

E&C RESULTS - 5 DECEMBER 2005

SUB NO.	FILE NO.	DIV.	TITLE	Result
05/12-1 R	364/15/88	City Policy & Strategy	Kelvin Grove Urban Village - Maintenance Arrangements.	Yes
05/12-2 M	240/7-2005/2006	OLMCEO	Contracts to Provide Professional services - Report for August 2005.	Yes
05/12-3 M	364/150/3(523)	Corporate Services	Sale of Council land situated at 18a, 18b & 20a Stopford Street, Woolloowin.	Yes
05/12-4 M	364/150/3(410)	Corporate Services	Proposed lease of Council land situated at 3 Nariel Street, Albion described as Lot 2 on SP 172118.	Yes Amended
05/12-5 M	364/150/3(496)	Corporate Services	Proposed sale of Council land situated at 3 Panorama Street, Ashgrove.	Yes
05/12-6 R	381/6/23(P3)	CCSD	Revenue Policy - Pensioner Partial Remission of Rates & Charges.	Yes
05/12-7	460/2(138/A3)	City Policy & Strategy	West End - Woolloongabba District Local Plan.	HELD
05/12-8 R	243/30-60092-2005/2006	OLMCEO	Submission for Resolution by Council under Division 12 of the City of Brisbane Act, 1924. (Booksorter)	Yes
05/12-9 M	467/26	MIPO	North-South Bypass Tunnel (NSBT) - Request for Proposals (RFP) Phase	Yes
05/12-10 M	39/73/1	Corporate Services	Adoption of the City Service Awards Review.	Yes
05/12-11 M	392/56-2004/2005	City Policy & Strategy	Senior Citizens Funding Program 2005/2006.	Yes

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

1.0 FILE NUMBER: 240/7-2005/2006

E 005/10-2

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for August 2005

3.0 ISSUE / PURPOSE

The purpose of this submission is to seek E&C approval for the consultancies commissioned in August 2005.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Lana Milne, PAMCEO
Extension 36486
Office of the Chief Executive

6.0 DATE

21 November 2005

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

For E&C approval.

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

No.

9.0 RECOMMENDATION

That E&C note the report for the consultancies commissioned during the month of August 2005 as attached.


10.0


Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED
5 DEC 2005

Lord Mayor

PAMCEO
ACTION TAKEN
03 DEC 2005
TOWN CLERK
RECEIVED
03 DEC 2005

- The LM queried the use of watermark by BA and whether they were on the approved panel.


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 \$1,283,072.13 during the month of August 2005 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

1.0 FILE NUMBER: 364/150/3(523)

E C05/12-3

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Sale of Council land situated at 18a, 18b & 20a Stopford Street, Woolloowin.

3.0 ISSUE/PURPOSE

To obtain approval to sell the subject lands which are considered surplus to Council's requirements.

4.0 PROPONENT

Helen Gluer
Chief Financial Officer, Ext - 34577

5.0 SUBMISSION PREPARED BY

David Cox
Principal Asset Manager
City Property, Ext - 36630.

RECEIVED

04 DEC 2005

PANCA

COMMITTEE SECTION

ACTION TAKEN

05 DEC 2005

TOWN CLERK

6.0 DATE

28 November 2005

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) the land situated at 18a, 18b & 20a Stopford Street, Woolloowin, described as Lots 563, 564 & 565 on RP19432 Parish of Enoggera, containing a total area of approximately 6m², be offered for sale by Tender, subject to its amalgamation with an adjoining property; and
- 2) that the Chief Financial Officer be delegated to accept a Tender that is either equal to or in excess of the assessed values for the land.

10.0

Alma

 Helen Gluer
 CHIEF FINANCIAL OFFICER

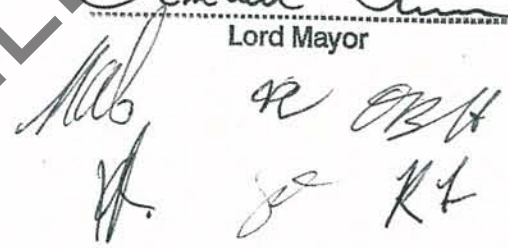
I Recommend Accordingly

 CHIEF EXECUTIVE OFFICER

APPROVED

5 DEC 2005


 Lord Mayor

MB


BCC PUBLICATIONS SCHEME
 10 YEAR RELEASE

11.0 BACKGROUND

Council is the registered owner of the land situated at 18a, 18b & 20a Stopford Street, Woolloowin and described as Lots 563, 564 & 565 on RP19432, Parish of Enoggera and identified in the Council records as Access Restriction Strips held in Fee Simple.

The three lots are vacant, land-locked and each is approximately 2 m² in area - refer to the area shaded blue at Attachment 1. City Property has received interest from both adjoining landowners wishing to purchase the land.

As the road patterns have changed since these lots were created and housing has been developed either side, Lots 563, 564 & 565 are no longer required as Access Restriction Strips. Therefore, it would be a better value outcome for Council to dispose of the land, thus reducing holding costs. No objections were raised to the proposal to sell the land after comment was sought from the various Council Divisions.

Authority is now sought to sell the allotments to adjoining landowners by tender which includes the following conditions:

- the successful tenderer to amalgamate each Lot with their adjoining property to form one allotment;
- the successful tenderer being responsible for the payment of all Survey fees, Stamp Duty, Titles Office fees, and Legal Expenses incurred in connection with the preparation and registration of the Survey Plan and other documents necessary for the transfer and amalgamation of the subject land with theirs to form one allotment and any applicable GST.

12.0 CONSULTATION

Councillor, Tim Nicholls, Councillor Hamilton Ward.

Frank Riley, Manager, City Property Branch.

Peter White, Principal Engineer, Planning & Delivery, City Policy & Strategy Division.

Peter Marron, Manager, Water & Sewerage, Brisbane Water.

Tom Richardson, Program Officer, City Planning.

Julie Booth, Senior Program Officer, Community Infrastructure.

Brad Wilson, Program Officer, Environmental Planning (Sustainability)

Duncan Petrie, Program Assistant, Waterway Health.

John Winkler, Network Information Co-ordinator Transport & Traffic.

Rod Mogg, Principal Engineer, Transport & Traffic.

None of the parties above have objected to this proposal.

13.0 IMPLICATIONS OF PROPOSAL

The sale by Tender (subject to amalgamation) will provide Council with revenue for the 2005/06 Property Disposal Program and relief from holding costs for this land.

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

Corporate Vision Theme:	Smart and Prosperous City.
Council program:	Corporate Services
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 current policy to dispose of surplus real property.

19.0 FINANCIAL IMPACT

Budget impact: As this is a sale to an adjoining owner there will be no marketing or commission on sale costs. The only costs associated with the sale of this land are valuation fees. Any revenue received from the sale will form part of the 2005/06 Property Disposal Program.

Taxation issues:	Nil
Risk Assessment:	Not Applicable

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

1. Approve the recommendation.

2. Not approve the recommendation.

Option 1 is the preferred and recommended Option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 364/150/3(419)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed lease of Council land situated at 3 Nariel Street, Albion described as Lot 2 on SP172118.

3.0 ISSUE/PURPOSE

To obtain approval to offer a commercial lease over the Council land for car parking purposes.

4.0 PROPONENT

Helen Gluer
Chief Financial Officer

5.0 SUBMISSION PREPARED BY

David Cox
Principal Asset Manager
City Property – Ext 36630

6.0 DATE

28 November 2005

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

ACTION TAKEN

05 DEC 2005

TOWN CLERK

PATMCA

RECEIVED

05 DEC 2005

COMMITTEE SECTION

BCC 10 YEAR RELEASE SCHEME

9.00 RECOMMENDATION

It is recommended that:

- 1) the Council land situated at 3 Nariel Street, Albion described as Lot 2 on SP172118 be offered for lease for car parking purposes, on commercial terms and conditions approved by the Manager, City Property and the Manager, Brisbane City Legal Practice; and
- 2) the Chief Financial Officer be authorised to approve a lease for a rental that is equal to or in excess of a rental determined by a registered valuer.

10.0

Subject to significant landscaping being undertaken, in conjunction with Natural Environment & Sustainability, by the lessee


 Helen Gluer
 Chief Financial Officer

I Recommend Accordingly


 CHIEF EXECUTIVE OFFICER

APPROVED

5 DEC 2005


 Lord Mayor





BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council is the registered owner of a vacant parcel of land situated at 3 Nariel Street, Albion described as Lot 2 on SP172118 and containing an area of 313m²- as highlighted in yellow on Attachment 1. This land is balance land after the construction of the Inner City Bypass (ICB).

Nariel Street provides access from Sandgate Road into an old established light industrial area and the subject lot is zoned Light Industrial in City Plan. Because of its size and shape, very few uses could be nominated for the property that would comply with the Acceptable Solutions for Performance Criteria under the Industrial Design Code. In establishing the best return that could be attained for the property, a number of Proposals have been considered.

Proposal 1: Lease for an Outdoor Advertising Sign and then sell

The site is visually prominent to outbound traffic on the Inner City Bypass. This view has been utilised by the tenant in the adjoining warehouse property which has used the blank building wall for signage – refer Attachment 2.

City Property commissioned a valuation assessment of the market rental that could be expected to be received for the Council land on the basis of its use as a site for an outdoor advertising sign that complied with Council policy/codes at the time. The rental was determined at ^{redacted} per annum – refer Attachment 3A. A further valuation has assessed the value of the site, based upon this rental being obtained under a long term lease, at ^{redacted} – refer Attachment 3B.

The type of advertising sign envisaged is a third party sign in an Industry Environment mounted as a free-standing structure on a landscaped site. Pursuant to the provisions of Brisbane Local Law No.1 (Control of Advertisements) the proposed sign would be assessed under the City Plan as permissible and the Category Approval, Code Assessable. The proposed licence for the sign would be subject to a successful application to the Advertising Committee and be in accordance with part 6 of the Advertising Policy.

The Advertising Committee has advised that it does not support the proposal for the erection of a new billboard at 3 Nariel Street, Albion for the following reasons:

- 1) the proposal is not supported by Urban Renewal Brisbane – Albion Master Plan Team;
- 2) the site currently proposed for the sign is bordered by a large wall sign and the addition of a billboard in this location would constitute excessive signage;
- 3) the billboard may affect views from the ICB towards Hamilton.

11.0 BACKGROUND contd.

- 4) the Committee has been pro-active in minimising the number of billboards along the Inner City Bypass to ensure this gateway into and out of the city is free of visual clutter. The approval of this application, for an internal area of Council, would set a precedent for previous commercial applicants to dispute the Committee's past rulings on applications for the ICB.

At Section 23 of this submission, this proposal to develop the land with an outdoor advertising sign and then sell it is nominated as Option 3.

Proposal 2: Retain and use for Car Parking

The site is located in a light industrial area containing many small lot developments. Street and on-site parking is limited.

Urban Renewal Brisbane has stated that 'if the land cannot be successfully sold for industrial uses (their preferred option), then the site should be used to provide a small landscaped car parking area to alleviate some of the local parking pressures.'

The Ward Councillor, Councillor Tim Nicholls, has expressed the view that Council should keep the land and for it to be used for public car parking.

City Design have indicated that, subject to undertaking a detailed design, the site could accommodate a maximum of 4-5 car spaces. Detailed design for same would cost approximately [redacted]. Construction costs are estimated at [redacted] (Cordell's Costs Guide) plus lighting if required.

At Section 23 of this submission, this proposal to retain the land and develop it at Council's cost for a public car park is nominated as Option 4.

Proposal 3: Retain and lease for Car Parking

Interest has been expressed by a number of businesses in the area to rent/lease the Council land for car parking purposes. A lease could be conditioned so that any costs associated with the development and use of the site for car parking purposes would be the responsibility of the Lessee and not Council.

However, the willingness of a lessee to incur significant development costs is governed by the length of lease term these costs can be written off over. Therefore, such a lease would need to be on commercial terms and conditions and of sufficient length of term for this development outcome to be viable. Anticipated revenue from such a lease would be in the order of [redacted] to [redacted] per week (approximately [redacted] to [redacted] per annum).

This Proposal is the preferred and recommended Option and forms the basis of the Submission's recommendation.

11.0 BACKGROUND contd.

Proposal 4: Retain and develop as a Pocket Park

This is the preferred Proposal as expressed by Natural Environment & Sustainability. They have stated:

'The land could be used as a pocket park or more appropriately as a local landscaped reserve. It could be planted with larger trees as visual relief for the ICB and the local industrial area. There is very little recreation potential in this land given its location, configuration and exposure. However, it holds significant value as a landscaped reserve. For this reason we would welcome the addition of this land to the parks estate.'

At Section 23 of this submission, this proposal to retain the land and develop it at Council's cost as a pocket park/landscaped reserve is nominated as Option 5.

12.0 CONSULTATION

Councillor, Kim Flesser, Chairperson Finance Committee.
Frank Riley, Manager, City Property Branch, Corporate Services.
Councillor Tim Nicholls, Councillor for Hamilton Ward.
Nelson Ross, Senior Program Officer, Local Planning & Design, City Planning
Peter White, Principal Engineer, Planning & Delivery, City Policy & Strategy Division.
Tom Richardson, Program Officer, City Policy & Strategy Division.
Ben Lindeboom, W & S Development Officer, Brisbane Water.
Julie Booth, Senior Program Officer, Community Life.
Brad Wilson, Program Officer, Environmental Planning (sustainability).
Brendan Brady, A/Program Officer, Waterway Health.
Urban Renewal Brisbane.
Council's Advertising Committee
Al Milvydas, Senior Program Officer, Network Information Services.
Greg Buyers, Principal Co-ordinator Major Projects.
Steve Lintern, Senior Program Officer Parks

No objections have been received to the recommended Proposal apart from:

Councillor Tim Nicholls, the Ward Councillor, who has expressed the view that the land should be used for public car parking; and

Natural Environment & Sustainability would prefer to have the land retained and developed as a pocket park/landscaped reserve.

13.0 IMPLICATIONS OF PROPOSAL

The lease of 3 Nariel Street, Albion for car parking purposes will provide Council with an annual rental return of approximately ^{redacted} to ^{redacted} and alleviate maintenance costs by way of grass cutting and vegetation control.

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

Corporate Vision Theme: Smart and prosperous city
Council program: Corporate Services
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

Budget impact: Nil
Taxation issues: Nil
Risk Assessment: Not Applicable

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. Not approve the recommendation;
3. Lease the land for an outdoor advertising sign and then sell it;
4. Retain the land and develop it at Council's cost for a public car park;
5. Retain the land and develop it at Council's cost for a pocket park/landscaped reserve.

Option 1 is the preferred and recommended Option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 364/150/3(496)

E C05/12-5

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed sale of Council land situated at 3 Panorama Street, Ashgrove.

3.0 ISSUE/PURPOSE

To obtain approval to sell the subject parcel of land which is considered surplus to Council's requirements.

4.0 PROPONENT

Helen Gluer
Chief Financial Officer

5.0 SUBMISSION PREPARED BY

David Cox
Principal Asset Manager
City Property, Ext 36630

6.0 DATE

29 November 2005

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E & C approval

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

No

ACTION TAKEN
05 DEC 2005
TOWN CLERK
PAMCKA

RECEIVED
09 DEC 2005

9.0 RECOMMENDATION

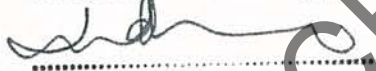
It is recommended that the property situated at 3 Panorama Street, Ashgrove described as Lot 97 on RP43751, having an area of 384m² be offered for sale by public auction at a reserve price to be determined by the Chief Financial Officer and on terms and conditions approved by the Manager, City Property and the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

A/mcp

Helen Gluer
Chief Financial Officer

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

APPROVED

5 DEC 2005


.....
Lord Mayor

PC GSA
KJ SA

BCC PUBLICATIONS SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council is the registered owner of a vacant parcel of land situated at 3 Panorama Street, Ashgrove, described as Lot 97 on RP43751 and containing an area of 384m². The land is identified in the City Plan as Low Density Residential. The site would be suitable for the construction of a single detached dwelling - refer attachment 1.

Council records indicate that the property was divested from the Metropolitan Water Supply & Sewerage Board and has remained vacant ever since. Consultation with Urban Management indicates that Council had plans to direct a trunk water main through this property however the mains were diverted down nearby streets instead. Some preliminary excavation had occurred to accommodate the trunk water main but this area was subsequently filled with unconsolidated material. The Ground Engineering Group was commissioned by City Assets to undertake an appraisal of the ground conditions at 3 Panorama Street and this investigation has revealed that the land is suitable for residential development.

As a result of a thorough consultation process throughout Council, the subject allotment has been identified as being surplus to Council requirements. An independent valuation of the subject property has assessed the market value to be ^{redacted} - refer attachment 2.

This parcel of land has been offered to both the Brisbane Housing Company and John Eastgate, Senior Program Officer, Social Diversity & Housing for assessment of its suitability as a site for affordable housing. No interest has been shown by either party in acquiring this property.

Therefore, it is recommended that approval be granted for the property situated at 3 Panorama Street, Ashgrove described as Lot 97 on RP43751, to be offered for sale by public auction at a reserve price to be determined by the Chief Financial Officer and on terms and conditions approved by Manager, City Property and Manager, Brisbane City Legal Practice.

12.0 CONSULTATION

Councillor Kim Flessner, Chairperson, Finance Committee.
Councillor Geraldine Knapp, Councillor, The Gap Ward.
Frank Riley, Manager, City Property, Corporate Services.
Peter White, Principal Engineer, City Policy & Strategy Division.
Peter Marron, Manager, Water & Sewerage, Brisbane Water.
Tom Richardson, Program Officer, City Planning.
Julie Booth, Senior Program Officer, Community Infrastructure.
Duncan Petrie, Program Assistant, Waterway Health.
John Winkler, Network Information Co-ordinator, Transport & Traffic.
Rod Mogg, Principal Engineer, Transport & Traffic.
John Eastgate, Senior Program Officer, Social Diversity & Housing.

None of the above have objected to the proposal.

13.0 IMPLICATIONS OF PROPOSAL

The sale of 3 Panorama Street, Ashgrove will provide Council with an expected revenue return of approximately ^{redacted}

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

Corporate Vision Theme:	Smart and Prosperous City.
Council program:	Corporate Services
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 current policy to dispose of surplus real property.

19.0 FINANCIAL IMPACT

Budget impact: Costs associated with the marketing and sale of this property (estimated at ^{redacted}) will be met from existing City Property Branch budgets. It is anticipated that net revenue in the amount of ^{redacted} will be received from the sale of the land as part of the 2005/06 Property Disposal Program.

Taxation issues: Nil

Risk Assessment: Not Applicable

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. Not approve the recommendation and retain the land in Council's ownership.

Option 1 is the preferred and recommended Option.

BCC PUBLICATIONS SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 467/26

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

North-South Bypass Tunnel (NSBT) – Request for Proposals (RFP) Phase

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek endorsement of:

1. The "North-South Bypass Tunnel Project - Disclosure of information during the RFP process" position paper authorised by the Probity Auditor (KPMG) and Senior Probity Adviser (Sir Laurence Street)
2. The Evaluation and Project Finalisation Plan, including membership of the various panels, groups and committees
3. The Evaluation Process Outline.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office.

5.0 SUBMISSION PREPARED BY

David Stewart, Executive Manager, Major Infrastructure Projects Office - 37335.

6.0 DATE

25 November 2005.

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.

ATTENTION TAKEN

0 DEC 2005

IN CLERK

Emm IPC

RECEIVED

0 DEC 2005

COMMITTEE SECTION

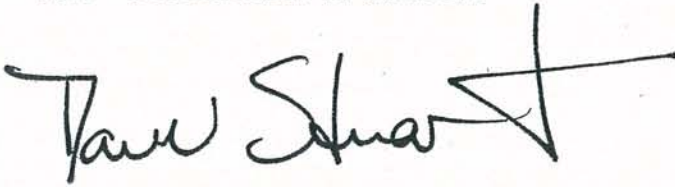
BCC PUBLICATION SCHEME
10 YEAR RELEASE

9.0 RECOMMENDATION

That E&C endorses:

1. The "North-South Bypass Tunnel (NSBT) Project - Disclosure of information during the RFP process" position paper authorised by the Probity Auditor (KPMG) and Senior Probity Adviser (Sir Laurence Street), included as Attachment A
2. The Evaluation and Project Finalisation Plan, including membership of the various panels, groups and committees as tabled
3. Evaluation Process Outline included as Attachment B.

10.0 DIVISIONAL MANAGER



David Stewart
Executive Manager
Major Infrastructure Projects Office

Recommend Accordingly


CHIEF EXECUTIVE OFFICER

APPROVED

5 DEC 2005


Lord Mayor

K2



BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Overview

On 14 June 2005, the Establishment and Coordination Committee (E&C) approved a shortlist for the Requests for Proposal (RFP) Phase of the North-South Bypass Tunnel (NSBT). RFPs were subsequently called for a Public-Private Partnership on the 22 June 2005.

Since that time, two Proponents, BrisConnections and RiverCity Motorway, have been preparing their Proposals for the NSBT. The RFP period concludes on 7 December 2005.

It is considered prudent that E&C endorse:

1. The "North-South Bypass Tunnel Project - Disclosure of information during the RFP process" position paper authorised by the Probity Auditor (KPMG) and Senior Probity Adviser (Sir Laurence Street)
2. The Evaluation and Project Finalisation Plan, including membership of the various panels, groups and committees
3. The Evaluation Process Outline.

If the recommendations included in this submission are agreed upon, the E&C decision (E&C 18/07-1P) of 18 July 2005 will be superseded. That submission dealt specifically with membership of the Evaluation Committee. The current submission recommends some minor changes, with the Chief Executive Officer and the Chief Financial Officer being promoted to the Project Finalisation Committee, and Mr John Matthews, Director Commercial-Legal, Southern and Eastern Integrated Transit Authority, now available full-time on the Evaluation Panel. He was originally an ex-officio member of the Evaluation Committee.

Disclosure of information during the RFP process

The purpose of this position paper is to identify information that may be disclosed throughout the RFP process, without unduly prejudicing key probity requirements or the competitive bidding process.

Once the transaction is finalised, it is open to Council (subject to a reservation in respect of discrete confidential trade secrets), to make disclosure of the contracts it has entered into. Prior to that time however, the public interest requires that:

- A competitive bidding process is maintained throughout in order to ensure that the best value for money outcome is reached for the people of Brisbane.
- A tenderer does not obtain an unfair advantage over a competing tenderer as a result of the inappropriate dissemination of information.

- There is no opportunity for collusion amongst tenderers which might disadvantage Council and the public.

For these reasons, the highest levels of probity and confidentiality must be maintained during the tender phase. These are the hallmarks of any large project in respect of which there are competing tenderers, and requires a high level of control by Council on the flow of information to and between both tenderers and also to the public.

A copy of the position paper is included as Attachment A.

Request for Proposal -Evaluation and Project Finalisation Plan

This "commercial-in-confidence" Plan describes the evaluation structure and approach and the communication protocols to be adopted for the NSBT when assessing Proposals submitted in accordance with the Request for Proposal (RFP) for the Project. In particular, it explains the process for assessing and evaluating each of the traffic, communications, technical, financial and legal aspects of the Proposals. It specifically covers the process from receipt of Proposals through to finalisation of the evaluation, and includes guidance on the process following completion of the evaluation through to Contract Close.

This evaluation and project finalisation methodology has been developed within a framework to achieve, for Brisbane City Council, the best value-for-money outcome for the NSBT Project. Importantly, the evaluation of best value-for-money is both a qualitative and quantitative assessment undertaken in balancing each proposal's performance outcomes, risks and costs. Securing an understanding of this complex equation will require the input of specialist advice to support and provide advice to the Evaluation Panel. In determining the best value-for-money outcome, a balanced approach will be required utilising both quantitative and qualitative evaluation techniques on the Evaluation Criteria.

The Plan outlines specific nominees for the various panels, groups and committees.

The Plan also explains that key policy issues pertaining to the RFP Phase are directed to E&C during the evaluation process for its consideration, allowing the Evaluation Panel, the Evaluation Coordination Group and the Project Finalisation Committee to consider such implications in determining its recommendations.

The Plan also facilitates interaction with the State Government on key policy issues discussed with E&C.

Strict communication protocols will also be established and implemented to ensure the evaluation and project finalisation process is effective and conducted in accordance with the highest level of confidentiality. Proposals from each proponent will be received on 7 December 2005, and a rigorous assessment and evaluation process will then commence.

Most notably, whilst the competitive development of each Proponent's Proposals is effectively over, the competitive tension and the need to protect Council's commercial position prevails. As a consequence, access to

information pertaining to the Proponent's Proposals will be restricted to the Evaluation Support Panels, the Evaluation Coordination Group, the Evaluation Panel, and the Project Finalisation Committee. Notwithstanding this requirement, policy advice will be sought from E&C.

It must be recognised that once the any recommendation becomes public, Council will lose its commercial competitive position.

It is essential that E&C acknowledges the sensitivity surrounding the information flow, to allow Council to maximise its competitive commercial position, while still recognising the importance of Council's due process of accountability and transparency.

The Evaluation Process Outline

The Evaluation Process Outline, included as Attachment B, is a process document developed for public consumption. It highlights the principle process steps of the RFP-Evaluation and Project Finalisation Plan, without releasing specific information that would diminish Council's commercial position during the evaluation period.

12.0 CONSULTATION

NSBT Integrated Project Team
NSBT Evaluation Panel
Councillor Graham Quirk, Chairperson Transport and Major Projects Committee
Councillor Maureen Hayes, Shadow Chairperson Transport and Major Projects Committee
Jude Munro, Chief Executive Officer
Helen Gluer, Chief Financial Officer
David Askern, Manager Brisbane City Legal Practice
KPMG, Probity Auditors
Sir Laurence Street, Senior Probity Adviser.

Each of these groups and individuals have been consulted and agree with this submission.

13.0 IMPLICATIONS OF PROPOSAL

The adoption of this recommendation will allow the tenders to be evaluated in a methodical manner.

14.0 COMMERCIAL IN CONFIDENCE

The Request for Proposal - Evaluation and Project Finalisation Plan is a commercial-in-confidence document. A Tenderer would receive a competitive advantage if this document was sourced during the Evaluation Phase.

The "Disclosure of information during the RFP process" position paper and the "Evaluation Process Outline" are public documents.

15.0 CORPORATE PLAN IMPACT

The completion of the NSBT project is included in the Accessible City theme of the 2003-2007 Corporate Plan.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

The Phase 3 budget allows for deployment of the evaluation process.

20.0 HUMAN RESOURCE IMPACT

External members of the Evaluation Panel will be paid a market hourly rate for attendance.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING

Nil.

23.0 OPTIONS

Option 1: Accept the recommendation. This will facilitate the deployment of an effective evaluation and contract finalisation process.

Option 2: Not accept the recommendation.

Option (1) is the preferred option.

1.0 **FILE NUMBER: 39/73/1**

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE:**

Adoption of the results of the City Service Awards Review

3.0 **ISSUE/PURPOSE:**

To:-

- (a) adopt the Brisbane City Council Construction Maintenance and General Award 2003, Brisbane City Council Plant Operators' Award 2002 and the Brisbane City Council Miscellaneous Workers' Award 2002 as reviewed and subsequently amended by the Queensland Industrial Relations Commission;
- (b) approve an application to the Queensland Industrial Relations Commission to further amend the Brisbane City Council Construction, Maintenance and General Award 2003.

4.0 **PROPONENT:**

Steve Cooney - Manager Employment Arrangements

34030697.

5.0 **SUBMISSION PREPARED BY:**

Steve Cooney, Terry Collins & Owen Heather

Employment Arrangements - Ph: 3403 0829

6.0 **DATE:**

28 November 2005.

7.0 **FOR E&C APPROVAL**

Yes

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

N/A

9.0 **RECOMMENDATION:**

1. that E & C adopt:-

- (a) the Brisbane City Council Construction Maintenance and General Award 2003 as set out at attachment A1, and as further amended in attachment A2;

ACTION TAKEN

05 DEC 2005

TOWN CLERK

RECEIVED

05 DEC 2005

COMMITTEE SECTION

(b) the Brisbane City Council Plant Operators' Award 2002 as set out at attachment B1, and as further amended at attachment B2;

(c) the Brisbane City Council Miscellaneous Workers' Award 2002 as set out at attachment C1 and amended at attachment C2.

2. that E&C approve the making of a consent application to the Queensland Industrial Relations Commission, to further amend the Brisbane City Council Construction Maintenance and General Award 2003, as set out in attachment D1.

10 DIVISIONAL MANAGER

Helen Gluer
CHIEF FINANCIAL OFFICER

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

APPROVED

5 DEC 2005

Lord Mayor

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Employment Arrangements has undertaken a significant two part review of various City Service Awards over the last 3 years in conjunction with the Queensland Industrial Relation Commission ("QIRC"):

First Stage

The first stage involved the following awards:-

1. Brisbane City Council Construction Maintenance and General Award 2003 Attachment A1 (Reviewed on 12/8/03);
2. Brisbane City Council Plant Operators' Award 2002 Attachment B1 (Reviewed on 20/11/02);
3. Brisbane City Council Miscellaneous Workers' Award 2002 Attachment C1 (Reviewed on 6/11/02).

Since each of the respective the QIRC Review dates, further amendments been approved by the QIRC to each of those awards as set out in Attachments A2, B2 and C2 respectively.

Although these Awards were reviewed in 2002/2003 in accordance with EBA 4 commitments and Queensland Industrial Relations Commission (QIRC) State Award Review principles, the changes in that stage of the review had in fact limited operational impact on Council.

The Award Reviews at this time focused on reformatting, updating and clarifying existing Award clauses using standard model award clauses where appropriate as framed by the QIRC, removing redundant provisions and rescinded industrial arrangements.

It is necessary that E & C adopts these reviewed and amended awards before certification of EBA6 so that they can take effect in that document.

Second Stage

These first stage Award Reviews however did identify some matters of potential operational importance that warranted further investigation. Consequently a second review was commenced in late 2004, titled the City Service Awards Review.

The principles that have guided this review and resultant strategy were:

- Reduce inconsistency with other relevant Awards that inhibits flexibility;
- Simplify Award complexity to support HRIS and payroll administration and Human Resource management;
- Introduce Award changes to assist operational effectiveness;
- Develop facilitative Award clauses where required to reduce the legal need for local area agreements to improve service delivery & accessibility.

The results of the second stage review are as follows:-

Brisbane City Council Plant Operators Award 2002

This Award covers 40 plant operators, the majority of whom work in Brisbane CityWorks. The Federated Engine Drivers & Fireman's Association Queensland Branch Union of Employees, (FEDFA), is the sole Union party to the Award and Council is the sole employer.

As with the 2002 Award Review, the 2004/2005 Review does not propose any change.

Brisbane City Council Miscellaneous Workers Award, 2002.

The Award was restructured in the mid-1990's and has undergone little change since that time. It covers function, gym and pool attendants, cleaners, City Hall security officers and grave diggers, numbering in total 100-150 employees.

The Australian Liquor, Hospitality and, Miscellaneous Workers Union Old Branch, Union of Employees is the sole union respondent and Council is the sole employer.

As with the 2002 Award Review, the 2004/2005 Review does not propose any change.

Brisbane City Council Construction Maintenance & General Award 2003

This Award is the most significant of the City Service Awards and covers an estimated 1200 employees. The AWU is the sole union party to this Award and Council is the only employer.

This Award was made in 1993 as the Brisbane City Council Construction Maintenance and General Award, as an outcome of combining twelve existing Awards and Industrial Agreements under the Award Restructuring process.

The 2004/2005 Review has recommended a number of changes to this award as set out in Attachment D1.

The table at Attachment D2 summarises the proposed variation.

The completion of the City Service Award Review and subsequent proposed Award variation aligns and supports EBA 6 clause 26.5 Incorporation of Awards.

12.0 CONSULTATION:

Jude Munro Chief Executive Officer

Wayne O'Malley Divisional Manager Brisbane CityWorks

Jim Reeves Divisional Manager of Brisbane Water

Helen Gluer Chief Financial Officer

Margaret Allison Divisional Manager Customer and Community Services

Ian Maynard Divisional Manager of Strategic Procurement

Noel Faulkner Divisional Manager City Business

David Askern, Manager of Brisbane City Legal Practice.

Australian Workers' Union of Employees, Queensland Branch.

12.0 IMPLICATIONS OF PROPOSAL:

Approval of this submission will support EBA6 implementation and maintains a relevant, up to date industrial relations framework.

14.0 COMMERCIAL IN CONFIDENCE:

N/A.

15.0 CORPORATE PLAN IMPACT

Complies with Program 10 Organisational Capability

10.2 – Future Focused and flexible organisational Strategy: Building strategic capability

16.0 CUSTOMER IMPACT

Improved customer service will be enabled through the improvement in supporting management processes.

17.0 ENVIRONMENTAL IMPACT

NIL

18.0 POLICY IMPACT

NIL

19.0 FINANCIAL IMPACT

Operating Budgets already take account of these changes.

20.0 HUMAN RESOURCE IMPACT:

The Reviewed Awards will update various working arrangements and conditions for employees covered by the City Service Awards including the Brisbane City Council Construction, Maintenance and General Award 2003.

A key objective of the Review was to create a single allowance of \$21.30 per week (56 cents per hour) that incorporates 14 other allowances, to simplify payroll for most of Council. It also retains a number of other allowances which are common across awards (First Aid, Meal, Vehicle, Standby). The rationalisation of allowances strategy focussed on a cultural change that encourages employees to do what is required as part of the team, and minimise the source of argument with the team leader and payroll about whether an allowance should be paid.

The elimination of many small rates which are claimed and approved by Team Leaders will improve efficiency in payroll approval and processing and remove a point of tension between some employees and their Team Leaders.

When allowances are removed from the Award and payroll system, the potential for managers, co-ordinators and supervisors to incorrectly approve payment of an allowance is eliminated.

The changes will also reduce inconsistencies with other relevant Awards and overcome the need for Local Area Agreements to provide locally agreed arrangements.

21.0 URGENCY

High.

It is preferable that the outcomes of this Review be in place before EBA 6 is certified as these Awards will form part of the proposed Certified Agreement and will be read as part of the agreement.

22.0 PUBLICITY/MARKETING

Discussions will occur with Marketing and Communications Branch and the relevant Divisional Human Resource Managers once the Award variation has been ratified by the QIRC.

23.0 OPTIONS

A: Council endorses the City Service Awards Review outcomes which incorporates the adoption of the:-

- (a) Brisbane City Council Construction, Maintenance and General Award 2003 as Reviewed (as set out in attachment A1) and also adopts the amendments ratified since the review date by the QIRC (as set out at attachment A2);
- (b) Brisbane City Council Plant Operators' Award 2002 as Reviewed (as set out in attachment B1) and also adopts the amendments ratified since the review date by the QIRC (as set out at attachment B2);
- (c) Brisbane City Council Miscellaneous Workers' Award 2002 as Reviewed (as set out in attachment C1); and also adopts the amendments ratified since the review date by the QIRC (as set out at attachment C2);
- (d) authorises the making of an application to the QIRC to further vary the Brisbane City Council Construction, Maintenance and 11 General Award 2003 (as set out in attachment D1).

B: Not approve the City Service Awards Review outcomes.

Option 1 is preferred as it supports EBA6 implementation and reduces inconsistency between Awards and EBA conditions and reliance upon Local Arrangements.

1.0 FILE NUMBER: 392/56-2004/2005.

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Senior Citizens Funding Program 2005/2006.

3.0 ISSUE/PURPOSE

To ratify approval for the allocation of funding under this grant program as per the attached schedule.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy and Strategy

5.0 SUBMISSION PREPARED BY

Lyn Trinder, Program Officer Community Partnerships, City Life (ext - 36464)

6.0 DATE

1 December 2005

ACTION TAKEN
05 DEC 2005

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For Establishment and Co-ordination Committee approval.

TOWN CLERK
POCP

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

No.

RECEIVED
05 DEC 2005

9.0 RECOMMENDATION

To ratify approval of the allocation of grants in the attached schedule (Attachment 1).

COMMITTEE SECTION

10.0 DIVISIONAL MANAGER

11/25/05
Terry Hogan
DIVISIONAL MANAGER
CITY POLICY AND STRATEGY

I Recommend Accordingly

[Signature]
CHIEF EXECUTIVE OFFICER

APPROVED

5 DEC 2005

[Signature]
Lord Mayor

[Signatures]
KJ
PC
OBA

BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

The Senior Citizens Funding Program was established in 1995/96 to give seniors groups not funded by other means an opportunity to resource activities for their members.

The 2005/2006 budget includes the allocation of funds for the Senior Citizens Funding Program of \$100,000.

Details of eligibility criteria and guidelines are attached (refer Attachment 3). Grants are available to assist with either social outings and bus trips for older people; or the cost of celebrations such as Christmas parties for older people.

The funding range is from \$100 to \$240. As in 2004-2005 the types of applicant organisations have been prioritised to facilitate more targeted distribution of the funding.

Priority One – Groups run by seniors for the benefit of seniors
(eg senior citizens clubs, probus clubs, pensioner's leagues etc)

Priority Two – Community groups supporting seniors
(eg church run programs for local seniors including neighbourhood centres and social clubs)

Priority Three – Welfare services for seniors
(eg organisations receiving other government funding such as respite centres, meals on wheels etc)

Priority Four – Hobby and recreation groups which have senior members
(eg leisure clubs, orchid societies, bowls clubs etc).

A funding matrix has been used to allocate funding according to the priority category of the group and the number of participants indicated for the activity.

Priority Level	Number of participants Small (up to 20)	Number of participants Medium (20 – 50)	Number of participants Large (over 50)
1	\$170	\$205	\$245
2/3	\$135	\$170	\$205
4	\$100	\$135	\$170

476 applications have been received. Completion of assessment resulted in a total allocation of \$99,940.

12.0 CONSULTATION

Cr. Kerry Rea - Chairperson, Community Services Committee

Mark Hrycek – Lord Mayor's Policy Adviser

Michael Lockwood – Manager City Life

13.0 IMPLICATIONS OF PROPOSAL

The implications of this proposal are

- the continuation of and the increase in opportunities for the senior residents of Brisbane.
- public recognition of the support offered by Council to senior members of the community and their organisations.

14.0 COMMERCIAL IN CONFIDENCE

Nil

15.0 CORPORATE PLAN IMPACT

4.4 Opportunities for all – City Life – City Policy and Strategy Division

16.0 CUSTOMER IMPACT

The Senior Citizens Funding Program

- provides valuable support to community based Seniors Clubs and Organisations
- enhances the capacity for groups of senior citizens to engage in interesting and stimulating activities
- increased recognition within the broader community of the valuable contributions made by senior citizens

17.0 ENVIRONMENT IMPACT

This proposal will not affect the physical environment, but will improve the City's social environment by enhancing the quality of life for older residents.

18.0 POLICY IMPACT

The Senior Citizens Funding Program aims to improve the quality of life for the senior residents of Brisbane.

19.0 FINANCIAL IMPACT

Of the 476 applications received for the Senior Citizens Funding Program 476 are recommended for funding representing \$99,940 - detailed in Attachment 1.

Funds have been allocated under Project Number: CD20 G100 733 000 00.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

Funds should be distributed urgently to enable cheques to be sent to groups in time for Christmas celebrations.

22.0 PUBLICITY/MARKETING STRATEGY

At the Lord Mayor's discretion. It is proposed that a media release announcing the grants be issued to coincide with the cheques being posted.

23.0 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.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS - 12 DECEMBER 2005

SUB NO.	FILE NO.	DIV.	TITLE	Result
12/12-1	252/92	OLMCEO	Regional Drought Management Strategy – Level 3 Water restrictions under the <i>Water Act 2000</i> .	HELD
12/12-2 M	(4)12/51/1(P8)	City Business	Monthly Report – Delegation of Authority to Travel – October 2005	Yes
12/12-3	391/11/0	OLMCEO	Wave 2 Strategic Procurement Waste Strategy.	HELD
R	460/2(138/A3)	City Policy & Strategy	West End - Woolloongabba District Local Plan.	Yes Amended

Present – Campbell Newman, D B Hinchliffe, J H Campbell, K M Rea, S Sutton, 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.

BCC PUBLICATI
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 2005

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

Stephanie Rogan, A/Travel Co-ordinator, Brisbane Commercial Services, ext. 72001

6.0 DATE

5 December 2005

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?

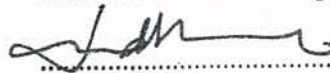
No.

9.0 RECOMMENDATION

That the Establishment and Co-ordination Committee note the information submitted on approved travel for October 2005.

10.0 Noel K Faulkner
Divisional Manager
City Business

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

APPROVED

12 DEC 2005


.....
Lord Mayor


BCC 70 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 2005, for each Unit of Administration (showing travel actually undertaken during that month).

Attachment "A" shows details associated with travel undertaken in October 2005 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 2005

Non-Commercial Operations

a) International Travel	
(i) Number of Bookings	2
(ii) Airfares	\$ 1,128.00
b) Domestic Travel	
(i) Number of Bookings	38
(ii) Airfares	\$ 11,381.55
c) Accommodation and Allowances Costs	\$ 14,800.06
d) Registration Fees for Conferences	\$ 15,302.45
e) Other Costs e.g. hire car	\$ 2,410.12
TOTAL	\$ <u>45,022.18</u>

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	\$1,005.03

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 2005.
- (2) Not approve the recommendation.

Option (1) is the preferred option.

BCS PUBLICATION SCHEME
10 YEAR RELEASE

SUB NO.	FILE NO.	DIV.	TITLE	Result
19/12-1 M	264/45/14(P2)	CCSD	Confirmation of Vegetation Protection Orders (VPOs).	Yes
19/12-2 M	202/10674	MIPO	NSBT - Aboriginal and Islander Community Health Service (AICHS)	Yes
19/12-3 M	338/23/3(3)	OLMCEO	Best Value Report - November 2005	Yes
19/12-4 M	12/6-J(167)	CCSD	Participation in the Australian Defence Force "Bosslift" Program	Yes
19/12-5 M	456/10/38	OLMCEO	Code of Conduct Review Panel	Yes
19/12-6 M	467/40/25(1)	OLMCEO	Memorandum of Understanding with Queensland Transport for the Inner Northern Busway	Yes
19/12-7	467/26(3)	OLMCEO	North-South Bypass Tunnel - Dissolution of the Project Executive Group	HELD
19/12-8 R	(0)288/10-0	City Policy & Strategy	Resumptions - Objection Hearings.	Yes
19/12-9 M	302/24-QG810/42(P1)	City Policy & Strategy	Purchase of land at 42 Strathfield Street, Tarragindi.	Yes
19/12-10 M	338/23/5(3)	OLMCEO	Development Assessment Process Best Value (BV) Service Review	Yes

Present - Campbell Newman, D B Hinchliffe, J H Campbell, K Flesser, K M Rea, 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.

1.0 FILE NUMBER: 264/45/14(P2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Confirmation of Vegetation Protection Orders (VPOs).

3.0 ISSUE/PURPOSE

To recommend the confirmation of VPOs pursuant to Section 14 of the Natural Assets Local Law.

4.0 PROPONENT

Margaret Allison, Divisional Manager, Customer and Community Services.

5.0 SUBMISSION PREPARED BY

Les Hillhouse Senior Ecologist, Development Assessment, extension 36771.

6.0 DATE

13 December 2005.

RECEIVED
19 DEC 2005
SECTION
ECON
ACTION TAKEN
19 DEC 2005
TOWN CLERK

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

9.0 RECOMMENDATION

That the determination as set out in Attachment A be approved.

APPROVED
19 DEC 2005
Caroline Brown
Lord Mayor
John McLeod
W. J. R. K. L.

10.0 DIVISIONAL MANAGER

Margaret Allison
.....
Margaret Allison
Divisional Manager
Customer and Community Services

I Recommend Accordingly
[Signature]
.....
CHIEF EXECUTIVE OFFICER

BCC PUBLICATION SCHEME
70 YEAR RELEASE

11.0 BACKGROUND

This submission presents a total of 12 Vegetation Protection Orders which have been made since 12 August 2002, under the provisions of the Natural Assets Local Law.

The Orders have been made by the former Manager of Development and Regulatory Services and the Principal Natural Environment Officer under delegation of Council, on the recommendation of qualified Council officers. Generally, the Vegetation Protection Orders have been made in urgent circumstances. In each case, Council officers have considered that there was an imminent risk to significant urban vegetation elements, which warranted protection under the local law.

Eight of the Orders did not receive any submissions.

Two Orders, 34 Warmington Street, Paddington and 118 Cairns Terrace at Red Hill both received only minor submissions. Concerns raised in these submissions can be effectively addressed through maintenance procedures and the application process.

Two Orders, 53 Watson Street, Newmarket and 69/71 Arthur Terrace, Red Hill resulted in very strong responses from property owners:

The owners of Watson Street sent several lengthy hand-written responses to Council officers and the Lord Mayor's office, as well as numerous emails and telephone calls.

Eighty-four submissions of objection have been lodged in relation to the Order for Arthur Terrace. The vast majority of these are form letters.

Council has approved applications over both of these trees to undertake work, which will mitigate the level of hazard and nuisance to an acceptable level.

Table of affected properties

Address	VPO Number	Description	Objections	Date of Order
11 Curd St, Greenslopes, L5 RP40558	HP100GT46	Group Of Trees All vegetation which is 3 metres or more in height	Nil	19 November 2004
53 Watson St Newmarket. L2 RP60188	252CAEFER04	Individual Tree Leopard tree <i>Caesalpina ferrea</i>	1	29 July 2004
69 Arthur Tce, Red Hill. L31 RP851844	251DELREG04	Individual Tree Poincianna, <i>Delonix regia</i>	84	15 July 2004
71 Arthur Tce, Red Hill. L30 RP20716	251DELREG04	Individual Tree Poincianna, <i>Delonix regia</i>	84	15 July 2004
53 Harlen St, Salisbury. L3 SP63898	RB100GT46	Group Of Trees All vegetation which is 3 metres or more in height	Nil	27 October 2004
22 Cochrane St Paddington. L15 RP20657	IC100VE01	All Vegetation All vegetation which is 2 metres or more in height	Nil	11 March 2004
34 Baileys Rd Ashgrove. L3 RP46132	MC200VE15	All Vegetation	Nil	11 March 2004

38 Baileys Rd Ashgrove. L2 RP46132	MC200VE15	All Vegetation	Nil	11 March 2004
30 Taunton St Annerley. L44 RP37801	207ARACUN04	Individual Tree Hoop Pine, <i>Araucaria cunninghamii</i>	Nil	4 July 2003
124 Gray Rd West End. L4 RP46006	207 FICBEN04	Individual Tree Weeping Fig, <i>Ficus benjamina</i>	Nil	23 June 2003
92 Old Cleveland Rd Greenslopes. L1 RP12804	151FICBEN04	Individual Tree Weeping Fig, <i>Ficus benjamina</i>	Nil	4 June 2003
34 Warmington St Paddington. L8 RP20685	253MAGIND04	Individual tree Mango Tree <i>Magnifera indica</i>	1	20 November 2002
118 Cairns Tce Paddington. L144 RP19576	ST200GT46	Group Of Trees All vegetation which is 3 metres or more in height	1	4 November 2002
62 Gladstone St Indooroopilly. L287 RP70309	FT200SP31	All vegetation of the species Hoop Pine, <i>Araucaria cunninghamii</i>	Nil	12 August 2002

A description of the vegetation values, circumstances relating to the making of each of the orders and an assessment of the issues raised in the submissions is presented in the Submission Assessment Report at Attachment C.

A summary of conclusions and recommendations drawn from this assessment is presented in Attachment B.

This submission concludes that concerns raised in objections can effectively be managed through appropriate maintenance and the application process. The purpose of this submission is to recommend that all twelve Orders be confirmed without modification.

12.0 CONSULTATION

Bob Wallis, Former Manager, Development and Regulatory Services
Graham Phegan, Acting Manager, Natural Environment and Sustainability
David Askern, Manager, Brisbane City Legal Practice
Beverley Homel, Solicitor, Brisbane City Legal Practice
Steve Whitehouse, Office Manager - Lord Mayor's Office

Clr David Hinchliffe - Chairperson, Urban Planning & Economic Development Committee
and Councillor - Central Ward

Clr Catherine Bermingham, Councillor - East Brisbane Ward

Clr Maureen Hayes, Councillor - Grange Ward

Clr Steve Griffiths, Councillor - Moorooka Ward

Clr Geraldine Knapp, Councillor - The Gap Ward

Clr Helen Abrahams, Chairperson Environment & Sustainability Committee and
Councillor - Dutton Park Ward

Clr Jane Prentice, Councillor - Walter Taylor

All persons consulted are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

Confirming the VPOs over the subject trees will ensure protection of significant vegetation while providing property owners with the ability to undertake appropriate level of maintenance through the application process.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

The application of the Natural Assets Local Law in this case reflects the Administration's ongoing commitment for protection of the City's natural assets as part of its strategy to achieve a Clean and Green City, Corporate Plan 2005-09.

16.0 CUSTOMER IMPACT

The confirmation of the VPO will have no impact on existing levels of customer service.

17.0 ENVIRONMENTAL IMPACT

The confirmation of the VPO will help to facilitate the retention of the landscape character and ecological values of the City.

18.0 POLICY IMPACT

The ongoing implementation of the Natural Assets Local Law reflects the Administration's commitment to vegetation protection as one of an interrelated set of programs supporting its strategy to achieve the objectives of the Corporate Plan.

19.0 FINANCIAL IMPACT

Nil.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

Nil.

22.0 PUBLICITY / MARKETING STRATEGY

The affected landowners will be notified in writing advising confirmation of the VPOs.

22.0 OPTIONS

- Option 1 That E & C confirms vegetation protection orders as set out in Attachment A without modification.
- Option 2 That E & C confirms the vegetation protection orders as set out in Attachment A with modifications resulting from matters referred to in a submission or submissions.
- Option 3 That E & C revokes in whole or in part vegetation protection orders as set out in Attachment A.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 202/10 (674)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

North-South Bypass Tunnel (NSBT) – Aboriginal and Islander Community Health Service (AICHS) property acquisition.

3.0 ISSUE/PURPOSE

To seek formal approval to provide funding for the purchase of a suitable permanent relocation site on behalf of the AICHS, where their existing property at Woolloongabba is required for the NSBT construction compound.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office (MIPO).

5.0 SUBMISSION PREPARED BY

Gregg Buyers, Principal Project Coordinator, MIPO (ext. 37329) and Mercedes Staff, Senior Property Officer, MIPO (ext. 37334).

6.0 DATE

13 December 2005.

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

It is recommended that E&C grant approval to:

1. Advise the AICHS that the purchase of 151 Annerley Road, Dutton Park for an amount of ^{redacted} is not supported,
2. Enter into negotiations with the property owner/s of 226-230 Annerley Road and 220 Annerley Road or 15 Pound Street or 21 Pound Street, Dutton Park as Councils preferred site,
3. Reconfirm Councils commitment to work with AICHS to identify a suitable permanent site, and
4. Explore remanent land parcels post NSBT construction.

10.0 DIVISIONAL MANAGER

David Stewart
Executive Manager
Major Infrastructure Projects Office

ACTION TAKEN

19 DEC 2005

TOWN CLERK

MIPO6

RECEIVED

19 DEC 2005

COMMITTEE SECTION

APPROVED

19 DEC 2005

Lord Mayor

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

The NSBT is a significant and strategic project for Brisbane and is of a scale not previously undertaken in Brisbane City. Construction of the NSBT will affect residential properties, businesses, and community facilities and services within particular areas.

One of these areas is the proposed construction compound at the southern end, where the AICHS is located at 12 Hubert Street and 9 Gibbon Street, Woolloongabba (2,277m² - refer Attachment A). The AICHS provide medical, dental, pharmaceutical, optometry, counselling and youth health services to the indigenous community and have a staff of 60 people.

In July this year, and further to public display of the NSBT Environmental Impact Statement, Council reconfirmed the requirement of this property for the development of the project under the reference design. At this time Council also gave an undertaking to assist the AICHS in their relocating to a suitable alternative site.

It was agreed that investigations into suitable relocation sites would be progressed jointly based upon the AICHS existing facility eg. building suitable for a major medical centre, building size of approximately 2,500m², provision for 30 car parking spaces, external childrens play area, separate access for mental and youth health, within easy walking distance of public transport and within the vicinity of South Brisbane / Woolloongabba.

AICHS established their project team, regular meetings between AICHS and Council commenced and efforts were made jointly to locate a suitable relocation site. A few sites have since been brought to the table with the most suitable identified to date being 151 Annerley Road, Dutton Park (the AICHS preferred site - refer Attachment B) and 226-230 Annerley Road (and other*), Dutton Park.

*** other means 226-230 Annerley Road plus either 220 Annerley Road or 15 Pound Street or 21 Pound Street, pending negotiations with property owners (refer Attachment C).**

Council has also investigated options to move the construction compound.

More recently discussions have taken place between Council and the AICHS reiterating our requirement for their site by no later than 30 September 2006, our concerns regarding timeframes and the various relocation options presently being considered by Council. These options are:

- Directly relocate to a new permanent location - this option is out of time
- Temporarily relocate to leased premises then relocate to a new permanent location
- Temporarily relocate to leased premises then relocate to a new permanent building on the existing site
- Do not relocate at all.

The AICHS preference is to relocate to temporary accommodation (with a view to vacating by the required date of 30/9) and if necessary consider separating their services, then to further relocate to a new purpose built building as soon as possible. They have indicated a reluctance to return to their existing site at the completion of the NSBT Project due to the current development in this area and it becoming inappropriate for their service. They have also indicated concerns over continuity of their services during the NSBT construction period if they remain on site.

151 Annerley Road, Dutton Park

Subsequently, they wish to promptly progress negotiations to secure a conditional contract, subject to development approval, of their preferred site (151 Annerley Road, Dutton Park) for the permanent relocation. It is their opinion that the opportunity to purchase this site will be lost if they are not able to move forward with negotiations quickly. The AICHS has also indicated their intention to apply for development approval as soon as the site is under contract.

Initial valuation advice for 151 Annerley Road, Dutton Park (area 6,569m² / area classification "Character Housing") has indicated an estimated value of redacted to redacted million. Other investigations have revealed (as reported in RP Data) that this property recently changed hands for an amount of redacted. If a developer was successful in obtaining a development approval for a development similar to that previously proposed for this site, the value of the site would be in the order of red to redacted.

It is assumed that the current owner has speculated an increase in allowable density over and above existing planning provisions, given the Boggo Road development site and Eastern Busway. It is understood, through agents representing the AICHS, that the new owner would be seeking a return on investment in the event of its sale, something in the order of redacted.

We are also of the understanding that this site has an on-going history of community discontent with certain proposed developments.

Site Benefits: AICHS preferred site
Site provides adequate footprint for required development
Funding is available in the current project budget

Site Issues: Requirement to dispose of / develop balance of land
Unable to support the likely purchase price for this site
Strong community opposition to this development likely.

In **summary** this site is not recommended for purchase due to its being unlikely to be secured for an amount that is supported by valuation advice, its existing classification and the expected community opposition.

226-230 Annerley Road (and other), Dutton Park

The other suitable property at 226-230 Annerley Road (and other), Dutton Park (area 2,157m² to 2,306m² / area classification "Light Industrial") is directly adjacent to the Aboriginal and Torres Strait Islanders Corporation for Health Education and Training. Initial discussions with the market suggests the required sites could be secured for an amount in the order of redacted – further investigations are recommended to firm up this market advice.

Site Benefits: No balance of land
Able to support the likely purchase price for this site
Site meets AICHS relocation site criteria
Close proximity to Aboriginal Health Education and Training facility
Funding is available in the current project budget

Site Issues: Site will require innovative design to achieve adequate floor space
Some community opposition to this development likely.

In **summary** this site is recommended for purchase due to its close proximity to the Aboriginal Health Education and Training facility and its suitability in terms of the AICHS relocation site criteria.

12.0 CONSULTATION

Consultation has been undertaken with the following stakeholders:

- Lord Mayor Campbell Newman,
- Councillor Graham Quirk and
- Councillor Helen Abrahams.

13.0 IMPLICATIONS OF PROPOSAL

The AICHS provide an important community service. Timely resolution of this issue will ensure continuity of their service and avoid potential delay costs associated with construction of the NSBT.

14.0 COMMERCIAL IN CONFIDENCE

This document includes Council estimated property values that should remain commercial in confidence pending any negotiation to purchase the subject sites.

15.0 CORPORATE PLAN IMPACT

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

16.0 CUSTOMER IMPACT

The AICHS operation, as directly impacted by the NSBT, will have the opportunity to relocate temporarily and eventually relocate permanently to a new purpose built building and avoid having to endure the impacts of the NSBT Project for the duration of its construction.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

Funding for the relocation of the AICHS is available under the current project budget.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

Normal course of business.

22.0 PUBLICITY/MARKETING

No publicity or marketing is proposed at this stage.

23.0 OPTIONS

1. Provide AICHS with approval to proceed with the purchase of 151 Annerley Road, Dutton Park for an amount up to redacted **(not recommended)**.
2. Agree to permanently relocate AICHS to a new building on their existing site at the completion of the NSBT or agree to AICHS remaining on site **(not recommended)**.
3. Advise the AICHS that the purchase of 151 Annerley Road, Dutton Park for an amount of redacted is not supported, enter into negotiations with the property owner/s of 226-230 Annerley Road (and other) as Councils preferred site and reconfirm Councils commitment to work with AICHS to identify a suitable permanent site and ensure continuity of service **(recommended)**.

Option three is recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER

338/23/3(3)

2.0 TITLE

Best Value Report – November 2005

3.0 ISSUE/PURPOSE

The purpose of this submission is to provide E&C with an update on Best Value projects.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Andrew Chesterman, Manager, Corporate Improvement & Strategic Planning
MCIP, x35500

6.0 DATE

13 December 2005

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 E&C accept the monthly Best Value report for November 2005

10.0 CHIEF EXECUTIVE OFFICER



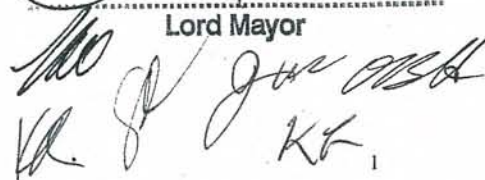
Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED

19 DEC 2005



Lord Mayor



BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

At the request of E&C, a Best Value report has been created to be reported on a monthly basis to E&C. The report has adopted a Traffic Light system to improve identification of projects that are reported as either: on track (green); minor issues (orange); or with emerging issues (red).

The Traffic Light report providing an overview of each project can be found at Attachment A. Detailed information regarding each project can be found at Attachment B.

12.0 CONSULTATION

Relevant Divisional Managers and Officers responsible for individual submissions have been consulted and 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

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 that E&C accept the Best Value Report for November 2005.

Option 2: Do not accept the report.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 12/6-J(167)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE : Participation in the Australian Defence Force 'Bosslift' program

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain approval for a Council management representative to participate in the Australian Defence Force's 'Bosslift' program. This Defence Force-funded program involves a Council representative travelling to the Solomon Islands to support an employee deployed as part of the Army Reserve Force in operation ANODE. The program will run from 16-20 January 2006.

4.0 PROPONENT

Margaret Allison, Divisional Manager, Customer and Community Services

5.0 SUBMISSION PREPARED BY

Kirsty Dixon, Strategic Adviser (PSPO x35684)

6.0 DATE

13 December, 2005

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

8.0 IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR LOCAL LAW

No

9.0 RECOMMENDATION

That approval be granted by the Establishment and Co-ordination Committee for Peter Haigh, Business Manager Rates Processing, Customer Services to participate in the Australian Defence Force 'Bosslift' program to support Council employee, Dean Kornmann, a Rates revenue officer, deployed to the Solomon Islands as part of operation ANODE.

10.0 DIVISIONAL MANAGER

Margaret Allison

Margaret Allison
Divisional Manager
Customer and Community Services

APPROVED

19 DEC 2005

Conker Kinn
.....
Lord Mayor

[Handwritten signatures]

I Recommend Accordingly

[Signature]
.....
CHIEF EXECUTIVE OFFICER

BCC 10 YEAR PUBLICATION RELEASE SCHEME

11.0 BACKGROUND

Brisbane City Council currently has an employee, Dean Kornmann, a Rates revenue officer, deployed to the Solomon Islands as part of Operation ANODE.

Operation ANODE is the name of the Australian Defence Force contribution to the Australian-led Regional Assistance Mission to the Solomon Islands (RAMSI). RAMSI's mission is to assist the Solomon Islands' Government in restoring law and order. The military component of RAMSI comprises of personnel from five troop contributing nations. They are; Australia, New Zealand, Fiji, Papua New Guinea and Tonga. The main task for the military component is to provide security for RAMSI's multinational Participating Police Force.

The Defence Reserve Support Council (DRSC) is offering an opportunity for employers to take a defence-funded trip to visit reserve soldiers in the Solomons. The intent is to experience first hand the role reserve soldiers are playing and to highlight the value of reserve personnel to employers. The program will run from 16-20 January 2006.

Summary of the itinerary:

- Bosslift briefing and dinner for employers on 16 January 2006
- Bosslift group depart Brisbane 17 January 2006
- Arrive in Solomon Islands and receive local briefings
- Conduct tour of the Solomon Islands including visit to deployed personnel and Guadalcanal battle fields
- Bosslift group return to Brisbane 20 January 2006

All meals, accommodation and travel will be paid for by the DRSC. Participants are covered for public liability and general health travel insurance under the Defence Department policy.

12.0 CONSULTATION

Councillor Kerry Rea, Chairperson, Community Services Committee
Mark Hrycek, Policy Adviser, Lord Mayor's Office
Jude Munro, Chief Executive Officer
Sue Rickerby, Manager, Customer Services

All of the above are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Nil

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

Nil

16.0 CUSTOMER IMPACT

Nil

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Code of Conduct Review Panel

3.0 ISSUE/PURPOSE

To determine a method for appointing members to Brisbane's Code of Conduct Review Panel (CRP) and payment of such members.

4.0 PROPONENT

Hayden Wright, Manager, Chief Executive's Office

5.0 SUBMISSION PREPARED BY

Julie Prove, Project Officer, Chief Executive's Office (POCEO), ext 34309

6.0 DATE

19 December 2005

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

APPROVED

19 DEC 2005

[Handwritten signatures and initials]
Lord Mayor
KA

9.0 RECOMMENDATION

- (1) That E&C approves calling expressions of interest to appoint members to Brisbane's Conduct Review Panel.
- (2) That E&C determines to pay members of the Conduct Review Panel, when it is convened, in accordance with Department of Industrial Relations Guidelines for Remuneration of part time Chairpersons and Members of Government Boards, Committees and Statutory Authorities.

10.0 DIVISIONAL MANAGER

[Handwritten signature of Hayden Wright]

Hayden Wright
Manager, Chief Executive's Office

I Recommend Accordingly
[Handwritten signature]
CHIEF EXECUTIVE OFFICER

BCC 70 YEAR RELEASE SCHEME

11.0 BACKGROUND

The *Local Government Amendment Act 2005* requires all Queensland local governments to adopt a Code of Conduct for their Councillors by 1 March 2006.

It also requires a Conduct Review Panel (CRP) be established to investigate repeat and statutory breaches of a council's Code of Conduct (refer Appendix A). The legislation specifies qualifications for members of the CRP and how the CRP should operate.

Legislative requirements for a CRP

The legislation requires that:

- each local government must appoint a pool of members for its CRP
- when convened, the CRP must consist of not less than three individuals from the pool of members
- the CRP is to be convened to review complaints referred to it by the local government or the Chief Executive Officer
- the CRP is to make recommendations to the council as to whether the alleged breach was committed and an appropriate penalty.

Members of the CRP must:

- be appointed for a maximum of four years
- have extensive knowledge and experience in local government, public administration, law, public finance or community affairs, or other appropriate experience
- not be either a member of, or a nominee for election of, Australian parliament or a local government
- not be a member of a political party
- not be a local government employee.

LGAQ statewide list of CRP members

The LGAQ is establishing a Statewide list of possible CRP members. It is first asking councils to encourage appropriate persons in their communities to nominate directly to the LGAQ to be a CRP member. LGAQ will consider all nominations received and advise councils of the final pool membership. Councils must then appoint their own CRP members from that list. It is possible that there will be some crossover between this list and the SEQ Councillors Code of Conduct Review Panel being proposed by the Regional Collaboration Steering Committee.

Options for establishing Brisbane's CRP

E&C decided at its meeting on 28 November 2005 not to be involved in the SEQ Regional Code of Conduct Review Panel being proposed by the Regional Collaboration Steering Committee.

Brisbane will now need to determine a method for appointing members to its own CRP. There are two possible processes:

1 Call for Expressions of Interest

Call for public Expressions of Interest in an appropriate publication, with applications accepted until 31 January 2006. Applications will be received and reviewed by the Chief Executive Officer and a list will be provided to Council.

2 Direct appointment

Directly invite known and appropriately qualified members recommended by Council for appointment to a pool of CRP members.

Appointment of members

CRP members are required to be appointed for a period of not more than four years.

When convened, the CRP must consist of not less than three individuals from the pool of members. Therefore, it is suggested that at least six members comprise the pool.

Councils are not required under the legislation to pass by resolution the membership of their CRP. However it is suggested that such a resolution is made to ensure transparency of process.

Payment

The legislation indicates that members of the CRP are entitled to be paid a fee for attending meetings and that the local government must cover the costs of convening the panel, including reimbursement of travel and accommodation expenses and meeting fees.

Therefore, it is suggested that payment to CRP members be made in accordance with Department of Industrial Relations Guidelines for Remuneration of part time Chairpersons and Members of Government Boards, Committees and Statutory Authorities. These amounts are \$542 for the Chairperson and \$452 for members per hearing day. Note that these amounts include preparation and reading time on the day.

Confidentiality

It is proposed that documents should only be made available for consideration by CRP members on the day the panel is convened and collected again at the end of the day to maintain confidentiality.

12.0 CONSULTATION

Diane Quinn, Legislative Policy Advisor
Hayden Wright, Manager, Chief Executive's Office

All are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

There is a legislative requirement for Council to appoint a CRP to review breaches of its Code of Conduct.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

Consistent with the Corporate Plan.

16.0 CUSTOMER IMPACT

The CRP is an independent body that will review breaches of the Code of Conduct for Councillors, providing transparency and accountability.

17.0 ENVIRONMENT IMPACT

Nil.

18.0 POLICY IMPACT

The Code of Conduct is expected to operate "hand in hand" with Council policies as they change from time to time.

19.0 FUNDING IMPACT

It is not yet known how often the CRP will need to be convened therefore it is difficult to quantify the exact costs. However, it could be estimated to be in the order of \$2,892 over a one year period.

This figure is based on the following:

- the CRP is convened twice in a year
- payment is made in accordance with the Department of Industrial Relations Guidelines of \$542 for the Chairperson and \$452 for members per hearing day
- there is one Chairperson and two members on the CRP.

20.0 HUMAN RESOURCE IMPACT

The CRP process will be managed from existing resources within the Chief Executive's Office.

21.0 URGENCY

Urgent. The CRP must be operational by 1 March 2006. Time must be allowed for nominations to be received and for Council to resolve to appoint members to the CRP by 28 February 2006.

22.0 PUBLICITY/MARKETING STRATEGY

None required.

23.0 OPTIONS

1. E&C approves calling for expressions of interest for membership on Brisbane's Conduct Review Panel:
2. E&C does not approve calling for expressions of interest for membership on Brisbane's Conduct Review Panel.
3. E&C determines to pay members of the Conduct Review, when it is convened, the amount of \$542 for the Chairperson and \$452 for members per hearing day.
4. E&C determines not to pay members of the Conduct Review, when it is convened, the amount of \$542 for the Chairperson and \$452 for members per hearing day.

Options 1 and 3 are recommended.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 467/40/25(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Memorandum of Understanding with Queensland Transport for the Inner Northern Busway

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval to enter into the Memorandum of Understanding (MoU) with Queensland Transport for the design, construction, maintenance and operation of the Inner Northern Busway Project (Queen Street to Countess Street).

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Peter Shaw, Principal Engineer Structures, PEST, Extension 30466

6.0 DATE

13 December 2005

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 E&C:

1. Endorses the intent of the draft MoU contained in Attachment A;
2. Agrees with the governance and reporting arrangements outlined in this document;
3. Authorises the Executive Manager, Major Infrastructure Projects Office and the Manager, Brisbane City Legal Practice to finalise the wording of the MoU; and Authorises the Lord Mayor to sign the MoU.

10.0 DIVISIONAL MANAGER

David Stewart
 David Stewart
 Executive Manager
 Major Infrastructure Projects Office

ACTION TAKEN
 19 DEC 2005

TOWN CLERK
 PEST

RECEIVED
 19 DEC 2005

COMMITTEE SECTION

APPROVED

19 DEC 2005

[Signature]
 Lord Mayor

[Signature]
[Signature]
[Signature]

I Recommend Accordingly

[Signature]
 CHIEF EXECUTIVE OFFICER

BCC 10 YEAR RELEASE SCHEME

11.0 BACKGROUND

Queensland Transport (QT) announced its intention to build the Inner Northern Busway (INB) in July 2004. Through consultation with Council, the project has been expanded to include a 155 m long underground bus station from Adelaide Street to Turbot Street running through the bottom of the King George Square car park. The project will link the Queen Street Bus Station to Roma Street and Countess Street via a dedicated busway. This will allow the portal in Albert Street to be closed. Current planning is for the busway to run behind the Transit Centre with a bus station directly over the Roma Street rail station access tunnel. The first stage of the project is to be delivered by December 2007 and the link to Countess Street is scheduled for completion by June 2009.

To facilitate the orderly running of the project a Memorandum of Understanding (MoU) between Queensland Transport and Council has been drafted and is attached as Attachment A. It indicates Council's and Queensland Transport's commitments to the project as well as the expectations of both parties. Although the document is not legally binding it does signal intentions.

The MoU covers matters such as:-

- Delivery and implementation
- Funding
- Future Stages
- Urban Design
- Busway management, operation & use

Some specific items are:-

- Council's contribution to the project is acknowledged as the loss of revenue from King George Square car park; estimated to be \$25 million over a 30 year period. Council has also agreed not to charge lane rentals during construction.
- Council must be compensated at the rate of \$120,000 per space for any car park losses over 418 spaces.
- Full closure of the car park is limited to six weeks. At least 50 spaces must be provided when reopened and the total car space weeks that are lost during construction is limited to 9250.
- City Hall Management and City Parking to be consulted weekly regarding construction activities
- Council to transfer land in King George Square car park to QT for the bus station.
- Council's design competition for King George Square is acknowledged.
- Council logo to appear on Project related promotional and communication material.

The State Government has agreed to discuss specific details of the proposed works in the Reference Scheme prior to construction, affording the Establishment and Coordination Committee opportunity for input.

12.0 CONSULTATION

The following people have been consulted and agree with the recommendation.

George Pund, Acting Manager Transport & Traffic
Brian Bothwell, Network Planning Manager, Brisbane Transport
Gillian Goodfellow, Senior Program Officer, City Planning (CBD Masterplan)
David Gould Regional Planning Manager Northern, Brisbane Transport
Paul Grove, Development Manager, City Property
Brenton Hele, Project Manager, Urban Transport, Transport & Traffic
Stephen Lintern, Acting Principal Program Officer Parks

Sunil Madan, Senior Officer, Community Assets
Dennis McGreevy, Business Manager, City Parking
Nelson Ross, Senior Program Officer, City Planning
David Russell, Regional Planning Manager Southern, Brisbane Transport
Tom Savage, Senior Program Officer, Public Transport
Anne Warwick, Precinct Manager City Hall
John Dwyer, City Malls Manager
Vick Nash, Team Leader Road Network North
Mark Theobald, LAS Regional Manager Central
Karyn Wernham, Solicitor, Brisbane City Legal Practice

13.0 IMPLICATIONS OF PROPOSAL

The MoU commits Council to working co-operatively with Queensland Transport to deliver the Inner Northern Busway Project (Queen Street to Countess Street). The MoU indicates that Council is prepared to lose 418 car parks in the King George Square car park as its contribution to the project. The estimated net present value impact of this is \$25 million (2005 dollars).

The project will improve public transport access to the CBD particularly from the North and West by providing a dedicated busway and increasing the underground bus station capacity.

The project provides opportunities to improve urban design in the CBD such as upgrading King George Square, Roma Street upgrade, Albert Street improvements and the Cycle Centre.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

This project is a key project in the accessible city theme of the Corporate Plan.

16.0 CUSTOMER IMPACT

Brisbane Transport's customers will benefit from faster trip times and a more passenger friendly bus station. Customers are likely to be adversely impacted during construction. Similarly, retail customers and customers of King George Square car park and City Hall are likely to be adversely affected during this construction period. Consultation is taking place with all affected stakeholders in order to minimise adverse impacts. Consultation to date indicates strong support for the project although there are concerns about construction impacts.

17.0 ENVIRONMENTAL IMPACT

The project will have a positive benefit by reducing the dependence on private car travel to the CBD. Possible adverse environmental impacts due to ventilation ports are being examined by the alliance but are expected to be minimal.

18.0 POLICY IMPACT

Nil

19.0 FINANCIAL IMPACT

The project will adversely impact on Council's revenue stream through patronage of

the King George Square car park. This has been acknowledged as Council's contribution to this project.

Further budget submissions are likely for projects which take advantage of opportunities provided by the INB. The Cycle Centre is an example.

20.0 HUMAN RESOURCE IMPACT

One full time Council resource is being funded by Queensland Transport to facilitate the project within Council.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING

It is proposed that the MoU be signed jointly by the Minister for Transport and Main Roads and the Lord Mayor at a specially convened event.

23.0 OPTIONS

Option 1: Approve the recommendation

Option 2: Not approve the recommendation

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER

302/24-QG810/42(P1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Purchase of land at 42 Strathfield Street, Tarragindi

3.0 ISSUE/PURPOSE

To seek the approval of the Establishment and Co-ordination Committee, for the acquisition of land for Drainage Purposes.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy and Strategy

5.0 SUBMISSION PREPARED BY

Terry Baker, Asset Officer, City Assets (Ext. 36965)

6.0 DATE

15 December 2005

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

Authority be granted to:

1. Negotiate up to ^{redacted} (including waiving outstanding rates) for the purchase of land at 42 Strathfield Street, Tarragindi described as Lot 1 on Registered Plan 115166 and settlement of damages claims, and allocate an additional amount of ^{redacted} to cover incidental costs such as minor site works, legal, relocation, stamp duty, and demolition costs, giving a total estimated cost ^{redacted}
2. Delay completion of Evelyn Street, Newstead major drainage construction until next financial year and use the funds from part of that project to fund the acquisition of 42 Strathfield Street. This would be included as a submission in the third budget review.

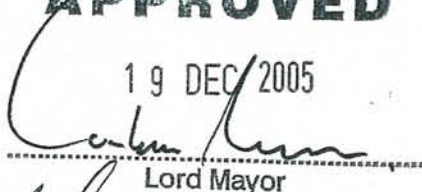
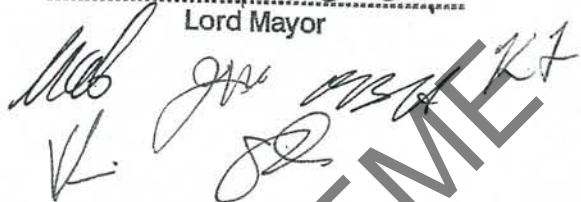
10.0 DIVISIONAL MANAGER



Terry Hogan
DIVISIONAL MANAGER
CITY POLICY & STRATEGY

APPROVED

19 DEC 2005


Lord Mayor

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

redacted property at 42 Strathfield Street, Tarragindi is in a 1967 subdivision and is built in an overland flow path. The house is built on land that was created by filling an 8 metre deep gully and is situated at the low point in Strathfield Street. The street is quite steep and considerable amounts of stormwater drain through redacted property. A bimap plan is attached which demonstrates the geography of the area.

Council has an underground 675mm drainage pipe on the southern edge of the property. The property has been subjected to overland flow flooding caused by a combination of blocked gully traps, a lack of kerb and channel and storm water running off the road and through the property.

In late 1989 redacted contacted Council advising that her spa pool had popped out of the ground, her swimming pool had cracked, paving had lifted and settled, some settlement to the building had occurred, and that water entered her home each time it rained. A subsequent investigation found that pipe was damaged with considerable leaking around the pipe joints which had moved up to 80mm apart. The pipe had previously been blocked in 1977. The pipe was thought to be a 750mm pipe suitable for a 1 in 10 storm event however some years latter it was found that the pipe was 675mm and only provided a 1 in 2 year flood immunity. Repairs to the pipe were completed in July 1990.

redacted contends, that discussions were held with the then Town Clerk and that she received assurances that Council would pay for the damage caused by it. Council files appear to indicate that a meeting took place as described. At the time and on several occasions following redacted has advised that she has been in poor health and often interstate for prolonged periods of time. During these illnesses and absences she has been uncontactable.

redacted has not paid rates for several years pending settlement of her claim and legal proceedings have been issued but have been adjourned pending some sort of settlement. Whilst she has not as yet instigated legal proceedings Brisbane City Legal Practice are of the opinion that if she sought the leave of the court to institute legal proceedings against Council, that leave would be granted.

redacted maintains that the damage was a direct result of a combination of the leaking pipe and overland flow washing fill from under the pool and surrounds. In early 1991 independent advice was sought by redacted regarding the damage to the property. The consultant advised that the damage to the pool, spa and surrounds were likely caused by the pipe. However some of the damage to the house (part of which was approved and part of which (30% of the downstairs area) was not) was caused by a combination of poor choice of roof materials, poor building practices in the unimproved section of the house and overland flow.

Council rejected any claim that the leaking pipe was damaging the original approved house however little discussion seems to have occurred regarding the overland flow. At the time the pipe was thought to provide a 1 in 10 year flood immunity. However it is now known that the pipe provides something like a 1 in 2 year flood immunity and is frequently blocked.

In 1992 ^{redacted} also sought independent engineering advice including soil testing. That advice attributed some of the damage to the original house to issues related to the leaking stormwater pipe. This was rejected by Council.

Council has offered to acquire an easement by way of compensation to ^{redacted}. Those offers were ^{redacted} in 1991, and ^{redacted} in 1994. All have been rejected because ^{redacted} is adamant that Council should compensate her for the damage to the house and land. These offers related to the acquisition of an easement to facilitate additional drainage works and did not include compensation or damages for anything other than the damages to the pool. In November 2003 City Design was commissioned to prepare a geotechnical engineering report which found that overland flow is continuing to result in sink hole development on the site and confirms ^{redacted} consultant engineer's opinion that the damage to the property is caused by a combination of overland flow and the damaged underground storm water pipe.

The matter has been difficult to resolve due to the differences of opinion as to the cause of the damage to the property. Council's own geotechnical report however has confirmed the cause of at least a proportion of the damage to the house and land as being the result of blocked gully traps causing stormwater to cross the road the flow across ^{redacted} property and from the leaking stormwater pipe.

^{redacted}

Since receiving the file Council officers have:

- Spoken to ^{redacted} at length. ^{redacted} is of the opinion that Council is responsible for the damage to her property, which she cannot afford to repair, and therefore has had to live in squalid conditions for 15 years. She further claims that this has caused a range personal and health issues, which she blames Council for. ^{redacted} has high expectations of the value of her property.
- Had the pipe internally inspected. There is no record of it being inspected since 1995. That inspection revealed that the pipe had not been further damaged but was over 40% blocked near its outlet. This has since been cleared.
- Had an independent building inspector prepare a report on property.
- Had the estimates for the various options to improve the flood immunity to the property recosted. The various options range between ^{redacted} and ^{redacted}.
- Sought property valuation advice. As is the property is worth ^{redacted} - ^{redacted} in its present damaged state and if it was undamaged in average condition the property would be worth ^{redacted}.

^{redacted}

If Council proceeds to acquire the property additional incidental costs may be incurred ie. legal, relocation, stamp duty, and demolition costs.

Attachments

1. Locality Plan.

12.0 CONSULTATION

The following parties:

Campbell Newman, Lord Mayor (2/11/05);
Helen Abrahams, Chairperson Environment and Sustainability Committee (2/11/05);
Jude Munro, Chief Executive Officer,
Barry Ball, Gavin Blakey and Peter Barnes, Water Resources;
Paul Cotton, Bob McMillan – City Assets
Geoff Woodberry, Brisbane City Legal Practice; and
Chris Wilson, Product Manager - Design, Water & Environment, City Design.

have been consulted and are in agreement with the recommendations of this submission.

13.0 IMPLICATIONS OF PROPOSAL

The completion of this acquisition will improve flood immunity to private properties and resolve ^{redacted} compensation and flooding issues.

14.0 COMMERCIAL IN CONFIDENCE

Nil

15.0 CORPORATE PLAN IMPACT

This proposal is consistent with the following theme of the 2004-2008 Corporate Plan:

9.5.1.1 – Reduce flooding impacts.

16.0 CUSTOMER IMPACT

The customer has pursued the issue of compensation and flooding for the past 15 years. Approval of this submission will bring closure to this matter.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil. Council has purchased some properties in the past where there have been extenuating circumstances.

19.0 FINANCIAL IMPACT

Funds of ^{redacted} to be provided in the 3rd budget review, being negotiated settlement up to ^{redacted} plus ^{redacted} for incidental legal, relocation, stamp duty, and demolition costs. This work would be funded from Service 9.3.1.5 Major Drainage. Options for funding

purchase of 42 Strathfield Street, Tarragindi could include:

1. Delay completion of Evelyn Street, Newstead drainage construction until next financial year. This is feasible as the developer of the Newstead Village has been engaged to undertake construction of drainage on behalf of Council and is not yet able to access some parts of the site due to site remediation works that are underway by one of its contractors. Funds to complete construction of Evelyn Street drainage would be sought as part of the 06/07 budget bid.
2. Add this project to Schedule 72 "Major Drainage Construction" and seek additional funds in the third budget review.

Option 1 is recommended.

20.0 HUMAN RESOURCE IMPACT

No impact.

21.0 URGENCY

Urgent. This issue has been long standing and requires a quick resolution.

22.0 PUBLICITY / MARKETING STRATEGY

Nil. However ^{redacted} is known to have association with at least one Public Relations Consultant who may be able to create adverse publicity if the matter is not resolved.

23.0 OPTIONS

Option 1 Resume an easement and improve drainage and take no responsibility for the damage to the house. Cost up to ^{redacted}. However Council may still be exposed to adverse legal and or publicity outcomes.

Option 2 No nothing

Option 3 Negotiate up to ^{redacted} (including waiving outstanding rates) for the purchase of land at 42 Strathfield Street, Tarragindi described as Lot 1 on Registered Plan 115166 and settlement of damages claims. Allocate an additional amount of ^{redacted} to cover incidental costs such as minor site works, legal, relocation, stamp duty, and demolition costs, giving a total estimated cost ^{redacted}.

Option 3 is Recommended.

1.0 FILE NUMBER: 338/23/5(3)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Development Assessment Process Best Value (BV) Service Review

3.0 ISSUE/PURPOSE

The purpose of this submission is to formalise the decision to investigate and implement as appropriate all five improvement hypothesis from the Development Assessment Service review

4.0 PROPONENT

. Andrew Chesterman, Manager Corporate Improvement and Strategic Planning

5.0 SUBMISSION PREPARED BY

Alex Fisher, Service Review Leader, SPMCCD, X 36247

6.0 DATE

19 December 2005

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?

Not Applicable

9.0 RECOMMENDATION

It is recommended that E&C endorse:

- 1) The immediate establishment of a formal Development Assessment Improvement Project sponsored by the Divisional Manager Customer and Community Services division to validate and implement the four improvement hypotheses identified through the Development Assessment Process BV Service Review.
- 2) Corporate Improvement and Strategic Planning (CISP) lead in the validation, through a BCIA, of the fifth hypothesis related to use of third party assessment of developments.
- 3) Corporate Improvement and Strategic Planning monitoring the progress of the project through the Best Value Framework and reporting to E&C on a monthly basis.

10.0 DIVISIONAL MANAGER

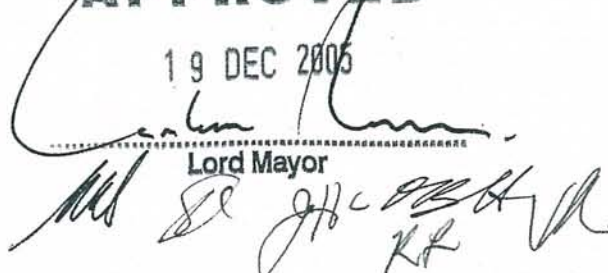


Hayden Wright

Manager, Chief Executive's Office

APPROVED

19 DEC 2005



Lord Mayor

11.0 BACKGROUND

Brisbane Best Value (BBV) is Council's program to ensure it provides Brisbane's residents and ratepayer's value for money services that meet their needs. It provides the framework for development, and enhancement of services, programs and facilities to provide the most effective outcomes for the community.

A Best Value (BV) Service Review is a scoping exercise to gauge the potential of a service to deliver improved value for money or better outcomes. A BV Service Review considers complete processes and develops: improvement options, an 'as is' business model, stakeholder analysis, initial key issues, and estimate of potential savings for assessment which may be performed in a Business Case and Impact Assessment.

Corporate Improvement and Strategic Planning have recently completed a BV Service Review on Council's Development Assessment Process. This BV Service Review recommends improvement options for Brisbane City Council's development assessment process. It covers the service delivery chain for City Planning (CP), Development Assessment Branch (DA), Licensing and Compliance (L&C) and Plan Sealing. As the capital of Queensland, Brisbane is the hub of the fastest growing region of Australia. The service is critical to the economic and environmental future of Brisbane.

Key gaps and issues have been derived from the opinions of around sixty employees interviewed in this BV Service Review. These opinions form the case for change and include the following.

1. Current performance indicators reflect timeliness of the assessment process rather than the quality of development outcomes on-the-ground.
2. Compliance monitoring is under-resourced and lacking adequate mechanisms for penalising unlawful development and non-compliance. It is unclear whether construction outcomes match what was approved.
3. The quality of some assets 'donated' to Council by developers is substandard and imposes high maintenance and rehabilitation costs on Council.
4. Lack of mentoring and leadership for engineering employees has led to perceived lack of decisiveness and inconsistent outcomes.
5. Some employees have substantial workloads.
6. There is a national shortage of town planners and employees with these skills are likely to be under-paid relative to their other employment options.
7. Current team structures do not adequately take account of variations in workloads and types of applications.
8. The number of site visits by employees across the service delivery chain is considered to be inadequate to achieve high quality on-the-ground results.
9. The current development assessment process can cause straightforward projects to be held up by delays to major projects.
10. Post development evaluations rarely occur and there are few opportunities to systematically learn from mistakes.

Several of these gaps and issues were identified prior to the BV Service Review, and have led to a number of improvement strategies across the service delivery chain. Current improvement strategies include:

- Workforce Capability Strategy – aimed at attracting and retaining quality employees in DA
- RiskSmart – aimed at expediting assessment through identification of the risk elements in development applications
- OpenDooRS – implementation of Development And Regulatory Tracking (DART) to facilitate integrated systems management across Development Assessment, Licensing

and Compliance and Local Laws – also supports on-line tracking of applications by customers.

- Plan sealing to be incorporated within DA
- Infrastructure Coordination, CP, have funded one FTE to proactively seek development contributions (targeted 05/06 revenue of \$400,000 already exceeded)
- On-line submission of development applications
- Electronic scrutiny of files as opposed to hard copy system currently in use
- Ongoing investigations into improving customer focus of development assessment services through systems such as InfoMaster, which will accommodate increased information availability to community and developers and support application tracking by customers, and availability of an interactive version of *Brisbane City Plan 2000* on-line for community and developers.

It is recommended that these current improvement strategies continue to be implemented, and that they are supported with clarification of responsibilities and accountabilities, improved policies, procedures and systems, and improved communication and knowledge sharing across the delivery chain.

In support of these current improvement strategies, investigation should be undertaken to determine whether the following **hypotheses** (which are not mutually exclusive) could improve outcomes for the city.

Hypothesis 1

The quality and value of development assessment services will be improved through an increased focus on effective compliance.

Hypothesis 2

Introduction of revised performance indicators, systems, processes and practices across the service delivery chain will contribute to more effective outcomes.

Hypothesis 3

Innovative approaches to improving the *Brisbane City Plan 2000* and development assessment services will contribute to more effective outcomes.

Hypothesis 4

Innovative approaches to staffing DA will contribute to more effective outcomes. This would include increasing remuneration, improving training, and recruiting a senior engineering leader. Consideration could also be given to providing additional management support.

Hypothesis 5

Utilisation of third party resources will provide flexibility in meeting the demands of development assessment services and more timely outcomes.

It is recommended that a formal Development Assessment Improvement Project be established to investigate the first four improvement hypotheses. CISP will validate, through a business case, the fifth hypothesis related to use of third party assessment of developments.

The formal Development Assessment Improvement Project should be sponsored by the Divisional Manager Customer and Community Services. It would involve the:

- continuation of current improvement strategies
- validation and implementation of the improvement hypotheses outlined in the BV Service Review.

This project would validate the hypothesis and explore the improvement options. Then, it would define the implementation plan for consideration by Best Value Advisory Committee (BVAC). The plan would include the following details:

- activities to be undertaken as part of the Development Assessment Improvement Project, including activity prioritisation, schedule, resourcing and responsibility for the activities
- any resourcing implications (budget or employee implications) of implementing the plan
- improvement options contained within the BV Service Review that will not be implemented including reasons for their exclusion

- project governance and reporting arrangements including establishment of a Project Steering Committee and monthly reporting
- baseline data and key performance measures which may be used to gauge effectiveness of project outcomes
- project risks and risk management strategies.

Development and implementation of the project should proceed as soon as practicable.

Progress of the project would be monitored by Corporate Improvement and Strategic Planning and reported on a monthly basis as part of the BBV Progress Report. After 12 months, Corporate Improvement should carry out a project implementation review and report back to BVAC.

12.0 CONSULTATION

The consultation process for the Development Assessment BV Service Review followed the BBV consultation flowchart included within the BBV Framework and included:

- Interviews with more than 60 employees from across the Service Delivery Chain
- Interviews with the following Councillors:
 - Cr. David Hinchliffe
 - Cr. Graham Quirk
 - Cr. Kevin Bianchi
 - Cr, Carol Cashman
 - Cr. Victoria Newton
- Regular communication and consultation with the following managers throughout the BV Service Review process:

▪ Terry Hogan	Manager City Policy and Strategy
▪ Margaret Allison	Manager Customer and Community Services
▪ Michael Papageorgiou	Manager City Planning
▪ Richard Sivell	Manager Development Assessment
▪ Nick Clarke	Manager Licensing and Compliance
- Consultation draft of the BV Service Review was made available to employees and their unions for review and comment. All feedback received is attached.
- Meetings of the relevant WUCCs and DCCs, including relevant Union representation convened to discuss the BV Service Review, and provision of feedback from this meeting.

13.0 IMPLICATIONS OF PROPOSAL

Current improvement strategies will continue. A formal Development Assessment Improvement Project will provide focus and reinforce the outcomes of the current improvement strategies through validation and implementation of the Service Review improvement hypotheses. Corporate Improvement and Strategic Planning will monitor the project.

14.0 COMMERCIAL IN CONFIDENCE

The BV Service Review contains information on Council's development assessment process that is commercial in confidence. All employee feedback should be treated confidentially.

15.0 CORPORATE PLAN IMPACT

The recommendation of this submission will contribute to the efficient management of the City's resources.

16.0 CUSTOMER IMPACT

The improvement project is designed to improve customer service, which would include increased transparency and improved customer responsiveness.

17.0 ENVIRONMENTAL IMPACT

The improvement project is designed to improve development outcomes.

18.0 POLICY IMPACT

The improvement project is designed to improve policy formulation and to achieve improved development outcomes.

19.0 FINANCIAL IMPACT

Nil

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

As soon as possible

22.0 PUBLICITY/MARKETING

Staff will be informed of Council's decision in the normal course of business.

23.0 OPTIONS

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

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE