terms shown in the amended Terms of Reference at Attachment D.

Purpose: Committees changed from Urban Planning Committee and Community Policy Committee to Urban Planning and Economic Development Committee and Community Services Committee to reflect current titles.

Membership: Provision for Councillors to appoint a proxy. External members are appointed in their own right, rather than as a representative of an organisation, so proxies are not appropriate. Councillors provide background political and administrative advice and provide a link between the committee and Council. As Councillors' other commitments may preclude them from attending all meetings, it is considered appropriate that they can appoint a proxy for specific meetings.

Duration of Appointment: Reference to initial appointment deleted. Initial appointment for three years was intended for the founding 2001 committee only, to align with the 2004 Council election. It was not intended to apply to the initial appointment of subsequent new members.

Accountability Structures: Chairs of Committees changed to reflect current titles.

Meeting Frequency: Amended from once per month throughout the year to once per month 11 times per year. Meetings are not held in January due to Christmas/New Year holidays.

Committee Advice: Committee changed to reflect current title.

Review: Clause requiring review of the committee's operations at the end of the first 12 months deleted. This clause is no longer relevant as the committee is over two years old, and the first Annual Report has been accepted.

12.0 CONSULTATION

Cr David Hinchliffe, Deputy Mayor, Chair Urban Planning and Economic Development Committee

Cr Kerry Rea, Chair Community Services Committee
Heritage Advisory Committee

All consulted are in agreement with the recommendations.

13.0 IMPLICATIONS OF PROPOSAL

Acceptance of the Annual Report, appointment of new members and re-appointment of the Chair for a third term will endorse the valuable advice that the Heritage Advisory Committee provides to Council on a wide range of issues.

14.0 COMMERCIAL IN CONFIDENCE

Nil

15.0 CORPORATE PLAN IMPACT

The Heritage Advisory Committee's 2003 – 2004 Annual Report identifies the ways in which the committee has contributed to various services in the Subtropical City theme of the Corporate Plan, specifically: 'Identifying and conserving the city's heritage places' and 'Promoting the subtropical design of city buildings and open spaces and safeguarding the unique character of Brisbane's 'tin and timber' homes'.

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

Nil

18.0 POLICY IMPACT

Nil

19.0 FINANCIAL IMPACT

Nil

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 **URGENCY**

In the normal course of business

22.0 **PUBLICITY/MARKETING**

Publicity may be appropriate on acceptance of the Heritage Advisory Committee's Annual Report, appointment of new members and re-appointment of the Chair.

23.0 **OPTIONS**

Option 1. Approve the recommendations that E&C accept the Heritage Advisory Committee's 2003 - 2004 Annual Report, appoint new members in accordance with the list at Attachment C, re-appoint Peter Marquis-Kyle as Chair for a third term until March 2005 and make minor amendments to the committee's Terms of Reference.

Option 2. Not approve the recommendations.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER 202/10(674)

2.0 TITLE
North-South Bypass Tunnel – Acquiring properties adjacent to construction compounds

3.0 ISSUE/PURPOSE
The purpose of this submission is to:

1. Consider policy implications of negotiating with property owners to purchase properties adjacent to construction compounds for the North-South Bypass Tunnel project; and
2. Seek approval to commence negotiations to purchase two properties, as requested by property owners, adjacent to the construction compound at the proposed Shafston Avenue portal.

4.0 PROPONENT
David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY
Gregg Buyers - Principal Project Officer - Extension 37329

6.0 DATE
6 December 2004

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 LOCAL LAW?
No

9.0 RECOMMENDATION
It is recommended that:

1. E&C grant approval to commence negotiations to purchase two properties located at 35 Connor Street, Kangaroo Point and 40 Connor Street, Kangaroo Point, as requested by respective property owners, that are adjacent to the proposed Shafston Avenue eastern portal construction compound; and,
2. any agreement to purchase either of the above properties be subject to a Council decision to proceed with the North-South Bypass Tunnel project following the approval of the Environmental Impact Statement for the project.

10.0 DIVISIONAL MANAGER

David Stewart
Executive Manager
Major Infrastructure Projects Office

APPROVED

13 DEC 2004

Lord Mayor

11.0 BACKGROUND

The proposed North-South Bypass Tunnel (NSBT) is a significant and strategic project for Brisbane. It is also of a scale not previously undertaken in Brisbane City. Construction of the NSBT will affect residential properties, businesses, and community facilities and services. In particular these impacts will be intensified around the 3 portals (surface connections), Northern, Southern and Eastern where construction compounds will exist for extended periods of three to four years.

It is expected that approximately 100 properties will be resumed at surface, in full or in part, to allow the project to be constructed. Another 220 properties will be resumed volumetrically with tunnel passing under properties and in consequence will record blight on title. Compensation will be determined using established compensation and valuation principles.

Unlike other major projects undertaken to date in Brisbane, some of the primary construction compounds, by necessity, are located in residential environs. This is the case for the work sites in Woolloongabba (southern portal) and Shafston Avenue, Kangaroo Point (eastern portal).

Construction Compound Operation and Impacts

These sites will be in operation for up to four years and will generally operate on a 24/7 basis for underground activities with certain aboveground work limited to standard working hours. A shed will be constructed over the access to the tunnels to manage dust and noise from the tunnel works.

Significant volumes of spoil from the tunnel will be removed by truck. Current estimates suggest approximately 240 truck movements from the eastern portal construction compound per day for approximately 33 months for spoil disposal. In addition, there will be significant site deliveries of construction materials and equipment.

Operational details of the eastern work site include:

- Treatment of waste water from the tunnel construction;
- Power supply and associated transformers for equipment;
- Ancillary offices and limited parking spaces;
- Workshop;
- Associated labour facilities;
- First aid facilities;
- Equipment storage;
- Material loading and delivery station;
- Water supply to machines; and
- Temporary ventilation equipment.

While the work sites will meet all relevant environmental standards, there will be a real and tangible impact on directly adjacent local residents in some instances. This view has been expressed most recently in discussions with the community. At these meetings, the residents directly affected by the work sites have displayed a high degree of anxiety about potential impacts to their life style, amenity, privacy, noise, and dust.

Currently, there is no requirement for Council to purchase properties adjacent to construction sites, work sites, road works or similar, nor is there a requirement to provide any compensation. Council currently works with all adjacent business owners, residents, and the local community to ensure any construction related impacts are minimised.

In the case of the NSBT project, the duration and extent of works proposed is far greater than normally endured by residents directly adjacent to construction sites and therefore special consideration for the acquisition of these particular properties may be warranted on a case by case basis.

Impacted Properties

The plans included as Attachment 1 show the three proposed primary construction compounds for the NSBT and the potentially impacted adjacent residential properties.

These plans identify four potentially impacted adjacent residential properties at the eastern portal location and one residential property and an aged care facility at the southern construction compound. No residential properties are directly adjacent to the proposed northern construction compound.

The owners of two of these properties have requested that Council purchase their respective properties at the eastern portal location. These properties are located at 35 Connor Street and 40 Connor Street, Kangaroo Point.

The main concerns identified by the property owners were:

- Total duration of construction and 24/7 operations.
- Inability to sell properties for fair market value for over 5 years.
- Impact on sleeping (shift workers).
- Loss of privacy being adjacent to construction site.
- Loss of current buffers (adjacent houses) to Shafston Avenue.

12.0 CONSULTATION

Consultation has been undertaken with the following stakeholders:

- Property owners of both properties
- Councillor for East Brisbane, Cr Catherine Birmingham
- Project Executive Group
- E&C Strategy presentation

During the most recent discussions with the land owners both have requested that Council negotiate to purchase their properties.

13.0 IMPLICATIONS OF PROPOSAL

The acquisition of these properties effectively creates an extended buffer around the work site to lessen the extent of impacts on permanent residents and ongoing opposition to the project.

Future cost implications if the properties are not purchased could involve:

- Delayed project construction progress due to disputes with affected property owners.
- Associated legal fees and any consequences of potential resident legal action.
- Negative project publicity concerning construction impacts on residents.

Council may receive further requests to purchase or compensate adjacent business owners and property owners as a result of this proposal on both this project and potentially other construction projects.

This proposal does not seek approval to purchase the nominated properties.

The approval to purchase a property would be subject to a separate submission and would not be considered until the approval of the Environmental Impact Statement for the project and a decision to proceed with the project.

Other options considered included a rental subsidy for the property owners, which are directly affected and significantly impacted by the construct compounds, to allow residents to move to another property for the duration of the works. This option was not recommended due to the ongoing costs and liability issues associated with managing vacant properties.

14.0 COMMERCIAL IN CONFIDENCE

This document is not commercial in confidence.

15.0 CORPORATE PLAN IMPACT

The NSBT project is key objective of the Corporate Plan. The approval of the recommendation will assist in the delivery of this project.

16.0 CUSTOMER IMPACT

The adjacent property owners would not have to endure the extended construction impacts of the NSBT project for up to four years. Compensation for the property owners would be based on established valuation and compensation principles.

17.0 ENVIRONMENTAL IMPACT

Nil

18.0 POLICY IMPACT

Without careful consideration on the decision making process and the criteria used to determine the range of affected properties the precedent may be set for unnecessary land purchases.

It is recommended that special consideration be restricted to residential properties directly adjacent to the primary construction compounds for the NSBT project and that approval to commence negotiation be sought through E&C on a case-by-case basis and if requested by a property owner.

19.0 FINANCIAL IMPACT

The initial estimated cost of this proposal for the NSBT project is redacted for all residential properties that meet the recommended criteria. It is not expected that all such property owners will request Council to purchase their respective properties.

Long term cost recovery will be possible through the re-sale of the property. Opportunities exist to on sell a large amalgamated development site or several smaller lot sizes. Council may also consider it as a future site for an inner city community facility.

The purchase of the two recommended properties is estimated at a total of redacted

Funding is not available in the current budget and would be sought in a future budget submission.

1.0 FILE NUMBER
204-68/1(208/A1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE
Confirmation of membership Business Group Board.

ACTION TAKEN

13 DEC 2004

3.0 ISSUE/PURPOSE
To approve the membership of Business Group Board

TOWN CLERK

MOLLY

4.0 PROPONENT
Jude Munro, Chief Executive Officer.

5.0 SUBMISSION PREPARED BY
David Askern, Manager Brisbane City Legal Practice (ext.34740)

6.0 DATE
30 November 2004

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

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE
Not applicable.

RECEIVED

13 DEC 2004

9.0 RECOMMENDATION
That E&C confirm the membership of the Business Group Board as set out in Attachment "A".

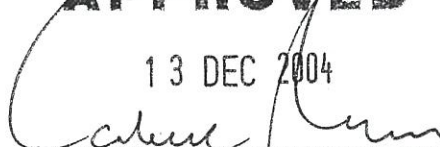
COMMITTEE SECTION

10.0 CHIEF EXECUTIVE OFFICER


Jude Munro
Chief Executive Officer

APPROVED

13 DEC 2004


Lord Mayor





10 YEAR PUBLICATION RELEASE SCHEME

11.0 BACKGROUND

With the abolition of Holding Entity Committee, the City Solicitor has advised that it is necessary to reconstitute the membership of the Business Group Board to take account of that change. This is because membership of Councillor members of that board has been previously tied to their membership of Holding Entity Committee.

It is now proposed that the membership of the Business Group Board be confirmed as follows:-

Councillor Members

Councillor Campbell Newman	Chair
Councillor John Campbell	Deputy Chair
Councillor Graham Quirk	
Councillor Helen Abrahams	
Councillor Kim Flesser	

Employee Members

Jude Munro	Chief Executive Officer
Helen Gluer	Chief Finance Officer
Ray Folley	Secretary

External Members

Stephen Lonie	Chair Brisbane Transport Board
Peter Robertson	Chair Brisbane City Works Board
Catherine Sinclair	Chair City Businesses Board
Neil Summerson	Chair Brisbane Water Board
Ben Kehoe	

Any future changes to membership of the Business Group Board will be referred to Establishment & Coordination Committee for approval.

12.0 CONSULTATION

Establishment & Coordination Committee
Executive Management Team

All are in agreement with the proposal.

13.0 IMPLICATIONS OF PROPOSAL

This proposal will confirm the existing membership of the Business Group Boards as made necessary by the abolition of Holding Entity Committee.

14.0 COMMERCIAL IN CONFIDENCE

None

15.0 CORPORATE PLAN IMPACT

None.

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

Normal course of business

22.0 PUBLICITY/MARKETING

This proposal would potentially avoid negative project publicity throughout the project construction period generated by the residents in the subject properties.

23.0 OPTIONS

1. Do nothing and work with all property owners to minimise the construction impacts of the project. This is consistent with normal practice both in Queensland and interstate.
2. Commence negotiations to purchase the two residential properties at 35 & 40 Connor St, Kangaroo Point, which are directly affected and significantly impacted by the eastern portal construction compound.
3. Provide a rental subsidy for the property owners of 35 & 40 Connor St, Kangaroo Point, which are directly affected and significantly impacted by the eastern portal permanent work site. This will allow residents to move to another property for the duration of the works.

Options 2 is recommended

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 240/7- 2004/2005

E&C 240/7-2005

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for September, 2004

3.0 ISSUE / PURPOSE

The purpose of this submission is to advise E&C of the consultancies commissioned in September, 2004.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

ACTION TAKEN

13 DEC 2004

TOWN CLERK

5.0 SUBMISSION PREPARED BY

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

Lana Milne

6.0 DATE

3 December 2004

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

13 DEC 2004

9.0 RECOMMENDATION

That E&C note the report for the consultancies commissioned during the month of September, 2004 as attached.

COMMITTEE SECTION

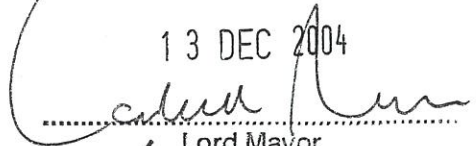
10.0



Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED

13 DEC 2004



Lord Mayor



BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$3,119,553.13 during the month of September, 2004 are attached.

12.0 CONSULTATION

N/A

13.0 IMPLICATIONS OF PROPOSAL

N/A

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

As addressed by Divisions.

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

Compliance with reporting request.

18.0 FUNDING IMPACT

Expenses incurred through Divisional Consultancy Accounts.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

N/A

22.0 OPTIONS

N/A

BCC PUBLICATION SCHEME
10 YEAR RELEASE

16.0 CUSTOMER IMPACT

None

17.0 ENVIRONMENTAL IMPACT

None.

18.0 POLICY IMPACT

None.

19.0 FUNDING IMPACT

None.

20.0 HUMAN RESOURCE IMPACT

None

21.0 URGENCY

In the normal course of business

22.0 PUBLICITY/MARKETING STRATEGY

None required

22.0 OPTIONS

Option 1: Approve the recommendation.

Option 2: Modify the recommendation.

Option 3: Not approve the recommendation.

Option 1 is the preferred and recommended option.

BCC PUBLICIFICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: (4)12/51/1(P8)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Monthly Report - Delegation of Authority to Travel - October 2004.

3.0 ISSUE/PURPOSE

Provision of relevant monthly travel report.

4.0 PROPONENT

Noel K Faulkner, Divisional Manager City Business

5.0 SUBMISSION PREPARED BY

Jaylene Farrell, Travel Co-Ordinator, Brisbane Commercial Services, ext. 72056

6.0 DATE

3 December 2004

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 October 2004.

ACTION TAKEN

13 DEC 2004

TOWN CLERK

TCCS

RECEIVED

13 DEC 2004

COMMITTEE SECTION

10.0 Noel K Faulkner
Divisional Manager
City Business

APPROVED

13 DEC 2004

Lord Mayor

Handwritten signatures: MEB, 50, 77, JAC, RA

I Recommend Accordingly

Handwritten signature of Chief Executive Officer

CHIEF EXECUTIVE OFFICER

BCG YEAR RELEASE SCHEME

11.0 BACKGROUND

In pursuance of the request for information on a monthly basis of travel approved under delegation, reports are enclosed for October 2004, for each Unit of Administration (showing travel actually undertaken during that month).

Attachment "A" shows details associated with travel undertaken in October 2004 which is not covered by the Travel Policy (being essentially travel by job applicants to attend interviews).

In summary, the position is as follows:

October 2004

Non-Commercial Operations

a)	International Travel	
	(i) Number of Bookings	4
	(ii) Airfares	\$ 12,685.79
b)	Domestic Travel	
	(i) Number of Bookings	47
	(ii) Airfares	\$ 15,426.40
c)	Accommodation and Allowances Costs	\$ 17,944.22
d)	Registration Fees for Conferences	\$ 28,836.53
e)	Other Costs e.g. hire car	\$ 5,519.51

TOTAL

\$ 80,412.45

Commercial Operations

g)	International Travel		
	(i) Number of Bookings	NIL	
	(ii) Airfares		\$
h)	Domestic Travel		
	(i) Number of Bookings	NIL	
	(ii) Airfares		\$
i)	Accommodation and Allowances Costs		\$
j)	Registration Fees for Conferences		\$
k)	Other Costs e.g. hire car		\$
	TOTAL		\$
m)	Cost of air-fares, accommodation and taxis as detailed in Attachment A	\$	1,381.77

12.0 CONSULTATION

Liaison with Officers undertaking travel and Divisional Travel Officers.

13.0 IMPLICATIONS OF PROPOSAL

Nil.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

Nil.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

In line with Council policy.

19.0 FUNDING IMPACT

Expenses incurred through Divisional Travel Votes.

20.0 HUMAN RESOURCE IMPACT

Not applicable.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Lord Mayor.

23.0 OPTIONS

(1) That E&C note the information submitted on approved Travel for October 2004.

(2) Not approve the recommendation.

Option (1) is the preferred option.

E&C13/12-NA

1.0 FILE NUMBER: 234/51/139

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**
Interim Youth Space in Wynnum- Manly: a Brisbane City Council – Bayside Adolescent Boarding Inc (BABI) partnership.

3.0 **ISSUE/PURPOSE**

The purpose of this submission is to seek approval for the establishment of an Interim Youth Space in Wynnum-Manly.

4.0 **PROPONENT**

Margaret Allison, Divisional Manager, Community and Economic Development

5.0 **SUBMISSION PREPARED BY**

Anna Spencer, Senior Program Officer Youth Strategy, Social Policy
Officer Code: SPOYS
Phone: 35571

6.0 **DATE**

6 December, 2004

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 LOCAL LAW?**

No

BCC PUBLICATION SCHEME
10 YEAR RELEASE

9.0 RECOMMENDATION

It is recommended that E&C approve a grant to the value of \$30,000 to Bayside Adolescent Boarding Inc for the purpose of establishing an interim Youth Space in Wynnum-Manly.

10.0 DIVISIONAL MANAGER

APPROVED

13 DEC 2004

[Signature]
.....
Lord Mayor

[Signature] NY JBA
77 JHC
[Signature]

[Signature]

Pam Bourke
Manager
SOCIAL POLICY

[Signature]

Margaret Allison
Divisional Manager
COMMUNITY & ECONOMIC DEVELOPMENT

I recommend this policy
[Signature]
.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council has received a request from the Youth Space Team (Bayside Adolescent Boarding Inc – B.A.B.I) for one-off assistance of \$33,469 to cover the costs associated with the establishment and operation of an interim Youth Space to service the Wynnum-Manly region for the period January - August 2005.

Research and community consultation over the past 15 years has consistently identified the Wynnum-Manly region as a priority area for the establishment of youth and community spaces. Community infrastructure will be under increasing pressure from projected population increases in the City's south-east.

Over the past 12 months Council's youth officers have been working with the BABI Youth Space Committee to explore the feasibility of establishing a long term Visible Ink Youth Space in the area, similar to the Visible Ink Spaces in the Valley, Zillmere and recently in PCYC Mount Gravatt.

A Visible Ink Youth Space in the Wynnum Manly area must be considered in the context of the need for co-located community facilities and services in the area to respond to the existing shortfalls and the demands of the future population. The planning, design, funding and implementation may take between 2-4 years.

However the BABI Youth Space Committee is keen to start delivering youth based activities as soon as possible especially over the high need January and Mid Year holiday periods. Consequently they are seeking funding to establish an interim Youth Space. This interim Youth Space will:

- Provide an office base from which to organise outreach youth activities and coordinate with Council youth programs eg Chill Out.
- Create an immediate and visible statement of Council's commitment to young people in Wynnum-Manly.
- Act as a point of contact for the development of business, community and government partnerships for a long term youth and community infrastructure partnership.

An interim Youth Space will provide immediate benefit to young people and the community whilst allowing longer term Council planning processes to plan infrastructure in such a high growth area, develop business plans and negotiate external partnerships.

12.0 CONSULTATION

Cr: Campbell Newman, Lord Mayor
Cr. Kerry Rea, Chairperson Community Services Committee
Cr Peter Cumming, Councillor for Wynnum-Manly
Graeme Jones, Manager Community Development Services
Steve Capelin, Social Action and Youth Team
The BABI Youth Space Committee

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

The interim Youth Space will be a base from which to:

- Organise and deliver local youth activities and resources over the high need holiday period.
- Create an immediate and visible statement of Council's commitment to young people in Wynnum-Manly.
- Act as a point of contact for the development of business, community and government partnerships regarding long term youth and community infrastructure delivery.
- Evaluate the interim model to feed into decisions regarding ongoing funding for the youth space for medium term 2 years and longer term 4 years.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

Delivers on Inclusive City objectives and Youth Strategy 2004-2008 direction.

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

Nil

18.0 POLICY IMPACT

The proposal is in line with the Youth Strategy 2004-2008 planning

19.0 FINANCIAL IMPACT

The \$30,000 proposal can be funded within the 2004-05, Youth Strategy Budget. Funds are available from CD 18 L300.

In addition an application for grant funding has been recommended in the current round of Community Grants. The recommended amount is \$25,000 from Community Development Grants and \$10,000 from Local Cultural Grants, totalling \$35,000. Therefore the total commitment by Brisbane City Council, in the 2004-05 year will be \$65,000 to the establish an interim youth space in Wynnum-Manly and deliver program outcomes.

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Publicity to be at the discretion of the Lord Mayor.

23.0 OPTIONS

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

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER

E&C13/12-2N

234/51/121

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Community Housing Partnership Project property allocations.

3.0 ISSUE/PURPOSE

To approve the allocation of specific Council properties to approved Social Housing Providers to supply crisis and transitional housing under the Community Housing Partnership Project.

4.0 PROPONENT

Margaret Allison, Divisional Manager Community and Economic Development.

5.0 SUBMISSION PREPARED BY

Jon Eastgate, Senior Program Officer Social Diversity and Housing ext. 34540.

6.0 DATE

6 December 2004

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval.

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

N/A

9.0 RECOMMENDATION

To approve the allocation of properties at 90 Garden Road, Richlands and 44 Connor Street, Kangaroo Point, to Community Action in Carole Park Inc and Metropolitan Association Toward Community Housing Inc respectively.

10.0 DIVISIONAL MANAGER

M Allison

Margaret Allison
DIVISIONAL MANAGER
COMMUNITY & ECONOMIC DEVELOPMENT

APPROVED

13 DEC 2004

[Signature]
Lord Mayor

[Signatures]

RECEIVED

13 DEC 2004

COMMITTEE SECTION

ACTION TAKEN

13 DEC 2004

TOWN CLERK

SPOSAD

[Signature]

Pam Bourke
MANAGER SOCIAL POLICY
I Recommend Accordingly

[Signature]

CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The Community Housing Partnership Project (CHPP) has been established to allow community organisations to use surplus Council residential properties for crisis and transitional housing for people who are, or have recently been, homeless.

In recent months Council has acquired two properties which will be managed through the CHPP until they are required for their intended use. These properties are:

90 Garden Road, Richlands

Acquired for park and recreation purposes but will not be developed until adjoining land has been acquired. Accordingly it will be available to the CHPP for up to 3 years.

44 Connor Street, Kangaroo Point

Acquired for the TransApex project and will be available for a minimum of 12 months.

On 7 February 2004, E&C approved a preferred list and reserve list of social housing providers, assessed by a panel of Council staff and external advisers, based upon set criteria. The recommended allocation of specific properties to these providers is based on the suitability of the property to the services provided by the housing organisation and the proximity of the organisation and property. Attention has also been paid to the sensitivities of neighbouring residents and organisations are required to manage these issues sensitively and appropriately.

The recommended matches are:

90 Garden Road, Richlands	Community Action in Carole Park Inc.
44 Connor Street, Kangaroo Point	Metropolitan Association Toward Community Housing Inc.

Metropolitan Association Toward Community Housing Inc is a preferred provider and Community Action in Carole Park Inc is a reserve list organisation. Both organisations have been assessed as meeting all criteria to take part in the program.

12.0 CONSULTATION

Cr Kerry Rea, Chairperson Community Services Committee
Cr Les Bryant, Councillor for Richlands Ward
Cr Catherine Bermingham, Councillor for East Brisbane Ward
Paul Grove, Development Manager, City Assets
Roksana Khan, Team Leader Social Action and Equity, Community Development Services
Rachel Watson, Community Development Officer Housing, Community Development Services

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

The proposal will enable Council to support a range of social housing organisations by the provision of additional housing for crisis and transitional accommodation through the Community Housing Partnership Project.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

Program 4 - Community Life
Outcome 4.5 - Diverse and Inclusive City
Service 4.5.1.2 - Inclusive City Initiatives

16.0 CUSTOMER IMPACT

Community members requiring short term housing will be assisted through the availability of additional accommodation options and will have greater access to support towards long term accommodation.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

The implementation of this project will assist in ensuring that Brisbane remains an inclusive city.

19.0 FINANCIAL IMPACT

The two properties require some minor refurbishment work to be undertaken prior to handover to the social housing providers. This work will not exceed \$10,000 and will be funded from the CHPP project budget for 2004-2005 Opportunities for All.

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

At the discretion of the Acting Chair.

At the discretion of the Lord Mayor. Although some publicity may occur around the allocation of properties to recommended organisations, actual property locations and uses should not be disclosed as this may compromise the management of the premises (eg Women's Shelter).

23.0 OPTIONS

1. To approve the recommendation.
2. Approve recommendation with amendments.
3. Not approve the recommendations.

Option 1 is the preferred option.

E&C RESULTS– 20 DECEMBER 2004

SUB NO.	FILE NO.	DIV	TITLE	Result
20/12-1B		HRSM	Additional and Final Funding to continue the HRIS Project to Implementation in Phases 1, 2 & 3.	Yes
20/12-1F	364/48/3(370)	City Governance	The Granting of Successive Telecommunications Leases to Hutchison 3G Australia Pty Limited at the Pinaroo Cemetery, Bridgeman Downs.	Yes
20/12-2F	364/102/3(59)	City Governance	Acceptance of an Offer of Compensation from the Queensland Government – Department of Main Roads Arising from the Resumption of Council Land for Road Purposes at Moggill Road, Kenmore.	Yes
20/12-3F	204/6(16/P3)	City Governance	Monthly Project Report – November 2004 (Attachment A)	Yes
20/12-1J		CCS	Livability Committees.	Yes
20/12-2J	DRS/USE/H02-818453	CCS	Subdivision of Land at Kelvin Grove Road, Kelvin Grove.	Yes
20/12-1K	460/97/44(45) Walk In	Urban Management	Roadworks Deed for Westfield Chermiside Shopping Centre Stage 5 Extension	Yes Amended
20/12-1L	20/0-K(7)	OLMCEO	Proposed Staff Exchange to the United Kingdom – Mr Ken Deutscher, and Nick Vaughan, Department Head, Greater Manchester Public Transport Executive.	Yes
20/12-2L	243/50-40060/2002/2004	OLMCEO	Stores Board Recommendation – Submissions for Approval by the Establishment and Co-Ordination Committee – Contract with Hawley Constructions Pty Ltd for the Replacement of the Brisbane City Hall Dome Box Gutter.	Yes
20/12-3L	243/85-50071/2004/2005	OLMCEO	Submission for Resolution by Council under Division 12 of the City of Brisbane Act, 1924. (Electricity Contract)	Yes
20/12-4L	243/50-40060/2002/2004	OLMCEO	Stores Board Recommendation – Submissions for approval by the Establishment and Co-ordination Committee (North-South Bypass Tunnel).	Yes
20/12-5L	Walk In	OLMCEO	Senior Officer Service Remuneration and Position Definitions.	Yes
20/12-6L	Walk In	OLMCEO	Executive Service Salaries.	Yes

E&C RESULTS– 20 DECEMBER 2004

SUB NO.	FILE NO.	DIV	TITLE	Result
20/12-7L	Walk In	OLMCEO	Senior Officer Salaries.	Yes
20/12-8L	Walk In	OLMCEO	Executive Appointment	Yes
20/12-1N	204/95(2)	CED	Queen Street Mall Visitor Information Centre (VIC) Relocation and Upgrade of Albert Street Public Toilets.	Yes
20/12-2N	223/6(235)	CED	Project Vista (Very High Speed, Next Generation Broadband)	Held
20/12-3N	392/70/1-2004(2)	CED	Funding Towards the 2004 Sports and Cultural Festival.	Yes
20/12-4N	392/65/2-2004/2005(2)	CED	2004/2004 Community Grants – Allocation 2.	Yes
20/12-5N	232/37	CED	To Undertake Urgent City Hall Drainage Rectification Works.	Yes

Present – Campbell Newman, J H Campbell, D B Hinchliffe, F Farmer, H J Abrahams, K Flesser, G M Quirk.

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

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

1.0 FILE NUMBER: 364/48/3(370)

E&C20/12-1F

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

The granting of successive Telecommunication Leases to Hutchison 3G Australia Pty Limited at the Pinaroo Cemetery, Bridgeman Downs.

3.0 ISSUE/PURPOSE

To obtain approval for the granting of two successive ten (10) year Telecommunication Leases to Hutchison 3G Australia Pty Limited at the Pinaroo Cemetery, Bridgeman Downs, for the establishment of a telecommunications facility that is deemed to be of "High Impact".

4.0 PROPONENT

Helen Gluer
Chief Financial Officer
Ext. 34577

5.0 SUBMISSION PREPARED BY

David Cox,
Principal Asset Manager,
City Assets - Ext 36630

6.0 DATE

14 December 2004

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 LOCAL LAW?

No.

RECEIVED

20 DEC 2004

COMMITTEE SECTION

ACTION TAKEN

20 DEC 2004

TOWN CLERK

PAMCA

9.0 RECOMMENDATION

That E&C grant approval for,

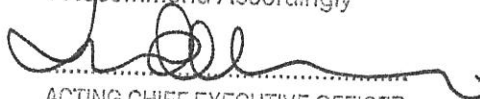
1. Subject to the necessary development and planning approvals being first obtained, two (2) successive Telecommunication Leases to be granted to Hutchison 3G Australia Pty Limited upon the Council's standard terms and conditions for such leases over the proposed telecommunications facility (occupying 36m² of land as outlined in yellow on Attachment 4).
2. The Leases proposed in 1 above to provide;
 - (i) for an aggregate period of twenty (20) years, comprised of two successive periods of ten years each, the first period commencing on 1 March 2005; and,
 - (ii) a commencing annual rental of [redacted] (plus GST); and,
 - (iii) Hutchison 3G Australia Pty Limited is to pay all of Council's reasonable costs relating to items 1 and 2; and,
 - (iv) the Leases to be on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice and the Manager, City Assets.

10.0 DIVISIONAL MANAGER



Helen Gluer
CHIEF FINANCIAL OFFICER


I Recommend Accordingly



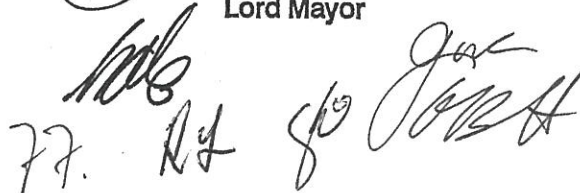
ACTING CHIEF EXECUTIVE OFFICER

APPROVED

20 DEC 2004



Lord Mayor



77. NY of [signature]

11.0 BACKGROUND

The purpose of this submission is to obtain the Committee's approval to the granting of two successive ten year telecommunication leases that will enable the establishment by Hutchison 3G Australia Pty Limited (Hutchison) of a high impact telecommunications facility at the Pinaroo Lawn Cemetery. (Refer to Attachments 1-8).

The proposed facility is to be comprised of the following infrastructure: -

- Three panel antennas mounted at 35 metres on a 35 metre steel pole.
- Two parabolic dish antennas attached at 33 metres
- One (1) cable tray.
- One (1) low impact equipment shelter on a concrete slab.
- A security fence surrounding the proposed 36m² lease area.

In terms of the Commonwealth legislation the proposal is deemed to be of "High Impact". Accordingly, it will require planning and development approval.

The locally based manager of the Office of Australian War Graves wrote objecting to the proposal. He mistakenly thought that a decision had been made without any consultation being undertaken with his members and the general public. Similar objections have been received from the Secretary of the Liquor, Hospitality & Miscellaneous Union, Queensland Branch and the Secretary of the Returned Servicemen's League (Queensland Branch). The opposition being based mainly upon workplace health and safety considerations.

Letters of reply were sent to these organisations that recited the statutory provisions together with the Council's own policy and local law provisions. The letters also explained that in the event that the application met with these requirements, a Development Application would need to be lodged with the Council which would be widely advertised, offering the public the opportunity to comment and/or object to what is proposed.

Site Options and Evaluation

Having undertaken investigations of a wide area the proposed location was identified as the most suitable for the following reasons:

- Hutchison has discovered through customer complaints and drive surveys that coverage improvement is required in the area.
- The proposed pole has been situated as far as possible away from existing sensitive land uses (including residential) while still being in the area it is intended to serve.
- The siting of the proposed facility will not require the removal of vegetation and will make use of the existing vegetation to mitigate any visual impact. Refer to Attachments 6-8.

11.0 BACKGROUND Cont.

Site Characteristics

The proposed lease area for the intended facility is relatively level due to site works that have previously been undertaken. The general area is used for the storage of building materials and waste. There are maintenance sheds, workshops and an office building within a radius of about 60 metres to the south of the proposed lease area. There is also a large gas cylinder approximately 30 metres to the south of the proposed lease area. The site is encompassed by mature vegetation that is generally about 30 metres in height to the south and west. Refer to photographs on Attachments 6-8.

Surrounding Land Uses

The subject allotment of land (Lot 4 on RP868570) has a total land area of 50.018ha, and forms part of the Pinaroo Lawn Cemetery. The large size of the allotment physically separates the proposed site from surrounding land uses to the north, south and east. To the west along the eastern side of Bronson Street there is mature native vegetation with heights of between 25m to 30m. Accordingly, the proposed facility would not be visible from Bronson Street, to the west of which, are rural and rural residential land uses.

The applicant, in response to the Council's planners' objections to its original proposal, has moved the site out from the seclusion of the vegetation but has still retained the screening benefit of the trees with regard to the few nearby residences (situated on acreage along the western side of Bronson Street.) The city planners have now commented as follows:

"Based on the information received to date, a preliminary assessment of the proposal as submitted (to a pre-lodgement meeting) has identified further issues to be addressed however, in principle, support can be given to the proposal."

Having regard to the Council's Telecommunications Guidelines it is considered that the payment by Hutchison of an Establishment Fee of [redacted] (plus GST) and a commencing annual rental of [redacted] (plus GST) will meet Council's policy requirements.

On 3 August 2004, Council adopted a recommendation that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to public tendering for the leasing of Council property, should not apply in relation to the leasing of sites to Telecommunications Carriers (or other parties operating a telecommunications facility).

12.0 CONSULTATION

- Councillor Kim Flesser, Chairperson, Finance Committee.
- Councillor Carol Cashman, Bracken Ridge Ward.
- Frank Riley, Manager, City Assets Branch, City Governance.
- Maria Menchise, Solicitor, Brisbane City Legal Practice.
- Noel Faulkner, Divisional Manager, City Business.
- Tony Tilden, Business Manager, Cemeteries.
- Kevin Cronin, Technical Specialist Team Facilitator.
- Tanya Smith, Town Planner, Development Assessment Team North.
- David Hains, Senior Technical Research Officer, iDivision.
- Brendan Carlin, Network Team Leader, Delivery Branch, iDivision.
- Colin White, Radio Technician, Electronic and Mobile Systems.

Other than for Councillor Carol Cashman and Tony Tilden, Business Manager, Cemeteries, all of those consulted are in agreement with the recommendation.

Both Councillor Cashman's and Tony Tilden's opposition to the proposal is based upon the concerns of those working at the cemetery about "health and safety, the aesthetics and a perceived land shortage for the future needs of the cemetery".

The issues concerning the "proposed facility's aesthetics" and the perception of "a land shortage" are matters that will be properly addressed during the development and planning application process should the proposal proceed.

13.0 IMPLICATIONS OF PROPOSAL

Sectional Support:	No impact.
Industrial Relations:	No impact.
Regional Implications:	No impact.
Social and Community:	No impact.
Service Levels	Council will be assisting in the provision of improved telecommunications services to the community.
Political	No impact.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

Corporate Vision Theme:	Smart and Prosperous City.
Council program:	City Governance.
Service focus:	Manage Council's finances and assets effectively to provide the best value for money for ratepayers.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

As this application is deemed by the legislation to be of "High Impact" the E&C Committee approval (if forthcoming) will be given subject to a Development and Planning Impact Assessment approval being subsequently obtained by the applicant.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

19.1 Budget Impact:

There are no funding requirements. Moreover, in addition to the prescribed Establishment Fee of [redacted] (plus GST) Council will receive an ongoing annual rental from Hutchison 3G Australia Pty Limited commencing at [redacted] (plus GST).

19.2 Taxation Issues:

Nil.

19.3 Risk Assessment:

Nil.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY / MARKETING STRATEGY

None required.

23.0 OPTIONS

Option 1 Approve the recommendation.

Option 2 Not approve the recommendation.

Option 1 is the recommended option.

E&C20/12-2F

1.0 FILE NUMBER: 364/102/3(59)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Acceptance of an Offer of Compensation from the Queensland Government - Department of Main Roads arising from the resumption of parts of Council Land for Road Purposes at Moggill Road, Kenmore.

3.0 ISSUE/PURPOSE

To obtain approval to accept an Offer of Compensation from the Queensland Department of Main Roads, arising from its resumption of various pieces of Council land situated at Moggill Road, Kenmore.

4.0 PROPONENT

Helen Gluer,
Chief Financial Officer.

RECEIVED

20 DEC 2004

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

David Cox
Principal Asset Manager, City Assets Ext 36630.

ACTION TAKEN

20 DEC 2004

JVN CLERK

PAMCA

6.0 DATE

14 December 2004

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C Approval

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

No

9.0 RECOMMENDATION

It is recommended that the Offer of Compensation in the amount of \$7,867 made by Queensland Department of Main Roads arising from its resumption for Road Purposes of various pieces of Council land described as:

- Lot 1 on SP149006 Parish of Indooroopilly, being an area of 505 m²;
- Lot 2 on SP 160524 Parish of Indooroopilly, being an area of 52 m²;
- Lot 11 on RP 221878 Parish of Indooroopilly, being an area of 84 m²;
- Lot 101 on SP 144985 Parish of Indooroopilly, being an area of 19 m²;

be accepted.

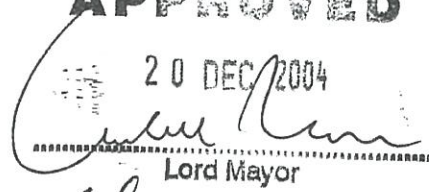
10.0 DIVISIONAL MANAGER



HG Helen Gluer
Chief Financial Officer

APPROVED

20 DEC 2004


Lord Mayor

I Recommend Accordingly


ACTING CHIEF EXECUTIVE OFFICER

MSA 78
JAC
RL

11.0 BACKGROUND

By Proclamation which appeared in the Queensland Government Gazette on 2 May 2003, the Queensland Department of Main Roads resumed, for Road Purposes, various pieces of Council land situated at Moggill Road, Kenmore. This land is required for the Moggill Sub-Arterial Road.

The pieces of Council land are described as:

- Lot 1 on SP 149006 Parish of Indooroopilly, being an area of 505 m²;
- Lot 2 on SP 160524 Parish of Indooroopilly, being an area of 52 m²;
- Lot 11 on RP 221878 Parish of Indooroopilly, being an area of 84 m²;
- Lot 101 on SP 144985 Parish of Indooroopilly, being an area of 19 m²;

The land is generally in small strips, two of which were previously Access Limitation Strips preventing access to Moggill Road and the other two were parts of creek verge near to Moggill Creek. This land is shaded yellow on the plan at Attachment 1.

The effect of the resumption will have minimal impact upon the use of the balance Council land. The Road Hierarchy map in CityPlan 2000 shows Moggill Road at this point is MRD controlled road; consequently, Council owned Access Limitation Strips are unnecessary. The other strips are vegetated creek-flats land associated with Moggill Creek. Both pieces are below or near the Flood Regulation Line.

As required under the Acquisition of Land Act, the date of valuation to assess compensation for the resumed properties is the date of resumption. An External Valuation Consultant was appointed to make the compensation assessments on behalf of Council and the value of land taken has been determined in the amount of \$6,500. Refer Attachments 2,3,4 & 5.

Following negotiation on the Claim, the Department of Main Roads has made an 'all up' offer of \$7,867, which comprises the value of the land taken and valuation fees and costs involved in negotiating the claim and it is this offered amount that is recommended for acceptance.

There is no allowance for GST within this figure as the Australian Taxation Office has made a ruling that the compulsory acquisition of land does not attract GST.

12.0 CONSULTATION

Councillor Kim Flesser, Chairperson of Finance Committee;
Councillor Margaret De Wit, Councillor for Pullenvale;
Frank Riley, Manager City Assets;
Laurie Vosper, Principal Engineer, Planning & Delivery, Urban Management
Charlene Meehan, Acting Senior Open Space Co-ordinator, Local Asset Services;

12.0 CONSULTATION (continued)

Ben Lindeboom, Water & Sewerage Development Officer, Network Planning, Brisbane Water;
Kevin Southern, Consultant - Compensation Negotiator, City Assets;

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

If the recommendation is accepted, Council will receive compensation for the land resumed in the amount of \$7,867.

Sectional Support:	No implications
Service Levels:	No implications
Political:	No implications
Industrial Relations:	No implications
Regional Implications:	No implications
Social and Community:	No likely implications

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Vision Theme: Smart and prosperous city

Council program: City Governance

Service focus: Manage Council's finances and assets effectively to provide the best value for money for ratepayers

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

Nil

18.0 POLICY IMPACT

Nil

19.0 FUNDING IMPACT

1. Budget impact: Council will receive revenue in the amount of \$7,867, which will form part of the 2004/2005 Property Disposal Program;
2. Taxation issues: Nil;
3. Risk Assessment: Not Applicable.

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

Normal course of business

22.0 POLICY/MARKETING STRATEGY

Nil

23.0 OPTIONS

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

Option 1 is preferred and recommended.

1.0 FILE NUMBER: 204/6(16/P3)

E&C20/12-3F

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Monthly Project Report – November 2004 (Attachment A).

3.0 ISSUE/PURPOSE

The purpose of this Submission is to provide regular Project performance updates on all Major Projects.

4.0 PROPONENT

Helen Gluer, Chief Financial Officer, 3403 4577.

ACTION TAKEN

20 DEC 2004

TOWN CLERK

MFP

5.0 SUBMISSION PREPARED BY

Chris Mead, Manager Financial Planning, City Governance, MFP, 3403 6068.

RECEIVED

20 DEC 2004

6.0 DATE

14th November, 2004.

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 LOCAL LAW?

N/A.

9.0 RECOMMENDATION

That E&C accept the Monthly Project Report.

APPROVED

20 DEC 2004

Lord Mayor

10.0 DIVISIONAL MANAGER

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

Helen Gluer
Chief Financial Officer

11.0 BACKGROUND

The report has adopted a Traffic Light system to improve identification of projects that are reported as either: on time; on estimate (green); scope changes (orange); emerging issues (orange); not on estimate/time (red); and no scope changes/emerging issues (green). Some of the exception reporting remains the same as the previous month however, all additional or new information can be identified under the *****NOVEMBER 2004 UPDATE***** heading.

November 2004 Report Summary

Attachment A is the report for November 2004. Some changes have occurred in the report from the previous month. These projects are:

- Hamilton Road (see page 12);
- Oxley Lakes (see page 21);
- Archiving (see page 26); and
- Organisational Review Implementation Team (see page 29).

The remaining projects continue to report outstanding issues.

12.0 CONSULTATION

The Chief Executive Officer, Divisional Managers and officers responsible for individual submissions. All consulted are in agreement.

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 Projects' progress.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

Nil.

16.0 CUSTOMER IMPACT

- Improved standards of Project Management; and
- Improved awareness of Risk Management Principles.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

Nil.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

N/A.

23.0 OPTIONS

Option 1: Approve the recommendation that E&C accept the Major Project Report for November 2004.

Option 2: Do not accept the report.

Option 1 is the preferred option.

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE
Livability Committees

3.0 ISSUE/PURPOSE
The purpose of this submission is to gain Civic Cabinet approval to establish Livability Committees.

4.0 PROPONENT
Margaret Crawford, Divisional Manager
Customer and Community Services Division

RECEIVED
20 DEC 2004

5.0 SUBMISSION PREPARED BY
Graeme Jones, Manager Community Development Services (Ext 35925)

COMMITTEE SECTION

6.0 DATE
7 December 2004

ACTION TAKEN

20 DEC 2004

MCD S

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

TOWN CLERK

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

9.0 RECOMMENDATION
That E&C approve the establishment of Livability Committees with four committees to be piloted early in 2005 and adopt the discussion paper as attached.

10.0 DIVISIONAL MANAGER



Margaret Crawford
DIVISIONAL MANAGER
CUSTOMER & COMMUNITY SERVICES

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

APPROVED
20 DEC 2004


Lord Mayor

11.0 BACKGROUND

Community research indicates that there is currently a relatively low level of community engagement in local decision making. The research further indicates that the community would appreciate opportunities to be more actively involved.

The attached discussion paper proposes the establishment of local committees, called "Livability Committees". These committees would be ward-based, be chaired by the local Councillor, be representative of the local community and would identify local issues and responses. Importantly, the discussion paper suggests that each committee be provided with funding to support local initiatives

12.0 CONSULTATION

Cr Kerry Rea, Chairperson Community Services Committee

13.0 IMPLICATIONS OF PROPOSAL

It is intended to stage the implementation of Livability Committees over this and the following two financial years. A pilot of four committees would commence early in 2005. During 05/06, a further 10 committees would be established voluntarily with the remainder to be established in 06/07 at the discretion of Ward Councillors. Ward Councillors would chair the committee in their ward. In addition, a central Coordinator would be recruited to support the committees and develop a formal charter from the attached discussion paper.

14.0 CORPORATE PLAN IMPACT

The aim of the Livability Committees is to initiate and support the Brisbane 2010 agenda at a local level. In particular, they will support an Inclusive City, a Clean and Green City and an Active and Healthy City.

15.0 CUSTOMER IMPACT

Livability Committees will provide a key mechanism for members of local communities to become more involved in local decision making.

16.0 ENVIRONMENTAL IMPACT

It is anticipated that Livability Committee proposals will provide regular and substantial opportunities to improve local environments eg assist environmental groups, undertake clean ups and/or revegetation.

17.0 POLICY IMPACT

Livability Committees will be a key component of the Community Engagement Strategy. Livability Committees would also make a significant contribution to Community Life (Program 4) outcomes and will be consistent with the 2010 themes: Active & Healthy; Clean & Green; and Safe & Inclusive communities.

18.0 FINANCIAL IMPACT

There is currently no budget allocation for Livability Committees. Upon approval of this submission, funding for this initiative will be established in the 3rd budget review.

Initial costs for this initiative (including Coordinator position) have been assessed as:

- 04/05	Pilot 4 Wards	\$200k
- 05/06	14 Wards	\$1.55m
- 06/07	All Wards up to	\$2.90m

19.0 HUMAN RESOURCE IMPACT

New Coordinator position (Band 7) is required to support implementation and operation of these Committees.

20.0 URGENCY

In the course of normal business.

21.0 PUBLICITY/MARKETING

The Coordinator at the commencement of the Pilot in January 2005 will develop a Publicity/Marketing strategy. Cr Kerry Rea, the Chair Community Services Committee would be spokesperson for this initiative.

22.0 OPTIONS

Option 1: Approve the recommendation

Option 2: Not approve the recommendation

Option 1 is the preferred option

1.0 **FILE NUMBER:** DRS/USE/H02-818453

E&C20/12-25

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

Subdivision of land at 107 Kelvin Grove Road, Kelvin Grove
Kelvin Grove Urban Village

3.0 **ISSUE/PURPOSE**

Approval required for Council to enter into a Subdivisional Deed of Agreement and accept a letter of undertaking or bank guarantee from the developer, Queensland Government Department of Housing and Queensland University of Technology.

4.0 **PROPONENT**

Margaret Crawford
Divisional Manager
Customer and Community Services

RECEIVED

20 DEC 2004

5.0 **SUBMISSION PREPARED BY**

Dianne Chambers
Plan Sealing Clerk
Plan Sealing Unit
Extension 35592

COMMITTEE SECTION

ACTION TAKEN

20 DEC 2004

TOWN CLERK

PSCR

6.0 **DATE**

13th December, 2004

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

For E & C approval

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

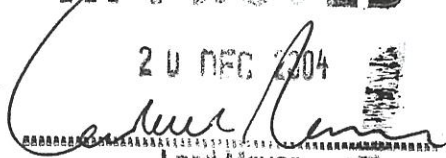
No

9.0 RECOMMENDATION

That E & C grant approval for the Council to enter into a Subdivisional Deed of Agreement with Queensland Government Department of Housing and Queensland University of Technology, the developers of Kelvin Grove Urban Village Stage 2B at 107 Kelvin Grove Road, Kelvin Grove, in respect of the uncompleted works and to accept a letter of undertaking or bank guarantee from Queensland Government Department of Housing and Queensland University of Technology as security for the completion of those works, on the following terms and conditions:

1. Both the Deed and the undertaking or bank guarantee are to be prepared by and be in a form satisfactory to Brisbane City Legal Practice, and;
2. The Subdivisional Deed of Agreement should provide that the various works set out below are to be completed within the respective periods after the sealing of the Plan of Survey as are set hereunder:

<u>Works</u>	<u>Period within which works to be completed After the sealing of plan of survey</u>
Demolition and Site Clearance	12 months
Roadworks	12 months
Landscaping	12 months
Electrical/Lighting Services	12 months

APPROVED
20 DEC 2004

Lord Mayor

10.0 DIVISIONAL MANAGER


Margaret Crawford
DIVISIONAL MANAGER
CUSTOMER AND COMMUNITY SERVICES


I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER


11.0 BACKGROUND

On 19th March, 2002, Brisbane City Council issued a preliminary approval for a material change of use, comprising a concept plan to guide the development of a new 'urban village' on the former Gona Barracks and part of the QUT campus at Kelvin Grove.

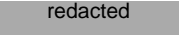




The concept plan provides for the division of the land into precincts which describe varying densities and heights to facilitate a mixed use medium/high density development, including multi-unit dwellings, public housing, student accommodation, education and sporting facilities, creative arts centre and supporting office/shopping facilities.

This major Public Housing/QUT project will be superceded by a Local Plan currently being prepared by Urban Management Division.

On 23rd October, 2002, approval was given for reconfiguration of lots (Stage 2A and 2B). Stages 1A, 1B and 2A have been completed.

By letter dated 20th October, 2004, Rider Hunt Queensland Pty Ltd, on behalf of the Queensland Government Department of Housing and Queensland University of Technology, requested that the Council permit the securing of uncompleted works to enable the plan of survey for the estate to be sealed prior to completion of those works.

The estimates for the uncompleted works provided by Rider Hunt Queensland Pty Ltd were sufficient. The Principal Engineer, Development Assessment North has advised that amounts required for bonding, including 25% contingency, are as follows:-

<u>Works</u>	<u>Estimated Cost</u>
Demolition and Site Clearance	\$ 
Roadworks	\$ 
Landscaping	\$ 
Miscellaneous costs associated With Demolition, Roadworks, Landscaping	\$ 
Total	\$ 

Building approvals will not be issued until "as constructed" drawings and information are accepted by Licensing and Compliance North.

12.0 CONSULTATION

David Askern, Manager, Brisbane City Legal Practice
Len Purdie, Principal Engineer Development Assessment North, Cameron Doyle, Senior Planner Development Assessment North.

All are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Continued goodwill established on the project to date.

14.0 CORPORATE PLAN IMPACT

Nil

15.0 CUSTOMER IMPACT

Enhanced customer satisfaction – achievement of early sealing of survey plans.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

The proposal differs from strict adherence to the current subdivision bonding guidelines in two ways.

1. Condition 5 of the approval requires the demolition of existing structures in the lot that will become the new park, and the demolition of structures across the new lot boundaries. Condition 12 requires the construction of Grey Gums Park. Alternative accommodation is required for the University and community functions that are currently within the buildings within the site. The Queensland University of Technology has commenced a building programme that will provide the new accommodation, and work is estimated to be completed end 2005. The proposal is to create the new lots by way of a sealed and duly registered plan prior to the structures being removed and the works in the park being commenced. The creation of the new lots will also enable a Principal Body Corporate to be created to manage and maintain community infrastructure before transfer of land to the first developer. This is planned for March, 2005.

This proposal is considered reasonable and warrants acceptance.

2. In the case of Stage 1A, the Subdivisional Deed was secured by a letter of undertaking rather than a monetary bond/bank guarantee. At the time of bonding Stage 1A, discussions took place with Council's Solicitor, Terry Griffiths. Whilst Section 1.5.1 of the Integrated Planning Act binds all persons, including the State, there are difficulties in obtaining a bank guarantee from Queensland Government. The State Treasurer is the person authorised to offer a Bank Guarantee. In view of State Government being the applicant and the State's willingness to provide payment to Council, acceptance of a Letter of Undertaking was considered satisfactory security. In the case of Stage 2B, the developer, Queensland Government Department of Housing and Queensland University of Technology is requesting that the Subdivisional Deed is secured by a letter of undertaking.

18.0 **FUNDING IMPACT**

Nil

19.0 **HUMAN RESOURCE IMPACT**

Nil

20.0 **URGENCY**

In the normal course of business

21.0 **PUBLICITY / MARKETING STRATEGY**

Nil

22.0 **OPTIONS**

1. That approval be given for Council to enter into a Subdivisional Deed of Agreement and that a letter of undertaking be provided by Queensland Government Department of Housing and Queensland University of Technology as security in respect of uncompleted works.
2. That approval be given for Council to enter into a Subdivisional Deed of Agreement and that a bank guarantee be provided by Queensland Government Department of Housing and Queensland University of Technology as security in respect of uncompleted works.

Option 1 is the preferred option

20/12-1K

1.0 FILE NUMBER: 460/97/44(45)

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Roadworks Deed for Westfield Chermside Shopping Centre Stage 5 Extension

3.0 ISSUE/PURPOSE

To seek the approval and recommendation to proceed to finalise a Deed of Agreement between Brisbane City Council, Westfield Management Limited (Westfield) and PT Limited (PT)

4.0 PROPONENT

Ken Deutscher, A/Divisional Manager, Urban Management Division.

5.0 SUBMISSION PREPARED BY

Mark Nicol, Program Officer, City Planning, ext 39439

6.0 DATE

20 December, 2004

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval as delegate during recess.

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 approve the entry into the Roadworks Deed with Westfield Management and PT Limited generally upon the terms and conditions of the Draft Deed Attachment and as approved by the Manager Brisbane City Legal Practice. *

10.0 DIVISIONAL MANAGER

Ken Deutscher
A/Divisional Manager
URBAN MANAGEMENT

APPROVED

20 DEC 2004

Lord Mayor

AGREEING.

* SUBJECT TO WESTFIELD THAT ISSUES REGARDING THE FINAL DESIGN & PLACEMENT OF THE BRIDGES ARE AT THEIR RISK

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

RECEIVED

20 DEC 2004

COMMITTEE SECTION
ACTION TAKEN

20 DEC 2004

TOWN CLERK

POCP38

11.0 BACKGROUND

Kittyhawk Drive currently provides access for local residential traffic to Playfield Street and visitors/patrons to Kedron Wavell RSL Club, and the Chermide library and Aquatic Centre.

The extension of Kittyhawk Drive to Murphy Road was identified in the Chermide Parklands Master Plan 1996, which is called up by the Chermide Major Centre Plan. Together, these plans are the chief planning instruments for development in the area. Future road network planning for Hamilton Road provides for the connection of Kittyhawk Drive to Murphy Road, including a bridge crossing of Downfall Creek. The concept design allows for widening of Hamilton Road to allow a double right turn into Kittyhawk Drive.

Westfield Management Limited and PT Limited (Westfield), has submitted a development application to extend the existing Chermide shopping centre bounded by Gympie Road, Banfield Street, Playfield Street and Hamilton Road, with construction works proposed to be completed by February 2007.

The proposed redevelopment of the shopping centre has accelerated the need for the Hamilton/Kittyhawk/Murphy Road works. Westfield proposes to contribute (some \$10 million of in-kind works) towards Council's costs in accelerating the project through the Deed of Agreement. The ultimate design for Kittyhawk Drive allows for four through traffic lanes and turn pockets at intersections. However, predicted traffic volumes indicate that an interim solution would suffice initially. This interim solution is for four lanes at the two intersections of Kittyhawk Drive and Hamilton Road and Kittyhawk Drive and Murphy Road, with the connecting through traffic lanes being two lanes only.

Westfield is obligated under the Deed to:

- To construct all road works and ancillary works in accordance with the relevant Council Guidelines
- Dedicate land owned by Westfield for road purposes at no cost to Council
- Submit functional layout and engineering plans for approval in accordance with Schedule 4
- Submit a Maintenance Security of 5% for 1 year after the works have been completed to be applied towards rectification of defects
- Lodge an Accelerated Cost Bond for \$250,000 which Council may access in the event Westfield elects not to proceed with the road works or their development
- Lodge an Opening Bond for the amount of 125% of the amount determined by Council to cover the cost of any outstanding works in the event a temporary road between Hamilton Road and Early Street being approved by the Divisional Manager, Urban Management. This will only eventuate if Council is unable to acquire land for road purposes
- Rehabilitate Downfall Creek in association with Bridge works
- Construct a pedestrian and cycle path and bridge over Downfall Creek to the 7th Brigade Park

Council is obligated under the terms of the Deed to acquire land for the road purposes. If approved, the Deed will commit Council to a budgeted expenditure of \$1.6m in 2004/05 and \$600k in 2005/06. Council parkland needs to be gazetted as road.

Council holds this parkland in freehold title. Preferably it would be gazetted as road prior to construction, but must be gazetted prior to opening of the road. Also, leases will need to be amended to include new access to the existing car park for the heritage-listed buildings and the Chermiside Historic Precinct at the eastern end of Early Street.

12.0 CONSULTATION

Cr David Hinchliffe, Deputy Mayor, Chairperson Urban Planning and Economic Development

Cr Graham Quirk, Chairperson, Transport and Major Projects

Cr Faith Hopkins, Marchant Ward

Michael Papageorgiou, Manager City Planning

George Pund, A/Manager, Transport and Traffic

Cameron Doyle, Development and Regulatory Services North Team

Simon Clarke, Development and Regulatory Services North Team

Tony Chadwick, Brisbane City Legal Practice

Kathryn Houston, Brisbane City Legal Practice

Al Milvydas, Transport & Traffic

Alan Evans, Transport & Traffic

Yvonne Douglas, Transport & Traffic

13.0 IMPLICATIONS OF PROPOSAL

The road link will improve access to the Chermiside Major Centre and facilitate expansion of residential, office and retail uses. An additional road project with significant transport and community benefit can be commenced in the Transport & Traffic Program attracting significant external funding sources.

14.0 COMMERCIAL IN CONFIDENCE

Nil

15.0 CORPORATE PLAN IMPACT

This proposal facilitates improvements to the transport network which is consistent with key initiatives of the 2002-2006 Corporate Plan including:

7.1.2.1 Transport Network - Construct (or acquire) the network

16.0 CUSTOMER IMPACT

Congestion and accessibility around Chermiside major centre will be greatly enhanced. This will improve access to the Chermiside Regional Library, Chermiside Aquatic Centre and future retail and residential areas.

17.0 ENVIRONMENTAL IMPACT

Code and Operational works approvals will be required for the road works. Schedule 4 of the Deed of Agreement sets out an approval process and responsibilities for both parties.

18.0 POLICY IMPACT

The Deed of Agreement provides for the construction of a road identified in the Chermside Parklands Master Plan (1996) and draft Chermside Major Centre Local Plan.

19.0 FINANCIAL IMPACT

Council is obligated under the terms of the Deed to acquire land for the road purposes. If approved, the Deed will commit Council to a budgeted expenditure of \$1.6m in 2004/05 and \$600k in 2005/06.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

Urgent. Westfield and Council are required to initiate steps to fulfil obligations under the Deed in early 2005.

22.0 PUBLICITY/MARKETING STRATEGY

Program contact – Alan Evans. Marketing Strategist – Kylie Hansen.
Media spokesperson – Cr David Hinchliffe

23.0 OPTIONS

Option 1: Approve the recommendation to adopt the Deed of Agreement at attachment "A".

Option 2: Modify the Deed of Agreement at attachment "A" before approval.

Option 3: Not approve the recommendation or defer the proposal.

Option 1 is the preferred option.

E&C20/12-117

1.0 FILE NUMBER:
21/0-K(7)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed staff exchange to the United Kingdom - Mr Ken Deutscher, and Nick Vaughan, Department Head, Greater Manchester Public Transport Executive.

3.0 ISSUE/PURPOSE

To seek approval for travel expenses associated with a staff exchange for Mr Ken Deutscher, Acting Divisional Manager Urban Management to the Greater Manchester Public Transport Executive in Manchester, England during February and March 2005 and a subsequent 1 week visit to France for meetings with French local government and industry officials in April 2005.

RECEIVED

20 DEC 2004

4.0 PROPONENT

Jude Munro - Chief Executive Officer

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Robert Nahrung - Business Support Manager, Transport and Traffic Branch
X34816

NOT TAKEN

20 DEC 2004

6.0 DATE

13 December, 2004

JWN CLERK

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

TTOM

8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL
RESOLUTION REQUIRED UNDER A LOCAL LAW?

Not applicable.

9.0 RECOMMENDATION

That approval be granted for Mr Ken Deutscher to travel to the United Kingdom on a staff exchange with the Greater Manchester Public Transport Executive from February until March 2005 and a one week visit to France until early April 2005 to inspect innovative public transport arrangements with Council sponsoring air fares, accommodation and travel expenses at an estimated total cost of \$ 19,060


Jude Munro
Chief Executive Officer

APPROVED

20 DEC 2004


Lord Mayor


11.0 BACKGROUND

Ken Deutscher, Acting Divisional Manager, Urban Management Division has received formal approval from the Corporate Staff Exchange Co-ordination Committee to undertake a staff exchange to the Greater Manchester Public Transport Executive. New Divisional Manager, Mr Terry Hogan will take up duties as on 7 February 2005. After a hand over period, Ken is proposing to depart Brisbane on 12 February 2005 and commence work in Manchester on 15 February until Easter 2005 (24 March). Ken will then undertake a one week visit to France from 30 March until 5 April followed by 3 weeks annual leave. He will then depart London on 29 April for return to Brisbane.

The staff exchange is with Greater Manchester Public Transport Executive (GMPTE) the equivalent of Translink in SEQ. Mr Nick Vaughan, Department Head GMPTE will work with Council from June to August 2005. Both organisations will be responsible for meeting costs of their officers. Brisbane is currently developing innovative bus corridors to support the busway network and it is anticipated Council would benefit from the knowledge and experience Manchester has gained through their Quality Bus Corridors Project. In addition, GMPTE along with other regional transit authorities is currently preparing a new transport plan and funding proposal for major national government funding. This will provide learnings highly relevant to the new infrastructure planning agenda in SEQ.

Brisbane City Enterprises have also expressed interest in fostering a relationship with GMPTE, which this work exchange obviously facilitates.

Ken's substantive role is as Manager Transport and Traffic (SES). In this role Ken has responsibility for the City's transport infrastructure including roads and vehicular traffic, freight, walking, cycling, public transport and asset management including Council's bus and ferry fleet. The Branch has in excess of 100 staff and an annual budget of over \$400 million.

Key aspects of Ken's visit will be:

- Work directly on drafting GMPTE's new Transport Plan.
- Study the processes and management of the GMPTE in the regional context.
- Facilitate personal development by shadowing the GMPTE quality bus corridor project
- Undertake training, attend meeting and inspect key transport facilities. Identify technical and policy techniques drawn from GMPTE that could be applied to Council.

Transdev, one of Council's partners in the Metrolink Ferry Contract has offered to organise meetings in several regional French cities which have adopted innovative delivery of public transport strategies for light rail and buses by local government. Transdev is a worldwide French based corporation with a commitment to partnering and a strong record of delivering and operating public transport operations in Europe. It is proposed that these visits would occur for an additional week at the conclusion of Ken's exchange with the Greater Manchester Public Transport Executive. It is proposed that Council would fund air fares from England to France and living and accommodation for Ken whilst in France.

12.0 CONSULTATION

The Chief Executive Officer, and Councillor Graham Quirk, Chair Transport and Major Projects Committee have been consulted and support the proposal.

13.0 IMPLICATIONS OF PROPOSAL

The exchange will provide Ken to work with a large public transport authority and observe innovative policy and operating arrangements first hand. His subsequent visit to France will provide an opportunity for a Council Officer to assess world's best practice in bus and light rail transport systems and operations. Both visits will provide opportunities to foster an understanding off BCC and the services provided through BCE.

14.0 COMMERCIAL IN CONFIDENCE

Not applicable

15.0 CORPORATE PLAN IMPACT

In accordance with the Accessible City theme is the corporate plan which promotes an integrated public transport system for Brisbane.

15.1 CUSTOMER IMPACT

Customer service levels will be maintained within the Transport and Traffic Branch whilst Ken is overseas.

16.0 ENVIRONMENTAL IMPACT

Nil

17.0 POLICY IMPACT

In accordance with Council policy.

18.0 FINANCIAL IMPACT

It is proposed the host organisations will meet all costs associated with the exchange of their staff member including transport and accommodation. The officers will continue to receive their approved level of remuneration as normal. The officers will not undertake any other paid activities during their visit. Self-contained accommodation in Manchester is much more reasonable than London and a long term rate can be attained

Indicative costs would be:

Return Business Class Airfares	\$ 6,980
Accommodation:	\$ 9,680 (based on av A\$220 per night for 44 nights)
Airport Transfers	\$ 200
Allowances (as per Travel Policy)	\$ 2,200
Total indicative costs	\$ 19,060

The Transport and Traffic Program will be responsible for all costs associated with Ken's visit.

19.0 HUMAN RESOURCE IMPACT

Mr Terry Hogan will have commenced as Divisional Manager Urban Management, prior to Ken commencing his staff exchange. An expression of interest process will be undertaken to fill's Ken's substantive role of Manager Transport and Traffic during his absence.

20.0 URGENCY

Normal priority

21.0 PUBLICITY / MARKETING STRATEGY

Not applicable

22.0 OPTIONS

1. To approve the expenses associated with Ken's staff exchange to the United Kingdom and subsequent visit to France.
2. To not approve the expenses associated with Ken's staff exchange to the United Kingdom and subsequent visit to France.
3. To approve Ken's staff exchange but at his own cost.

Option 1 is preferred.

1.0 FILE NUMBER: 243/50-40060/2002/2004

E&C20/12-2L

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Stores Board Recommendation - Submissions for approval by the Establishment and Co-ordination Committee (E&C).

3.0 ISSUE/PURPOSE

To seek Establishment and Coordination Committee approval to enter into a Contract with Hawley Constructions Pty Ltd for the replacement of the Brisbane City Hall Dome Box Gutter.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Michael Byrne,
Manager, Corporate Risk Management
City Governance Division.
x35290

6.0 DATE

15 December, 2004

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
20 DEC 2004
COMMITTEE SECTION
ACTION TAKEN
20 DEC 2004
TOWN CLERK
MCRM

9.0 RECOMMENDATION

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

APPROVED
20 DEC 2004
.....
Chairperson

APPROVED
20 DEC 2004
.....
Lord Mayor

10.0 Michael Byrne
Manager,
Corporate Risk Management
CITY GOVERNANCE DIVISION

Jude Munro
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The following submission has been considered by the Chief Executive Officer and Stores Board on 15 December 2004, and the individual recommendations are referred to the Establishment and Co-ordination Committee for acceptance as they are considered to be the most advantageous tenders for contract:-

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
MD50035-04/05	Brisbane City Hall, Dome Box Gutter Replacement	Within E&C Delegation

12.0 CONSULTATION

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

13.0 IMPLICATIONS OF PROPOSAL

Contracts will be entered into with the recommended tenderer.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

The approval of these submissions will contribute to efficient management of the City's resources.

16.0 CUSTOMER IMPACT

The submissions covers the carrying out of work or supply of goods and services to meet Council approved programs.

17.0 ENVIRONMENTAL IMPACT

Tenderers are evaluated in line with Council's policy on the use of environmental friendly and recycled products and environmental considerations have been taken into account in the evaluation of tenders relating to these submissions, where applicable.

18.0 POLICY IMPACT

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

19.0 FINANCIAL IMPACT

Financial details are included in the Divisional submission.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

As appropriate.

23.0 OPTIONS

Option 1: Approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

1.0 FILE NUMBER: 243/50-40060/2002/2004

E&C 200/12-4L

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Stores Board Recommendation - Submissions for approval by the Establishment and Co-ordination Committee (E&C).

3.0 ISSUE/PURPOSE

To seek E&C approval to increase the Contract expenditure authority on the Contract for the provision of Transport and Traffic Services (planning and modelling) on the North-South Bypass Tunnel.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

RECEIVED

2 0 DEC 2004

COMMITTEE SECTION

ACTION TAKEN

2 0 DEC 2004

TOWN CLERK

MCRM

5.0 SUBMISSION PREPARED BY

Michael Byrne,
Manager, Corporate Risk Management
City Governance Division.
x35290

APPROVED

2 0 DEC 2004

Lord Mayor

6.0 DATE

15 December, 2004

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

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

No.

9.0 RECOMMENDATION

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

10.0 Michael Byrne
Manager,
Corporate Risk Management
CITY GOVERNANCE DIVISION

Jude Munro
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The following submission has been considered by the Chief Executive Officer and Stores Board on 15 December 2004, and the individual recommendations are referred to the Establishment and Co-ordination Committee for acceptance as they are considered to be the most advantageous tenders for contract:-

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
F40060-03/04	Transport and Traffic Services	Within E&C Delegation

12.0 CONSULTATION

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

13.0 IMPLICATIONS OF PROPOSAL

Contracts will be entered into with the recommended tenderer.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

The approval of these submissions will contribute to efficient management of the City's resources.

16.0 CUSTOMER IMPACT

The submissions covers the carrying out of work or supply of goods and services to meet Council approved programs.

17.0 ENVIRONMENTAL IMPACT

Tenderers are evaluated in line with Council's policy on the use of environmental friendly and recycled products and environmental considerations have been taken into account in the evaluation of tenders relating to these submissions, where applicable.

18.0 POLICY IMPACT

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

19.0 FINANCIAL IMPACT

Financial details are included in the Divisional submission.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

As appropriate.

23.0 OPTIONS

Option 1: Approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

20/12-5L

1.0 FILE NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Senior Officer Service Remuneration Scale and Position Definitions

3.0 ISSUE/PURPOSE

To propose the adoption of a new two level remuneration scale for the Senior Officer Service and to adopt revised definitions of positions for each level.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

RECEIVED

20 DEC 2004

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Hayden Wright
Manager Chief Executive's Office

ACTION TAKEN

20 DEC 2004

6.0 DATE

20 December 2004

TOWN CLERK

MCEO

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 LOCAL LAW?

No

9.0 RECOMMENDATION

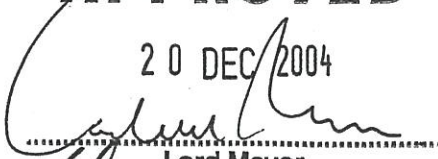
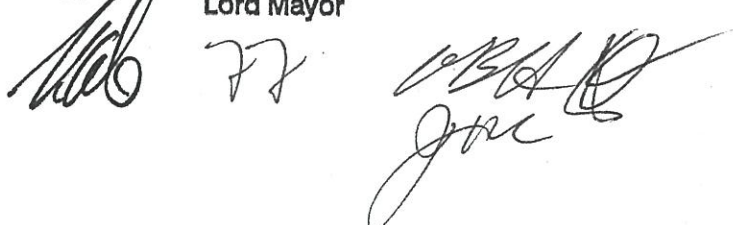
That the new two level remuneration scale for the Senior Officer Service as set out in Attachment B and the definitions relating to the two levels of SOS officers as set out in Attachment A be adopted.

10.0 DIVISIONAL MANAGER


Jude Munro
Chief Executive Officer

APPROVED

20 DEC 2004


.....
Lord Mayor


11.0 BACKGROUND

For some time Council has been experiencing difficulty with the recruitment of officers where the positions are assessed on a work value assessment using the Mercer evaluation methodology as falling close to the top of Band 8 in the Salaried Staff Award or close to the bottom of the established Senior Officer Service classification. The reasons for the difficulty have been traced to the large disparity in remuneration between Band 8 and SOS. This has resulted in an inability to offer a competitive remuneration package for some positions unless the position could be justified as an SOS position in which case the remuneration could have exceeded market rates.

In order to address this anomaly it is proposed that Council restructure the remuneration packages for SOS staff to provide for a greater range within scale and reduce the lower pay point levels to provide an opportunity for realistic remuneration for those positions that presently fall between Band 8 and the current SOS scales.

Another issue that has created difficulty for Council has been recruitment to positions where at the time of recruitment there is a high market demand and a consequential higher remuneration being offered in the market. To address this issue it is proposed that a second level of SOS remuneration be offered which will be offered in cases where there is demonstrable market demand for those positions.

To accord with this change new definitions of SOS positions have been developed. These definitions are at Attachment A. The proposal involves offering a lower valued vehicle option to SOS officers and expanding the spread of the pay points within the scale to offer a range of 20% between the bottom and top of the scale with a total of four (4) pay points. The new remuneration scale for the new two level SOS is at Attachment B.

A demonstration of how the proposed scale transitions between the current Band 8 scale and the proposed new SOS scale is shown at Attachment C.

12.0 CONSULTATION

The Lord Mayor, Cr Campbell Newman
The Deputy Mayor, Cr David Hinchliffe
Members of the Establishment and Co ordination Committee
Jude Munro, Chief Executive Officer
All Divisional Managers

All are in agreement with the proposal.

13.0 IMPLICATIONS OF PROPOSAL

By adopting new definitions and a new SOS scale the recruitment of officers to senior specialist positions in Council should be made easier. The new definitions and introduction of the two level scale will allow greater flexibility for Council to match market rates where the demand for the particular speciality is high.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

Nil

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

Nil

18.0 POLICY IMPACT

This submission will establish a general philosophy that in the future there will be two levels of SOS, the remuneration package for SOS will now include a lower valued motor vehicle and the base salary offered within each level will cover a range of 20%.

19.0 FINANCIAL IMPACT

There will be no financial impact from this decision as it will now avoid the necessity for some 'specials' to be offered as a result of the current limited options.

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

In the usual course of business.

22.0 PUBLICITY/MARKETING

Not required

23.0 OPTIONS

1. To adopt the recommendation.
2. To modify the recommendation
3. To not adopt the recommendation

Option (1) is the recommended option.

1.0 FILE NUMBER 1/253(P4) 20/12-6L

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE
Executive Service Salaries

3.0 ISSUE/PURPOSE
The purpose of this submission is to gain approval for increases to Executive Service Salaries, effective as at 01 July 2004.

4.0 PROPONENT
Jude Munro
Chief Executive Officer

RECEIVED
20 DEC 2004
COMMITTEE SECTION

ACTION TAKEN
20 DEC 2004
TOWN CLERK
LACEO

5.0 SUBMISSION PREPARED BY
Phillip Fila, Corporate Administration Officer (CACEO), ext 36773

6.0 DATE
17 December 2004

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

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

9.0 RECOMMENDATION
That a 5% increase to the salaries of Executive Service Officers be approved, effective as at 01 July 2004.

10.0 Jude Munro
Chief Executive Officer

APPROVED
20 DEC 2004
Lord Mayor

Handwritten signatures and initials, including 'FF', 'BA', and 'Ms. S'.

11.0 BACKGROUND

The Contracts of Employment for the Executive Service Officers contain a provision for the annual review of the notional salary paid to Executives.

The review of the Executive Service Officers' salaries has been completed and it is recommended that an increase of 5% be approved.

The Contract of Employment provides for any increase in salaries to be effective from 01 July each year.

12.0 CONSULTATION

Lord Mayor, Councillor Campbell Newman

13.0 IMPLICATIONS OF PROPOSAL

Nil.

14.0 COMMERCIAL IN CONFIDENCE

Nil

15.0 CORPORATE PLAN IMPACT

Nil

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FUNDING IMPACT

Funding is available from within existing Divisional budgets.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Nil.

23.0 OPTIONS

- (1) Approve the recommendation.
- (2) Approve a different range of increases to Executive Service salaries.

OPTION (1) IS THE PREFERRED OPTION

1.0 FILE NUMBER

1/253(P4)

20/12-76

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Senior Officer Salaries

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain approval for increases to Senior Officer Salaries, effective as at 01 July 2004.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

ACTION TAKEN

20 DEC 2004

TOWN CLERK

RECEIVED

20 DEC 2004

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

CACEO

Phillip Filia, Corporate Administration Officer (CACEO), ext 36773

6.0 DATE

17 December 2004

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

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

N/A

9.0 RECOMMENDATION

- at pay points 1 and 2*
1. That a 3.9% increase to the salaries of Senior Officers be approved, effective as at 01 July 2004.
 2. That a 5% increase to the salaries of Senior Officers at pay points 3 and 4 be approved, effective as at 1 July 2004

10.0 Jude Munro
Chief Executive Officer

APPROVED

20 DEC 2004

Lord Mayor

Handwritten signatures and initials:
Carmel...
Sub FF OBA
JAC

11.0 BACKGROUND

The Contracts of Employment for the Senior Officers contain a provision for the annual review of the notional salary paid to Executives.

The review of the Senior Officers' salaries has been completed and it is recommended that an increase of ~~3.9%~~ be approved.

3.9-5%

The Contract of Employment provides for any increase in salaries to be effective from 01 July each year.

12.0 CONSULTATION

Lord Mayor, Councillor Campbell Newman

13.0 IMPLICATIONS OF PROPOSAL

Nil.

14.0 COMMERCIAL IN CONFIDENCE

Nil

15.0 CORPORATE PLAN IMPACT

Nil

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FUNDING IMPACT

Funding is available from within existing Divisional budgets.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Nil.

23.0 OPTIONS

- (1) Approve the recommendation.
- (2) Approve a different range of increases to Senior Officer salaries.

OPTION (1) IS THE PREFERRED OPTION

1.0 FILE NUMBER: 60-25942 SUBMISSION NUMBER:

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Appointment of Senior Executive, Strategic Procurement.

3.0 ISSUE/PURPOSE

First Place International worked in collaboration with AT Kearney who conducted a national and international search. Following a process of national press advertising 36 applications were received and 5 candidates were identified through search.

The advertising schedule was as follows:

<i>Australian Financial Review</i>	15 October 2004
<i>Brisbane Courier Mail</i>	16 October 2004
<i>Sydney Morning Herald</i>	16 October 2004
<i>Melbourne Age</i>	16 October 2004
<i>Local Government Job Directory</i>	18 October 2004

Twelve applicants were assessed (one applicant withdrew), though application of a structured, behaviourally based interview, supported by the following testing:

- Verbal Critical Reasoning
- PA Preference Inventory (PAPI)

Seven candidates were shortlisted (one withdrew prior to the interview process) for interview and consideration by the selection panel.

Three referee checks were conducted after interview on the two highest ranked candidates, to confirm and validate the credentials of the panel's recommended candidates.

The panel considers both candidates highly suitable for appointment. Ian Maynard is slightly forward on the basis of an acute desire to meet the challenges of the role, however, it may be difficult to secure an acceptable package negotiation.

Supporting documentation is attached as follows;

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

Both criminal and business history checks will be undertaken on the successful applicant, as advised to all applicants, for further discussions should any issues arise.

RECEIVED

20 DEC 2004

COMMITTEE SECTION

ACTION TAKEN

20 DEC 2004

TOWN CLERK

4.0 PROPONENT

Jude Munro, CEO, as chair of a panel comprising:

- Phil Minns, Divisional Manager HR& Strategic Management, Brisbane City Council
- Danny Wyatt, Principal, ATK Management Consulting

5.0 SUBMISSION PREPARED BY

Peter Gibson, General Manager, First Place International Pty Ltd on behalf of Jude Munro.

6.0 DATE 16 December 2004

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

8.0 RECOMMENDATION

That the Establishment and Co-ordination Committee consider and determine that either:

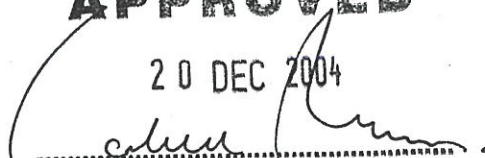
1. Ian Maynard, or
2. redacted

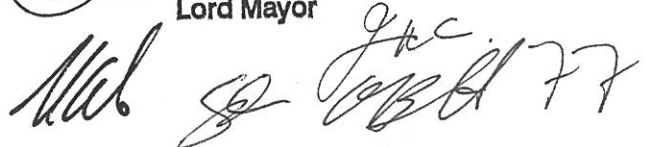
be appointed to the position of Senior Executive, Strategic Procurement, Brisbane City Council, with a contract and salary to be negotiated. In the event that an acceptable package cannot be achieved with Ian Maynard, redacted be appointed.

9.0 CHIEF EXECUTIVE OFFICER



Jude Munro
Chief Executive Officer

APPROVED
 20 DEC 2004

 Lord Mayor



RECEIVED
 20 DEC 2004
 COMMITTEE SECTION

E & C 204/95(2) - 1N

1.0 FILE NUMBER: 204/95(2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Queen Street Mall Visitor Information Centre (VIC) relocation and upgrade of Albert Street public toilets.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval to enter into an Infrastructure Agreement with Queensland Investment Corporation (QIC) for the relocation of the VIC and an upgrade of the public toilets in Albert Street.

4.0 PROPONENT

Margaret Allison, Divisional Manager, Community and Economic Development

5.0 SUBMISSION PREPARED BY

Tim Wright, A/Principal Project Officer Economic Development, POTD, 340 36823

6.0 DATE

13 December 2004

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 LOCAL LAW?

No

APPROVED

20 DEC 2004

[Signature]
Lord Mayor

9.0 RECOMMENDATION

That E&C grant approval for Council to enter into an Infrastructure Agreement (draft terms sheet attached) with Queensland Investment Corporation (QIC). QIC to make a contribution of redacted towards:

[Handwritten initials: JHC, 82, 77]

- 1 Relocation of the Visitor Information Centre from its current location on the corner of Queen and Albert Streets to the northern stage in Queen Street Mall; and
- 2 Upgrade of the Albert Street public toilets.

Terms and conditions in the finalised *Agreement* must be acceptable to the Divisional Manager, Community & Economic Development and Manager, Brisbane City Legal Practice and be generally in accordance with the draft attached term sheet.

10.0 DIVISIONAL MANAGER

[Signature: Julie Harris]

Julie Harris
Manager
ECONOMIC DEVELOPMENT

I Recommend Accordingly

[Signature]

ACTING CHIEF EXECUTIVE OFFICER

[Signature]

Margaret Allison
Divisional Manager

COMMUNITY & ECONOMIC DEVELOPMENT

RECEIVED

20 DEC 2004

COMMITTEE SECTION

NOTION TAKEN

20 DEC 2004

OWN CLERK

POTD

11.0 BACKGROUND

The Queen Street Mall Visitor Information Centre (VIC), managed by Brisbane Marketing, serves approximately 420,000 people per year. The VIC is the primary point of visitor information for the whole of Brisbane. Currently its size does not support effective operation and it has been recognised for some years that a major upgrade is required.

The current VIC also impedes the vista between King George Square and the Botanical Gardens, considered important to the overall urban design principles.

QIC has DA approval for the upgrade of properties which border Queen, Albert and Elizabeth Streets (retail refurbishment of the T&G building, demolition of cinemas and National Australia Bank building and construction of new 11 storey building). This approval also requires new Mall standard pavement in Albert Street with dimensions of 19m x 28m from the Queen Street and Albert Street alignment.

QIC approached Council in December 2003 with a proposal to demolish the VIC and reconstruct a new facility (semi-underground) in that location. QIC offered to contribute redacted towards the project and to house the public toilets within the T&G building. On 31 May 2004 E&C did not support the semi underground option and directed that an at grade location be found in the Mall.

On 1 November 2004 E&C supported the option of constructing a new VIC on the northern stage in the Mall. A concept plan for the VIC on the northern stage has been developed and agreed by key stakeholders.

QIC recently advised Council officers that they no longer wished to relocate the public toilets in the redeveloped T&G site. The relocation of the VIC requires at least some work to occur in the vicinity of the toilets, including ramps, access and public safety enhancements. However, there would be benefits in undertaking an interior refurbishment of the toilets at the same time.

The toilets are extensively used by the public and open 24 hours. Council officers are currently working, in consultation with QIC, to design and cost the upgrade.

Council officers have been negotiating an *Infrastructure Agreement* with QIC. The basic structure of the agreement is:

- A redacted contribution for the relocation of the VIC and associated works
- A redacted contribution to the refurbishment of the Albert Street toilets

This *Agreement* will detail the works to be undertaken and the contribution to be made by QIC.

12.0 CONSULTATION

Those consulted include:

- Councillor David Hinchliffe, Chairperson Urban Planning & Economic Development Committee
- Marina Vit, CEO, Brisbane Marketing
- Inspector John Bull, Queensland Police Service
- Lorraine Malloch, Chair Brisbane City Heart Association and Centre Manager Wintergarden
- Godfrey Mantle, Chairman, Mantle Group
- Christopher Shaw, Regional Manager Queensland, Gandel Retail Management
- Queen Street Mall Advisory Committee

- Sunil Madan, Senior Officer, Community Assets
- Terry Conway, Team Leader, Development Assessment Central
- Sean Hodgson, Senior Program Officer, Community Safety
- John Dwyer, Malls Manager

All consulted are in agreement with the basic proposal.

13.0 IMPLICATIONS OF PROPOSAL

It is expected that the demolition of the VIC, reinstatement of pavement in Albert Street and upgrade of public toilets will require construction for a period of approximately 16 weeks, commencing in April 2005. Project management will aim to minimise the impact on visitors and retailers in the vicinity.

The project will create a more effective VIC for servicing visitors to Brisbane and improve urban design and amenity on the corner of Albert and Queen Streets.

14.0 COMMERCIAL IN CONFIDENCE

Yes. The details of the QIC contribution are to remain confidential under the terms of the *Agreement*.

15.0 CORPORATE PLAN IMPACT

Nil

16.0 CUSTOMER IMPACT

The Albert Street public toilets will be unavailable for a period of approximately 16 weeks while the refurbishment takes place. Signage will be in place to guide patrons to the public toilets in City Hall for this period. Council officers are confident that the temporary arrangements, along with toilets available within private property, will sufficiently cater for public demand for this period.

17.0 ENVIRONMENTAL IMPACT

Nil

18.0 POLICY IMPACT

Nil

19.0 FINANCIAL IMPACT

QIC is offering **redacted** towards the total project. This includes the total cost of the new VIC, demolition of the current VIC and toilet upgrade. There may be a shortfall between **redacted** and **redacted** dependent on the design of the toilet refurbishment. Funding for this is available from the Queen Street Mall General Reserve account. Savings will be investigated in the design of the new VIC and in the toilet upgrade, which may reduce the shortfall.

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

This matter is urgent for QIC in managing the critical path for construction work and in negotiating with new tenants. It is also desirable that works on the Mall occur during the quietest months from April to August, in order to minimise the impact on landlords, retailers and visitors.

22.0 PUBLICITY/MARKETING

Approximately 500 landlords and tenants in the vicinity have been notified of the proposal to relocate the VIC. Media has also covered the project.

Detailed consultation will continue throughout the project to inform stakeholders of the progress of the project.

23.0 OPTIONS

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

Option 1 is the preferred and recommended option.

1.0 FILE NUMBER 392/70/1-2004(2)

E&C20/12-3N

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Funding towards the 2004 Sports and Cultural Festival.

3.0 ISSUE/PURPOSE

The purpose of this submission is for E&C to approve a recommendation in regard to funding for the 2004 Sports and Cultural Festival.

4.0 PROPONENT

Margaret Allison, Divisional Manager, Community and Economic Development.

5.0 SUBMISSION PREPARED BY

Glenda Johnson, Program Officer Cultural Identity, 3403 6799.

RECEIVED

20 DEC 2004

COMMITTEE SECTION

6.0 DATE

14 December 2004

ACTION TAKEN

20 DEC 2004

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

TOWN CLERK

POCI

For E&C approval.

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

No.

9.0 RECOMMENDATION

That E&C determine funding to be provided to the 2004 Sports and Cultural Festival in response to a request for a continuation of Council's current level of support (\$25,000).

10.0 DIVISIONAL MANAGER

Matthew Cox
Acting Manager
COMMUNITY & LIFESTYLE

Margaret Allison
Divisional Manager
COMMUNITY & ECONOMIC DEVELOPMENT

APPROVED

20 DEC 2004

Lord Mayor

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The Sports and Cultural Festival is a three day annual event held in late November managed by First Contact which attracts around 10,000 Indigenous people from the Eastern states of Australia and the Northern Territory. This year's festival occurred from 26-28 November. Along with the successful Stylin' Up event in Inala, the event has become a major showcase of local Indigenous talent.

The festival, which had its origins as a local Touch Football competition, has grown over the past eleven years to embrace a much broader range of sporting and recreational activity involving schools, families and elders. Staged over three days at White's Hill Reserve, it is now the largest Indigenous festival in Queensland and one of the largest in Australia. Brisbane is the only capital city with an Indigenous festival on this scale. A formal economic impact assessment conducted two years ago indicated the festival generated between \$2.5m and \$3m dollars for the city.

The sporting component of the festival, which has now almost realised its full potential, has traditionally been supported by a number of agencies including Sport and Recreation Qld, Department of Health and the ATSIC Sports Fund. In response to community aspirations, Council was approached three years ago to support the development of the cultural component of the festival which at that stage had been minimal. With the discontinuation of the DAR Festival, Council saw an opportunity to build on the strong sense of community ownership enjoyed by the Sports and Cultural Festival.

For the past three years, Council has provided an annual grant of \$25,000 to support and profile the creative talents of local Indigenous artists and performers. The scope of the cultural program this year included everything from traditional dance groups to young rap artists and country singers such as the award winning Troy Casser-Daley and senior artist, Angus Rabbit. There were also a number of cultural displays, foodstalls and exhibitions by visual artists.

The quality of the cultural program attracted significant audiences from the wider community, as well as local and visiting Indigenous communities. Local radio station 4AAA broadcast the event live to air where it was enjoyed by both Indigenous and non-Indigenous audiences. Given the high percentage of overseas tourists surveyed interested in first hand experiences of Indigenous culture, the event also has the potential to attract visitors to Brisbane in future years.

With its proven success and growth over many years, First Contact has formally requested the continuation of Council support for the cultural components of the 2004 festival (ie. for the artists' fees, production and staging costs recently incurred).

12.0 CONSULTATION

Cr Kerry Rea, Chairperson Community Services Committee and Councillor for Holland Park
Cr Felicity Farmer, Deputy Chairperson Community Services Committee and Councillor for Jamboree
Mark Hrycek, Policy Adviser, Lord Mayor's Office
Leeanne Enoch, Senior Indigenous Policy Officer
Kelly McKellar, Program Officer Indigenous Leisure and Culture

13.0 IMPLICATIONS OF PROPOSAL

The festival has become an important part of the city's festivals calendar and is one of the few festivals aligned to a sporting event. It has the potential to grow into a signature event for the city, particularly in regard to Brisbane being the only capital with an Indigenous festival on this scale.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

The funding is linked to the following Corporate Plan theme:

Creative and Vibrant City 4.3 Festivals and Events

- Support a range of high quality festivals and events that celebrate the city's culture and its people's creative spirit.

16.0 CUSTOMER IMPACT

The funds will support the cultural development of Brisbane's Indigenous artists and communities, contribute to Council's cultural tourism initiatives and offer a diverse range of free quality accessible events to Brisbane residents and visitors.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

This funding recommendation supports current Council policy directions including the Creative City Policy and the 2010 Creative City theme. It also supports Council's Indigenous Aspirations Strategy.

19.0 FUNDING IMPACT

Funds can be redirected from within the 2004/2005 cultural budget - Project Number CL52 3000. Based on the successful history of the festival to date, there are no foreseeable financial risks.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY / MARKETING STRATEGY

For the Lord Mayor to announce. An appropriate media release should be prepared by Marketing and Communications in liaison with Community and Economic Development. This release should not be distributed until the recipient has been formally advised on the outcome.

23.0 OPTIONS

Option1: Approve a recommendation for funding at a level to be determined by E&C in the context of previous support for the festival.

Option 2: Not approve the recommendation for funding.

Option 1 is the preferred option.

1.0 FILE NUMBER - 392/65/2 - 2004/2005(2)

E&C 20/12-4N5

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

ACTION TAKEN

2004/2005 Community Grants - Allocation 2.

20 DEC 2004

3.0 ISSUE/PURPOSE

TOWN CLERK

To seek approval for the allocation of funding for the Community Grants program as per Attachment 1.

RECEIVED

4.0 PROPONENT

20 DEC 2004

PSOG.

Margaret Allison, Divisional Manager, Community & Economic Development.

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Jim Lynch, Program Support Officer Grants, Community and Lifestyle (x36393).

6.0 DATE

6 December 2004

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?

APPROVED

No.

20 DEC 2004

9.0 RECOMMENDATION

That the recommendations for the 2004/2005 Community Grants - Allocation 2 - be approved as per the attached schedule of recommended and not recommended grants (Refer Attachment 1).

.....
Lord Mayor

I Recommend Accordingly

.....
ACTING CHIEF EXECUTIVE OFFICER

10.0 DIVISIONAL MANAGER

Matthew Cox
Acting Manager
COMMUNITY AND LIFESTYLE

Margaret Allison
Divisional Manager
COMMUNITY & ECONOMIC DEVELOPMENT

11.0 BACKGROUND

Council's community grants programs have been developed over the last 15 years to provide strategic funding to local non-profit organisations who are seeking to develop and improve programs and services in the areas of – arts, culture & heritage; community development; active sport and recreation participation; and the environment.

The Community Grants program was approved by E&C in June 2003 following the completion of an administrative review. The guidelines are attached as Attachment 2. The Community Grants program replaced six former Council grant programs ie – the Active Brisbane City Grants, the Community Development Assistance Grants, the Environmental Grants, the Local Arts Cultural & Festival Grants, the Major Festivals and Cultural Projects Fund and the Local History Grants. These programs have now been captured within four sub-Themes within the new grants program. Each Theme has a specific budget allocation. The amount allocated in part reflects the types of projects funded within that theme area and the volume of applications received.

Theme	2004/05 Budget	Budget Allocation 1.	Budget Allocation 2.	Budget Allocation 3.
<i>Theme 1 – Active and Healthy</i>	\$1,000,000	\$347,605	\$344,823.60	\$307,571.40
<i>Theme 2 - Creative City – Local Cultural Projects Festivals and Minor Events</i>	\$430,000	\$112,776	\$133,800.00	\$79,200
<i>Theme 2 - Creative City – Heritage</i>	\$275,000	\$122,800		
	\$165,000	\$57,338	\$41,300.00	\$66,362
<i>Theme 3 – Inclusive Communities</i>	\$328,000	\$151,884	\$104,760.00	\$71,356
<i>Theme 4 – Clean and Green</i>	\$120,000	\$29,880	\$8,325.00	\$81,795
TOTALS	\$2,318,000	\$822,283	\$633,008.60	\$606,284.40

As there are three funding allocations each year the available budget amounts are notionally dispersed at approximately one third each round. However, the amount recommended in each round can be influenced by the perceived strengths of applications received in that round. Hence some program areas have recommendations exceeding the one-third proportion.

87 applications were received in this round which was a reduction from our last intake. However, this is largely attributable to the fact that no formal advertising was undertaken during this round due to some early uncertainty over final budget allocations to some parts of the program. In a normal round we would anticipate nearer to double this number of applications. Advertising and workshops are presently underway towards the next Allocation and community response has been strong.

Set out in Attachment 1 are tables noting all of the recommendations by the Assessment Committee for Round 2 of the 2004/2005 Community Grants. These tables are broken up to indicate which program area each application was assessed under.

The assessment process is that applications are first summarised and reviewed by nominated Council Officers. These officers source input from pertinent Ward Councillors and other appropriate Council staff before completing project summaries which include funding recommendations. These recommendations are presented to the Community Grants Assessment Committee for their review and assessment. The Assessment Committee's recommendations are then brought before E&C for review and approval. This Allocation closed for applications on 3 September and the Assessment Committee met on 22 October to make their recommendations.

12.0 CONSULTATION

Cr Campbell Newman	Lord Mayor
Mark Hrycek	Lord Mayor's Policy Adviser
Cr Kerry Rea	Chairperson, Community Services Committee

Members of the Community Grants Assessment Committee comprising:-

Helen Twohill	Independent Chair
Cr Jane Prentice	Councillor for Walter Taylor
Cr Faith Hopkins	Councillor for Marchant
Sue Benner	CEO, Metro Arts
Collette Brennan	QPAC, Out of the Box Festival
Cameron Costello	Student, Indigenous representative
Nancy Crawford	Deputy Chair of Biodiversity Advisory Committee
Mandy McNulty	Karuna Hospice Services
Paul O'Brien	President of Clubs Queensland
Dave O'Toole	Director, Kyabra Community Centre
Craig Starcevich	Brisbane Lions Football Club
Carmel Williams	Community Representative, Sporting Wheelies

13.0 IMPLICATIONS OF PROPOSAL

Successful applicants will be able to proceed with their projects.

Unsuccessful applicants may contact Council to discuss their applications. The Committee adhered to clearly defined criteria for decision making (see **Attachment 2**) and within the limitations of the budget all decisions can be explained.

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

The grants are linked to the following Corporate Plan themes and objectives.

Active & Healthy -.

Outcome 4.3 Sport, recreation and leisure activities.

Strategy 4.3.1 Improve the health and quality of life of communities through participation in

sport and recreation activities.

Creative City / Festivals and Minor Events –

Outcome 4.1.3 – Festivals and Events

Strategy – 4.1.3.1 – Festivals and Events that contribute to Brisbane’s cultural and economic life.

Creative City / Local Cultural –

Outcome 4 .1 Creative and vibrant City

Strategy 4.1.2. Provide facilities, services and programs, which deliver community cultural development outcomes in suburban Brisbane

Creative City / Heritage –

Outcome4.1 Creative and vibrant City

Strategy 4.1.4. Visual Arts and Social History

Inclusive / Community Development –

Outcome 4.4 Strong local communities

Strategy 4.4.1 Build local networks and infrastructure.

Clean & Green / Environment –

Outcome 8.2 Biodiverse City

Strategy 8.2.3 Recognition through partnerships and participation

16.0 CUSTOMER IMPACT

Active & Healthy - The proposed funding will provide valuable support to community-based organisations delivering active sport and recreation opportunities to residents of Brisbane City.

Inclusive / Community Development - The proposal will result in the funding of projects that improve social inclusion in Brisbane’s communities and in particular, create supportive community environments for people experiencing social disadvantage and exclusion.

Creative City / Festivals & Cultural Projects - These grants target niche community festivals and support a diverse range of cultural events and projects.

Creative City / Heritage –These grants build community awareness of our diverse and shared history.

Clean & Green / Environment - The collective membership of the community groups nominated for environmental grants is approximately 5 000 persons not including networks. The ‘flow on’ effect from these diverse groups will promote the environmental activities of Council and the community.

17.0 ENVIRONMENTAL IMPACT

Applicable for recommendations to the environmental component of this program. These projects will support community groups in caring for the local environment and raising awareness in the community of environmental issues.

18.0 POLICY IMPACT

The proposal is in accordance with the Guidelines for the Community Grants program that have been previously approved by the Establishment and Coordination Committee.

19.0 FINANCIAL IMPACT

Of the \$2,318,000 available in the 2004/05 budget, \$1,256,263 is remaining following Allocation 1 approved on 2 August 2004. Of the 87 applications received for Allocation 2 of the Community Grants program, 45 are recommended for either full or part funding, representing \$637,908.60. If all recommendations are approved there will be a total of \$623,254.40 remaining for Allocation 3.

Funds have been allocated from vote Codes:-

Active & Healthy – CS21 3000 733 000 00

Creative City / Festivals & Minor Events – CL55 E000 733 000 00

Creative City / Local Cultural Projects – CL53 2000 733 000 00

Creative City / Heritage – CL58 1000 733 000 00

Inclusive / Community Development – CD16 6000 733 000 00

Environment - Project Accounting Code – DND6 2103 733 000 00 (Urban Management Division)

20.0 HUMAN RESOURCES IMPACT

Nil

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

All applicants will be advised of the results of their submission within ten (10) working days of approval by the Establishment and Co-ordination Committee. Successful applicants will receive a letter from the Lord Mayor.

Publicity is at the Lord Mayor's discretion. Appropriate press releases will be prepared by Marketing & Communication in consultation with Community and Lifestyle Branch. However these releases should not be distributed until applicants have been formally advised of the outcomes.

22.0 OPTIONS

- (1) Approve the recommendations as set out in Attachment 1
- (2) Not approve the recommendations as set out in Attachment 1
- (3) Vary the level of assistance provided.

Option (1) is recommended.