

## E&amp;C RESULTS - 7 AUGUST 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
07/08- 1 M	202/11-PK460/131/2	MIPO	Proposed Property Acquisition - North South Bypass Tunnel, Unit 2, 131 Ipswich Road, Woolloongabba	YES
07/08- 2 R	(7)364/48/3(135)	Corporate Services	Exemption by way of Section 46 of The City of Brisbane Act concerning parcels of Council land to be leased for the location of telecommunications facilities	YES
07/08- 3 M	202/11-PK460/131/1	MIPO	Proposed Property Acquisition - North South Bypass Tunnel Unit 1, 131 Ipswich Road, Woolloongabba	YES
07/08- 4 M	202/11-PK460/158	MIPO	Proposed Property Acquisition - North South Bypass Tunnel 158-160 Ipswich Road, Woolloongabba	YES
07/08- 5 M	202/011-PK460/131/4	MIPO	Proposed Property Acquisition - North South Bypass Tunnel Unit 4, 131 Ipswich Road, Woolloongabba	YES
07/08- 6 M	202/11-PK460/131/3	MIPO	Proposed Property Acquisition - North South Bypass Tunnel Unit 3, 131 Ipswich Road, Woolloongabba	YES
07/08- 7 M	234/51/121	CCSD	Community Housing Partnership Program property allocations	YES Amended
07/08- 8 M	234/51/121	CCSD	Community Housing Partnership Program property allocation - 78 Blackmore Street, Windsor	YES
07/08- 9 M	221/21(29)	Corporate Services	Inclusion of charitable organisation in Appendix 'A' of the schedule and Fees & Charges	YES
07/08-10 M	467/34	MIPO	Airport Link - Draft Environmental Impact Statement	YES
07/08- 11 M	BT 24/1-T/2006(1)	OLM&CEO	Travel proposal - Auckland, New Zealand (sponsored by Stagecoach New Zealand Pty Ltd)	YES
07/08- 12 R	BCL/1-CLT/221548	Strategic Procurement	Submission for Resolution by Council under Division 12 of the City of Brisbane Act, 1924. (ALARMS/Toolbox Environment)	YES



E&C RESULTS – 7 AUGUST 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
07/08- 13 R	460/2(175)	City Policy and Strategy	Planning Scheme Policy 2 – Developer Contributions for Water Supply and Sewerage Headworks	YES
07/08- 14 R	440/32/5-2004	City Policy and Strategy	Dunlop Park Pool – Lease Amendment and Additional Improvements	YES
07/08- 15 M	234/6(793)	City Policy and Strategy	Approval of grant of \$3,500,000 plus applicable GST to fund works for the Brisbane Powerhouse Facility Expansion project	YES
07/08- 16 R	288/10-0	MIPO	Delegations for land matters under the <i>Acquisition of Land Act 1967</i> for the North-South Bypass Tunnel (NSBT) project and other Council projects.	YES Amended
07/08- 17 R	467/26	MIPO	North-South Bypass Tunnel (NSBT) – Financial Close	YES
07/08- 18 M	460/139/11(11)	City Policy and Strategy	Feedback Report on Draft Brisbane CityShape 2026	YES
07/08-19 R	467/34	MIPO	Hale Street Link – Draft Business Case and Draft Impact Assessment Study	YES Amended
07/08-20 R	243/80-50133-2004/2005	City Policy and Strategy	Bus acquisitions project increase for forward year budget	YES

Present:

Campbell Newman  
D B Hinchliffe  
J H Campbell  
H J Abrahams  
K Flesser  
G M Quirk

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

1.0 FILE NUMBER: 202/11-PK460/131/2

5 007/08-1

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed Property Acquisition - North South Bypass Tunnel  
Unit 2, 131 Ipswich Road, Woolloongabba

3.0 ISSUE/PURPOSE

To recommend acceptance of a claim for compensation from Intwool Pty Ltd arising from the resumption of land situated at 131 Ipswich Road, Woolloongabba.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Peter Hillas, Major Infrastructure Projects Office, Ext 37543.

6.0 DATE

28 July 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

N/A

BCC 10 YEAR PUBLICATION RELEASE SCHEME

ACTION TAKEN

07 AUG 2006

TOWN CLERK

*emmipo*

APPROVED

27 JUL 2006

COMMITTEE SECTION



**9.0 RECOMMENDATION**

It is recommended that the Claim for Compensation set out in Schedule 1 Parts 1 and 2 be accepted:

Schedule 1

Part 1	Details of Resumption
Claimant	Imt wool Pty Ltd
Property Resumed	Unit 2, 131 Ipswich Road, Woolloongabba, described as Lot 2 on Building Unit Plan 104246, Parish of South Brisbane
Purpose of Resumption	Road purposes and a purpose incidental to the purpose of an approved Tollway Project, namely the North South Bypass Tunnel Project, in particular, construction.
Part 2	Details of Claim
Amount Of Claim	(a) redacted under all heads; (b) Reasonable Professional costs incurred in formulating claim; and, (c) Interest at the appropriate Land Court Rate from date of resumption or possession to date of settlement (if claimed).
Terms of Settlement	(a) Claim is accepted in full and final satisfaction of all rights and interests that the Claimant has or will have in respect of the taking of the land; (b) The claimant enters into a deed of indemnity on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

*David Stewart*

David Stewart  
 Executive Manager  
 Major Infrastructure Projects Office

I Recommend Accordingly

*[Signature]*  
 CHIEF EXECUTIVE OFFICER

**APPROVED**

7 AUG 2006

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



## 11.0 BACKGROUND

On 9 February 2006, Council issued a Notices of Intention to Resume over properties situated at 131 Ipswich Road, Woolloongabba, described as Lots 1-4 on BUP 104246, Parish of South Brisbane and owned by Shanmount Pty Ltd and/or Imtwool Pty Ltd. Land area is 3884 square metres.

The resumption was subsequently published in the Queensland Government Gazette dated 30 June 2006.

The property is improved with a two level show room warehouse of tilt slab and concrete block wall construction. Its is an island allotment with the main road frontage to Ipswich Road on its eastern alignment, Burke Street to the south, Dibley Street to the west and Albert Street abuts the northern boundary. The property consists of four industrial showrooms/warehouses and, at the date of resumption, were all leased.

The property is described as Lot 2 on Building Unit Plan 104246, Parish of South Brisbane, for road purposes. The unit is one of four on the allotment with an area of 3884 square metres. It is shown shaded yellow on the attached plan.

Unit 2 is leased to Knight Odlum Nominees Pty Ltd trading as Greencross Vets for a period of 5 years commencing 1 October 1999. There are two 5 year options, the second of which commenced 1 October 2004.

Council and Imtwool Pty Ltd agreed on the terms of settlement prior to resumption, however, allowed the matter to proceed to formal resumption in order to cancel all interests in the property, both freehold and leasehold.

Cooper Grace Ward, on behalf of Imtwool Pty Ltd, lodged a claim for compensation for <sup>redacted</sup> plus payment of stamp duty of <sup>redacted</sup> which reflects the agreement Council had reached with Imtwool Pty Ltd.

Advice provided by Harvey Ehlers and Associates in November 2005 estimated the value of the property in the amount of <sup>redacted</sup>

It is therefore recommended that the claim for compensation be accepted.

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects  
Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is processed.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes

## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1.DO5 Tunnels) theme of the Corporate Plan.

## 16.0 CUSTOMER IMPACT

Nil

## 17.0 ENVIRONMENTAL IMPACT

Nil

## 18.0 POLICY IMPACT

Nil

## 19.0 FINANCIAL IMPACT

Funds are available in the current North South Bypass Tunnel project budget.

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

Normal Course of business.

## 22.0 PUBLICITY/MARKETING

Nil

## 23.0 OPTIONS

Option 1: Accept the claim for compensation from Imtwool Pty Ltd arising from the resumption of their property at Unit 2, 131 Ipswich Road, Woolloongabba, described as Lot 2 on BUP104246, Parish of South Brisbane.

Option 2: Reject the claim and allow the matter to be determined by the Land Court.

Option 1 is the preferred option



1.0 FILE NUMBER: 202/11-PK460/131/1 E 007/03-3

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

**2.0 TITLE**

Proposed Property Acquisition - North South Bypass Tunnel  
Unit 1, 131 Ipswich Road, Woolloongabba

**3.0 ISSUE/PURPOSE**

To recommend acceptance of a claim for compensation from Shanmount Pty Ltd arising from the resumption of land situated at 131 Ipswich Road, Woolloongabba.

**4.0 PROPONENT**

David Stewart, Executive Manager, Major Infrastructure Projects Office

**5.0 SUBMISSION PREPARED BY**

Peter Hillas, Major Infrastructure Projects Office, Ext 37543.

**6.0 DATE**

28 July 2006

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

E&C Approval

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

N/A

BCC PUBLIC RELEASE SCHEME  
10 YEAR RELEASE

ACTION TAKEN  
07 AUG 2006  
TOWN CLERK

RECEIVED  
07 AUG 2006  
COMMITTEE

Emmipo

9.0 RECOMMENDATION

It is recommended that the Claim for Compensation set out in Schedule 1 Parts 1 and 2 be accepted:

Schedule 1

Part 1	Details of Resumption
Claimant	Shanmount Pty Ltd
Property Resumed	Unit 1, 131 Ipswich Road, Woolloongabba, described as Lot 1 on Building Unit Plan 104246, Parish of South Brisbane
Purpose of Resumption	Road purposes and a purpose incidental to the purpose of an approved Tollway Project, namely the North South Bypass Tunnel Project, in particular, construction.
Part 2	Details of Claim
Amount Of Claim	(a) <sup>redacted</sup> under all heads; (b) Reasonable Professional costs incurred in formulating claim; and, (c) Interest at the appropriate Land Court Rate from date of resumption or possession to date of settlement (if claimed)
Terms of Settlement	(a) Claim is accepted in full and final satisfaction of all rights and interests that the Claimant has or will have in respect of the taking of the land; (b) The claimant enters into a deed of indemnity on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

*David Stewart*

David Stewart  
Executive Manager  
Major Infrastructure Projects Office

I Recommend Accordingly

*[Signature]*

CHIEF EXECUTIVE OFFICER

**APPROVED**

7 AUG 2006

*[Signature]*  
Lord Mayor

*[Signatures]*



## 11.0 BACKGROUND

On 9 February 2006, Council issued a Notices of Intention to Resume over properties situated at 131 Ipswich Road, Woolloongabba, described as Lots 1-4 on BUP 104246, Parish of South Brisbane and owned by Shanmount Pty Ltd and Imtwool Pty Ltd. Land area is 3884 square metres.

The resumption was subsequently published in the Queensland Government Gazette dated 30 June 2006.

The property is improved with a two level show room warehouse of tilt slab and concrete block wall construction. Its is an island allotment with the main road frontage to Ipswich Road on its eastern alignment, Burke Street to the south, Dibley Street to the west and Albert Street abuts the northern boundary. The property consists of four industrial showrooms/warehouses and, at the date of resumption, were all leased.

The property is described as Lot 1 on Building Unit Plan 104246, Parish of South Brisbane, for road purposes. The unit is one of four on the allotment with an area of 3884 square metres. It is shown shaded yellow on the attached plan.

Unit 1 is leased to Best Deal for U Computers and IT Pty Ltd for a period of 5 years commencing 1 October 2005, and also has a 5 year option.

Council and Shanmount Pty Ltd agreed on the terms of settlement prior to resumption, however, allowed the matter to proceed to formal resumption in order to cancel all interests in the property, both freehold and leasehold.

Cooper Grace Ward, on behalf of Shanmount Pty Ltd, lodged a claim for compensation for <sup>redacted</sup> plus payment of stamp duty of \$41,975, which reflects the agreement, Council had reached with Shanmount Pty Ltd.

Advice provided by Harvey Ehlers and Associates in November 2005 estimated the value of the property in the amount of <sup>redacted</sup>

It is therefore recommended that the claim for compensation be accepted.

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects  
Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is processed.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes

## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1.DO5 Tunnels) theme of the Corporate Plan.

**16.0 CUSTOMER IMPACT**

Nil

**17.0 ENVIRONMENTAL IMPACT**

Nil

**18.0 POLICY IMPACT**

Nil

**19.0 FINANCIAL IMPACT**

Funds are available in the current North South Bypass Tunnel project budget.

**20.0 HUMAN RESOURCE IMPACT**

Nil

**21.0 URGENCY**

Normal Course of business.

**22.0 PUBLICITY/MARKETING**

Nil

**23.0 OPTIONS**

Option 1: Accept the claim for compensation from Shanmount Pty Ltd arising from the resumption of their property at Unit 1, 131 Ipswich Road, Woolloongabba, described as Lot 1 on BUP104246, Parish of South Brisbane.

Option 2: Reject the claim and allow the matter to be determined by the Land Court.

Option 1 is the preferred option



1.0 FILE NUMBER: 202/11-PK460/158

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed Property Acquisition - North South Bypass Tunnel  
158-160 Ipswich Road, Woolloongabba

3.0 ISSUE/PURPOSE

To recommend the acceptance of a claim for compensation from JBR Enterprises Pty Ltd arising from the resumption of land situated at 158-160 Ipswich Road, Woolloongabba.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Peter Hillas, Major Infrastructure Projects Office, Ext 37543.

6.0 DATE

28 July 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

N/A

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

ACTION TAKEN

07 AUG 2006

TOWN CLERK

EMMIP0

RECEIVED

07 AUG 2006

COMMITTEE SECTION

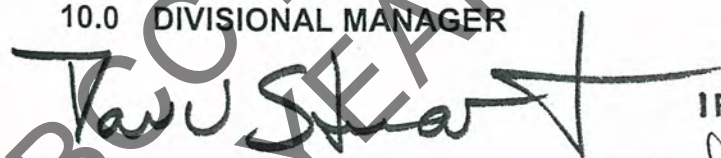
**9.0 RECOMMENDATION**

It is recommended that the Claim for Compensation set out in Schedule 1 Parts 1 and 2 be accepted:

Schedule 1

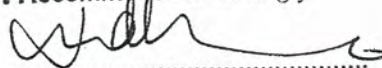
Part 1	Details of Resumption
<b>Claimant</b>	JBR Enterprises Pty Ltd
<b>Property Resumed</b>	158-160 Ipswich Road, Woolloongabba, described as Lot 2 on RP92708 and Lot 3 on RP12018, Parish of South Brisbane
<b>Purpose of Resumption</b>	Road purposes and a purpose incidental to the purpose of an approved Tollway Project, namely the North South Bypass Tunnel Project.
Part 2	Details of Claim
<b>Amount Of Claim</b>	(a) redacted under all heads; (b) Reasonable Professional costs incurred in formulating claim; and, (c) Interest at the appropriate Land Court Rate from date of resumption or possession to date of settlement (if claimed).
<b>Terms of Settlement</b>	(a) Claim is accepted in full and final satisfaction of all rights and interests that the Claimant has or will have in respect of the taking of the land; (b) The claimant enters into a deed of indemnity on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

**10.0 DIVISIONAL MANAGER**



David Stewart  
Executive Manager  
Major Infrastructure Projects Office

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER

**APPROVED**

17 AUG 2006



Lord Mayor



## 11.0 BACKGROUND

On 14 February 2006, Council issued a Notice of Intention to Resume to JBR Enterprises Pty Ltd over property in their ownership situated at 158-162 Ipswich Road, Woolloongabba, described as Lot 2 on RP92708 and Lot 3 on RP12018, Parish of South Brisbane. Land area is 1,224 square metres. It is shown shaded yellow on the attached plan.

The resumption was subsequently published in the Queensland Government Gazette dated 30 June 2006.

The property is improved with a single level warehouse showroom of glass and masonry construction. Its main road frontage is to Ipswich Road on its western alignment and Reis Street abuts the southern boundary.

Elite Fitness has a lease over the whole of property for a period of 5 years commencing 1 February 2005.

Corrs Chambers Westgarth, on behalf of JBR, lodged a claim for compensation for <sup>redacted</sup>. This amount includes legal fees, valuation fees and all incidental relocation or disruption expenses.

Advice provided by Harvey Ehlers and Associates in April 2006 estimated the value of the property in the amount of <sup>redacted</sup>. Harvey Ehlers has now advised by letter dated 27 July 2006 that acceptance of the claim represents an acceptable resolution of the matter to Council.

The purchase of the property will remove the need to proceed to formal resumption, which could generate additional compensation costs.

It is therefore recommended that the claim for compensation be accepted.

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects  
Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is processed.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes

## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1.DO5 Tunnels) theme of the Corporate Plan.

## 16.0 CUSTOMER IMPACT

Nil

**17.0 ENVIRONMENTAL IMPACT**

Nil

**18.0 POLICY IMPACT**

Nil

**19.0 FINANCIAL IMPACT**

Funds are available in the current North South Bypass Tunnel project budget.

**20.0 HUMAN RESOURCE IMPACT**

Nil

**21.0 URGENCY**

Normal Course of business.

**22.0 PUBLICITY/MARKETING**

Nil

**23.0 OPTIONS**

Option 1: Accept the claim for compensation from JBR Enterprises Pty Ltd arising from the resumption of their property at 158-160 Ipswich Road, Woolloongabba, described as Lot 2 on RP92708 and Lot 3 on RP12018, Parish of South Brisbane.

Option 2: Reject the claim and allow the matter to be determined by the Land Court.

Option 1 is the preferred option



1.0 FILE NUMBER: 202/11-PK460/131/4

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed Property Acquisition - North South Bypass Tunnel  
Unit 4, 131 Ipswich Road, Woolloongabba

3.0 ISSUE/PURPOSE

To recommend acceptance of a claim for compensation from Shanmount Pty Ltd arising from the resumption of land situated at 131 Ipswich Road, Woolloongabba.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Peter Hillas, Major Infrastructure Projects Office, Ext 37543.

6.0 DATE

28 July 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

N/A

BCC 10 YEAR PUBLICATION RELEASE SCHEME

ACTION TAKEN

20/7 AUG 2006

TOWN CLERK

EMM 1/PO

RECEIVED

27 AUG 2006

COUNCIL CLERK

9.0 RECOMMENDATION

It is recommended that the Claim for Compensation set out in Schedule 1 Parts 1 and 2 be accepted:

Schedule 1

Part 1	Details of Resumption
Claimant	Shanmount Pty Ltd
Property Resumed	Unit 4, 131 Ipswich Road, Woolloongabba, described as Lot 4 on Building Unit Plan 104246, Parish of South Brisbane
Purpose of Resumption	Road purposes and a purpose incidental to the purpose of an approved Tollway Project, namely the North South Bypass Tunnel Project, in particular, construction.
Part 2	Details of Claim
Amount Of Claim	(a) redacted under all heads; (b) Reasonable Professional costs incurred in formulating claim, and, (c) Interest at the appropriate Land Court Rate from date of resumption or possession to date of settlement (if claimed).
Terms of Settlement	(a) Claim is accepted in full and final satisfaction of all rights and interests that the Claimant has or will have in respect of the taking of the land; (b) The claimant enters into a deed of indemnity on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice..

10.0 DIVISIONAL MANAGER

*David Stewart*  
 David Stewart  
 Executive Manager  
 Major Infrastructure Projects Office

I Recommend Accordingly

*[Signature]*  
 CHIEF EXECUTIVE OFFICER

APPROVED

7 AUG 2006

*[Signature]*  
 Lord Mayor

*[Signatures]*



## 11.0 BACKGROUND

On 9 February 2006, Council issued a Notices of Intention to Resume over properties situated at 131 Ipswich Road, Woolloongabba, described as Lots 1-4 on BUP 104246, Parish of South Brisbane and owned by Shanmount Pty Ltd and/or Imtwool Pty Ltd. Land area is 3884 square metres.

The resumption was subsequently published in the Queensland Government Gazette dated 30 June 2006.

The property is improved with a two level show room warehouse of tilt slab and concrete block wall construction. Its is an island allotment with the main road frontage to Ipswich Road on its eastern alignment, Burke Street to the south, Dibley Street to the west and Albert Street abuts the northern boundary. The property consists of four industrial showrooms/warehouses and, at the date of resumption, were all leased.

The property is described as Lot 4 on Building Unit Plan 104246, Parish of South Brisbane, for road purposes. The unit is one of four on the allotment with an area of 3884 square metres. It is shown shaded yellow on the attached plan.

Unit 4 is leased to Bactlec Pty Ltd trading as Glenfords Tools for a period of 5 years commencing 1 January 2005. There are also four 5 year options.

Council and Shanmount Pty Ltd agreed on the terms of settlement prior to resumption, however, allowed the matter to proceed to formal resumption in order to cancel all interests in the property, both freehold and leasehold.

Cooper Grace Ward, on behalf of Shanmount Pty Ltd, lodged a claim for compensation for redacted plus payment of stamp duty of redacted which reflects the agreement Council had reached with Shanmount Pty Ltd.

Advice provided by Harvey Ehlers and Associates in November 2005 estimated the value of the property in the amount of redacted

It is therefore recommended that the claim for compensation be accepted.

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects  
Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is processed.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes

## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1.DO5 Tunnels) theme of the Corporate Plan.

**16.0 CUSTOMER IMPACT**

Nil

**17.0 ENVIRONMENTAL IMPACT**

Nil

**18.0 POLICY IMPACT**

Nil

**19.0 FINANCIAL IMPACT**

Funds are available in the current North South Bypass Tunnel project budget.

**20.0 HUMAN RESOURCE IMPACT**

Nil

**21.0 URGENCY**

Normal Course of business.

**22.0 PUBLICITY/MARKETING**

Nil

**23.0 OPTIONS**

Option 1: Accept the claim for compensation from Shanmount Pty Ltd arising from the resumption of their property at Unit 4, 131 Ipswich Road, Woolloongabba, described as Lot 4 on BUP104246, Parish of South Brisbane.

Option 2: Reject the claim and allow the matter to be determined by the Land Court.

Option 1 is the preferred option

BCC 10 YEAR PUBLICATION RELEASE SCHEME



1.0 FILE NUMBER: 202/11-PK460/131/3

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

2.0 TITLE

Proposed Property Acquisition - North South Bypass Tunnel  
Unit 3, 131 Ipswich Road, Woolloongabba

3.0 ISSUE/PURPOSE

To recommend acceptance of a claim for compensation from Shanmount Pty Ltd arising from the resumption of land situated at 131 Ipswich Road, Woolloongabba.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Peter Hillas, Major Infrastructure Projects Office, Ext 37543.

6.0 DATE

28 July 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

N/A

BCC PUBLICATION SCHEME  
10 YEAR RELEASE  
ACTION  
TOWN  
ENR MIPD

**9.0 RECOMMENDATION**

It is recommended that the Claim for Compensation set out in Schedule 1 Parts 1 and 2 be accepted:

Schedule 1

<b>Part 1</b>	<b>Details of Resumption</b>
<b>Claimant</b>	Imt wool Pty Ltd
<b>Property Resumed</b>	Unit 3, 131 Ipswich Road, Woolloongabba, described as Lot 3 on Building Unit Plan 104246, Parish of South Brisbane
<b>Purpose of Resumption</b>	Road purposes and a purpose incidental to the purpose of an approved Tollway Project, namely the North South Bypass Tunnel Project, in particular, construction.
<b>Part 2</b>	<b>Details of Claim</b>
<b>Amount Of Claim</b>	(a) redacted under all heads; (b) Reasonable Professional costs incurred in formulating claim; and, (c) Interest at the appropriate Land Court Rate from date of resumption or possession to date of settlement (if claimed).
<b>Terms of Settlement</b>	(a) Claim is accepted in full and final satisfaction of all rights and interests that the Claimant has or will have in respect of the taking of the land; (b) The claimant enters into a deed of indemnity on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice.

**10.0 DIVISIONAL MANAGER**

*David Stewart*

**David Stewart  
Executive Manager  
Major Infrastructure Projects Office**

**I Recommend Accordingly**

*[Signature]*  
CHIEF EXECUTIVE OFFICER

**APPROVED**

7 AUG 2006

*[Signatures]*  
Lord Mayor



## 11.0 BACKGROUND

On 9 February 2006, Council issued a Notices of Intention to Resume over properties situated at 131 Ipswich Road, Woolloongabba, described as Lots 1-4 on BUP 104246, Parish of South Brisbane and owned by Shanmount Pty Ltd and/or Imtwool Pty Ltd. Land area is 3884 square metres.

The resumption was subsequently published in the Queensland Government Gazette dated 30 June 2006.

The property is improved with a two level show room warehouse of tilt slab and concrete block wall construction. Its is an island allotment with the main road frontage to Ipswich Road on its eastern alignment, Burke Street to the south, Dibley Street to the west and Albert Street abuts the northern boundary. The property consists of four industrial showrooms/warehouses and, at the date of resumption, were all leased.

The property is described as Lot 3 on Building Unit Plan 104246, Parish of South Brisbane, for road purposes. The unit is one of four on the allotment with an area of 3884 square metres. It is shown shaded yellow on the attached plan.

Unit 3 is leased to Delways Distributors Pty Ltd trading as Totally Workwear for a period of 5 years commencing 1 February 2005. There is also an option for an additional 5 years.

Council and Imtwool Pty Ltd agreed on the terms of settlement prior to resumption, however, allowed the matter to proceed to formal resumption in order to cancel all interests in the property, both freehold and leasehold.

Cooper Grace Ward, on behalf of Shanmount Pty Ltd, lodged a claim for compensation for <sup>redacted</sup> plus payment of stamp duty of <sup>redacted</sup> which reflects the agreement Council had reached with Shanmount Pty Ltd.

Advice provided by Harvey Ehlers and Associates in November 2005 estimated the value of the property in the amount of <sup>redacted</sup>

It is therefore recommended that the claim for compensation be accepted.

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects  
Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is processed.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes

## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1.DO5 Tunnels) theme of the Corporate Plan.

## 16.0 CUSTOMER IMPACT

Nil

## 17.0 ENVIRONMENTAL IMPACT

Nil

## 18.0 POLICY IMPACT

Nil

## 19.0 FINANCIAL IMPACT

Funds are available in the current North South Bypass Tunnel project budget.

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

Normal Course of business

## 22.0 PUBLICITY/MARKETING

Nil

## 23.0 OPTIONS

Option 1: Accept the claim for compensation from Shanmount Pty Ltd arising from the resumption of their property at Unit 4, 131 Ipswich Road, Woolloongabba, described as Lot 4 on BUP104246, Parish of South Brisbane.

Option 2: Reject the claim and allow the matter to be determined by the Land Court.

Option 1 is the preferred option



1.0 FILE NUMBER

234/51/121

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Community Housing Partnership Program property allocations.

3.0 ISSUE/PURPOSE

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

4.0 PROPONENT

Margaret Allison, Divisional Manager, Customer and Community Services

5.0 SUBMISSION PREPARED BY

Monica Muller, Community Housing Liaison Officer, ext. 36504.

6.0 DATE

31 July 2006

**APPROVED**

7 AUG 2006

*Colin Tennant*  
Lord Mayor

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval.

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

N/A

9.0 RECOMMENDATION

To approve the following property allocations to specific Social Housing Providers:

redacted

- Winnam Housing
- ~~Mangrove Housing~~
- Mangrove Housing
- Mangrove Housing
- Silky Oaks Housing
- Silky Oaks Housing

For further investigation by CEO.

I Recommend Accordingly

*[Signature]*  
CHIEF EXECUTIVE OFFICER

10.0 DIVISIONAL MANAGER

*[Signature]*  
Margaret Allison  
DIVISIONAL MANAGER  
CUSTOMER & COMMUNITY SERVICES

*[Signature]*  
Graeme Jones  
MANAGER  
COMMUNITY DEVELOPMENT SERVICES

BCC 10 YEAR RELEASE SCHEME

## 11.0 BACKGROUND

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

Six Council-owned properties are now available to be managed through the CHPP until they are required for their ultimate intended use.

These properties are:  
redacted

Acquired for park purposes and will be available for a period of 5 years.

redacted

~~Former turncock's residence (Brisbane Water property) - available indefinitely.~~

*Investigate*

redacted

Acquired for a road scheme and will be available for a period of 5 years.

redacted

Acquired for a road scheme and will be available for a period of 5 years.

redacted

Acquired for a road scheme and will be available for a period of 5 years.

redacted

Acquired for a road scheme and will be available for a period of 5 years.

On 31 July 2006, E&C approved a list of preferred providers and a reserve list of providers for this program.

The recommended allocation of specific properties to these providers is based on the suitability of the property to the service provided by the organisation and the proximity of the organisation to the property. Attention has also been paid to the sensitivities of neighbouring residents and organisations have been selected who will manage these issues sensitively and appropriately.

The recommended matches are:  
redacted

Winnam Housing

~~Mangrove Housing~~

Mangrove Housing

Mangrove Housing

Silky Oaks Housing

Silky Oaks Housing

These organisations have been assessed as meeting all criteria to take part in the program.



## 12.0 CONSULTATION

Lord Mayor Campbell Newman  
Cr Kerry Rea, Chairperson Community Services Committee  
Cr John Campbell, Councillor for Doboy Ward  
Cr Peter Cumming Councillor for Wynnum Manly Ward  
Paul Grove, Development Manager, City Property  
Roksana Khan, Team Leader, Access and Equity Team  
Angela Jones, Principal Officer, City Life, Strategic Projects

**All consulted are in agreement with the recommendation.**

## 13.0 IMPLICATIONS OF PROPOSAL

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

## 14.0 COMMERCIAL IN CONFIDENCE

No

## 15.0 CORPORATE PLAN IMPACT

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

## 16.0 CUSTOMER IMPACT

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

## 17.0 ENVIRONMENTAL IMPACT

Nil.

## 18.0 POLICY IMPACT

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

## 19.0 FINANCIAL IMPACT

Funding of \$85,000 was approved for this program in 2006-2007 as part of the *Opportunities for All* budget.

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

In the normal course of business.

## 22.0 PUBLICITY/MARKETING STRATEGY

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

## 23.0 OPTIONS

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

**Option 1 is the preferred option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER

234/51/121

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Community Housing Partnership Program property allocation - [redacted]

3.0 ISSUE/PURPOSE

To approve allocation of [redacted] to Better Housing Projects Association Inc to provide crisis and transitional housing under the Community Housing Partnership Program.

4.0 PROPONENT

Margaret Allison, Divisional Manager, Customer and Community Services

5.0 SUBMISSION PREPARED BY

Monica Muller, Community Housing Liaison Officer, ext. 36504.

6.0 DATE

31 July 2006

**ACTION TAKEN**

07 AUG 2006

**RECEIVED**

07 AUG 2006

**APPROVED**

7 AUG 2006

Lord Mayor

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval.

TOWN CLERK

CHLO

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

N/A

9.0 RECOMMENDATION

To approve the allocation of [redacted] to Better Housing Projects Association Inc. under the terms of the Community Housing Partnership Project and under terms and conditions acceptable to the Manager, Brisbane City Legal Practice and Divisional Manager, Customer & Community Services.

10.0 DIVISIONAL MANAGER

*Margaret Allison*

Margaret Allison  
DIVISIONAL MANAGER  
CUSTOMER & COMMUNITY SERVICES

I Recommend Accordingly

*Graeme Jones*

CHIEF EXECUTIVE OFFICER

*Graeme Jones*  
Graeme Jones  
MANAGER  
COMMUNITY DEVELOPMENT SERVICES



## 1.0 BACKGROUND

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

On 22 May 2006, E&C approved the purchase of a property at [redacted] (FILE NUMBER: 202/11-NO068/78). This property was purchased to meet the specific needs of a group of residents (3 elderly people) currently residing in a Council-owned boarding house in Bowen Hills which is being resumed as part of the North South Bypass Tunnel project. These residents have significant medical issues and were promised a life-long tenancy by a previous administration.

[redacted] comprises of 4, 2 bedroom units and 1, 3 bedroom unit, a total of 5 units. Three of these units are ground floor units and provide a suitable accommodation option to meet the complex needs of these tenants. The additional 2 units will be leased through the organisation's usual tenancy procedures.

On 31 July 2006, E&C approved a list of preferred providers and a reserve list of providers for this program.

The recommended allocation of specific properties to these providers is based on the suitability of the property to the service provided by the organisation and the proximity of the organisation to the property. Attention has also been paid to the sensitivities of neighbouring residents and organisations have been selected who will manage these issues sensitively and appropriately.

It is recommended the property be leased to Better Housing Projects Association Inc., which is a preferred provider and has been assessed as meeting all criteria to take part in the program.

Better Housing Projects Association Inc. have been approached regarding the management of this property and they have indicated that as part of the management agreement for this property they will:

- accommodate these residents
- offer these residents tenure for life
- manage the additional 2 units, paying attention to the needs of the original tenants.

These conditions will be formalised as part of the management contract, which Council will enter into with Better Housing Projects Association Inc. Further, Better Housing Projects Association Inc. have indicated that they will provide priority to other residents displaced by the NSBT, where they meet their criteria for crisis and transitional housing eg people on a low income.

## 12.0 CONSULTATION

Lord Mayor Campbell Newman  
Cr Kerry Rea, Chairperson Community Services Committee  
Cr Maureen Hayes, Councillor for Grange Ward  
Cr David Hinchliffe, Councillor for Central Ward  
Paul Grove, Development Manager, City Assets  
Roksana Khan, Team Leader, Access and Equity Team  
Angela Jones, Principal Officer City Life, Strategic Projects  
David Stewart, Executive Manager, Major Projects

**All consulted are in agreement with the recommendation.**



**13.0 IMPLICATIONS OF PROPOSAL**

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

**14.0 COMMERCIAL IN CONFIDENCE**

No

**15.0 CORPORATE PLAN IMPACT**

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

**16.0 CUSTOMER IMPACT**

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

**17.0 ENVIRONMENTAL IMPACT**

Nil.

**18.0 POLICY IMPACT**

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

**19.0 FINANCIAL IMPACT**

Funding of \$85,000 was approved for this program in 2006-2007 as part of the *Opportunities for All* budget.

**20.0 HUMAN RESOURCE IMPACT**

Nil

**21.0 URGENCY**

In the normal course of business.

**22.0 PUBLICITY/MARKETING STRATEGY**

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

### 23.0 OPTIONS

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

**Option 1 is the preferred option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER 221/21(29)

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

2.0 TITLE

Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees & Charges.

3.0 ISSUE/PURPOSE

To approve the inclusion of Camp Quality Queensland into Appendix 'A' of the schedule of Fees & Charges from 18 July 2006.

4.0 PROPONENTS

Chris Mead  
Deputy Chief Financial Officer, Corporate Services Division

5.0 SUBMISSION PREPARED BY

Wayne Collett  
Finance Officer – Revenue Policy  
Corporate Finance Branch, Corporate Services Division (FOP ext.34158)

6.0 DATE

31 July 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

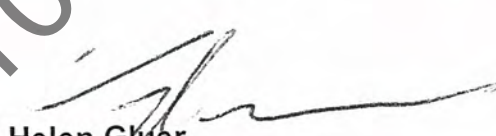
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

No.

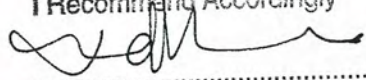
9.0 RECOMMENDATION

That E&C approve the inclusion of Camp Quality South Queensland in Appendix 'A' of the Council's Schedule of Fees and Charges effective from 18 July 2006, being the date of their application.

10.0


  
Helen Gluer  
Chief Financial Officer

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

**APPROVED**

7 AUG 2006

  
Lord Mayor

## **11.0 BACKGROUND**

On 18 July 2006, Camp Quality South Queensland lodged an application for inclusion in Appendix 'A' of the Schedule of Fees and Charges to the Deputy Chief Financial Officer.

In support of their application for concessions the association provided the required documentation in the form of a 'Certificate of Registration as a Charity', registration CH1220.

## **12.0 CONSULTATION**

No broader consultation has taken place. The Deputy Chief Financial Officer, being the delegated officer to receive such applications is satisfied that the association complies with the criteria for inclusion in Appendix 'A' as evidenced by the provision of a certificate of registration as a charity.

## **13.0 IMPLICATIONS OF PROPOSAL**

Camp Quality South Queensland will become eligible for concessions against certain fees and charges as detailed in the Schedule of Fees and Charges document.

## **14.0 COMMERCIAL IN CONFIDENCE**

This matter is not commercial in confidence.

## **15.0 CORPORATE PLAN IMPACT**

The inclusion of Camp Quality South Queensland in Appendix 'A' supports the outcomes under "Inclusive City – Supporting Inclusive Communities".

## **16.0 CUSTOMER IMPACT**

Camp Quality South Queensland will have access to a range of Council services at a reduced level which will be more affordable for a charitable organisation.

## **17.0 ENVIRONMENTAL IMPACT**

There is no environmental impact.

## **18.0 POLICY IMPACT**

There is no policy impact as approving the association's inclusion in Appendix 'A' is consistent with existing policy.

## **19.0 FINANCIAL IMPACT**

There is no significant financial impact.

## **20.0 HUMAN RESOURCE IMPACT**

There is no significant impact.



**21.0 URGENCY**

The approval, if granted may be processed in the normal course of business.

**22.0 PUBLICITY/MARKETING**

None required.

**23.0 OPTIONS**

- a) To accept the application and approve the inclusion of Camp Quality South Queensland into Appendix 'A' of the Council's Schedule of Fees and Charges.
- b) To reject the application.

**Option (a) is the recommended course of action.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 467/34

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

2.0 TITLE

Airport Link – Draft Environmental Impact Statement

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval for the State Coordinator General to publicly exhibit the draft Environmental Impact Statement (EIS) for the Airport Link project.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Scott Stewart, Manager Major Projects, Major Infrastructure Projects Office, x37652

6.0 DATE

1 August 2006

ACTION TAKEN

07 AUG 2006

RECEIVED APPROVED

07 AUG 2006

07 AUG 2006

TOWN CLERK

Committee Secretary

Lord Mayor

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

*em mipo*

*[Handwritten signatures and initials]*

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 grants approval for the draft Environmental Impact Statement for the Airport Link project to be placed on public display by the State Coordinator General. Please refer to attachments A and B.

10.0 DIVISIONAL MANAGER

*[Handwritten signature of David Stewart]*

David Stewart  
Executive Manager

I Recommend Accordingly

*[Handwritten signature]*

CHIEF EXECUTIVE OFFICER



## 11.0 BACKGROUND

The Airport Link feasibility study has been jointly funded and undertaken by Queensland Government (State) and Brisbane City Council (Council).

Investigations include the development of a Business Case and Environmental Impact Statement (EIS).

The Integrated Project Team (IPT) has prepared a draft Environmental Impact Statement (EIS) for the Airport Link project, which describes the existing environmental conditions within the study corridor and subsequently assesses the potential impacts of the tunnel project. A copy of the draft EIS Executive Summary document is included in Attachment A and the whole document is included on a CD included as Attachment B (original copy only).

On 31 October 2005, the Airport Link project was declared a significant project under the State Development and Public Work Organisation Act 1971 (SDA). On 31 March 2006, the Coordinator-General approved the final Terms of Reference for the project, taking into account public and advisory agency comments.

Consequently, Airport Link has been assessed through an EIS process in accordance with the approved Terms of Reference.

The draft EIS has been based on an extensive process of community consultation and engagement extending to stakeholder groups and agencies in the Commonwealth Government, the Queensland Government and Brisbane City Council.

The Commonwealth Government is a key referral agency for the project. A decision was made on 20 March 2006 by the Minister for the Environment and Heritage that the proposed action is not a controlled action and that assessment and approval of the proposal under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC) is not required.

The draft EIS has examined many topics including:

- The Need for the Project;
- Traffic and Transport;
- Environmental Conditions and Impacts including; land use, waste management, geology, groundwater, air quality, noise and vibration, flora and fauna, cultural heritage; social conditions and economic analysis
- Environmental Management; and
- Urban Regeneration.

The Airport Link Project addresses the anticipated traffic congestion in the inner northern suburbs arising from sustained population growth and economic activity in the Brisbane metropolitan area. The Project will provide an effective link between the major existing and future major employment centres in the City, while also easing traffic congestion on inner northern arterials so that public transport services can be enhanced as part of an integrated transportation response to an existing and worsening problem.



However, the scale of the Airport Link Project is such that, during construction, it will impact upon communities in Windsor, Kedron and Lutwyche, and Clayfield. During the operations phase, Airport Link will have fewer impacts in very localised areas. The impacts, both during construction and operations, will require careful, performance-based management to meet community concerns and expectations. Recommendations of the draft EIS include:

- That Council commences a program of local planning in the study corridor to address and manage the potential land use changes that might arise during the construction phase and the operational phase of the Project;
- The State (Department of the Coordinator-General, Department of Main Roads, Queensland Transport) and Council establish a coordinating committee to manage effects on the transportation network arising from the delivery of major projects in northern Brisbane, including the NSBT Project, the Airport Link Project, the Northern Busway Project and the Gateway Upgrade Project;
- The State (Department of Community Services, Department of Housing) and Council establish a coordinating committee to develop a framework for urban regeneration, leading to the coordinated delivery of programs in the study corridor, particularly during the construction phase of the Project
- That the Coordinator General assesses the draft EIS against the Terms of Reference and provides an evaluation report. This process will require the draft EIS to be exhibited for public comment.

The purpose of this submission is to seek approval for the State Coordinator General to publicly exhibit the draft Environmental Impact Statement (EIS) for the Airport Link project.

## **12.0 CONSULTATION**

The following have been consulted and are in agreement with the submission:

Councillor Campbell Newman, Lord Mayor;  
Councillor Graham Quirk, Chairperson Transport and Major Projects Committee;  
Jude Munro, Chief Executive Officer; and  
Helen Gluer, Chief Financial Officer

## **13.0 IMPLICATIONS OF PROPOSAL**

The adoption of the recommendations of this submission will allow the draft EIS to be exhibited for public comment and the Coordinator-General to prepare an evaluation report.

## **14.0 COMMERCIAL IN CONFIDENCE**

The draft EIS will be placed on public display for a minimum of eight weeks and as such will be a public document.



## **15.0 CORPORATE PLAN IMPACT**

Completion of the project feasibility phase is included in the Accessible City theme of the 2005-2009 Corporate Plan.

## **16.0 CUSTOMER IMPACT**

Airport Link will provide significant benefits to the transport network and will provide considerable advantage to all transport modes.

There will be specific local impacts that will need to be appropriately managed, such as land requirements for the construction of the facility and impacts including noise and traffic issues during construction. The draft EIS assesses project impacts and mitigation measures.

## **17.0 ENVIRONMENTAL IMPACT**

The draft EIS has been prepared in accordance with the State Development and Public Works Organisation Act 1971.

The Coordinator-General approved the final Terms of Reference on 31 March 2006. The draft EIS addresses the Terms of Reference.

## **18.0 POLICY IMPACT**

The project is consistent with existing Council policy.

New policies will be progressed in terms of requirements for City Plan amendments and operational management of the project

## **19.0 FINANCIAL IMPACT**

The draft Business Case, as previously endorsed by E&C, details the anticipated extent of financial commitment required by Council and the State should the project proceed.

## **20.0 HUMAN RESOURCE IMPACT**

Nil.

## **21.0 URGENCY**

In the normal course of business.

## **22.0 PUBLICITY/MARKETING**

The Coordinator-General is required to place the draft EIS on public display. The Integrated Project team will also undertake an extensive consultation program including newsletters, information sessions, public displays, website and local newspaper notifications.

## 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: (BT) 24/11 - T/2006 (1) E 007/00-11

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Travel proposal – Auckland, New Zealand (sponsored by Stagecoach New Zealand Pty Ltd).

3.0 ISSUE/PURPOSE

The purpose of this submission is to request permission for Alan Warren, Acting Divisional Manager, Brisbane Transport, to attend the Stagecoach Planning Day on Friday, 18 August 2006. In addition, an opportunity would be taken to visit the Auckland Regional Transport Authority to discuss issues such as service contracts, integrated ticketing, funding methodology and security issues. A tour of Auckland's Northern Busway Stations would also be incorporated.

4.0 PROPONENTS

Hayden Wright, Manager, Chief Executive's Office  
Councillor Graham Quirk, Chairperson Transport and Major Projects

5.0 SUBMISSION PREPARED BY

Maree Bugeja, A/Executive Assistant to Divisional Manager, Brisbane Transport, Ext. 72200.

6.0 DATE

07 AUG 2006  
31 July 2006

**ACTION TAKEN**

TOWN CLERK

ASKOT

07 AUG 2006

~~ENACT~~

COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E & C approval

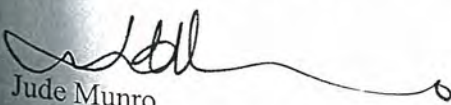
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR ORDINANCE?

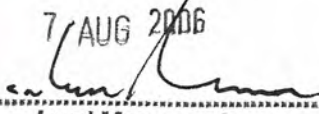

N/A.

9.0 RECOMMENDATION

It is recommended that approval be granted for Alan Warren to take part in the Stagecoach Planning Day as a guest of Stagecoach New Zealand Pty Ltd, on 18 August 2006, and to visit the Auckland Regional Transport Authority on 17 August 2006. The cost would be approximately \$350 for travel allowances and one night's accommodation.

10.0 DIVISIONAL MANAGER

  
Jude Munro  
Chief Executive Officer

**APPROVED**  
7 AUG 2006  
  
Lord Mayor  


## 11.0 BACKGROUND

Stagecoach New Zealand's operations in Auckland are currently undergoing significant change through major projects such as the Northern Busway and Central Transit Corridor. They are aware that Brisbane Transport has had significant success in maximising operational benefits from similar initiatives. As such, they wish to sponsor the Acting Divisional Manager, Brisbane Transport, to participate in their planning day on 18 August 2006, to provide insights into Brisbane Transport's operational considerations for our Busways.

To maximise the benefits of the trip the acting Divisional Manager would like to leave on the evening of Wednesday, 16 August 2006 to allow a full day to visit the Auckland Regional Transport Authority to discuss issues of mutual interest and to tour key public transport infrastructure. This would result in one night's accommodation cost to Council.

## 12.0 CONSULTATION

Jude Munro, Chief Executive Officer  
Councillor Graham Quirk, Chairperson Transport & Major Projects  
Councillor Maureen Hayes, Councillor for Grange  
Stephen Lonie, Chairperson Brisbane Transport Board

## 13.0 IMPLICATIONS OF PROPOSAL

Participation provides the opportunity to discuss issues of mutual interest with our New Zealand counterparts, with benefits flowing both ways.

## 14.0 COMMERCIAL IN CONFIDENCE

No.

## 15.0 CORPORATE PLAN IMPACT

No.

## 16.0 CUSTOMER IMPACT

Nil.

## 17.0 ENVIRONMENTAL IMPACT

Nil.

## 18.0 POLICY IMPACT

In accordance with Council policy.



## 19.0 FUNDING IMPACT

Travel costs for Alan Warren to be met by Stagecoach are estimated as follows:

Airfares	\$2,200
Accommodation	\$ 600
Meals	\$ 300

**Total (approx)        \$3,100**

There will also be an additional cost to Council of approximately \$350 for travel allowances and one night's accommodation.

## 20.0 HUMAN RESOURCE IMPACT

Nil.

## 21.0 URGENCY

URGENT - Approval is sought in sufficient time to finalise arrangements with Stagecoach New Zealand.

## 22.0 PUBLICITY/MARKETING STRATEGY

Nil.

## 23.0 OPTIONS

1. Approve recommendation.
2. Not approve recommendation.

**Option 1 is the preferred option.**

1.0 FILE NUMBER: 234/6(793)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Approval of grant of \$3,500,000 plus applicable GST to fund works for the Brisbane Powerhouse Facility Expansion project.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval of a grant to Brisbane Powerhouse Pty Ltd enabling them to deliver capital improvements to the Brisbane Powerhouse facility valued at \$3.5M.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy & Strategy Division

5.0 SUBMISSION PREPARED BY

Tina Rawkins, Senior Program Officer, Community Infrastructure Strategy, City Life

6.0 DATE

7 August 2006

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 the grant of \$3,500,000 plus applicable GST be approved to Brisbane Powerhouse Pty Ltd on terms specified in Attachment "A" and otherwise on terms and conditions acceptable to the Divisional Manager City Policy & Strategy and Manager Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

Terry Hogan  
Divisional Manager  
COMMUNITY POLICY & STRATEGY DIVISION

I Recommend Accordingly

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

----- (Remember the page break) -----



## 11.0 BACKGROUND

In June 2006, The Lord Mayor announced budget approval for the Brisbane Powerhouse Facilities Expansion project to be undertaken valued at \$3.5million. This submission arose from decisions made at a meeting chaired by Council's Chief Executive Officer with representatives of the Brisbane Powerhouse Board.

The Brisbane Powerhouse, as a unique, cutting edge cultural destination is a significant contributor to this infrastructure. Since its commencement five years ago the Powerhouse has emerged as a key arts and cultural destination and is increasingly being recognised for its contributions to Queensland's arts and culture both interstate and internationally. Since its opening in 2000, visitor numbers to the precinct has grown on average by 26% per annum whilst attendance at theatre and events has grown on average 15% per annum.

There are a number of constraints to the current functionality of the Brisbane Powerhouse facility that impede on the commercialisation opportunities and the facility becoming a lifestyle destination. These constraints include:

- Theatre capacity limited to 425
- Poor visibility and insufficient capacity at the existing bar
- Lack of on-site kitchen facility
- Limited functional use of Turbine Hall space
- Limited capitalisation on riverfront position

To overcome the above constraints and to create a lifestyle destination and improve commercial opportunities for the facility the project aims to achieve the following:

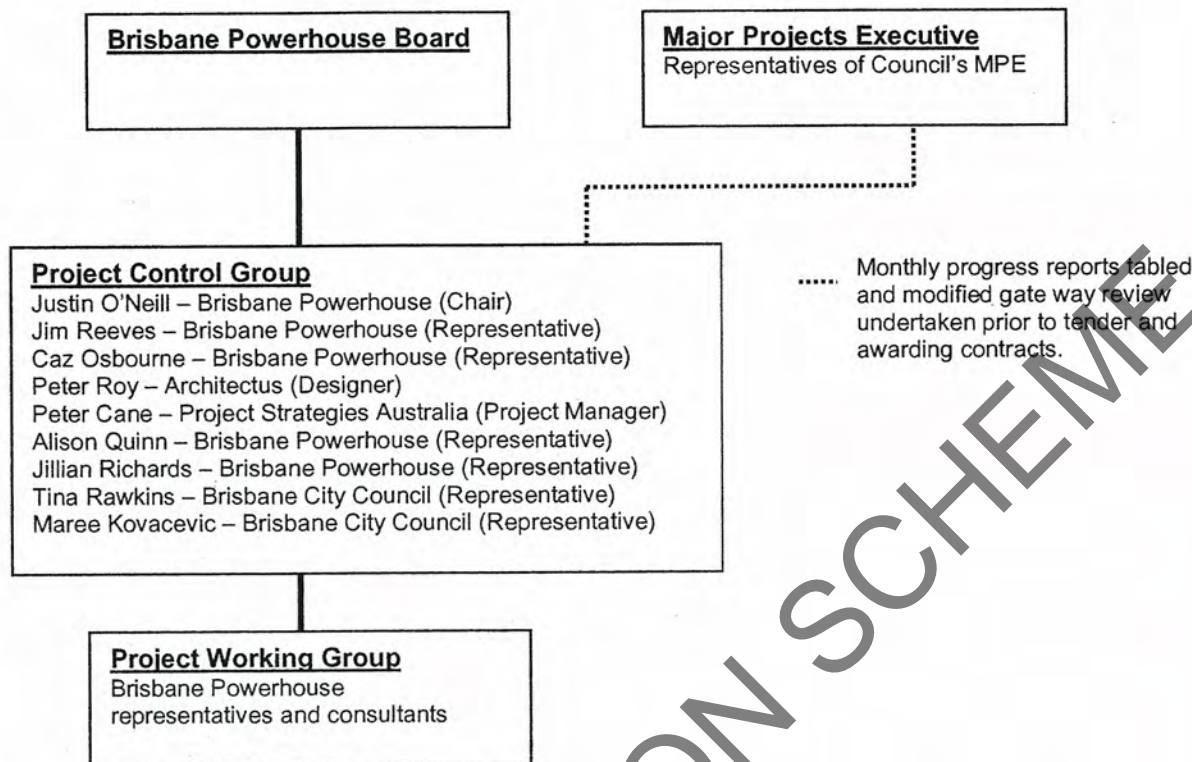
- Increase seating capacity of Powerhouse Theatre by 141 seats to improve commercial viability and attract major acts.
- Increase capacity of Turbine Hall through increasing stage size and balconies.
- Improve functionality, visibility and capacity of the existing Spark Bar.
- Provide catering for theatregoers as well as general visitors.
- Improve functionality of existing Rooftop Terrace to ensure all weather usage.

Council has agreed to provide a grant to the Brisbane Powerhouse Pty Ltd to oversee the delivery of the scope of works valued at \$3.5million. Upon completion of the works Council will retain ownership of all assets modified by or created by the works.

### Project Governance and Evaluation Process

To ensure good governance a Project Control Group has been established to oversee the project. Members of the Project Control Group are outlined below in relation to the reporting structure:





The project will undergo two modified Gateway Review Processes to ensure good governance, financial outcomes and to minimise project risk. The Gateway Reviews will take place prior to calling for tender and awarding contracts. These reviews are hold points for the project and approval from the Major Project Executive is required before calling for tenders and awarding successful contracts. It is anticipated that the works will be completed by 11 May 2007.

## 12.0 CONSULTATION

Cr Campbell Newman, Lord Mayor  
 Victoria Miller, Policy Adviser, Lord Mayors Office (1/8/06)  
 Cr Kerry Rea, Chairperson Community Services Committee (1/8/06)  
 Jude Munro, Chief Executive Officer  
 Terry Hogan, Divisional Manager, City Policy & Strategy Division (31/7/06)  
 Michael Lockwood, Manager City Life (31/7/06)  
 David Askern, Manager Brisbane City Legal Practice (1/8/06)  
 Alex D'Ilario, Tax Adviser (31/7/06)  
 David Stewart, Executive Manager Major Projects (1/8/06)  
 Alison Quinn, Brisbane Powerhouse Board Chairperson (31/7/06)  
 Justin O'Neill, Brisbane Powerhouse Board (31/7/06)  
 Geoff Woodberry, Solicitor, Brisbane City Legal Practice (31/7/06)

**All consulted are in agreement with the recommendation.**

## 13.0 IMPLICATIONS OF PROPOSAL



Approval of the Deed of Agreement will enable the project to be undertaken by Brisbane Powerhouse and increase commercial opportunities and improve functionality of the facility.

Potential risks for the project include time and financial overruns which will be managed by Brisbane Powerhouse through a Risk Management Plan and reported on monthly by the Project Control Group to Council's Major Project Executive.

#### **14.0 COMMERCIAL IN CONFIDENCE**

Yes

#### **15.0 CORPORATE PLAN IMPACT**

This project is a key outcome of the 'creative city' theme within the corporate plan, which states "promoting leading edge arts performance at Brisbane Powerhouse with productions accessible to the widest possible Brisbane audience". The Brisbane Powerhouse Facility Expansion project will upon completion provide additional capacity for productions. This project is listed in the 2005-06 Council budget under Program 4 – Your Brisbane, Service 4.1.1.2 Manage the Brisbane Powerhouse.

#### **16.0 CUSTOMER IMPACT**

Through undertaking the Brisbane Powerhouse Facility Expansion project the facility will ensure attraction of major events/acts and build upon the numerous existing art products and services through creating a facility which is a destination. Increasing commercial opportunities will enable residents to dine prior to attending events at the facility. In addition general visitors will be able to access a wider variety of catering. Increasing the seating capacity of the theatre will enable larger acts to be drawn to the facility.

#### **17.0 ENVIRONMENTAL IMPACT**

Nil

#### **18.0 POLICY IMPACT**

Nil

#### **19.0 FINANCIAL IMPACT**

Funding is available in the 2006/07 City Life budget within service 4.1.1.2.

#### **20.0 HUMAN RESOURCE IMPACT**

Nil

#### **21.0 URGENCY**

It is requested that approval be given as soon as possible to enable the project to commence and meet tight delivery timeframe of 11 May 2007.

**22.0 PUBLICITY/MARKETING**

Nil required at this stage.

**23.0 OPTIONS**

1. That E&C approve the recommendation for full Council approval.
2. That E&C does not approve the recommendation.

Option 1 is the preferred and recommended option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER

460/139/11(11)

2.0 TITLE

Feedback Report on Draft Brisbane CityShape 2026.

RECEIVED

07 AUG 2006

COMMITTEE SECTION

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C acknowledgment of the Feedback Report on Draft CityShape 2026 and to endorse its release to the public.

4.0 PROPONENT

Michael Papageorgiou, Manager City Planning, City Policy and Strategy Division

5.0 SUBMISSION PREPARED BY

Timna Nelson, Program Officer, Neighbourhood Planning, POCP44 extension 39091

6.0 DATE

31 July 2006

07 AUG 2006

TOWN CLERK

APPROVED

7 AUG 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

Lord Mayor

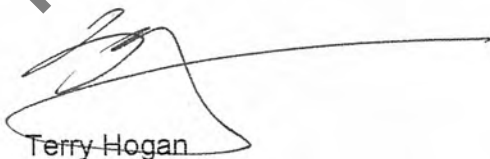
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR LOCAL LAW?

Not applicable

9.0 RECOMMENDATION

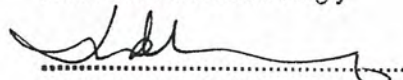
That E&C acknowledges the Feedback Report on the Draft Brisbane CityShape 2026 and endorses its release to the public via the Information Materials Approval Process.

10.0 DIVISIONAL MANAGER



Terry Hogan  
Divisional Manager  
City Policy and Strategy Division

I Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

BC TO YEAR RELEASE SCHEME

## 11.0 BACKGROUND

The South East Queensland Regional Plan 2005-2026 has established the context for planning for growth in Brisbane. The Lord Mayor's Neighbourhood Planning initiative engages Brisbane's residents with Council in deciding how and where Brisbane will accommodate growth towards 2026. Neighbourhood Workshops were carried out, followed by Your Home and Neighbourhood Fairs and then a CityShape Conference. Marginal sections of the Brisbane Community were also engaged during this process with the assistance of Council's Community Development Services.

The engagement process devised a framework to accommodate the growth – the draft "CityShape". The draft CityShape was confirmed and refined with community input between February and May 2006. It consisted of various forms of community engagement, including the staging of neighbourhood workshops, the completion of a survey and consultation with community groups.

The Neighbourhood Planning engagement process to date confirms and supports the general framework for growth as illustrated in the Draft Brisbane CityShape 2026. The five themes (listed below) were also confirmed:

Calling Brisbane home (the urban village)

Keeping Brisbane moving

Keeping Brisbane green

Protecting Brisbane's identity

Putting Brisbane to work

The detail of these themes will need to be further investigated and refined, and connections between the themes highlighted during the development of the Local Growth Management Strategy and through the detailed Neighbourhood Plans for local areas. This will enable the public to be fully informed about the need for 'trade-offs': to ensure important values are retained but at the same time balanced with the need to accommodate Brisbane's future growth.

## 12.0 CONSULTATION

Councillor Carol Cashman, Leader of the Opposition, Member of Planning & Economic Development Committee – accepts the recommendation

Councillor David Hinchliffe, Deputy Lord Mayor and Leader of the Majority Councillors, Chairman of Planning & Economic Development Committee - accepts the recommendation

## 13.0 IMPLICATIONS OF PROPOSAL

Approval will enable Council to provide community feedback on Neighbourhood Planning engagement activities to date, maintaining interest, awareness and understanding of the Neighbourhood Planning initiative.

The Feedback Report on the Draft Brisbane CityShape 2026 is an essential element and will help Council meet the statutory obligations in context of SEQ Regional Plan.

## 14.0 COMMERCIAL IN CONFIDENCE

No



## 15.0 CORPORATE PLAN IMPACT

The recommendation will directly help to achieve Brisbane City Council's Corporate Plan objectives in respect to the following themes:  
Subtropical city – protecting and enhancing Brisbane's character  
Inclusive city – revitalising our neighbourhoods

## 16.0 CUSTOMER IMPACT

The recommendation will inform and continue to facilitate community engagement in the Neighbourhood Planning program. The information will be provided to internal Program Partners across Council.

## 17.0 ENVIRONMENTAL IMPACT

Nil

## 18.0 POLICY IMPACT

Fulfils the Lord Mayor's "Future Brisbane" Policy commitment

## 19.0 FINANCIAL IMPACT

Nil

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

URGENT.

The submission is considered urgent in continuing the Neighbourhood Planning process to meet statutory deadlines, particularly in the context of the statutory requirements for Local Growth Management Strategies under the SEQ Regional Plan.

## 22.0 PUBLICITY/MARKETING

Will follow. The document will be translated into material for public release via the IMAP process.

## 23.0 OPTIONS

Option 1:  
Acknowledge the Feedback Report on the Draft Brisbane CityShape 2026 and endorse its release to the public; or

Option 2:  
Acknowledge the Feedback Report on the Draft CityShape 2026 but do not endorse its release to the public; or

Option 3:  
Do not acknowledge the Feedback Report on the Draft CityShape 2026 and do not endorse its release to the public.

Option 1 is the preferred option.

E&C RESULTS- 14 AUGUST 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
14/08- 1 M	440/11	City Policy and Strategy	Findings of Additional Community Consultation regarding Preferred Pool Operator and Preferred Sites in the Wards of Morningside and Runcorn	YES Amended
14/08- 2 M	202/10 (674)	MIPO	North-South Bypass Tunnel (NSBT) – Aboriginal and Islander Community Health Service (AICHS) permanent relocation	YES
14/08- 3 M	204/86/10	City Policy and Strategy	Operating arrangements for the Calamvale Community Recreation Precinct	YES
14/08- 4 M	204/86/22	City Policy and Strategy	Valley Malls Entertainment Program	YES
14/08- 5 M	253/63-SG(1)	City Policy and Strategy	Mt Gravatt Showgrounds Heritage Listing	YES
14/08- 6	364/15/52	Corporate Services	Change to Executive Officer parking arrangements as selected leasehold sites across Council	HELD
14/08- 7 M	221/21(30)	Corporate Services	Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees & Charges from 2 August 2006	YES
14/08- 8 R	485/86 (1/A1)	Brisbane Water	Sideliner Enterprises Pty Ltd	YES
14/08-9 M.	202/11-PO1120/78	MIPO	Resumption of Property at 78 Campbell Street, Bowen Hills redacted and redacted	YES
14/08-10 R	264/170	City Policy and Strategy	Climate Change and Energy Taskforce	YES Amended

Present: Lord Mayor, C Newman, DB Hinchliffe, J H Campbell, H J Abrahams, K M Rea, K Flessner, GM Quirk

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



1.0 FILE NUMBER: 440/11

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Findings of Additional Community Consultation regarding Preferred Pool Operator and Preferred Sites in the Wards of Morningside and Runcorn.

3.0 ISSUE/PURPOSE

To outline the findings of additional community consultation conducted in July 2006 as a result of E&C approval dated 10 July 2006.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy and Strategy Division.

5.0 SUBMISSION PREPARED BY

Sunil Madan, Strategic Asset Manager, City Assets, Ext 34574.

6.0 DATE

7 August 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

No.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

RECOMMENDATION

That E&C:-

- (a) notes the findings of additional community consultation as set out in this submission;
- (b) approves either one of the following for Runcorn Ward:
  - ~~proceeding with the recommended preferred site and operator for Runcorn Ward as per the E&C submission dated 3 July 2006 on the basis of relocation at the northern part of the nominated site, Nathan Rd Park, or~~
  - proceeding with feasibility of a new pool at Runcorn State High School
- (c) notes that, for the Morningside ward, further investigations for a new pool at the Balmoral High School are currently being undertaken. The results of this investigation will be subject of a subsequent submission to the E&C committee;
- (d) notes that, for Morningside and Runcorn wards, changes to project scope and delays in finalising site selection are impacting on the project delivery timeframe.

*It should be noted that the Council has reluctantly agreed to the Runcorn High School site and expressed concern about the delays to the project.*

10.0

DIVISIONAL MANAGER

*Recommend Accordingly*

*Terry Hogan*  
 Terry Hogan  
 Divisional Manager

*[Signature]*  
 CHIEF EXECUTIVE OFFICER

RECEIVED  
 14 AUG 2006

APPROVED

14 AUG 2006

*[Signature]*  
 Lord Mayor

COMMITTEE SECRETARY

ACTION TAKEN  
 14 AUG 2006  
 TOWN CLERK  
 SOCA

*[Signatures]*  
 gtc  
 Rf



## 1.0 BACKGROUND

The new pools project aims to deliver 3 new pools in each of the wards of Morningside, Holland Park and Runcorn. As such, a viable Core Facilities model was developed to meet contemporary aquatic needs and allow for private sector partnerships. This included:

- An indoor heated leisure therapy pool offering services from toddlers to the elderly in a type of facility different to any currently within the Council pools portfolio.
- An outdoor heated 25m lap pool for traditional lap swimming and aquatic sports.

Both pools are proposed to be accessed by the public **all year** at casual **entry fees determined by Council** and in line with all other Council pools. This has been successfully market tested by the ROI process and also deemed attractive for private public partnerships to **significantly reduce Council's total costs**.

On 27 January 2006, E&C approved the commencement of the ROI process to gauge market uptake opportunities and validate planning elements, such as site selection and strategies to create viable operations. That E&C and attached ROI document outlined the work undertaken to date, including the outcome of community consultation and market research conducted over the last 2 years. It also included a number of possible sites in each ward.

Subsequent to the conduct of the ROI, an E&C submission was submitted on 3 July 2006 recommending preferred sites and preferred operators. The E&C submission requested further actions and resulted in a further submission being tabled on 10 July 2006 approving proceeding with the Holland Park site, and further 3-week community consultation in the wards of Morningside and Runcorn.

Since 10 July, Community Reference Groups were formed in Morningside and Runcorn with meetings held on 25 July for Runcorn and 27 July for Morningside. The meetings consisted of a presentation by project staff (see Attachment A), concluding with feedback from the groups.

### **Outcome of the Additional Consultation**

The main findings of the community consultation meetings are found in Attachment B, and can be summarised as follows:

#### Runcorn Ward Consultation Main Findings:

- There was expression of support for the Nathan Rd Park site, however it was suggested that the northern end of the site was preferable to the southern end.
- It was also suggested to investigate land at Runcorn High School – a site not far from the Nathan Rd Park.
- The mix of facilities (indoor pool, 25m pool and childcare) was not contentious.
- The reference group requested that if the pool was developed in the parkland at the corner of Nathan Road and Daw Rd, the dog off leash area (which is currently located on that parcel of land) should be relocated to the parkland at the corner of



Nathan Road and Dew Street.

Project Staff believe the northern part of the Nathan Rd Park is suitable, and is in accord with the 3 July 2006 E&C recommendation to approve the preferred site and preferred operator.

Runcorn High School has been inspected and a suitable site has been identified on the school in consultation with the Principal, who is supportive of the idea. The school has available land spaces currently unused (see Attachment C) and deemed mutually beneficial for both the school and Council. This was a result of an on-site inspection by the Project Coordinator, external planning consultant and the school Principal.

Recent advice from Education Queensland indicates they would consider supporting commercial elements such as gym and childcare on school land. This would be conditional upon its suitability, design, and impact on the school, availability of land and agreement of Principal and P&C.

If the project team is directed to pursue this option, a feasibility would be required to include two concurrent activities – seeking interest and feedback from the ROI respondents and performing an engineering assessment. The conduct of additional investigations would result in a potential delay of 4 weeks, and will also be subject to final agreement by the school and Education Queensland.

Advice received from Cr Gail McPherson's office indicates that surveys were mailed to more than 17,000 residents in the Runcorn Ward. The survey results indicated that 55% of people support the pool but approximately 20% of people feel that the development should be deferred until the drought is over.

Further results of the survey as indicated by the Councillor's office in relation to the Nathan Park site are as follows:

- Fears that the land would flood;
- The development would increase traffic in the local area, especially at night and on weekends when sporting groups use the park grounds;
- The area will lose valuable parkland with pool development;
- Problems with the rail crossing at Nathan Road and Railway works will coincide with pool construction;
- Fears that crime would increase due to the isolation of the site;
- Large gum trees, which are located on the site, should be retained;
- Many respondents indicated they didn't want a private childcare centre on the site, but would like an occasional child care area for pool users.

Morningside Ward Consultation Main Findings:

- There was expression for a pool on the site of Balmoral High School rather than Quinn's Park Thynne Rd,
- There was suggestion for the pool facilities to include a 50m pool rather than 25m.

Advice received from Cr Shayne Sutton's office indicates that surveys were mailed to more than 16,000 residents in the Morningside Ward. This advice also states that preliminary survey results from over 1200 respondents indicate strong support for a



pool on the site of the Balmoral High School and that the pool facilities include a 50m pool.

A site on Balmoral High School had previously been deemed unfeasible. On 17 July 2006, E&C directed that further investigations be conducted on the Lytton Rd "upper field" and the southern cricket field. These feasibility investigations are in progress and are anticipated to be completed 18 August 2006. E&C committee will be notified of the results of this investigation and direction sought regarding the final site selection through a subsequent submission to be considered at its meeting of 28 August 06.

The recent clarification of policy by Education Queensland regarding commercial facilities as a part of a pool complex does enable Council to maintain the opportunity for private sector interest if site options become available within the school. However the combination of additional facilities, such as childcare or gym, and the contemplation of expanding the Core Facilities to a 50m pool, places greater pressure on space and parking requirements.

The project team is conducting the feasibility on the basis of the ROI mix of facilities being the Core Facilities (indoor pool and 25m pool) plus the additional commercial facilities, whilst also providing advice if the 25m pool were expanded to 50m.

With regard to the preference for a 50m pool – it is acknowledged that a 50m pool is preferable to 25m pools for enthusiasts of lap swimming and competition. A 50m pool was not recommended as a part of scope for Morningside ward, as the ward is already well served by neighbouring 50m pools. Further:

- Neighbouring 50m pools such as Langlands Pool, within a 10 minute driving distance, are already chronically under-utilised.
- The project team understood the need to reduce potential adverse impacts on neighbouring pools such as Langlands Pool and Clem Jones Leisure Centre, and therefore developed a "different" mix of pool facilities, including the indoor pool which offers facilities not offered by any other current Council pool.
- The project team understood that an under-utilised 50m pool would be unattractive for private sector partnerships. These large pools are also onerous to operate all year in terms of operating costs and energy.
- The current scope of Core Facilities has been tested successfully by the market.
- Expanding the Core Facilities to include a 50m pool, rather than 25m, would require further site space to accommodate and further funding, unless the current Core Facilities or any proposed additional facilities were deleted. In this case, the current ROI process and private sector interest may be adversely affected or effectively aborted.

The Project Team would require direction if the 25m component of the Core Facilities is required to be expanded to 50m.

### **Implications on Project Program**

Changes to project scope and delays in finalising site selection are impacting on the



project delivery timeframe. Decisions on project direction for each ward would be required to avoid further delays.

Holland Park Ward: DA documentation has commenced with the preferred operator and project completion is estimated at January/ February 2008.

Runcorn Ward: DA documentation would need to commence in August 2006 in order to achieve a delivery estimated at February/ March 2008. If directed to conduct additional investigations at Runcorn State High School, this would result in a potential delay of an additional 4 weeks.

Morningside Ward: Further delays have occurred through the request for additional investigative work at Balmoral High School as endorsed by the E&C committee and may further be incurred if direction is received to include a 50m pool. There may be additional delays if the feasibility results of the Balmoral High School are unfavourable and Council remains reluctant to approve the Quinn's park site as the preferred site. Forecast completion date will be dependent on the resolution of these issues.

## 12.0 CONSULTATION

Cr Kerry Rea, Chairperson, Community Services  
Cr Shayne Sutton, Morningside Ward  
Cr Gail MacPherson, Runcorn Ward  
Mark Hrycek, Policy Adviser; Lord Mayor's Office  
Michael Lockwood, Manager City Life.

All are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

If the recommendation is accepted,

Sectional Support:	No implications
Service Levels: of each pool.	Increased aquatic leisure opportunities for the local catchment
Political:	No implications
Industrial Relations:	No implications
Regional Implications:	No implications
Social and Community:	It is anticipated that the provision of contemporary viable pools with professional management will be a positive outcome that supports the needs of the local community.
Parks:	For Morningside and Runcorn, there will be a reduction in parkland space to accommodate the core community pools and the supporting child-care facility, if those sites are selected.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes



## 15.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Vision Theme: Active and Healthy City  
Council program: Your Brisbane

## 16.0 CUSTOMER IMPACT

Nil

## 17.0 ENVIRONMENTAL IMPACT

Nil

## 18.0 POLICY IMPACT

Nil

## 19.0 FINANCIAL IMPACT

1. Budget impact: Nil
2. Taxation issues: Nil
3. Risk Assessment: Nil

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

Normal course of business

## 22.0 POLICY/MARKETING STRATEGY

Nil.

## 23.0 OPTIONS

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

**Option 1 is preferred and recommended.**

1.0 FILE NUMBER: 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) permanent relocation.

3.0 ISSUE/PURPOSE

To seek in-principle support for AICHS to proceed with the purchase of properties at 49-55 Annerley Road and 2-6 Crown Street, Woolloongabba for the permanent relocation of AICHS.

4.0 PROPONENT

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

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

8 August 2006.

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 E&C grant approval:

1. To not object to AICHS' bid to secure properties at 49-55 Annerley Road and 2-6 Crown Street, Woolloongabba for an amount of up to <sup>redacted</sup> (excluding GST) for their permanent relocation;
2. To pay for the cost of acquiring the permanent site in accordance with Council's obligation under the recent Deed of Agreement between Council and AICHS; and
3. To advise AICHS that any surplus land is to be transferred to Council.

10.0 DIVISIONAL MANAGER

David Stewart  
Executive Manager  
Major Infrastructure Projects Office

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

BCC 10 YEAR RELEASE SCHEME



## 11.0 BACKGROUND

As part of the NSBT Project AICHS is required to relocate from its existing premises at Hubert Street, Woolloongabba to a temporary location at 60 Ferry Road, West End and to a permanent location, the site of which has yet to be agreed.

On the 9 June 2006 a Deed of Agreement was executed between Council and AICHS, which deals with all matters pertaining to the temporary and permanent relocation of AICHS including the costs associated with these relocations.

Refurbishment works are currently progressing well at 60 Ferry Road, West End with AICHS likely to take up occupation by October 2006 as planned.

As per the recent Deed of Agreement, investigations have also been continuing into the location of a suitable permanent site. More recently a potential permanent site has been identified at 49-55 Annerley Road and 2-6 Crown Street, Woolloongabba near the Mater Hospital as shown at Attachment A.

AICHS has the opportunity to acquire properties in this precinct for an amount of \$5 million (their preferred option). The total site area exceeds that required and any surplus land is to offset purchase costs.

As per the Deed of Agreement, Council is obligated to pay for the cost of acquiring the permanent site.

Also in accordance with the Deed of Agreement, AICHS are in the process of formalising their intention (refer Attachment B) to enter into negotiations to purchase the properties included in their preferred option. Council has an obligation to provide its response within 10 business days.

It is our recommendation that we do not object to AICHS' bid to secure properties, in accordance with their preferred option, at 49-55 Annerley Road and 2-6 Crown Street, Woolloongabba for an amount of up to <sup>redacted</sup> (excluding GST). This is on the proviso that AICHS prepare to develop this site in accordance with current planning requirements and with a view to maximising utilisation of this site.

## 12.0 CONSULTATION

Consultation has been undertaken with the following stakeholders:

- Councillor Graham Quirk.

## 13.0 IMPLICATIONS OF PROPOSAL

AICHS provide an important community service. Timely resolution of this issue will enable AICHS the opportunity to secure a suitable permanent site for their continued operation in accordance with the Deed of Agreement between Council and AICHS.

## 14.0 COMMERCIAL IN CONFIDENCE

Purchase costs / estimated purchase costs should remain commercial in confidence as release of this information may negatively impact negotiations in this regard.

## 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 permanently to a new purpose built building and ensure continuity of service for this important community health facility.

## 17.0 ENVIRONMENTAL IMPACT

Nil.

## 18.0 POLICY IMPACT

Nil.

## 19.0 FINANCIAL IMPACT

Funding for both the temporary and permanent relocation of AICHS is available under the current project budget for land acquisition. The current estimated cost of both temporary and permanent relocation is \$19Million.

## 20.0 HUMAN RESOURCE IMPACT

Nil.

## 21.0 URGENCY

In the normal course of business.

## 22.0 PUBLICITY/MARKETING

No publicity or marketing is proposed at this stage.

## 23.0 OPTIONS

1. Not object to AICHS' bid to secure properties at 49-55 Annerley Road and 2-6 Crown Street, Woolloongabba for an amount of up to <sup>redacted</sup> (excluding GST) for their permanent relocation and pay for the cost of acquiring the permanent site in accordance with Council's obligation under the Deed of Agreement between Council and AICHS (**recommended**).
2. Object to AICHS' bid to secure properties at 49-55 Annerley Road and 2-6 Crown Street, Woolloongabba and do not pay for the cost of acquiring the permanent site in accordance with Council's obligation under the Deed of Agreement (**not recommended**).

**Option one is recommended.**



1.0 **FILE NUMBER: 204/86/10**

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **TITLE**

Operating arrangements for the Calamvale Community Recreation Precinct.

3.0 **ISSUE/PURPOSE**

To approve the entry by Council into various agreements with Education Queensland for the collaborative operation of the Calamvale Community Recreation Precinct.

4.0 **PROPONENT**

Terry Hogan, Divisional Manager, City Policy & Strategy.

5.0 **SUBMISSION PREPARED BY**

Jim Brabon, Senior Program Officer - Strategic Facility Planning, City Life (SSFP1),  
Ph: ext.34424.

6.0 **DATE**

7 August 2006.

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.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

9.0 RECOMMENDATION

That E&C grant approval for Council to enter into:

1. A Co-operation Agreement with Education Queensland for the collaborative operation of the Calamvale Community Recreation Precinct in conjunction with the Calamvale College;
2. A Lease from Education Queensland to Council of that section of the Calamvale Community Recreation Precinct on Education Queensland Land comprising the Indoor Sports Centre;
3. A licence from Council to Education Queensland of part of that section of the Calamvale Community Recreation Precinct on Education Queensland Land comprising the Indoor Sports Centre;
4. A licence from Council to Education Queensland of that section of the Calamvale Community Recreation Precinct on Council Land comprising the adjoining Sports Fields to the Indoor Sports Centre.

for a term of 10 years with a 10 year option and otherwise on terms and conditions satisfactory to the Manager, City Life and the Manager, Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

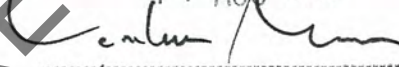
  
 Terry Hogan  
 Divisional Manager  
**CITY POLICY & STRATEGY**

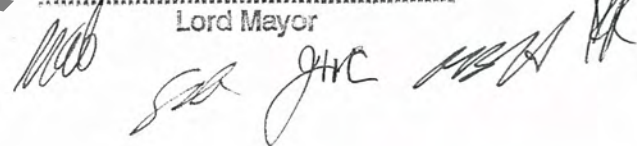
I Recommend Accordingly

  
 CHIEF EXECUTIVE OFFICER

**APPROVED**

14 AUG 2006

  
 Lord Mayor



ACTION TAKEN

14 AUG 2006

TOWN CLERK

SSFP 1

RECEIVED

14 AUG 2006

COMMITTEE SECRETARY

BCC PUBLIC INFORMATION SCHEME  
10 YEAR RELEASE



## 11.0 BACKGROUND

The Calamvale Community Recreation Precinct situated at Beaudesert Road Calamvale currently consists of:-

- (a) an Indoor Sports Centre constructed on Education Queensland Land next to Calamvale College;
- (b) immediately adjacent sporting fields owned by Council.

The Indoor Sports Centre was originally proposed as a 2 court complex with funding commitments from Brisbane City Council (\$1.3 million), Education Queensland (\$1.4 million) and the Federal Government \$1.0 million.

On 7 February 2005 E&C Strategy endorsement was obtained to lodge a funding application to the Sport & Recreation Queensland Major Facilities Funding Program that would allow the Indoor Sports Centre proposal to be expanded from two to three courts.

The expansion to three courts was considered necessary to meet community need and enhance the viability of the centre. In order to obtain Sport & Recreation Queensland Major Facilities funding for this additional work Council was required to obtain an operating lease of the centre from Education Queensland for a minimum period of 10 years.

Following the E&C Strategy presentation, operating model options were submitted for E&C consideration and endorsement was gained for City Venues to operate the centre via a "remote" operation that did not require any additional on-site staff and administration overheads being absorbed within the Hibiscus Sports Complex head office. This model projected a cost neutral financial position with revenue estimates offsetting projected costs.

Negotiations then commenced with Education Queensland on a suite of agreements to document the funding and development and on-going management arrangements for the Calamvale Community Recreation Precinct.

The overall intent of the agreements was for:

- Education Queensland to take responsibility and all financial risk for the construction of the Indoor Sports Centre on their land;
- Calamvale College to have access to the indoor sports centre and Council's sports fields during school hours;
- Outside of school hours both the Indoor Sports Centre and sports fields would be open to community use; and
- Council, Calamvale College and community groups using the facilities would share on-going costs based on use.

In June 2005 notification was received that Council was successful in gaining \$490,000 from Sport & Recreation Queensland. This funding ensured the addition of a third court to the indoor sports centre.

The licence from Council to Education Queensland for the Calamvale College to use the Council sports fields during school hours also includes non-exclusive access for Council and the community to use the access ring road owned by Education Queensland.



Access to this road is necessary for the use of the sports fields. In addition to the Calamvale College there are currently five clubs using the sports fields under licence from Council:

- Calamvale Leopards Junior AFL Club
- Calamvale Leopards Senior AFL Club
- Sunnybank Saints Soccer Club
- Brisbane Saints Senior Cricket Club
- Souths Macgregor Junior Cricket Club

This submission does not impact on the use of the sports fields by the above clubs.

The Calamvale Community Indoor Sports Centre was completed in early 2006 and operation of the centre by City Venues, on the basis of the lease and licence arrangements presented in this submission, has commenced by agreement between the parties. South-West Basketball and Queensland Futsal have commenced using the centre. The remaining peak times will be filled by other sports such as netball, badminton, and volleyball.

This submission seeks to formalise approval for the following agreements:

1. A Co-operation Agreement with Education Queensland for the collaborative operation of the Calamvale Community Recreation Precinct in conjunction with the Calamvale College;
2. A Lease from Education Queensland to Council of that section of the Calamvale Community Recreation Precinct on Education Queensland Land comprising the Indoor Sports Centre;
3. A licence from Council to Education Queensland of part of that section of the Calamvale Community Recreation Precinct on Education Queensland Land comprising the Indoor Sports Centre;
4. A licence from Council to Education Queensland of that section of the Calamvale Community Recreation Precinct on Council Land comprising the adjoining Sports Fields to the Indoor Sports Centre.

for a term of 10 years with a 10 year option and otherwise on terms and conditions satisfactory to the Manager, City Life and the Manager, Brisbane City Legal Practice.

Attachment A is a summary of the Council and Education Queensland responsibilities for each of the agreements.

## 12.0 CONSULTATION

Councillor Campbell Newman  
Councillor Kerry Rea

Councillor Kevin Bianchi

Michael Lockwood  
Ian Hunter  
Colin Maxfield  
Sunil Madan  
Tim Flood

Lord Mayor (22 June 2006)  
Chairperson, Community Services Committee  
(22 June 2006)  
Councillor for Acacia Ridge Ward  
(22 June 2006)  
Manager, City Life  
Principal Officer, City Life  
Manager, City Venues  
Strategic Asset Manager, Community Assets  
Operations Manager – Hibiscus Sports  
Complex, City Venues



Kathryn Houston

Solicitor – Property, Brisbane City Legal  
Practice

Kirsten Holden

Solicitor – Commercial, Brisbane City Legal  
Practice

Education Queensland  
Calamvale Community College

### **13.0 IMPLICATIONS OF PROPOSAL**

The operation of the Calamvale Community Indoor Sports Centre will address some of the demand for indoor sports facilities in the outer south area of the city. The arrangements included in this submission are consistent with E&C direction and meet Sport & Recreation Queensland guidelines for their funding component. Council involvement in the operation of the centre will ensure and maximise community outcomes.

### **14.0 COMMERCIAL IN CONFIDENCE**

No.

### **15.0 CORPORATE PLAN IMPACT**

The partnership between Council and Education Queensland to fund the Calamvale Community Indoor Sports Centre project is included in the achievements in the current corporate plan under the Active and Healthy City theme.

In the 2005/06 budget the project is included in Program 4 - Your Brisbane Outcome 4.3 - Sports & Recreation Strategy 4.3.1 - Improving health and life of communities Service Development 4.3.1.1.D02 - Facility Development Partnerships with Schools

The management of the centre is included in the 2006/07 budget under Service 4.3.2.5 Manage Council's Sports Complexes.

### **16.0 CUSTOMER IMPACT**

The availability of a three court indoor centre in the outer south will meet an identified need for access to indoor sports facilities. Basketball and Futsal groups in particular have approached Council for assistance to gain access to facilities in this area.

### **17.0 ENVIRONMENTAL IMPACT**

Nil

### **18.0 POLICY IMPACT**

The development of indoor sports facilities in the southern growth areas of the city is supported by the 1999 Sport & Recreation Facility Plan.

### **19.0 FINANCIAL IMPACT**

A budget for the management of the Calamvale Community Indoor Sports Centre on the arrangements proposed in this submission was approved by Council in September 2005 as part of the 2<sup>nd</sup> Budget Review. The centre's operating budget for the 2006/07 financial year is included in Council's budget under Service 4.3.2.5 Manage Council's Sports Complexes. The operating budget is cost neutral with revenue projections equalling costs.

## 20.0 HUMAN RESOURCE IMPACT

Nil. The operating model for the Calamvale Community Indoor Sports Centre does not require any additional staff (full time equivalents). Sporting groups that use the centre will obtain a licence for set periods with responsibilities to open up, keep tidy and lock up. Any use that requires on-site staff will be charged to recover the supervision costs. City Venues will be responsible for the operation of the centre and will absorb administration overheads within their head operations office based at the Hibiscus Sports Complex.

## 21.0 URGENCY

Normal course of business.

## 22.0 PUBLICITY/MARKETING

Media release can be prepared in conjunction with Education Queensland and Sport & Recreation Queensland to publicly announce the Calamvale Community Recreation Precinct once both Council and Education Queensland have approved the agreements. Media Relations can coordinate the release in consultation with the Lord Mayor's Office and the Chairperson Community Policy Committee.

## 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: 204/86/22

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title

Valley Malls Entertainment Program

3.0 Issue/Purpose

To seek E&C approval to allocate \$75,000 of the budgeted Valley Malls expenses to Malls Management (Community Development Services Branch) to deliver an entertainment program in the Valley.

4.0 Proponent

Terry Hogan, Divisional Manager City Policy and Strategy

5.0 Submission Prepared By

David Jackson, Acting Manager Economic Development, ext 34117

6.0 Date

14 August 2006

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 Council approves the allocation of \$75,000 of the budgeted Valley Malls expenses to Malls Management (Community Development Services Branch) to deliver an entertainment program in the Valley.

10.0 Divisional Manager

Terry Hogan  
Divisional Manager  
City Policy & Strategy

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

**APPROVED**

14 AUG 2006

Lord Mayor

BCGC 10 YEAR PUBLICATION RELEASE SCHEME

RECEIVED  
14 AUG 2006

ACTION TAKEN  
14 AUG 2006

COMMITTEE QUESTION

TOWN CLERK  
MED

Handwritten signatures and initials, including one that appears to be 'Caden' and another 'JHC'.

## 11.0 Background

Following a review undertaken during 2005-06, the Valley Malls levies were reduced in the 2006-07 budget. Council's expenditures associated with the levies have been correspondingly reduced from an estimated \$1.747m in 2005-06 to \$1.484m in 2006-07.

In formulating the 2006-07 budget, it had been intended that these expenditures be as follows:

Valley Events	\$ 330,000	(to stage Valley Fiesta, Chinese New Year & August Moon Festival)
Brisbane Marketing	\$ 75,000	(a contribution to city-wide promotion, from which the Valley benefits)
Malls Management	\$ 816,000	(operations and maintenance)
Cleansing	\$ 168,000	
Depreciation	\$ 95,000	
<b>TOTAL</b>	<b>\$1,484,000</b>	

In prior years, Brisbane Marketing has managed the Valley Malls festivals, entertainment, general promotions and marketing. For example, in 2005-06, Brisbane Marketing expended approximately \$150,000 on an entertainment program, which included live music, Chinatown cinema, Tai Chai and other activities in the Valley. This 2005-06 expenditure included a contribution of \$18,000 from the Valley Chamber of Commerce.

The 2006-07 budget intended revised administration arrangements for the events component of the Valley Mall levy, eg the Valley Chamber of Commerce is funded to undertake the Valley Fiesta, Chinese New Year and August Moon Festival. It was intended that all other direct entertainment and general promotions and marketing in the Valley would be the responsibility of the mall property owners and traders consistent with the reduction in the Valley Malls levy.

Nevertheless, since 1 July 2006, the Malls Management Team (Community Development Services Branch) has been delivering an entertainment program in the Valley. The program has been funded by contributions from Malls Management of \$1,400 per week and the Valley Chamber of Commerce of \$400 per week, totalling \$1,800 per week.

At the Valley Malls Advisory Committee held on 22 June 2006, the matter of funding for the continuation of the Malls Entertainment Program was discussed and at E&C on 3 July the following motion was proposed by Cr Hinchliffe and passed:

*"That Civic Cabinet endorses the request of the Valley Chamber of Commerce that an amount of \$75,000 from the Valley Malls Levy be allocated as part of the Valley budget toward continuing the program of entertainment in the Valley Malls and asks the CEO to prepare a Civic Cabinet submission to that effect".*

Accordingly, the following options are provided for E&C's consideration:

### *Option 1 – Malls Management*

This option involves the redirection of funds intended for Brisbane Marketing, amounting to \$75,000, to Malls Management to provide entertainment in the Valley Malls. Malls Management has experience in the relevant operational matters, including entertainment and events staging, logistics, local laws, etc., and is well placed to deliver an entertainment program.



### *Option 2 – Valley Chamber of Commerce*

This option involves the redirection of funds intended for Brisbane Marketing, amounting to \$75,000, to the Valley Chamber of Commerce to provide entertainment in the Valley Malls. Council has received a letter from the Chamber (on behalf of property owners) requesting that it be the organisation to deliver the entertainment program.

It is noted that the Valley Chamber of Commerce would need to acquire the resources and expertise to mount an entertainment program in the Valley Malls whereas Malls Management already has the necessary resources and expertise.

Option 1 is the preferred option.

The major impact of the redirection of \$75,000 intended for Brisbane Marketing is on the resourcing of that organisation, particularly at a time when it is absorbing a number of one-off costs associated with its merger with Velocity Brisbane. Brisbane Marketing has provided advice that it will be able to manage financially in the instance that \$75,000 is redirected. Once financial statements are consolidated, Brisbane Marketing is expected to seek a discussion with Council on its funding.

### **12.0 Consultation**

Cr David Hinchliffe, Deputy Mayor and Chair Urban Planning and Economic Development Committee (1/8/06)

Cr Carol Cashman, Shadow Chair Urban Planning and Economic Development Committee

Amanda Cooper, Policy Adviser, Lord Mayor's Office (1/8/06)

David Regan, CEO Brisbane Marketing

Leonard Costantini, Manager Governance and Operations, Brisbane Marketing

David Askern, Manager Brisbane City Legal Practice

Chris Mead, Deputy Chief Financial Officer

Graeme Jones, Manager Community Development Services

Brenton Wilson, City Malls

John Dwyer, Senior Program Officer Central, Local Laws Central

Valley Malls Advisory Committee

Valley Chamber of Commerce

All consulted are in agreement with the recommendation.

### **13.0 Implications of Proposal**

The Malls Entertainment Program is, and has been, a key activity in enhancing the vibrancy of the Valley, and should also be seen in the context of Council's Valley Music Harmony Plan and its objectives.

The major impact of the redirection of \$75,000 intended for Brisbane Marketing is on the resourcing of Brisbane Marketing, particularly at a time when the organisation is absorbing a number of one-off costs associated with its merger with Velocity Brisbane.

### **14.0 Commercial In Confidence**

No

## 15.0 Corporate Plan Impact

The Valley Malls entertainment program supports Council's vision for a Creative City by supporting the development of Brisbane's creative industries in the Valley and Council's vision for a Regional and World City.

## 16.0 Customer Impact

Entertainment and events are strong drivers of visitation to the Valley Malls. Live music is an integral part of the overall 'experience' for Valley Mall users and contributes to the vibrancy, character and atmosphere of the Valley.

## 17.0 Environmental Impact

Nil

## 18.0 Policy Impact

Consistent with current policy (2.2.1.4) to contribute to the economic vitality, animation and amenity of the Valley Mall.

## 19.0 Financial Impact

There is no financial impact to Council's budget. The redirection of the \$75,000 will result in a reduction in funding to Brisbane Marketing of \$75,000.

## 20.0 Human Resource Impact

Nil

## 21.0 Urgency

Malls Management is currently contributing \$1,400 per week from its budget to fund the entertainment program in the short term. Quick resolution of this matter will provide some certainty for all stakeholders and allow for longer-term planning of the entertainment program and funding levels for Brisbane Marketing.

## 22.0 Publicity/Marketing

Nil

## 23.0 Options

Option 1 That \$75,000 of the budgeted Valley Malls expenses is directed to Malls Management to deliver an entertainment program in the Valley.

Option 2 That \$75,000 of the budgeted Valley Malls expenses is directed to the Valley Chamber of Commerce to deliver an entertainment program in the Valley.

**Option 1 is the preferred option.**



1.0 FILE NUMBER: 253/63-SG(1)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Mt Gravatt Showgrounds Heritage Listing.

3.0 ISSUE/PURPOSE

To determine extent of heritage listing of Mt Gravatt Showgrounds.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy and Strategy.

5.0 SUBMISSION PREPARED BY

Laurie Jones, Senior Heritage Architect, Heritage Unit, SHAHU, ext 34059.

6.0 DATE

9 August 2006

ACTIVITY TAKEN

14 AUG 2006

14 AUG 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

TOWN CLE...

SHAHU

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

N/A

9.0 RECOMMENDATION

That E&C Committee adopt ~~Option 2~~ <sup>Option 3</sup> to reduce the heritage listing of the Mt Gravatt Showgrounds to the show-ring and a curtilage around significant buildings, and to authorise the preparation of City Plan amendments to reflect this option.

10.0 DIVISIONAL MANAGER

Terry Hogan  
Divisional Manager  
City Policy and Strategy Division

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

**APPROVED**

14 AUG 2006

Lord Mayor

10 YEAR PUBLIC RELEASE SCHEME

## 11.0 BACKGROUND

The Mt Gravatt showgrounds, established in 1918, were identified as part of the South- East District Plan in 2002. Following notification of the Showground Trust in 2003 that it was proposed to be entered in the City Plan Heritage Register, a series of meetings and correspondence dealt with the Trust's objections to the listing, and the extent of the listing boundary.

The Heritage Unit initially proposed the listing of four relocated historic buildings on the site, but over three meetings of the Heritage Advisory Committee to discuss the Trust's objection, the Committee assessed the significance of the site in the context of Brisbane's other surviving showgrounds at Rocklea (1919) and Brookfield (1905) and strongly recommended that the listing should also include the show-ring to preserve the area's sense of open space. The adjoining golf driving range was not considered significant.

The showgrounds were entered into the City Plan Heritage Register on 1st January 2004 as Lot 1 on RP140827, covering the show-ring, open space to Logan Road and two of the relocated buildings. The Showgrounds Trust has recently requested to construct a shed within the listed area, and has been advised that it requires a code-assessable development application. This has re-activated debate on the extent of the listing.

Several options are available in relation to the extent of heritage listing of the showgrounds, and were presented to the Heritage Advisory Committee at its meeting of 9<sup>th</sup> June as follows:

**Option 1. Retain current listing (Lot 1 on RP140827) as shown on Attachment 'A'.**

This complies with the Heritage Advisory Committee original recommendation and provides complete protection to significant buildings Nos. 1 and 3, but does not provide protection to significant buildings Nos. 2 and 7 outside Lot 1. Most of the development inside Lot 1 will require impact assessment.

**Option 2. Amend City Plan to reduce listing to show-ring and curtilage around significant buildings (Part of Lots 1 & 2 on RP140827) as shown on Attachment 'B'.**

This would reduce the level of assessment to code for all the development outside the curtilage, but it would retain protection of buildings 1 and 3, and add protection to buildings 2 and 7. This option is also supported by the Heritage Advisory Committee.

**Option 3. Amend City Plan to reduce listing to show-ring only (Part of Lot 1 on RP140827) as shown on Attachment 'C'.**

This would reduce the level of assessment to code for all development outside show-ring, but the Heritage Advisory Committee does not support the proposal, it would remove protection of significant buildings and reduce the protection of the show-ring setting as viewed from Logan Road.

**Option 4. Amend City Plan to remove listing entirely.**

This would remove all protection of the site and would be likely to cause community concern over possible redevelopment of the showgrounds site.



**Note:** Options to amend City Plan would be enacted at the first available statutory City Plan amendment process.

**Heritage Advisory Committee Advice**

The Heritage Advisory Committee supports the current listing boundary as it initially proposed (Option 1), but would support reduction of the site to exclude non-significant areas, particularly if it provided an opportunity to include the currently excised buildings Nos.2 and 7, and subject to the continued protection of the view of the show-ring from Logan Road (Option 2). It does not support Options 3 and 4 as sufficiently recognising the cultural heritage significance of the showgrounds.

The committee also considers that if the Trust's request for reduction of the listing is being driven by resistance to the need for development approvals or application fees, then Council should give serious consideration to reduction in the levels of assessment required for the development of heritage places, and reduction or waiver of application fees as further incentives to owners of heritage properties.

**12.0 CONSULTATION**

Cr David Hinchliffe, Chair Urban Planning and Economic Development Committee on 22 June 2006.

Cr Carol Cashman, Liberal spokesperson on Planning and Development on 16 June 2006.

Brisbane City Council Heritage Advisory Committee

Cr Kerry Rea, Councillor for Holland Park on 22 June 2006.

The Heritage Advisory Committee agrees with the recommendation of Option 2. All Councillors disagree with the recommendation, and prefer Option 3.

**13.0 IMPLICATIONS OF PROPOSAL**

The implications of the proposal are reduced levels of heritage protection for various components within the showgrounds site.

**14.0 COMMERCIAL IN CONFIDENCE**

Nil

**15.0 CORPORATE PLAN IMPACT**

This proposal is in accordance with a service in the Corporate Plan theme 'A City Designed for Subtropical Living'. This is identified as 'identifying and conserving Brisbane's heritage places'.

**16.0 CUSTOMER IMPACT**

Impact on the community will be a perceived reduction in the extent of heritage protection of the showgrounds. Impact on the Showgrounds Trust will be a lower level of assessment (Impact to Code) of most development applications over the site.

**17.0 ENVIRONMENTAL IMPACT**

The proposal will assist in protecting Brisbane's valued heritage places.

**18.0 POLICY IMPACT**

The proposal complies with Council policy of protecting Brisbane's heritage.

**19.0 FINANCIAL IMPACT**

Nil

**20.0 HUMAN RESOURCE IMPACT**

Nil

**21.0 URGENCY**

In the normal course of business

**22.0 PUBLICITY/MARKETING**

No publicity is required beyond statutory advertising of City Plan amendments.

**23.0 OPTIONS**

1. Retain current listing (Lot 1 on RP140827) as shown on Attachment 'A'.
2. Amend City Plan to reduce listing to show-ring and curtilage around significant buildings (Part of Lots 1 & 2 on RP140827) as shown on Attachment 'B'.
3. Amend City Plan to reduce listing to show-ring only (Part of Lot 1 on RP140827) as shown on Attachment 'C'.
4. Amend City Plan to remove listing entirely.

**Option 2 is the preferred option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER 221/21(30)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees & Charges.

3.0 ISSUE/PURPOSE

To approve the inclusion of Youngcare Ltd into Appendix 'A' of the schedule of Fees & Charges from 2 August 2006.

4.0 PROPONENTS

Chris Mead  
Deputy Chief Financial Officer, Corporate Services Division

5.0 SUBMISSION PREPARED BY

Wayne Collett  
Finance Officer – Revenue Policy  
Corporate Finance Branch, Corporate Services Division (FOP ext.34158)

6.0 DATE

4 August 2006

ACTION TAKEN

14 AUG 2006

RECEIVED  
14 AUG 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

FOP

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

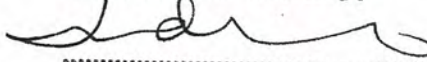
No.

9.0 RECOMMENDATION

That E&C approve the inclusion of Youngcare Ltd in Appendix 'A' of the Council's Schedule of Fees and Charges effective from 2 August 2006, being the date of their application.

10.0

I Recommend Accordingly



CHIEF EXECUTIVE OFFICER



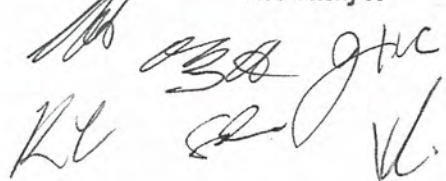
Helen Guer  
Chief Financial Officer

APPROVED

14 AUG 2006



Lord Mayor



## **11.0 BACKGROUND**

On 2 August 2006, Youngcare Ltd lodged an application for inclusion in Appendix 'A' of the Schedule of Fees and Charges to the Deputy Chief Financial Officer.

In support of their application for concessions the association provided the required documentation in the form of a 'Certificate of Registration as a Charity', registration CH1558.

## **12.0 CONSULTATION**

No broader consultation has taken place. The Deputy Chief Financial Officer, being the delegated officer to receive such applications is satisfied that the association complies with the criteria for inclusion in Appendix 'A' as evidenced by the provision of a certificate of registration as a charity.

## **13.0 IMPLICATIONS OF PROPOSAL**

Youngcare Ltd will become eligible for concessions against certain fees and charges as detailed in the Schedule of Fees and Charges document.

## **14.0 COMMERCIAL IN CONFIDENCE**

This matter is not commercial in confidence.

## **15.0 CORPORATE PLAN IMPACT**

The inclusion of Youngcare Ltd in Appendix 'A' supports the outcomes under "Inclusive City – Supporting Inclusive Communities".

## **16.0 CUSTOMER IMPACT**

Youngcare Ltd will have access to a range of Council services at a reduced level which will be more affordable for a charitable organisation.

## **17.0 ENVIRONMENTAL IMPACT**

There is no environmental impact.

## **18.0 POLICY IMPACT**

There is no policy impact as approving the association's inclusion in Appendix 'A' is consistent with existing policy.

## **19.0 FINANCIAL IMPACT**

There is no significant financial impact.

## **20.0 HUMAN RESOURCE IMPACT**

There is no significant impact.

## **21.0 URGENCY**

The approval, if granted may be processed in the normal course of business.



## 22.0 PUBLICITY/MARKETING

None required.

## 23.0 OPTIONS

- a) To accept the application and approve the inclusion of Youngcare Ltd into Appendix 'A' of the Council's Schedule of Fees and Charges.
- b) To reject the application.

Option (a) is the recommended course of action.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 202/11-PO120/78

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

2.0 TITLE

Resumption of Property at 78 Campbell Street, Bowen Hills  
redacted and redacted

3.0 ISSUE/PURPOSE

To progress the negotiation process relating to the property at 78 Campbell Street Bowen Hills to allow an advance against compensation to be paid to the owners.

4.0 PROPONENT

David Stewart, Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Peter Hillas, Major Infrastructure Projects Office, Ext 3 7543.

6.0 DATE

11 August 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

N/A

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



**9.0 RECOMMENDATION**

It is recommended that the Establishment and Coordination Committee approve as follows:

1. The claim for compensation set out in Schedule 1 Part 1 and 2 be rejected as excessive;
2. No offer of settlement be made at this time;
3. An advance on compensation be made under Asection 23 of the Acquisition of Land Act 1967 as set out in Schedule 1 Part 4.

**Schedule 1**

Part 1	Details of Resumption
Former Owner	redacted
Property Resumed	78 Campbell Street Bowen Hills described as Lots 1 and 2 on SP 192455 (being a plan to be registered in the Queensland Land Registry)
Purpose of Resumption	An approved Tollway Project and a purpose incidental to the purpose of an approved Tollway Project, namely the North South Bypass Tunnel Project.
Part 2	Details of Claim
Amount Of Claim	a) Real Property redacted b) Business redacted c) Incidental Costs redacted
Part 3	Details of Offer
Amount of Offer	Not applicable
Part 4	Details of Advance
Amount of Advance	a) Real Estate redacted b) Stamp Duty redacted

10.0 DIVISIONAL MANAGER

*David Stewart*  
 David Stewart  
 Executive Manager  
 Major Infrastructure Projects Office

**APPROVED**

14 AUG 2006

*Carleen...*  
 Lord Mayor

*Handwritten signatures and initials*



## 11.0 BACKGROUND

By Taking of Land Notice (No. 1027) 2006 published in the Queensland Government Gazette dated 30 June 2006, Council resumed property at 78 Campbell Street, Bowen Hills, described as Lots 1 and 2 on SP 192455, formerly owned by [redacted] and [redacted] [redacted] has advised that the property is leased to Simply Business Pty Ltd trading as Abbott and Sons Trophies and Awards, which is owned and operated by [redacted]

Council had been attempting unsuccessfully to negotiate the purchase of this property since May 2005. During this time, Council has requested and received an independent assessment of market value of [redacted] at May 2005 from Realty Valuation Services. The owners advised by letter dated 12 July 2005, that their valuer had assessed compensation payable for the building at [redacted]

Despite repeated requests from Council, the owners refuse to allow their valuer to meet with either Council or Council's consultant valuer in an effort to reach agreement on value. In an effort to progress the matter, Council offered to have a second valuation undertaken. Harvey Ehlers and Associates subsequently provided Council with a valuation in the amount of [redacted] at the end of January 2006. The owners continued to refuse permission to allow the valuers to discuss the issue and attempt to reach agreement.

Council therefore has no expert opinion on which to base a higher offer than the value assessed by Harvey Ehlers and Associates. The offer is therefore restricted to [redacted]

The owners also sought [redacted] for loss of potential income from signage, being a billboard they advised could be erected on the roof of their building. In the course of negotiations, this amount was rejected on the advice of Council Town Planners who advised that there was no existing approval for a billboard at that location, there had been no application for a billboard at that location, and there is little likelihood of approval being granted even if an application were to be received. The owners advised that they had advice that an application for a sign or billboard had very good prospects of gaining approval. However, despite requests from Council, the owners have provided no evidence of this potential.

In the absence of any expert opinion that an application for a billboard would be approved, Council advised that we can only act on the advice from its own Town Planners and reject this amount.

Finally, the owners sought [redacted] for business disturbance to Simply Business Pty Ltd. This amount was not rejected, however, Council advised the owners that, given the amount sought, a business valuation would be required prior to Council agreeing to any amount for business disturbance.

Again, the owners have refused to allow the business valuation to be undertaken.

The owners have now advised by letter dated 3 July 2006, that their claim for compensation is in the following amounts:

➤ Real estate

[redacted]

➤ Business disturbance

[redacted]

➤ Incidental costs

[redacted]



To date, the owners are still refusing to allow any negotiation or discussion to occur in relation to any of the items in the claim. Council therefore has the option to either accept the claim despite having no evidence to support it, or reject it on the basis that all available evidence indicates that the claim is excessive.

redacted has now approached the Lord Mayor's Office and stressed that he was prepared to use all available legal avenues to remain in occupation of the property beyond the date by which Council requires vacant possession. These legal avenues may include attempting to delay the project through an injunction.

Although the likelihood of such an application being successful is not considered to be high, delays to the project result, at a high price to Council.

It is therefore recommended that the claim for compensation be rejected, however, in an effort to minimize the financial burden imposed on redacted

redacted it is also recommended that Council offers to pay an advance against compensation in the amount of the Harvey Ehlers and Associates valuation plus the amount of stamp duty payable on redacted being redacted

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects  
Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is progressed, albeit not settled.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes

## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1 DO5 Tunnels) theme of the Corporate Plan.

## 16.0 CUSTOMER IMPACT

Nil

## 17.0 ENVIRONMENTAL IMPACT

Nil

## 18.0 POLICY IMPACT

Nil

## 19.0 FINANCIAL IMPACT

Funds are available in the current North South Bypass Tunnel project budget.

**20.0 HUMAN RESOURCE IMPACT**

Nil

**21.0 URGENCY**

Urgent

**22.0 PUBLICITY/MARKETING**

Nil

**23.0 OPTIONS**

Option 1:Accept the recommendation and attempt to settle all issues in an amicable manner, thereby minimising the risk of delays to the project.

Option 2:Reject the recommendation and allow the claim to be determined in the land Court, thereby risking delays to the project.

Option 1 is the preferred option

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



## E&amp;C RESULTS - 21 AUGUST 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
21/08- 1 M	1/139(A2)	OLM & CEO	Appointment of Andrew MacLeod, Manager, Assurance and Audit Services, to the Standards Board of the Information Systems Audit and Control Association (ISACA)	YES
21/08- 2 R	312/78-FG	Corporate Services	Development of Pullenvale Ward Library and Community Hub at 10 Princeton St, Kenmore	YES Amended
21/08- 3 M	364/48/3(413)	Corporate Services	The granting of successive Telecommunication Leases to Telstra Corporation Limited at the Pinnaroo Cemetery, Bridgeman Downs	YES
21/08- 4 R	376/6/40(P4)	OLM & CEO	Contracts and Tendering - Report to Council of contracts accepted by delegates (July 2006)	YES
21/08- 5 R	288/10-0(A1)	MIPO	Review of delegations-Compensation-Acquisition of Land Act	YES Amended
21/08- 6 M	204/74/3(1)	OLM&CEO	Councillor, Council Officer and Divisional Manager membership of Business Unit Advisory Boards and formal naming of Business Unit Advisory Boards	YES Amended
21/08- 7 M	276/68/10	Brisbane Water	Accelerated draw down of Lake Manchester	YES Amended
21/08- 8 M	(3)364/150/2-NH730/P62	Corporate Services	Proposed sale of Council land situated at 62 Shottery St, and 521 & 527A Fairfield Road, Yeronga	YES Amended
21/08- 9 M	485/98	City Policy and Strategy	Water Cycle Management Policy	HELD
21/08- 10 M	460/140/8	City Policy and Strategy	Proposal to allow for offset of transport infrastructure charges for the Newstead River Park Development against the cost of road works to be constructed by the developer	YES

**E&C RESULTS – 21 AUGUST 2006**

SUB NO.	FILE NO.	DIV.	TITLE	Result
21/08 - 11 R	243/98-601110-2005/2006	OLM&CEO	Submission for Resolution by Council under Division 12 of the City of Brisbane Act, 1924 (Lake Manchester)	YES Amended
21/08- 12 M	221/21(31)	Corporate Services	Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees & Charges	YES
21/08- 13 M	221/21(32)	Corporate Services	Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees & Charges	YES
21/08- 14 M	485/6(429)	Brisbane Water	Reuse water supply proposal for <sup>redacted</sup> <sub>redacted</sub>	YES
21/08-15 M	24/1-R/2006(2)	City Policy and Strategy	City Policy and Strategy Divisional Management Team Retreat 2006	YES

Present: Lord Mayor, C Newman, D B Hinchliffe, J H Campbell, H J Abrahams, K M Rea, K Flesser, G M Quirk

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

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER: 1/139(A2)

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

2.0 TITLE

Appointment of Andrew MacLeod, Manager, Assurance and Audit Services, to the Standards Board of the Information Systems Audit and Control Association (ISACA).

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek E&C approval for:

1. The continued appointment of Andrew MacLeod, Manager, Assurance and Audit Services, to the Standards Board of the Information Systems Audit and Control Association; and
2. The Manager, Assurance and Audit Services, to attend up to two meetings of the Information Systems Audit and Control Association Standards Board in the next year **at no cost to Council.**

4.0 PROPONENT

Jude Munro  
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Andrew MacLeod  
Manager, Assurance and Audit Services

6.0 DATE

16 August 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

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

No.

9.0 RECOMMENDATION

That E&C grant approval for:

1. The appointment of Andrew MacLeod, Manager, Assurance and Audit Services, to the Standards Board of the Information Systems Audit and Control Association; and
2. The Manager, Assurance and Audit Services, to attend two meetings of the Information Systems Audit and Control Association Standards Board, usually held in Chicago, USA, **at no cost to Council.**

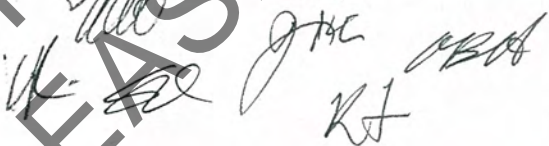
10.0 DIVISIONAL MANAGER



Jude Munro  
Chief Executive Officer.

**APPROVED**

21 AUG 2006

  
Lord Mayor

ACTION TAKEN

21 AUG 2006

TOWN CLERK

MMA

RECEIVED

21 AUG 2006

COMMITTEE SECTION

BCC PUBLICATIONS SCHEME  
10 YEAR RELEASE



## 11.0 BACKGROUND

With more than 50,000 members in more than 100 countries, the Information Systems Audit and Control Association (ISACA) is recognised as the global leader in IT governance, control and assurance. Founded in 1969, ISACA sponsors international conferences, administers the globally respected CISA (Certified Information Systems Auditor) designation held by more than 48,000 professionals worldwide, and develops globally-applicable Information Systems (IS) Auditing and Control Standards. An affiliated Foundation undertakes leading-edge research in support of the profession.

The ISACA Standards Board defines, develops and promulgates IS auditing standards and their associated interpretations and guidelines. Also, the Standards Board maintains a liaison with the certification program (CISA exam) to assure that it continues to incorporate and reflect the most current standards and guidance officially published, and maintains a dialogue with other standards bodies.

Andrew MacLeod, the Manager Assurance and Audit Services, has been appointed to the 2006 -2007 ISACA Standards Board. The eight member board meets twice a year usually in Chicago and via conference calls as needed. Chicago meetings are always scheduled on a Saturday and Sunday and **ISACA fully funds these meetings**. Andrew has been a member of this board since 1995.

The Council will benefit from the contacts Andrew will make/maintain and by access to leading edge IS audit research and developments. With Council implementing many computer systems, it is important that the appropriate controls are in place. Assurance and Audit Services now has an IS Audit team who review new computer systems before implementation, data conversions and hardware controls. Membership of the Standards Board will allow Andrew to keep up to date with what is happening worldwide in relation to IS Audit and benefit Council's IS Audit team.

There will be no cost to Council for this attendance but travelling time on a Thursday, Friday and Monday will be required as these meetings are held on Saturday and Sunday. E & C agreed for Andrew to take up to ten days off from work to attend meetings of the Institute of Internal Auditors and the Information Systems Audit and Control Association in each financial year. Any extra time would be taken as either leave without pay or recreation leave.

It is considered that Andrew MacLeod's membership of the ISACA Standards Board is worthwhile and is supported by Council.

## 12.0 CONSULTATION

Chief Executive Officer, Jude Munro  
Manager of the CEO's Office, Hayden Wright

Both are in agreement with the recommendation.

### 13.0 IMPLICATIONS OF PROPOSAL

Membership of the ISACA Standards Board will allow Andrew access to leading edge IS Audit research and developments.

### 14.0 CORPORATE PLAN IMPACT

Nil.

### 15.0 CUSTOMER IMPACT

Andrew's membership of the ISACA Standards Board should lead to a higher quality of IS Audit coverage in Council.

### 16.0 ENVIRONMENTAL IMPACT

Nil.

### 17.0 POLICY IMPACT

Nil.

### 18.0 FUNDING IMPACT

No cost to Council.

### 19.0 HUMAN RESOURCE IMPACT

Nil.

### 20.0 URGENCY

In the normal course of business.

### 21.0 PUBLICITY/MARKETING STRATEGY

Nil.

### 22.0 OPTIONS

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

**Option 1 is the preferred option.**



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

**2.0 TITLE**

The granting of successive Telecommunication Leases to Telstra Corporation Limited at the Pinnaroo Cemetery, Bridgeman Downs.

**3.0 ISSUE/PURPOSE**

The purpose of this submission is to obtain approval for the granting of two successive Telecommunication Leases to Telstra Corporation Limited at the Pinnaroo Cemetery, for the co-location of a mobile telephone facility with the existing Hutchison facility.

**4.0 PROPONENT**

Helen Gluer,  
Chief Financial Officer,  
Ext. 34577.

**5.0 SUBMISSION PREPARED BY**

Glenn Gomez,  
Acting Property Operations Manager,  
POMCP,  
City Property Branch - Ext 36630

**6.0 DATE**

15 August 2006.

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

For Establishment and Co-ordination Committee Approval.

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

No.

9.0 RECOMMENDATION

That the E&C Committee grant approval for,

1. Two (2) successive Telecommunication Leases to be granted to Telstra Corporation Limited for the proposed telecommunications facility that is to occupy 36.0 m<sup>2</sup> within the Pinnaroo Cemetery precinct (as outlined in yellow on Attachment 4).
2. The Leases proposed in 1 above to provide;
  - (a) for an aggregate period of fifteen (15) years, comprised of an initial Lease for a period of ten (10) years followed by a successive Lease for a period of five (5) years, with the first period commencing on the 1<sup>st</sup> of September 2006; and,
  - (b) for a commencing annual rental of [redacted] (plus GST); and,
  - (c) for Telstra Corporation Limited to pay all of Council's reasonable costs relating to items 1 - 2; and
  - (d) for the proposed Leases to be on terms and conditions satisfactory to the Manager, Brisbane City Legal Practice and the Manager, City Property Branch.

**APPROVED**

21 AUG 2006

*[Signature]*  
Lord Mayor

I Recommend Accordingly

*[Signature]*  
CHIEF EXECUTIVE OFFICER

Chris Mead  
for

*[Signature]*  
Helen Gluer  
CHIEF FINANCIAL OFFICER

*[Signatures]*  
gmc osh  
Q PL

**ACTION TAKEN**

21 AUG 2006

TOWN CLERK

Pompey

**RECEIVED**

21 AUG 2006

COMMITTEE SECTION

BCC PUBLIC RELEASE SCHEME  
10 YEAR RELEASE



## 11.0 BACKGROUND

This submission is seeking approval for Council to grant two successive telecommunication leases to enable the co-location of a telecommunications facility by Telstra Corporation Limited (Telstra) upon Hutchison 3G Australia Pty Limited's existing tower at the Pinnaroo Cemetery situated on Lot 4 RP868570. (Refer to Attachments 1-5).

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

- Three (3) Panel antennas mounted at 31m on the Hutchison tower.
- One (1) cable tray.
- One (1) Low Impact Equipment Shelter on a concrete slab.
- A security fence surrounding the proposed 36.0m<sup>2</sup> lease area.

The existing telecommunication Lease approved by the Establishment and Co-ordination Committee in respect of this site is with Hutchison 3G Australia Pty Limited. The nearest residence is approximately 175 metres distant from the location of the proposed facility.

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

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

On 15 August 2006, the Council adopted a recommendation that it is in the public interest that Section 46 of the City of Brisbane Act 1924 relating to public tendering for the leasing of Council property, should not apply in relation to the leasing of sites to telecommunications carriers (and/or any other parties operating a telecommunications facility).

## 12.0 CONSULTATION

- Councillor Kim Flesser, Chairperson, Finance Committee.
- Councillor Carol Cashman, Bracken Ridge Ward.
- Victoria Miller, Policy Advisor, Lord Mayor's Office.
- Frank Riley, Manager, City Property Branch, Corporate Services.
- Maria Menchise, Solicitor, Brisbane City Legal Practice.
- Hans Slebos, Principal Program Officer, SAM. (Asset Custodian).
- Tony Tilden, Business Manager, Cemeteries. (Asset Occupant).
- David Hains, Senior Network Architect, iDivision.
- Colin White, GHD Pty Ltd. As to radio interference and WH&S.

All consulted have raised no objection to the recommendation. However, Councillor Cashman commented that but for the fact that Telstra was co-locating on an existing facility, which precluded Council from objecting, she would have opposed the application.

### 13.0 IMPLICATIONS OF PROPOSAL

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

### 14.0 COMMERCIAL IN CONFIDENCE

No.

### 15.0 CORPORATE PLAN IMPACT

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

### 16.0 CUSTOMER IMPACT

Nil.

### 17.0 ENVIRONMENTAL IMPACT

Nil.

### 18.0 POLICY IMPACT

Nil.

### 19.0 FINANCIAL IMPACT

#### 19.1 Budget Impact:

There are no funding requirements. Moreover, in addition to the prescribed Establishment Fee of <sup>redacted</sup> (plus GST) Council will receive an ongoing annual rental from Telstra Corporation Limited commencing at <sup>redacted</sup> (plus GST). This ongoing annual rental will be in addition to the existing telecommunication lease rental already received at this site which presently amounts to <sup>redacted</sup> pa (plus GST).

19.2 Taxation Issues: Nil

19.3 Risk Assessment: Nil



**20.0 HUMAN RESOURCE IMPACT**

Nil.

**21.0 URGENCY**

In the normal course of business.

**22.0 PUBLICITY / MARKETING STRATEGY**

None required.

**23.0 OPTIONS**

**Option 1** Approve the recommendation.

**Option 2** Not approve the recommendation

**Option 1 is the preferred option.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER

204/74/3(1)

2.0 TITLE

Councillor, Council Officer and Divisional Manager membership of Business Unit Advisory Boards and formal naming of Business Unit Advisory Boards.

3.0 ISSUE/PURPOSE

The purpose of this submission is to propose that Councillors and Council Officers (other than Divisional Managers) not be granted membership of Business Unit Advisory Boards and that the formal name of these Advisory Boards is confirmed.

4.0 PROPONENT

Jude Munro  
Chief Executive Officer

**ACTION TAKEN**

21 AUG 2006

TOWN CLERK

SPOCEO

RECEIVED

21 AUG 2006

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Michael Burmeister (SPOCEO)  
Senior Project Officer  
Office of the Chief Executive  
Ph: 3403 5837

**APPROVED**

21 AUG 2006

Lord Mayor

6.0 DATE

2 August 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

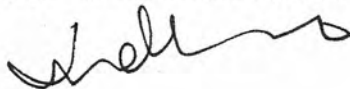
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR LOCAL LAW?

Not applicable

9.0 RECOMMENDATION

- (i) That E&C determine that Councillors and Council Officers (other than Divisional Managers) should not be members of the Business Unit Advisory Boards.
- (ii) That E&C determine that papers from the monthly Business Unit Advisory Board meetings be distributed to all members of E&C and to the Shadow Chairpersons of the respective committees.
- (iii) That E&C determine that the Advisory Boards <sup>include</sup> retain the word "advisory" in their titles.

10.0 DIVISIONAL MANAGER



Jude Munro  
Chief Executive Officer

BCPC 10 YEAR RELEASE SCHEME



## 11.0 BACKGROUND

Following the *AT Kearney Organisational Review* in 2004, Brisbane City Council commissioned the *Brisbane City Council Advisory Board Review*, undertaken by David Kiel of Competitive Dynamics in January 2005. This review resulted in the disbanding of the Business Unit Development Branch of Brisbane City Council and significant reforms to the operations of the Business Unit Advisory Boards. In particular, quarterly reporting to the Civic Cabinet by Advisory Board Chairs and Divisional Managers and attendance by the Lord Mayor, Chief Executive Officer and Committee Chair at Advisory Board meetings was formalised to ensure better governance. This was necessary following the disbandment of the Holding Entity Advisory Board based on the recommendations of the *Brisbane City Council Advisory Board Review*.

The membership of all Business Unit Advisory Boards is due for renewal from 1 September 2006. Prior to future membership being considered the issue of the membership of Councillors and Council Officers (other than Divisional Managers) on Business Unit Advisory Boards needs to be resolved.

In early 2006, the Lord Mayor commissioned the *Brisbane City Council Water and Sewerage Infrastructure Assets Review*. The review report was handed down in May 2006. One of the recommendations of this review, under Section 8.0 – Other Matters, stated:

“That Brisbane City Council considers recognising the advisory nature of the Brisbane Water Board ie: naming it accordingly and revising its composition to include representation from Water Resources and from Councillors. This would be consistent with the current strategic environment in which Brisbane Water operates.”

As a result of this recommendation by the Review, the recommendation of Civic Cabinet to determine the appropriate membership and name for the Business Unit Advisory Boards is sought.

### 11.1 Advisory Board Membership

#### 11.1.1 Case for Councillors and Council Officers (other than Divisional Managers) becoming members of the Advisory Boards

The *Brisbane City Council Water and Sewerage Assets Infrastructure Review* concluded that there is a lack of clarity in the governance model for water and sewerage assets within Brisbane City Council. The report states that:

“One of the purposes of the Water and City Business Committee is “to consider policies aimed at ensuring water supply and sewerage assets are provided and maintained in a cost-effective manner and that supply of water and sewerage services meets standards and expectations.”

The Brisbane Water Board, on the other hand, is principally concerned with providing commercial advice and assistance to Brisbane Water’s management.

The wide divergence in roles between these two committees is reflected in a gap that exists between the asset owners (Water Resources group and in effect, Brisbane City Councillors) and the asset operator, Brisbane Water.



Competitive Dynamics, in a 2005 Report entitled "Advisory Board Review" commented on the advantages of having "...a venue for the political members to hear first hand and from a different perspective, what was happening in their business. This is an important role, valued by all key decision-makers, as it provides a source of direct information."

"This significant gap needs to be closed. One opportunity would be to consider recognising the advisory nature of the Brisbane Water Board ie: naming it accordingly and revising its composition to include representation from Water Resources and from Councillors. This would be consistent with the current strategic environment in which Brisbane Water operates."

This section of the Brisbane City Council Water and Sewerage Assets Infrastructure Review therefore recommends that Councillors and Council Officers should be represented on Advisory Boards

**11.1.2 Case for the current situation, whereby Councillors and Council Officers (other than Divisional Managers) are not members of the Advisory Boards**

The role of the Business Unit Advisory Boards is to provide sound commercial advice to the management of the Business Unit. The membership of the boards has been developed to provide this sound commercial advice.

There are already several avenues for Councillors and Council Officers (other than Divisional Managers) to be informed of the proceedings of Advisory Boards, while not having membership of these Advisory Boards.

**Quarterly reporting to Civic Cabinet**

The Divisional Manager and Advisory Board Chair are required to present to the Civic Cabinet on a quarterly basis. The following table details the timing and focus for these presentations:

Time	Focus of Presentation
August	- Last financial year performance (achievement of performance plan)
October/November	- Current Year – YTD Compliance & Performance Report
December	- Business plan and performance plan for next financial year
April/May	- Current year – YTD Compliance & Performance Report - Scorecard/Targets for next financial year

The Divisional Managers also have a direct reporting line to the Chief Executive Officer.

**Lord Mayor, Committee Chair & Chief Executive Officer attendance during Business Unit strategic planning process**

The Lord Mayor, Committee Chair and the Chief Executive Officer are invited to attend each Advisory Board at least three times each year to participate in or review the strategic planning process, budget preparation and operational performance. These sessions provide the opportunity for the Lord Mayor, Committee Chairs and Chief Executive Officer to directly work with each business unit.

In addition many of the Advisory Boards, including Brisbane Water and City Business have standing invites for the Committee Chair, Lord Mayor and Chief Executive Officer to attend all Advisory Board meetings.



### ***Distribution of papers from Advisory Board meetings***

While papers from Advisory Board meetings are currently distributed to the Chief Executive Officer, it is recommended in this submission that this be extended to include distribution to all E&C members and to the respective Shadow Committee Chairpersons. This will further strengthen the communication of Advisory Board meeting proceedings and ensure that Councillors can remain informed while not being members of the Advisory Boards.

### ***Invitations to Council Officers (other than Divisional Managers) to attend Advisory Board meetings***

There are standing invitations for Council Officers (other than Divisional Managers) to attend many Advisory Board meetings. Some of these are on a permanent basis and some rotate amongst senior staff of the Division.

The above mechanisms for Councillor and Council Officer (other than Divisional Managers) involvement were adopted in early 2005, following Civic Cabinet's consideration of the *Brisbane City Council Advisory Board Review*, undertaken by David Kiel of Competitive Dynamics, January 2005. These measures assist in effective communication between Advisory Boards and Councillors and Council Officers (other than Divisional Managers.)

### ***Possible reduction in open debate***

The current Advisory Board members may not be willing to discuss sensitive operational matters, particularly, where there are political or staffing implications if Councillors or Council Officers (other than Divisional Managers) are members of Advisory Boards.

### ***Reduced clarity in governance arrangements***

Another key recommendation of the *Brisbane City Council Water and Sewerage Assets Infrastructure Review* states:

"Reviews its governance arrangements relating to Brisbane Water and Water Resources functions, including establishing a single body responsible for long term asset planning, reporting on the financial status of the water and sewerage business and taking a more proactive involvement in water and sewerage service delivery on behalf of the owner, Brisbane City Council."

If Council Officers (other than Divisional Managers) particularly from "policy and strategy" Divisions in Council are members of the Advisory Boards of "delivery" Divisions this will further confuse governance arrangements between "policy and strategy" and "delivery," identified as an issue for Brisbane Water in this review.

### ***Possible loss of skilled Advisory Board members***

Advisory Board members provide their services on the basis of moderate rates of remuneration, as they value the contribution that their expertise makes to the Advisory Boards. If Councillors and Council Officers (other than Divisional Managers) become members the perception of "independent experts" may be reduced and thus, the value that the members see in their role could be reduced. On this basis, the Advisory Boards may lose members with valuable expertise. This commercial expertise, used to improve operations and effectiveness, is one of the key benefits of the Advisory Boards, as recognised in the *Brisbane City Council Advisory Board Review*.



### ***Weakening of the commercial advisory role of the Advisory Boards***

The *AT Kearney Organisational Review* and the *Brisbane City Council Advisory Board Review* confirmed that the Advisory Boards should have only an advisory role. The *Brisbane City Council Water and Sewerage Infrastructure Assets Review* also stated that this should be the case. The role of the Advisory Boards is to provide sound commercial advice on the operation of the business units. The membership of the Advisory Boards currently is composed of people with the relevant expertise to advise in this area. The addition of Councillors and Council Officers (other than Divisional Managers) who may not have the same focus on commercial advice, may dilute this role of the Advisory Boards.

### ***Conflicts of interest***

There may be conflicts of interest if Councillors and Council Officers (other than Divisional Managers) are members of Business Unit Advisory Boards as they may make provide advice based on policy considerations, rather than commercial considerations, which are the appropriate concerns of the Advisory Boards.

On the basis of the points presented above it is proposed not to adopt this particular recommendation of the *Brisbane City Council Water and Sewerage Infrastructure Assets Review*, leaving the membership status of Councillors, Divisional Managers and Council Officers unchanged.

## **11.2 Formal naming of the Business Unit Advisory Boards**

The naming of the Boards as "Advisory Boards" was part of recommendation 4, page 15 of the *Brisbane City Council Advisory Board Review*, undertaken by David Kiel of Competitive Dynamics, January 2005.

As it is apparent that the Business Unit Advisory Boards are already known as such, this recommendation, in the *Brisbane City Council Water and Sewerage Infrastructure Assets Review* is considered to be implemented and it is recommended that the existing name be retained.

## **12.0 CONSULTATION**

Alan Warren, Acting Divisional Manager, Brisbane Transport  
Greg Thomas, Advisory Board Secretary, Brisbane Water  
Barry Ball, Manager, Water Resources  
Andrew Chesterman, Manager, Corporate Improvement and Strategic Planning  
Cr. Campbell Newman, Lord Mayor  
Cr. David Hinchliffe, Deputy Lord Mayor  
Cr. John Campbell, Chair Water and City Business Committee  
Cr. Graham Quirk, Chair Transport and Major Projects Committee  
Terry Hogan, Divisional Manager, City Policy & Strategy  
Jim Reeves, Divisional Manager, Brisbane Water  
Noel Faulkner, Divisional Manager, City Business  
Wayne O'Malley, Divisional Manager, Brisbane City Works  
David Askern, Brisbane City Legal Practice

## **13.0 IMPLICATIONS OF PROPOSAL**

The adoption of the recommendation will see no change to the current arrangements.

## **14.0 COMMERCIAL IN CONFIDENCE**

No



## 15.0 CORPORATE PLAN IMPACT

This recommendations impacts on the "Smart and Prosperous City" Theme under Vision 2010 and on the "City Governance" issue in the Corporate Plan 2003-07. Maintaining the independence of these Business Unit Advisory Boards will deliver good governance to the residents of Brisbane.

## 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

This recommendation needs to be made by mid August 2006 to allow time for the consideration of the formal submission on Business Unit Advisory Board membership, prior to the end of the current Advisory Board members' term of 31 August 2006.

## 22.0 PUBLICITY/MARKETING STRATEGY

Not applicable

## 23.0 OPTIONS

Option 1: Approve the recommendation

Option 2: Do not approve the recommendation

Option 1 is the preferred option.

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 FILE NUMBER:

276/68/10

2.0 TITLE:

Accelerated draw down of Lake Manchester.

3.0 ISSUE/PURPOSE:

To seek approval for the accelerated draw down of Lake Manchester.

4.0 PROPONENT:

Jim Reeves, Divisional Manager, Brisbane Water

5.0 SUBMISSION PREPARED BY:

Barry Dennien, Manager, System Planning Branch, Brisbane Water (MBWSP), telephone 34033279

6.0 DATE:

21 AUG 2006  
14 August 2006

21 AUG 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL:

For Establishment and Co-Ordination Committee approval.

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

Not applicable.

9.0 RECOMMENDATION:

That approval be given to accelerate draw down of Lake Manchester from 30 ML/day to up to 60 ML/day, subject to the following conditions:

- a) Appropriate contract arrangements with SEQ Water; and
- b) Appropriate environmental monitoring as the dam approaches 10% to determine final minimum level.

10.0 DIVISIONAL MANAGER

Jim Reeves  
Divisional Manager  
BRISBANE WATER

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

APPROVED

21 AUG 2006

Lord Mayor



## 11.0 BACKGROUND:

Lake Manchester is owned by Brisbane City Council and has been re-commissioned on 6 October 2005 to augment supplies for the current SEQ drought. The dam does not currently comply with the Dam Safety Regulations. The Dam Regulator issued a notice dated 26 June 2006 to Brisbane City Council that requires the safety upgrade to be completed by 31 December 2007.

It has been recognised that an accelerated draw down from the current 30 ML/day to 60 ML/day (full capacity) brings multiple benefits that are outlined in Section 13.0 below. The accelerated draw down can commence as soon as approval is given.

The Lord Mayor has requested that E&C consider the recommendation for approval.

## 12.0 CONSULTATION:

Councillor John Campbell, Chairman, Water and City Businesses Committee  
Councillor Jane Prentice, Councillor for Walter Taylor Ward  
Victoria Miller, Policy Adviser, Lord Mayors Office  
Mr Rob Drury, Manager, Operations, SEQ Water  
Mr Paul Belz, Project Manager, Drought Management Strategy  
Barry Ball, Manager, Water Resources, Urban Management Division

All are in agreement with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL:

### Benefits:

1. Lower the risk on the dam wall during its upgrade.
2. Minimise evaporative losses across all SEQ dams by minimising surface area of the Lake.
3. Lake Manchester has slightly elevated manganese levels at low water levels. It is advantageous to use this water and blend it with Wivenhoe water whilst Wivenhoe quality remains good.
4. Increased storage capacity due to slightly increased chance of Lake Manchester receiving rainfall compared with Wivenhoe and Somerset systems.

### Risks:

1. Brisbane's own contingent water supply will be depleted ahead of SEQ supplies.
2. Stability issues of rapidly drying sediments due to accelerated draw down. Risk has been assessed and is manageable at drawn down rates recommended.
3. Wildlife and ecological affects of low water levels

**14.0 COMMERCIAL IN CONFIDENCE:**

Not applicable.

**15.0 CORPORATE PLAN IMPACT:**

Nil impact.

**16.0 CUSTOMER IMPACT:**

Nil impact.

**17.0 ENVIRONMENTAL IMPACT:**

Environmental monitoring is required as water levels approach 10%.

**18.0 POLICY IMPACT:**

Nil impact.

**19.0 FINANCIAL IMPACT:**

Council's purchase of raw water from SEQ Water will be reduced by an additional 30ML/day for a period of approximately nine (9) months, dependant on inflows, resulting in potential cost savings of around \$ 1.97Million.

**20.0 HUMAN RESOURCE IMPACT:**

Nil impact.

**21.0 URGENCY:**

Recommended to commence draw down as soon as possible.

**22.0 PUBLICITY/MARKETING:**

Nil.

**23.0 OPTIONS:**

Option 1: Approve the recommendation to accelerate draw down of Lake Manchester from 30 ML/day to 60 ML/day.

Option 2: Do not approve the recommendation.

Option 3: Approve the recommendation on certain conditions.

**Option 1 is the preferred option.**



1.0 FILE NUMBER: (3)364/150/2-NH730/P62

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

2.0 TITLE

Proposed sale of Council land situated at 62 Shottery St, and 521 & 527A  
Fairfield Rd, Yeronga.

3.0 ISSUE/PURPOSE

To obtain approval to sell Council land situated at 62 Shottery St, and 521  
& 527A Fairfield Rd, Yeronga by Public Tender, subject to its amalgamation  
with adjoining land.

4.0 PROPONENT

Helen Gluer  
Chief Financial Officer

5.0 SUBMISSION PREPARED BY

Paul Grove  
Development Manager  
City Property, Ext 34096

6.0 DATE

15 August 2006

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:

1. approval be granted to offer for sale by Public Tender Council land situated at 62 Shottery St, and 521 & 527A Fairfield Rd, Yeronga described as Lot 23 on RP852741, Lot 4 on RP80474 & Lot 7 on RP209145, having a total area of 949m<sup>2</sup> subject to its amalgamation with adjoining land and on any other terms and conditions approved by the Manager, City Property and the Manager, Brisbane City Legal Practice;
2. the Chief Financial Officer be authorised to accept a Tender that is equal to or in excess of the assessed value of the Council land.
3. *That the land be offered to sale to Brisbane Housing Company in the first instance.*

10.0 DIVISIONAL MANAGER

I Recommend Accordingly

*[Signature]*

CHIEF EXECUTIVE OFFICER

*[Signature]*

Helen Gluer  
Chief Financial Officer

**APPROVED**

21 AUG 2006

*[Signature]* KL  
Lord Mayor

*[Signatures]*

**ACTION TAKEN**

21 AUG 2006

TOWN CLERK

DMCP

**RECEIVED**

21 AUG 2006

COMMITTEE SECTION

BCG 10 YEAR RELEASE SCHEME



## 11.0 BACKGROUND

Council is the registered owner of three parcels of land ('the site') situated at 62 Shottery Street, 521 and 527A Fairfield Road, Yeronga described as Lots 23 on RP852741, Lot 4 on RP80474 & Lot 7 on RP209145 respectively and containing a total area of 949 m<sup>2</sup> - refer Map at Attachment 1 and photographs at Attachment 2. The site is identified in the City Plan as Multi-Purpose Centre MP3.

This site is comprised of balance areas left over from the widening of Fairfield Road. Due to the shape of the site, development in its own right is not possible and as such it needs to be amalgamated with an adjoining property to realise its development potential. In 1998 the site was offered for sale by tender subject to amalgamation. However, the site did not sell and has remained vacant and maintained by Council.

There has recently been renewed interest from adjoining landowners for the purchase of the site. As it stands, there are three adjoining properties with which the site could be amalgamated with and two of these owners have indicated an interest in purchase. Note, Lot 5 on RP80474 is not to be offered for sale as it will be dedicated as road.

Councillor Helen Abrahams has not supported a previous application to purchase the site for use as a Post Office. Councillor Abrahams advised that the centre for retail activity in this vicinity was the new Yeronga Shopping Centre. The subject vacant Council land is some distance from the Shopping Centre and the Councillor advised she did not think it would be convenient for many residents, especially the elderly and workers, to locate a Post office at this location as a high level of car travel was likely to be generated.

Councillor Abrahams has been advised that if a sale proceeds, any subsequent development of the combined site will be subject to the usual development assessment process.

As an indication of value, an independent valuer has assessed the added value the Council land would give to 58 Shottery Street, Yeronga if it were amalgamated, at between redacted and redacted - refer Attachment 3.

Therefore, it is recommended that:

1. approval be granted to offer for sale by Public Tender Council land situated at 62 Shottery St, and 521 & 527A Fairfield Rd, Yeronga described as Lot 23 on RP852741, Lot 4 on RP80474 & Lot 7 on RP209145, having a total area of 949m<sup>2</sup> subject to its amalgamation with adjoining land and on any other terms and conditions approved by the Manager, City Property and the Manager, Brisbane City Legal Practice;
2. the Chief Financial Officer be authorised to accept a Tender that is equal to or in excess of the assessed value of the Council land.



## 12.0 CONSULTATION

Councillor Helen Abrahams, Councillor for Dutton Park.  
Kirsty Dixon, Acting 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.  
Gavin Blakey, Principal Program Officer, sustainable Water Resources  
Rod Mogg, Principal Engineer Transport & Traffic, DRS.  
John Winkler, Network Information Co-ordinator, Transport & Traffic.

The parties nominated above have no objection to the sale of the land.

## 13.0 IMPLICATIONS OF PROPOSAL

The revenue from the sale of land at 62 Shottery St, 521 & 527A Fairfield Rd, Yeronga will be received during the 2006/07 Financial Year.

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

## 14.0 COMMERCIAL IN CONFIDENCE

No.

## 15.0 CORPORATE PLAN IMPACT

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 paid as part of sale costs. The only costs associated with the sale of this land will be valuation fees. Any revenue received from the sale will form part of the 2006/07 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 to sell the subject Council land by Public Tender subject to its amalgamation with adjoining land.
2. Not approve the recommendation and retain the land in Council's ownership.

**Option 1 is the preferred and recommended Option.**

1.0 FILE NUMBER: 460/140/8

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposal to allow for offset of transport infrastructure charges for the Newstead River Park Development against the cost of road works to be constructed by the developer.

3.0 ISSUE/PURPOSE

To approve the entry into a Deed with the developer of the Newstead River Park Development to allow the offset of the part of the cost of road works to be constructed by the developer against transport infrastructure charges otherwise payable in respect of that development.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy and Strategy Division

RECEIVED

21 AUG 2006

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Martin Reason, Senior Program Officer, Infrastructure Coordination Unit (POCP36 extension 36085).

6.0 DATE

10 August 2006

ACTION TAKEN

21 AUG 2006

APPROVED

21 AUG 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

TOWN CLERK

POCP36

Lord Mayor

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

Not applicable.

9.0 RECOMMENDATION

That E&C approve the entry by Council into a Deed with Mirvac Limited:-

- (a) providing for the offset of half of the cost of construction of Skyring Terrace in accordance with the approved master plan for the Newstead Riverpark Development against transport infrastructure charges otherwise payable in respect of that development; and
- (b) otherwise on terms and conditions acceptable to the Divisional Manager City Policy and Strategy Division and the Manager Brisbane City Legal Practice.

10.0 DIVISIONAL MANAGER

Terry Hogan  
Divisional Manager,  
CITY POLICY AND STRATEGY DIVISION

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER



## 11.0 BACKGROUND

Three applications to develop components of the site known as Newstead River Park (described as lots 1 to 3 SP160017, lot 1 SP151192, lot 1 SP131933 and lot 20 RP102559) have been received from Mirvac Limited and are currently being assessed with approximately three more likely to be received in the next 12 months.

The applicants have by Development Agreement with Council and Origin as owners of the site agreed to construct an extension of Skyring Terrace into the development and dedicate it as road upon completion.



Figure 1 – Newstead River Park showing Skyring Terrace extension.

The extension when completed will serve the wider community by improving access between Breakfast Creek Road and New Farm/Teneriffe. The cost of these works is valued at \$2,873,282.

Under the terms of that Development Agreement, Council and Origin Energy, as landowners, have agreed to reimburse Mirvac 50% of the estimated cost of construction of Skyring Terrace (currently estimated at \$1,436,641).

In addition to that contribution under the Development Agreement, the conditions of the relevant development approvals for the land will require the payment of a monetary contribution towards the cost of transport infrastructure elsewhere in New Farm and Teneriffe under the Inner North Eastern Suburbs Infrastructure Charges Plan (ICP).

The Skyring Terrace works do not appear in that ICP because its design and location were uncertain when the ICP was prepared.

The value of the applicant's monetary contribution under that ICP is \$958,414 on the basis of an estimated 603 equivalent tenements are constructed (refer figure 2).



Equivalent Tenements – Newstead River Park	Charge per ET	Credit for Existing Development	Charge
603	\$1,744	\$93,073	\$958,414

Figure 2 – Charges for Newstead River Park

As Council is obtaining the benefit of the construction of Skyring Terrace outside of the legal requirements of the ICP, it is therefore considered appropriate that Mirvac be entitled to an offset against its transport infrastructure charges for the Newstead Riverpark Development of its half share of the costs of construction of Skyring Terrace as agreed under the Development Agreement.

How this will apply in practice is illustrated in Figure 3.

Stage	Number of ETs	Charge per ET	Existing GFA	Sub-Total	Offset Value 2005/2006	Charge After Offset	Balance
1	102	\$2524	4,358	\$163,908	\$1,436,641	\$0.00	\$1,272,733
2	151	\$2524	0	\$380,103	\$0.00	\$0.00	\$892,630
3	56	\$2524	0	\$141,877	\$0.00	\$0.00	\$751,252
4	130	\$2524	0	\$326,986	\$0.00	\$0.00	\$424,266
5	93	\$2524	0	\$234,787	\$0.00	\$0.00	\$189,479
6	71	\$2524	0	\$179,246	\$0.00	\$0.00	\$10,233

Figure 3 – Offset Application.

Approval of this submission will authorise the execution of a Deed with the developer to ensure the offsets occur on the terms and conditions specified in this submission.

This offset is only to be given where an extension to Skyring Terrace, Teneriffe is provided generally in accordance with plan approved 30 May 2006 and titled "Key Planning Principle 3 - Vehicular Movement" in "Newstead River Park Urban Design Report Volume 2 dated 19 April 2006" (Council reference H05-932381).

## 12.0 CONSULTATION

This recommendation has been prepared in consultation with the following council Officers:

- Cr David Hinchliffe, Chair, Urban Planning & Economic Development Committee (27 July 2006)
- Cr Carol Cashman, Member, Urban Planning & Economic Development Committee (28 July 2006)
- Amanda Cooper, Policy Advisor, Office of the Lord Mayor (28 July 2006)
- Terry Griffiths, Senior Property Solicitor, Brisbane City Legal Practice
- George Pund, Manager, Transport and Traffic Branch
- John Campbell, Senior Transport Planner, Transport & Traffic



### 13.0 IMPLICATIONS OF PROPOSAL

The proposal will reduce infrastructure charges revenue by \$958,414. The revenue was not included in any revenue forecasts for the current budget.

### 14.0 COMMERCIAL IN CONFIDENCE

No.

### 15.0 CORPORATE PLAN IMPACT

Nil.

### 16.0 CUSTOMER IMPACT

The extension of Skyring Terrace will improve access to New Farm and Teneriffe at minimal cost to Brisbane's ratepayers. The applicant providing the infrastructure has agreed to this offset..

### 17.0 ENVIRONMENTAL IMPACT

The proposal has no foreseeable environmental impacts.

### 18.0 POLICY IMPACT

The proposal is consistent with Council's policy and the infrastructure charging principles of the *Integrated Planning Act 1997* to offset the value of external infrastructure provided by developers at their cost against the infrastructure charges otherwise payable in respect of any applicable ICP.

### 19.0 FINANCIAL IMPACT

The proposal will reduce infrastructure charges revenue by \$958,414. The revenue was not included in any revenue forecasts for the current Council budget.

### 20.0 HUMAN RESOURCE IMPACT

Nil

### 21.0 URGENCY

There are three development applications awaiting resolution of this issue.

### 22.0 PUBLICITY/MARKETING

Publicity is neither warranted nor recommended.

## 23.0 OPTIONS

Option 1: or

Option 2: Not approve the recommendation.

**Option 1 is the preferred option**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER 221/21(31)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees & Charges.

3.0 ISSUE/PURPOSE

To approve the inclusion of the Cystic Fibrosis Association of Queensland into Appendix 'A' of the schedule of Fees & Charges from 7 August 2006.

4.0 PROPONENTS

Chris Mead  
Deputy Chief Financial Officer, Corporate Services Division

5.0 SUBMISSION PREPARED BY

Wayne Collett  
Finance Officer – Revenue Policy  
Corporate Finance Branch, Corporate Services Division (FOP ext.34158)

6.0 DATE

11 August 2006

ACTION TAKEN

21 AUG 2006

RECEIVED

21 AUG 2006

TOWN CLERK

COMMITTEE SEC...

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

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

No.

9.0 RECOMMENDATION

That E&C approve the inclusion of the Cystic Fibrosis Association of Queensland in Appendix 'A' of the Council's Schedule of Fees and Charges effective from 7 August 2006, being the date of their application.

10.0

Helen Gluer  
Chief Financial Officer

APPROVED  
21 AUG 2006  
  
Lord Mayor

I Recommend Accordingly  
  
CHIEF EXECUTIVE OFFICER

## **11.0 BACKGROUND**

On 7 August 2006, the Cystic Fibrosis Association of Queensland lodged an application for inclusion in Appendix 'A' of the Schedule of Fees and Charges to the Deputy Chief Financial Officer.

In support of their application for concessions the association provided the required documentation in the form of a 'Certificate of Registration as a Charity', registration CH428.

## **12.0 CONSULTATION**

No broader consultation has taken place. The Deputy Chief Financial Officer, being the delegated officer to receive such applications is satisfied that the association complies with the criteria for inclusion in Appendix 'A' as evidenced by the provision of a certificate of registration as a charity.

## **13.0 IMPLICATIONS OF PROPOSAL**

The Cystic Fibrosis Association of Queensland will become eligible for concessions against certain fees and charges as detailed in the Schedule of Fees and Charges document.

## **14.0 COMMERCIAL IN CONFIDENCE**

This matter is not commercial in confidence.

## **15.0 CORPORATE PLAN IMPACT**

The inclusion of the Cystic Fibrosis Association of Queensland in Appendix 'A' supports the outcomes under "Inclusive City – Supporting Inclusive Communities".

## **16.0 CUSTOMER IMPACT**

The Cystic Fibrosis Association of Queensland will have access to a range of Council services at a reduced level which will be more affordable for a charitable organisation.

## **17.0 ENVIRONMENTAL IMPACT**

There is no environmental impact.

## **18.0 POLICY IMPACT**

There is no policy impact as approving the association's inclusion in Appendix 'A' is consistent with existing policy.

## **19.0 FINANCIAL IMPACT**

There is no significant financial impact.

## **20.0 HUMAN RESOURCE IMPACT**

There is no significant impact.



### 21.0 URGENCY

The approval, if granted may be processed in the normal course of business.

### 22.0 PUBLICITY/MARKETING

None required.

### 23.0 OPTIONS

- a) To accept the application and approve the inclusion of the Cystic Fibrosis Association of Queensland into Appendix 'A' of the Council's Schedule of Fees and Charges.
- b) To reject the application.

Option (a) is the recommended course of action.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER 221/21(32)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees & Charges.

3.0 ISSUE/PURPOSE

To approve the inclusion of the Alzheimer's Association of Queensland Incorporated into Appendix 'A' of the schedule of Fees & Charges from 7 August 2006.

4.0 PROPONENTS

Chris Mead  
Deputy Chief Financial Officer, Corporate Services Division

5.0 SUBMISSION PREPARED BY

Wayne Collett  
Finance Officer – Revenue Policy  
Corporate Finance Branch, Corporate Services Division (FOP ext 34158)

6.0 DATE

21 AUG 2006  
11 August 2006  
TOWN CLERK FOP  
COMMITTEE SECTION

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval


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

No.

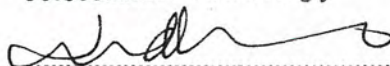
9.0 RECOMMENDATION

That E&C approve the inclusion of the Alzheimer's Association of Queensland Incorporated in Appendix 'A' of the Council's Schedule of Fees and Charges effective from 7 August 2006, being the date of their application.

10.0

  
Helen Gluer  
Chief Financial Officer

Recommend Accordingly

  
CHIEF EXECUTIVE OFFICER

**APPROVED**  
21 AUG 2006  
  
Lord Mayor  




## **11.0 BACKGROUND**

On 7 August 2006, the Alzheimer's Association of Queensland Incorporated lodged an application for inclusion in Appendix 'A' of the Schedule of Fees and Charges to the Deputy Chief Financial Officer.

In support of their application for concessions the association provided the required documentation in the form of a 'Certificate of Registration as a Charity', registration CH986.

## **12.0 CONSULTATION**

No broader consultation has taken place. The Deputy Chief Financial Officer, being the delegated officer to receive such applications is satisfied that the association complies with the criteria for inclusion in Appendix 'A' as evidenced by the provision of a certificate of registration as a charity.

## **13.0 IMPLICATIONS OF PROPOSAL**

The Alzheimer's Association of Queensland Incorporated will become eligible for concessions against certain fees and charges as detailed in the Schedule of Fees and Charges document.

## **14.0 COMMERCIAL IN CONFIDENCE**

This matter is not commercial in confidence.

## **15.0 CORPORATE PLAN IMPACT**

The inclusion of the Alzheimer's Association of Queensland Incorporated in Appendix 'A' supports the outcomes under "Inclusive City – Supporting Inclusive Communities".

## **16.0 CUSTOMER IMPACT**

The Alzheimer's Association of Queensland Incorporated will have access to a range of Council services at a reduced level which will be more affordable for a charitable organisation.

## **17.0 ENVIRONMENTAL IMPACT**

There is no environmental impact.

## **18.0 POLICY IMPACT**

There is no policy impact as approving the association's inclusion in Appendix 'A' is consistent with existing policy.

## **19.0 FINANCIAL IMPACT**

There is no significant financial impact.

## **20.0 HUMAN RESOURCE IMPACT**

There is no significant impact.

**21.0 URGENCY**

The approval, if granted may be processed in the normal course of business.

**22.0 PUBLICITY/MARKETING**

None required.

**23.0 OPTIONS**

- a) To accept the application and approve the inclusion of the Alzheimer's Association of Queensland Incorporated into Appendix 'A' of the Council's Schedule of Fees and Charges.
- b) To reject the application.

**Option (a) is the recommended course of action.**

**BCC PUBLICATION SCHEME  
10 YEAR RELEASE**



**1.0 FILE NUMBER**

485/6(429)

**2.0 TITLE**

Reuse water supply proposal to [redacted]

**3.0 ISSUE/PURPOSE**

To seek approval to make an offer to the [redacted] supply [redacted] with treated reuse water [redacted] to [redacted]

**4.0 PROPONENT**

Jim Reeves, Divisional Manager Brisbane Water

**5.0 SUBMISSION PREPARED BY**

Alex Coe, Commercial Customer Manager, Brisbane Water Retail Branch ROMBW ext 33483 Mob 0416 135 463

**6.0 DATE**

11 August 2006

**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?**

Nil

**9.0 RECOMMENDATION**

That E&C approve the making of an offer by Council to [redacted] to:-

(a) supply RQGC supply with treated reuse water for [redacted]

(b) generally in accordance with the terms and conditions specified in the Terms Sheet Attachment "A" and otherwise on terms and condition acceptable to the Divisional Manager Brisbane Water and the Manager Brisbane City Legal Practice.

BCC 10 YEAR RELEASE SCHEME

10.0 DIVISIONAL MANAGER

*[Handwritten signature]*  
Jim Reeves  
Divisional Manager  
BRISBANE WATER

I Recommend Assent  
*[Handwritten signature]*  
CHIEF EXECUTIVE OFFICER  
21 AUG 2006

APPROVED  
*[Handwritten signature]*  
21 AUG 2006  
Lord Mayor

*[Handwritten initials]*  
RECEIVED  
21 AUG 2006

11.0 BACKGROUND

Council, through Brisbane Water ("BW"), is actively pursuing contracts with major customers for the supply of reuse water from its Waste Water Treatment Plants ("WWTP")

A critical factor in progressing opportunities for uptake of reuse water is customer proximity to a source, either an existing WWTP or a reuse water main from a WWTP. The North East area of Brisbane forming the Australia Trade Coast ('ATC') up to Brisbane Airport does not have a ready point of supply of reuse water due to salinity problems at Luggage Point WWTP, but has a significant potential demand for reuse water including the Airport itself.

Partial satisfaction of this demand is available from the Gibson Island WWTP but there is currently no existing infrastructure available to Council to deliver reuse water from this facility to the ATC.

[redacted]

To access this reuse water, [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

After discussions with [redacted] agreement in principle has been reached for Council [redacted]

(a) Council agrees to continue supply of reuse water [redacted]

(b) Council supply Class A Water going forward instead of Class D Water up to a capped annual volume;

(c) [redacted]

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



- (d) [redacted]
- (e) [redacted]
- (f) [redacted]

The terms and conditions so far agreed are set out in the Terms Sheet that forms Attachment "A".

In addition the base annual quantity of reuse water supplied to [redacted] is set for the first year at 400ML. The [redacted] annually has the opportunity to increase this as long as they can supply supporting evidence of the need.

The annual quantity that can be received by [redacted] is capped at 680ML and maximum daily and hourly limits are proposed. Quantities exceeding these limits [redacted]

It is considered that the costs and benefits to Council in entering into this agreement far outweigh the [redacted] Details of this analysis are set out in Attachment "B" Financial Assessment.

The offer as detailed has been accepted in principle by the [redacted] for recommendation to [redacted]

[redacted]

It is planned that final execution of the contract will coincide with confirmation of the Project Business Case, execution of an agreement with [redacted] and execution of procurement contracts [redacted]

## 12.0 CONSULTATION

- Councillor John Campbell, Chair Water & City Businesses Committee
- Councillor Jane Prentice, Councillor for the Walter Taylor Ward
- Victoria Miller, Policy Adviser Lord Mayor's Office
- Barry Ball, Manager Water Services, City Policy & Strategy
- Fiona Anderson, Economic Analyst, Brisbane Water
- Kirsten Holden, Solicitor Commercial BCLP

All are in agreement with the recommendation.

### 13.0 IMPLICATIONS OF PROPOSAL

This proposal if approved will be to the advantage of Council, <sup>redacted</sup> and customers including the <sup>redacted</sup> It will also:-

- (a) enable an earlier completion date for the ATC North-West reuse project than if Council was to construct the assets;
- (b) deliver improved water quality service levels to <sup>redacted</sup>
- (c) significantly enhance Council's ability to supply reuse water to other potential customers in this high growth area;
- (d) <sup>redacted</sup>

<sup>redacted</sup>

### 14.0 COMMERCIAL IN CONFIDENCE

<sup>redacted</sup>

### 15.0 CORPORATE PLAN IMPACT

This proposal supports the following Corporate Plan objectives:  
Clean & Green Brisbane: Sustainable Brisbane, Managing Water Resources, Waste Minimisation; Pollution Prevention; Protecting Our Environment  
Smart & Prosperous City: Asset Stewardship

### 16.0 CUSTOMER IMPACT

The impacts on <sup>redacted</sup> will include improved water quality, which provides some opportunity for a wider scope of use at <sup>redacted</sup> and reduced business risk from asset maintenance, security of supply and improved water quality.

The impacts on future reuse customers, including <sup>redacted</sup> will include reputational benefits arising from adoption of reuse water; reduced water costs as a result of substitution of reuse water for potable; and an improved environmental profile.

### 17.0 ENVIRONMENTAL IMPACT

Greater uptake of reuse water by customers in substitution for potable water will realise reduced city dependence on potable water supplies; and a reduced volume of effluent discharge to Moreton Bay.

### 18.0 POLICY IMPACT

Nil



### 13.0 IMPLICATIONS OF PROPOSAL

This proposal if approved will be to the advantage of Council, <sup>redacted</sup> and customers including the <sup>redacted</sup>. It will also:-

- (a) enable an earlier completion date for the ATC North-West reuse project than if Council was to construct the assets;
- (b) deliver improved water quality service levels to <sup>redacted</sup>
- (c) significantly enhance Council's ability to supply reuse water to other potential customers in this high growth area;
- (d) <sup>redacted</sup>

<sup>redacted</sup>

### 14.0 COMMERCIAL IN CONFIDENCE

<sup>redacted</sup>

### 15.0 CORPORATE PLAN IMPACT

This proposal supports the following Corporate Plan objectives:  
Clean & Green Brisbane: Sustainable Brisbane, Managing Water Resources, Waste Minimisation; Pollution Prevention; Protecting Our Environment  
Smart & Prosperous City: Asset Stewardship

### 16.0 CUSTOMER IMPACT

The impacts on <sup>redacted</sup> will include improved water quality, which provides some opportunity for a wider scope of use at <sup>redacted</sup> and reduced business risk from asset maintenance, security of supply and improved water quality.

The impacts on future reuse customers, including <sup>redacted</sup> will include reputational benefits arising from adoption of reuse water; reduced water costs as a result of substitution of reuse water for potable; and an improved environmental profile.

### 17.0 ENVIRONMENTAL IMPACT

Greater uptake of reuse water by customers in substitution for potable water will realise reduced city dependence on potable water supplies; and a reduced volume of effluent discharge to Moreton Bay.

### 18.0 POLICY IMPACT

Nil

**19.0 FINANCIAL IMPACT**

See Financial Assessment at Attachment A

**20.0 HUMAN RESOURCE IMPACT**

Nil

**21.0 URGENCY**

Urgent. [redacted]  
[redacted]

**22.0 PUBLICITY/MARKETING**

Nil

**23.0 OPTIONS**

Option 1: Approve the offer for presentation to [redacted] as outlined in the attached documentation.

Option 2: Not approve the offer for presentation to [redacted]

Option 1 is the preferred option.

BCC PUBLIC INFORMATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER: 24/1-R2006(2)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

City Policy & Strategy Divisional Management Team Retreat 2006

3.0 ISSUE/PURPOSE

To seek E&C approval to conduct a residential two (2) day Executive Retreat for City Policy & Strategy Divisional Management Team.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy & Strategy

5.0 SUBMISSION PREPARED BY

Mark Pattermore, Executive Officer to the Divisional Manager, City Policy & Strategy, x34670  
Renae Philipson, Research & Administration Officer, x34306.

6.0 DATE

17 August 2006

ACTION TAKEN

21 AUG 2006

RECEIVED

21 AUG 2006

COUNCIL CHAMBERS

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

TOWN CLERK

FOR

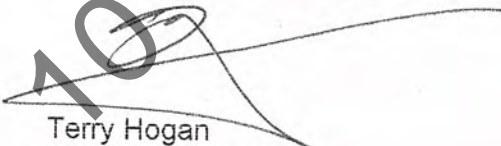
8.0 IF FOR RECOMMENDATION TO COUNCIL, IS A COUNCIL RESOLUTION REQUIRED UNDER AN ACT OR LOCAL LAW?

No

9.0 RECOMMENDATION

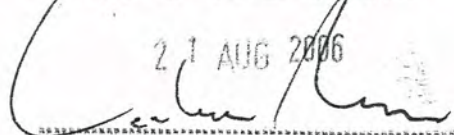
That E&C grant approval for the Divisional Manager, City Policy & Strategy to conduct a Divisional Management Team Retreat at Kooralbyn Hotel Resort on the 7 and 8 September 2006 at an approximate cost of \$8 650 (including accomodation, meals and facilitator).

10.0 DIVISIONAL MANAGER



Terry Hogan  
Divisional Manager  
City Policy & Strategy

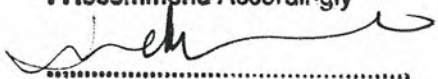
**APPROVED**



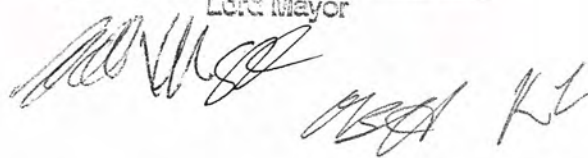
21 AUG 2006

Lord Mayor

**I Recommend Accordingly**



CHIEF EXECUTIVE OFFICER



## 11.0 BACKGROUND

Council has been managing a series of divisional organisational changes which have heightened the need for effective and timely communication at an executive level. This environment of change and heightened emphasis on value for money impacts on all employees requires strong leadership from Council's executive leaders, including City Policy & Strategy Divisional Management Team (CPAS DMT).

It is on this basis that it is proposed that CPAS DMT come together, in addition to their regular strategy and business meetings, in September 2006 to work together and identify/discuss the current agenda of change for the next 1-2 years.

It is proposed that the retreat be run along similar lines to the recent EMT retreat and be held at the same location (Kooralbyn Hotel Resort). The agenda would include Vision 2026 Refresh, key projects/initiatives, decision making frameworks, partnering across Council and Strategic Asset Management.

Peter Forster, Consultancy Bureau has been tentatively engaged to attend the retreat and facilitate a session with DMT as part of the two-day agenda. Mr Forster facilitated the EMT retreat.

## 12.0 CONSULTATION

Chief Executive Officer – Jude Munro

## 13.0 IMPLICATIONS OF PROPOSAL

The CPAS Divisional Management Team will have an opportunity to gather and critique options surrounding the organisational vision.

## 14.0 COMMERCIAL IN CONFIDENCE

No

## 15.0 CORPORATE PLAN IMPACT

Program 11 Organisational Capability:

Service 11.3.1.2 "Workforce Master Planning" includes facilitate and deliver capability development initiatives including provision of leadership programs.

The Organisational Capability Program is dedicated to developing leadership skills to the highest standard in order to deliver the changing needs of the organisation.

## 16.0 CUSTOMER IMPACT

- Alternative contacts/arrangements will be provided for customer contact during Retreat.
- Retreat activities will contribute to improved delivery for BCC customers.

## 17.0 ENVIRONMENTAL IMPACT

Nil.

## 18.0 POLICY IMPACT



Nil.

#### 19.0 FINANCIAL IMPACT

Funding is available under the approved 06/07 budget allocations.

Residential Costs of approximately \$4150.00

- Indicative costs based on Kooralbyn Hotel Resort, Kooralbyn (Cheapest Quote) – tentative booking in place. Quotations received were \$271.50 per head for Kooralbyn Hotel Resort. Quotations were received for the EMT retreat for Clear Mountain Resort at \$280 per head, and Twin Waters Resort at \$389 per head

#### 20.0 HUMAN RESOURCE IMPACT

Nil.

#### 21.0 URGENCY

As soon as possible. Arrangements are in place to hold a booking at Kooralbyn.

#### 22.0 PUBLICITY/MARKETING

N/A

#### 23.0 OPTIONS

1. Approve the recommendation that a City Policy & Strategy Divisional Management Retreat be conducted on 7-8 September 2006 as a residential retreat at Kooralbyn Hotel Resort, Kooralbyn at an approximate cost of \$8 650
2. Not approve the recommendation.

Option 1 is the preferred option.

E&C RESULTS – 28 AUGUST 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
28/08- 01 R	24/1-L2006(7)	OLM&CEO	Overseas Travel: Japan – September 2006	Yes
28/08- 02 M	364/15/52	Corporate Services	Change to Executive Officer Parking arrangements at selected leasehold sites across Council	Yes
28/08- 3 R	460/2(138/A2/P1)	City Policy and Strategy Division	West End – Woolloongabba District Local Plan	Yes
28/08- 4 M	440/11	City Policy and Strategy	Funding source for Community Surveys for New Pools in Morningside and Runcorn	Yes Amended
28/08- 5 M	338/23/5(5)	OLM&CEO	Public Health and Local Laws Best Value Service Reviews	Yes
28/08- 6 M	252/7/0(P2/A3)	City Policy and Strategy	Appointment of Chairman and the election of an Independent Director to the SEQ Water Board	Yes
28/08- 7 M	330/104	OLM&CEO	Novated leasing for executive vehicles	Yes
28/08- 8 M	21/0-R(5)	OLM&CEO	Overseas Travel – Brisbane-Kobe Staff Exchange Program – BCC Staff Exchange Officer to Kobe, Japan	Yes
28/08- 9 R	467/26	MIPO	North-South Bypass Tunnel, Council's Representative under Project Deed	Yes Amended
28/08- 10 M	202/11-PC830/3	MIPO	Resumption of Leasehold interest in the property situated at 3 Sneyd Street, Bowen Hills for the North-South Bypass Tunnel	Yes
28/08 - 11 M	202/11-PK460/131/3	MIPO	Resumption of Leasehold interest in a Property situated at unit 3/131 Ipswich Road, Woolloongabba	Yes
28/08- 12 R	485/98	City Policy and Strategy	Water Cycle Management Policy	Yes

Present:  
 Lord Mayor, Campbell Newman, DB Hinchliffe, J H Campbell, H J Abrahams, K Flessner, G M Quirk, V Newton,  
 K Rea



1.0 FILE NUMBER: 364/15/52

E C 28 / 08 - 2

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

**2.0 TITLE**

Change to Executive Officer parking arrangements at selected leasehold sites across Council.

**3.0 ISSUE/PURPOSE**

The purpose of this submission is to obtain approval for changes to Executive Officer parking arrangements as a result of the organisation's move to Brisbane Square.

**4.0 PROPONENTS**

Helen Gluer  
Chief Financial Officer  
Ext 34577

Hayden Wright  
Manager, Chief Executive's Office  
Ext 34151

**5.0 SUBMISSION PREPARED BY**

Frank Riley, Manager City Property, Ext 34145

**6.0 DATE**

9 August 2006

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

For Establishment and Co-ordination Committee Approval.

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

No.

BCC 10 YEAR PUBLICATION RELEASE SCHEME

**9.0 RECOMMENDATION**

That E&C Committee grant approval :

1. To cease to provide parking to Executive Officers whose positions have costs associated with the provision of parking, ie, those located in leasehold premises with associated Car Parking Licence arrangements, eg, Brisbane Square, Green Square, 171 George Street, McWhirters Car Park, Fortitude Valley, etc;
2. To provide an additional amount, commensurate with the cost of parking, in the salary of those Executive Officers, grossed up to take into account the taxation implications in the hand of all Executive Officers concerned;
3. Not to provide an additional salary amount, commensurate with the cost of parking, for those Executive Officers whose positions or roles do not have associated parking costs, ie, Executives whose role or position is not located in the CBD, City Fringe or at other Council leasehold locations with Car Parking Licence Fee obligations;
4. To provide, at Council's cost, an allocated car parking space to those Executive officers who are approved to have a fully maintained business vehicle.
5. For City Property Branch to manage the provision of car parking for Executive Officers and administer the associated recovery of those car parking costs, in conjunction with HR Services and associated payroll arrangements.

**10.0 DIVISIONAL MANAGER**

Helen Gluer  
CHIEF FINANCIAL OFFICER

Hayden Wright  
Manager, Chief Executive's Office

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

**APPROVED**

28 AUG 2006

Lord Mayor

**ACTION TAKEN**

28 AUG 2006

TOWN CLERK

MCPROP.

**RECEIVED**

28 AUG 2006

COMMITTEE SECTION



## 11.0 BACKGROUND

Council's relocation to Brisbane Square has provided a catalyst to review and change the arrangements for the provision of Executive Officer parking and it is proposed to separate the provision of vehicle options from the provision of parking in Executive Officer remuneration.

Under current arrangements, Council offers to provide a fully maintained vehicle to each Executive Officer, changed over after three (3) years or at 60,000km, as part of the Executive's remuneration package. These vehicles are parked at Council premises (owned or leased) without cost to the Executive Officer. Those Executive Officers who do not take a fully maintained vehicle are generally not provided with a car park for their private vehicle.

In all cases, Council does not charge or recover the cost of parking from the Executive Officer. There are however currently 76 Executive Officers with costs attached for parking. This equates to a total cost provision of  $\text{redacted}$  or  $\text{redacted}$  per Executive annually. This comprises  $\text{redacted}$  per annum parking cost (based upon assessed market rate of  $\text{redacted}$  per calendar month per parking bay in the BAC) plus  $\text{redacted}$  per annum for Fringe Benefits Tax (FBT).

As Council currently owns the Brisbane Administration Centre (BAC), parking costs in that building are fully covered. However, due to this ownership arrangement Council does not presently allocate or recover budget for car parking in the BAC.

Similarly, costs associated with the provision of parking for Executive Officers in leasehold or licence premises elsewhere in the past have not been recovered (ie, 171 George Street, King George Square, 239 George Street, T.C. Beirne Building/McWhirter Car Park, etc) are also not recovered.

At Brisbane Square Council's Lease Agreement contains a Car Parking Licence for 202 car parking bays. The Chief Executive Officer and the Brisbane Square Steering Committee have approved the allocation of these car-parking spaces as follows:

- a. BCC Staff Visitors – 44 bays (2 of these bays are for Disabled Parking);
- b. BCC Contractors – 3 Bays;
- c. Brisbane Metropolitan Transport Management Centre (BMTMC) – 10 Bays;  
(Note: the BMTMC is a Sub-Lessee of Council)
- d. Brisbane Square (Central City) Car Pool – 65 Bays;
- e. Divisional Specialist Vehicles – 16 Bays;
- f. VIP Visitors or Emergency Vehicle parking – 4 Bays (2 X Tandem Bays); and
- g. **Executive Officer Parking – 60 Bays**  
(Note: Half of these bays are Tandem Parking Bays)

It should also be noted that it has been decided to 'cap' or restrict the Executive Officer parking at Brisbane Square to 60 parking bays and maintain a 'waiting list' for any demand over and above this number.

The Brisbane Square Licence Agreement has a cost to Council of  $\text{redacted}$  per month for each car parking space. This equates to  $\text{redacted}$  per month or  $\text{redacted}$  per annum (exclusive of GST). Therefore, the associated cost for 60 Executive Officer Car Parking spaces is  $\text{redacted}$  pm X 12 months x 60 Bays =  $\text{redacted}$  per annum. This results in a net cost (unrecovered) to Council of  $\text{redacted}$  per annum.

This licence fee increases in line with the same provisions as the Lease Agreement, ie  $\text{redacted}$  fixed for Years 1 to 10, followed by a market review for Year 11, then  $\text{redacted}$  fixed until Year 20 or end of the lease.

The provision of car parking spaces at Brisbane Square or elsewhere is a valuable resource. It is therefore proposed that to ensure appropriate utilisation parking



allocation will be managed by City Property Branch, Corporate Services Division. The parking is intended to enable Council Executive Officers to park at or nearby their place of work and is not for the use of anyone other than the Executive Officer concerned. Under utilisation or inappropriate use of these car spaces will result in the car parking entitlement being withdrawn or the car parking space at the Executive Officer's place of work being re-allocated.

This parking is for 'private use' vehicles, whether procured under a novated lease or otherwise, ie, privately owned, as well as vehicles maintained by Council.

Therefore, the proposal to provide an additional amount, commensurate with the cost of parking, to those Executive Officers whose positions or circumstances require them to park in locations, particularly in the CBD, where Council has a parking cost associated with leasehold or licence arrangements, ie, Brisbane Square, 171 George Street, Green Square, etc, is an equitable arrangement.

In other circumstances it is not proposed to provide an additional salary amount to cover the cost of parking or recover same from the Executive Officer where Council does not have a parking cost liability, ie, suburban depots, Council owned facilities.

Therefore in essence, the actual outcome for Executive Officers remains substantially unchanged. Only those Executive Officers located in the CBD or other leasehold areas where Council incurs commercial parking costs will be provided with additional remuneration to cover those parking costs. It is considered that this arrangement maintains the intent, stated or implied, of the current Executive Service Contract arrangements.

## 12.0 CONSULTATION

Councillor Kim Flessner, Chairperson, Finance Committee  
Jude Munro, Chief Executive Officer  
Members of Executive Service Focus Group (18 Executive Officers)  
Ian Niven, Manager HR Services, Corporate Services Division  
Gary Lorimer, Financial Information Services Manager, City Business Division  
Frank Riley, Manager City Property, Corporate Services Division  
David Cox, Property Operations Manager, City Property  
Julie Prove, Project Officer, Chief Executive's Office

All consulted are in agreement with the recommendation.

At the E&C Meeting of 14<sup>th</sup> August 2006, this matter was referred to the Finance Committee. At the Finance Committee Meeting of 22<sup>nd</sup> August 2006, upon the motion of Councillor S Sutton, seconded by J Prentice, the Committee noted the information contained in the paper.

## 13.0 IMPLICATIONS OF PROPOSAL

<b>Sectional Support</b>	No implications
<b>Service Levels</b>	The proposed parking arrangements will enable the majority of Executive Officers, particularly those located in the CBD or City Fringe, to park at or near their workplace. This is seen as assisting recruitment incentives and service arrangements involving those Executive Officers.



<b>Political</b>	No implications
<b>Industrial Relations</b>	No implications
<b>Regional Implications</b>	No implications
<b>Social and Community</b>	No implications

#### 14.0 COMMERCIAL IN CONFIDENCE

Nil

#### 15.0 CORPORATE PLAN IMPACT

In accordance with the Corporate Vision Theme: Smart and Prosperous City

Council Program: *City Governance*

Service Focus: *Manage Council's finances and assets effectively to provide best value for money for ratepayers.*

In accordance with Corporate Plan Outcome: 1.4:

*Strategy 1.4.3: Improved management and performance of Council's physical asset portfolio –*

*"To align Council's physical asset holdings with corporate and community needs".*

#### 16.0 CUSTOMER IMPACT

Nil

#### 17.0 ENVIRONMENTAL IMPACT

Nil

#### 18.0 POLICY IMPACT

Nil

#### 19.0 FINANCIAL IMPACT

Funds to pay for external parking costs associated with property lease/licence arrangements are already contained in City property budget. The corresponding internal salary payment and associated recovery is regarded as a corporate overhead and adjustment to salary packages of the Executive officers concerned.

#### 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

Urgent. It is proposed that this arrangement is in place in time for Council's relocation to Brisbane Square.

## 22.0 PUBLICITY/MARKETING STRATEGY

Internal communication will take place to advise Executives of the changes.

## 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: 440/11

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

2.0 TITLE

Funding Source for Community Surveys for New Pools in Morningside and Runcorn

3.0 ISSUE/PURPOSE

To seek direction on the funding source for the community surveys conducted by Councillors Sutton and MacPherson in the wards of Morningside and Runcorn, at a total cost of \$7,633.39 (consisting of \$6,062.19 for Morningside and \$1,571.20 for Runcorn).

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy and Strategy Division.

5.0 SUBMISSION PREPARED BY

Sunil Madan, Strategic Asset Manager, City Assets, Ext 34574.

6.0 DATE

28 August 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C direction.

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

No.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

9.0 RECOMMENDATION

*see front page.*

That E&C provide direction regarding the funding source for the community surveys conducted by Councillors Sutton and MacPherson in the wards of Morningside and Runcorn, at a total cost of \$7,633.39 (consisting of \$6,062.19 for Morningside and \$1,571.20 for Runcorn).

10.0 DIVISIONAL MANAGER

**APPROVED**

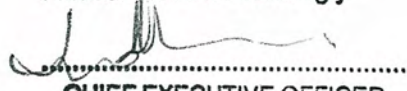
28 AUG 2006

Lord Mayor



Terry Hogan  
Divisional Manager

**I Recommend Accordingly**



CHIEF EXECUTIVE OFFICER

**BCC PUBLICATION SCHEME**  
*Handwritten initials: JBC, MSA, RT, WGN*

**ACTION TAKEN**

28 AUG 2006

TOWN CLERK

SOCA

RECEIVED  
28 AUG 2006  
COMMITTEE SEC

Note: See attached for Amendments.

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



## Amendments

Replace paragraph of background Item 11.0 with

It was also agreed by E&C, but not minuted, that Councillors consultation including a mailout of community surveys would be borne as a cost to the project and not from their ward office budgets.

**Amend the recommendation is as follows:**

That expenditure incurred by the ward Councillors for Morningside and Runcorn for community consultation regarding the new local pools, be attributed to the cost of the project and be funded accordingly, as determined by a previous E&C decision.

Therefore any expenditure from their Ward Office budget associated with the mailout and survey be reimbursed to their Ward Office accounts.

**Attachment B** to include a further amount of \$1,799.88 to be included in the cost of the Morningside Ward survey.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

## 11.0 BACKGROUND

The new pools project aims to deliver 3 new pools in each of the wards of Morningside, Holland Park and Runcorn.

On the 10 July 2006, E&C approved additional consultation for the wards of Morningside and Runcorn as follows:

"approves the provision of further consultation opportunities in each of the wards of Morningside and Runcorn, by way of the formation of a reference group (or similar) consisting of representatives agreed by the local ward Councillor and the Lord Mayor's Office, and allows a 3 week period for specific consultation."

However it is understood that at the E&C meeting it was broadly discussed that the cost of consultation would be borne from project funding.

As a result, the New Pools project team undertook this consultation through Community Reference Groups set up for each ward.

Additionally and concurrently, the local ward Councillors for Morningside and Runcorn developed and conducted their own community surveys (copies in Attachment A).

Subsequently the Councillors have sought to have the costs of the surveys funded from the pools project funds. As this was not authorised by the earlier E&C decision, a direction is sought to ensure the costs are funded from the appropriate budget source. (Refer Attachment B for survey invoices).



## 12.0 CONSULTATION

Jude Munro, Chief Executive Officer  
Hayden Wright, Manager Chief Executive's Office

All are in agreement with the submission.

## 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

Nil

## 19.0 FINANCIAL IMPACT

1. Budget impact: Expense of \$ 7,633.39.
2. Taxation issues: Nil
3. Risk Assessment: Nil

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

Normal course of business

## 22.0 POLICY/MARKETING STRATEGY

Nil.

## 23.0 OPTIONS

- 1) E&C to provide direction.
- 2) E&C to not provide direction.

**Option 1 is preferred and recommended.**

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBERS: 338/23/5(5)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Public Health and Local Laws Best Value Service Reviews

3.0 ISSUE/PURPOSE

The purpose of this submission is to formalise the decision to implement the improvement options outlined in the Public Health and Local Laws Best Value Service Review.

4.0 PROPONENT

Andrew Chesterman, Manager Corporate Improvement and Strategic Planning

5.0 SUBMISSION PREPARED BY

Alex Fisher, Service Review Leader, PLSRBC, X 36862

6.0 DATE

22 August 2006

**ACTION TAKEN**

28 AUG 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

PLSRBC

RECEIVED

28 AUG 2006

COMMITTEE SECTION

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. work areas continuing implementation of current improvement strategies,
2. work areas developing and implementing additional improvement projects to address gaps and issues identified through the Public Health and Local Laws Best Value Service Review, and
3. Corporate Improvement and Strategic Planning undertaking three streamlined Business Case and Impact Assessments to:
  - a) review fees and charges collection
  - b) review functions and structural location for Plumbing Services Group
  - c) review functions and structural location for immunisation services including clarification of Councils policy direction and future potential for this service.

10.0 DIVISIONAL MANAGER

**I Recommend Accordingly**

Hayden Wright  
Manager, Chief Executive's Office

CHIEF EXECUTIVE OFFICER

**APPROVED**

28 AUG 2006

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

Corporate Improvement and Strategic Planning has recently completed a Best Value Service Review on Council's public health and local laws service. This Service Review suggests a range of improvement options for Brisbane City Council's delivery of these services. A copy of the final report, incorporating key issues raised through the employee consultation period is attached.

As part of the review, about **90 employees**, managers and stakeholders of the service were interviewed to determine the perceived strengths, weaknesses and improvement options for the service.

Specific strengths include the dedication, professionalism and commitment of employees, the customer focus and responsiveness of operational employees, the multi-skilled service delivery teams, the use of standard operating procedures and risk-based workload prioritisation, and the use of Toolbox and ALARMS as supporting systems.

In any case for change it is important to retain and enhance the strengths and to address the weaknesses. Key gaps and issues form the case for change and include the following.

1. The service has multiple purchasers, with purchaser-provider relationships (including roles, responsibilities, governance and communication) varying significantly across the service activities. Responsibilities and accountabilities for some service activities are unclear. Policy and cross-program integration is also an issue and leads to conflicts in service delivery.
2. Service delivery performance measures are currently output focussed, with limited attention to outcome achievement. As a consequence, work unit drivers are focused around quantity rather than quality and it is difficult to evaluate how well the end-to-end service is performing.
3. Knowledge management across the service delivery chain is not optimal.
4. The current approach to service delivery does not provide a balanced approach between community education/information and punitive/enforcement. It was thought better outcomes could be achieved through an increased focus on community education/information.
5. Resourcing issues were identified as impacting on policy development and service delivery. Employee attraction and retention concerns are contributing to this issue.

To address the above gaps and issues (case for change), the following options are available.

1. Continue implementation of current improvement strategies to address issues and gaps in the service delivery chain and result in increased efficiency of service delivery. Key current improvement strategies include outcomes from Local Laws (LL) Organisational Review, CCSD Regional Shared Services Review, and DART implementation.
2. Implement additional improvement projects to address gaps and issues identified through this review. Projects include centralised Service Level Agreement development,



clarifying roles and responsibilities across the service chain, activity and workload review, and increased community education/information focus. The expansion of improvement strategies currently being implemented in LL (as a result of the Organisational Review) across the service chain may result in service delivery improvements.

3. Undertake a BCIA to validate and explore the potential for the following improvement options:

a) Review fees and charges collection:

A BCIA could be used to explore and analyse opportunities for alternate fees and charges collection strategies that reduce administrative burden and increase customer service. Examples include implementation of a rate-based fee collection process for certain licences similar to the system currently utilised by Gold Coast City Council.

b) Review functions and structural location for Plumbing Services Group (PSG):

A BCIA would review the functions of PSG to enable decision making over the most appropriate location for PSG.

c) Review functions and structural location for Immunisation Team in light of future potential for immunisation services and clarification on Council's policy direction:

Upon clarification of Council's policy direction for immunisation services a BCIA could explore opportunities to expand/grow immunisation services, operate immunisation services as a business unit, and increase revenue to increase cost recovery.

**Best Value Advisory Committee (BVAC) Recommendation**

On 7 August 06, the Best Value Advisory Committee (BVAC) agreed to progress the Public Health and Local Laws Service Review to the E&C Committee for consideration.

BVAC recommended the following that the improvement options outlined above be implemented.

Given the specific focus areas for the proposed BCIA's, BVAC considered that the scale of these BCIA's could be streamlined (as appropriate) when compared the scale of past BCIA's (for examples BCIA's on Parks and Roads, and City Fleet).

Recognising the scope to streamline the proposed BCIA's, the Corporate Improvement team proposes the following approach:

Proposed BCIA	Approach
Review of fees and charges collection	Corporate Improvement to lead a BCIA team involving Corporate Finance and Rates Processing
Review of functions and structural location for Plumbing Services Group	Corporate Improvement to partner with Business Improvement
Review of functions and structural location for immunisation services based on clarification of Councils policy direction and future potential for immunisation services.	Corporate Improvement to lead a BCIA team involving City Life and Immunisation Services

For all BCIA's Corporate Improvement will take the lead role in working with specialists from across Council. The BCIA's would target short completion times through negotiating reduced consultation timeframes in lieu of a more collaborative and consultative approach throughout the BCIA development process.



## 12.0 CONSULTATION

The consultation process for the Best Value Service Review was as per the Brisbane Best Value Framework, as detailed:

- Interviewed around 90 stakeholders from across the Service Delivery Chain
- Regular communication and consultation with the Divisional Managers and work unit managers throughout the Best Value Service Review process.
- Consultation draft of the Best Value Service Review was made available for three weeks to employees and their unions for review and comment.
- Meetings of the relevant WUCCs, including relevant union representation convened to discuss the Best Value Service Review, and obtain feedback.

## 13.0 IMPLICATIONS OF PROPOSAL

A BCIA will rigorously assess and validate the improvement options. The outcomes of the BCIA will then be considered by BVAC and the E&C Committee in order to determine any improvement initiatives to be implemented.

## 14.0 COMMERCIAL IN CONFIDENCE

The Best Value Service Review contains 'commercial in confidence' information on Council's delivery of public health and local laws services.

## 15.0 CORPORATE PLAN IMPACT

The recommendation of this submission will contribute to planning for more efficient and effective management of Brisbane City's resources.

## 16.0 CUSTOMER IMPACT

The recommendation of this submission will contribute to improved customer service, which would include increased transparency and improved customer responsiveness.

## 17.0 ENVIRONMENTAL IMPACT

The recommendation of this submission will contribute to improved environmental impact.

## 18.0 POLICY IMPACT

The recommendation of this submission will investigate improvements to policy formulation and articulation.

## 19.0 FINANCIAL IMPACT

The recommendation of this submission will investigate potential cost savings through the implementation of the improvement options.

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

As soon as possible



## 22.0 PUBLICITY/MARKETING

Employees and their unions 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

1.0 FILE NUMBER 252/7/0(P2/A3)

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

2.0 TITLE

Appointment of Chairman and the election of an Independent Director to the SEQ Water Board

3.0 ISSUE/PURPOSE

To seek approval at the General Meeting on 28 August 2006 for Council's delegate to support the election of Annabelle Chaplain as Chairman and John Orange as Independent Director to the SEQ Water Board.

4.0 PROPONENT

Terry Hogan, Divisional Manager City Policy and Strategy

5.0 SUBMISSION PREPARED BY

Barry Ball, Manager, Water Resources

**ACTION TAKEN**

28 AUG 2006

**RECEIVED**

28 AUG 2006

6.0 DATE

14 August 2006

**TOWN CLERK**

MWTR

**COMMITTEE**

6.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C Approval

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

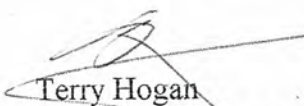
Not applicable.

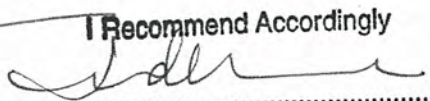
9.0 RECOMMENDATION

That approval be given for Council's delegate to support

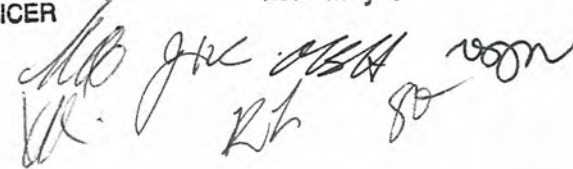
- Ms Annabelle Chaplain's nomination as Chairman of SEQ Water Board
- Mr John Orange's nomination as an independent director to the SEQ Water Board.

10.0 DIVISIONAL MANAGER

  
 Terry Hogan  
 Divisional Manager  
 CITY POLICY AND STRATEGY

**I Recommend Accordingly**  
  
 CHIEF EXECUTIVE OFFICER

**APPROVED**  
 28 AUG 2006  
  
 Lord Mayor





## 11.0 BACKGROUND

Advice has been received from SEQ Water of a General Meeting on the 28 August 2006. Two matters are to be considered at the meeting:

1. Approval of the appointment of Annabelle Chaplain as Chairman, and
2. Election of Independent Director. Mr John Orange has been nominated.

The SEQWater Board Constitution requires three Independent Directors be appointed to the Board. It is also a requirement that the position of Chairman be held by one of the Independent Directors. Until recently Dr Bob Grice, Ms Annabelle Chaplain and Mr John Massey held these positions. Ms Annabelle Chaplain has been the Acting Chairman since the retirement of the previous Chairman Dr Bob Grice.

The Board shortlisted a number of persons to identify a suitable candidate possessing the required business experience and skills required on the Board. SEQ Water has advised that Ms Chaplain has shown the necessary skills and experience to take on the role of Chairman. Ms Chaplain was unanimously nominated to this appointment by the Board members.

It is proposed that E&C support the nomination for Ms Chaplain to be appointed Chairman of the SEQWater Board.

With the appointment of Annabelle as Chairperson this leaves a vacancy for the remaining Independent Director position. Ms Chaplain has indicated that in an interview, Mr Orange demonstrated a good understanding of the current complexities in water management. Mr Orange also has extensive professional experience with both local government (Brisbane City Council) and the private sector. In addition, Mr Orange was the Alternate Director to the Board to the then Lord Mayor Jim Soorley, and in more recent times Alternate Director to Lord Mayor Campbell Newman. Ms Helen Gluer succeeded his appointment as Alternate Director upon Mr Oranges' resignation from BCC. Based on past experience, and considering his knowledge of the water industry, Mr Orange has subsequently been nominated to the vacant position of Independent Director of the SEQWater Board.

It is proposed that E&C support the nomination of Mr John Orange to this position.

Upon the resignation from the Board by Lord Mayor Campbell Newman, Mr Noel Faulkner is now BCC's appointed representative with Mr Barry Ball as Alternate Director.

## 12.0 CONSULTATION

Cr Helen Abrahams, Chairperson, Environment & Sustainability Committee  
Victoria Miller, Lord Mayor's Policy Advisor

## 13.0 IMPLICATIONS OF PROPOSAL

Ensure SEQ Water is able to operate effectively.

## 14.0 COMMERCIAL IN CONFIDENCE

Not applicable

**15.0 CORPORATE PLAN IMPACT**

Not applicable

**16.0 CUSTOMER IMPACT**

Not applicable

**17.0 ENVIRONMENTAL IMPACT**

Not applicable

**18.0 POLICY IMPACT**

Nil impact

**19.0 FINANCIAL IMPACT**

Nil impact

**20.0 HUMAN RESOURCE IMPACT**

Nil impact

**21.0 URGENCY**

Urgent – General Meeting 28 August 2006

**22.0 PUBLICITY / MARKETING STRATEGY**

Nil

**23.0 OPTIONS**

Option 1. Approve the recommended candidates

Option 2. Approve alternate candidates

Option 1 is recommended.



1.0 FILE NUMBER:330/104

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

2.0 TITLE

Novated leasing for executive vehicles.

3.0 ISSUE/PURPOSE

To seek approval to offer novated leasing for executive vehicles.

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

22 August 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL?

For E&C approval.

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

N/A

ACTION TAKEN  
28 AUG 2006  
RECEIVED  
28 AUG 2006  
COMMITTEE SECRETARY

9.0 RECOMMENDATION

1. Cease providing executives with a fully maintained vehicle as part of their remuneration package.
2. Provide the following cash equivalent of a vehicle value to all executives in their remuneration package, to be used in any way the executive chooses.
  - SOS officers - redacted
  - SES officers - redacted
  - Divisional Managers - redacted
  - Chief Executive Officer - redacted
3. Facilitate a process for executives to enter into a novated lease with an external Novation Project Manager.
4. Where executives do not wish to novate a vehicle but have demonstrated significant business use, provide a fully maintained base vehicle (at the relevant class and as listed in Council's light vehicle contract), to be approved at the discretion of the Chief Executive Officer.
5. Provide a one-off payment of 50% of the value of accessories to executives who have paid to have them included on their existing vehicles, as the vehicle is changed over.

10.0 DIVISIONAL MANAGER

*Hayden Wright*  
 Hayden Wright  
 Manager, Chief Executive's Office

I Recommend Accordingly  
 .....  
 CHIEF EXECUTIVE OFFICER

**APPROVED**  
 28 AUG 2006  
*[Signature]*  
 Lord Mayor

*[Handwritten signatures]*

## 11.0 BACKGROUND

Council is seeking to be more reflective of industry standards and more competitive in the way it structures its remuneration packages. A component of this strategy is the way it offers vehicles to its executives.

A presentation around a novated leasing concept was given to E&C Strategy in March 2006 and in-principle approval was received to proceed to a detailed proposal, which has now been prepared.

The proposal reflects a change in philosophy. It moves the organisation away from a restricted selection of executive vehicles for business and private use purposes, to a more flexible, portable and private vehicle arrangement. It clearly associates values within an executive's remuneration package equivalent to current entitlements that have not traditionally been costed.

The proposal also takes into account:

- the AT Kearney report that recommended Council exit from the City Fleet business
- the BCIA review that identified Council could save more than \$2million annually through more effective fleet management practices
- current industry standards
- transparency and equity in executive remuneration packages
- Council's policies of a clean and green, and accessible city.

### Current Situation

Under current arrangements, Council offers to provide a fully maintained vehicle to each executive, changed over every three years or at 60,000km, as part of their remuneration package.

If an executive chooses to take a vehicle, the executive is expected to bring the vehicle to their workplace and use the vehicle for all business related travel. Other staff within the branch may also use the executive's vehicle for business related travel. The executive may also use the vehicle for private travel, although petrol costs are incurred if the vehicle is taken outside a 200km radius. There are currently 84 executives with a vehicle. Annual operation and maintenance costs of these vehicles are redacted (including depreciation and finance costs, as well as redacted in FBT obligations). Costs for individual vehicles range from redacted to redacted due to the spread of kilometres travelled (from 6,282 to 46,491 pa, with an average of 26,000km pa).

If an executive chooses not to take a vehicle, the executive is given the equivalent value of the vehicle as an additional cash component of their salary, which is taxed at the marginal rate. The executive then has responsibility to make his or her own travel arrangements to the workplace. The cash equivalent is provided on the basis that the executive does not use cabcharge vouchers or any other corporate provision for business related travel. There are currently 53 executives who take the cash equivalent rather than a vehicle, at a cost of redacted.

No executive is entitled to use the carpool vehicles.

The raw cost to Council to provide executives with a fully maintained vehicle or the cash equivalent is redacted for those executives who take a vehicle plus redacted for those executives who take the cash). This cost does not include ancillary costs such as administration, fleet management, parking etc.

### Details of proposal

The proposal is to:

1. Cease providing executives with a fully maintained vehicle as part of their remuneration package.
2. Provide the cash equivalent of a vehicle value to all executives in their remuneration package, to be used in any way the executive chooses.



3. Facilitate a process for executives to enter into a novated lease by providing executives with details of an external Novation Project Manager, to be engaged by Council, who will work with executives to determine all leasing arrangements tailored to the individual's circumstances.
4. Increase the vehicle value in two classes (from <sup>redacted</sup> to <sup>redacted</sup> and from <sup>redacted</sup> to <sup>redacted</sup>) to meet the realistic costs of running and operating vehicles in the respective classes, and match the cost that may be incurred under novated leasing.

The current cash values are:

SOS officers	-	redacted
SES officers	-	redacted
Divisional Managers	-	redacted
Chief Executive Officer	-	redacted

*Proposed increase in vehicle values for SOS and SES officers*

Current figures show the average mileage of executive vehicles is 26,000km per annum. On this basis, figures provided by National Fleet for costs of novated vehicles that travel 26,000km per annum, are comparable to Council's current vehicle allowance (refer Appendix A).

However, given the variance of kilometres travelled (from 6,282 to 46,491 per annum), the proposal has been based on a vehicle travelling 20,000 kilometres per annum. It is therefore recommended that the vehicle value component in two classes of vehicles be increased (from \$13,500 to \$14,000 and from \$17,500 to \$20,000) to cover possible additional costs that may be incurred under novated leasing (refer to Appendix A).

This allocation would provide executives with a fully maintained vehicle, including fleet management costs and FBT.

*Costs*

Costs based on 137 executives are as follows, to be spread over five to six year period as vehicles and employment contracts are due for renewal, are as follows:

Proposed costs		Current costs		Difference
28 execs at \$14,000	\$392,000	28 execs at \$13,500	\$378,000	\$14,000
99 execs at \$20,000	\$1,980,000	99 execs at \$17,500	\$1,732,500	\$247,500
10 execs at \$26,500	\$265,000	10 execs at \$26,500	\$265,000	\$0
1 exec at \$32,000	\$32,000	1 exec at \$32,000	\$32,000	\$0
<i>Totals</i>	<i>\$2,669,000</i>		<i>\$2,407,500</i>	<i>\$261,500</i>

5. Where executives do not wish to novate a vehicle but have demonstrated significant business use, a fully maintained base vehicle is provided (as listed in the Council's light vehicle contract), approved at the discretion of the Chief Executive Officer.

*Base vehicle*

It is recognised that some executives have significant business use and that these executives may not wish to use their private (novated or not) vehicle for such travel. Such additional business travel in a private vehicle would, however, reduce FBT and some costs could be offset in an individual's personal tax return.

However it is proposed to provide a fully maintained base vehicle to those executives who choose not to novate and who have demonstrated significant business use. There will be one vehicle in each class, as listed in the Council's light vehicle contract and approval to have such a vehicle would be at the discretion of the Chief Executive Officer.



Business purposes may include attending meetings, site inspections, depots and regional offices. For an executive to access a base vehicle, some provisions around business use should be established, such as that the vehicle is used for business purposes for more than 50% of the time, and that 75% of such use is by the executive rather than other staff members.

Flexibility will need to be built into these arrangements so that if the requirement of an executive's role changes to include significantly more business travel, they may have the option of a base vehicle.

#### *Carpool*

Executives will be able to access carpool vehicles for business related travel as per existing carpool policy, with no overnight use.

6. Provide a one-off payment of 50% of value of accessories to executives who have paid to have them included on existing executive vehicles, as the vehicle is changed over.

Executives are required to pay for additional items that they have fitted on their vehicles (eg, towbar, window tinting, roof racks, etc). It is considered unfair not to recognise these costs and therefore this proposal provides for executives to be recompensed at 50% of the value of those accessories as their vehicle is turned over. Note that this will be a one-off payment made to executives at the time of their vehicle changeover.

#### **Transition arrangements**

The proposal is not for a blanket changeover to novated leasing but to move to the new arrangements over a period of time, generally, as an executive's vehicle or employment contract is due for renewal which would take five to six years. This will ensure that Council does not suffer a capital loss on the sale of a large number of Council vehicles over a short period of time.

A moratorium will apply to all new vehicles from an agreed date, proposed to be 1 October 2006. Executives who commence after that date will not be offered a vehicle but the cash equivalent and advised of their option to novate. If a new executive currently has a novated lease, they will be able to transfer that lease.

Consideration will be given to individual circumstances to ensure fairness and stability and Council will work with existing executives on a case by case basis to determine how best to move to novated leasing. Options may include:

- extending vehicle term to align with employment contract
- early renewal of employment contract (if appropriate) if there is only a few months difference between vehicle changeover and contract end date
- allocating a spare vehicle, if available, to executives who have some time to run on existing employment contracts but whose vehicles have come up for renewal.

#### **Timing and costs**

Possible timing and costs of a changeover to novated leasing, based on vehicle and employment contract end dates for the next three years are summarised below. Refer to Appendix B for a more detailed breakdown.

Year	Proposed costs	Current costs	Difference
2006	\$208,000	\$174,000	\$23,500
2007	\$876,500	\$791,000	\$85,500
2008	\$887,000	\$761,500	\$125,500
2009	\$242,000	\$194,000	\$48,000
<i>Total</i>	<i>\$2,213,500</i>	<i>\$1,920,500</i>	<i>\$293,000</i>



## Contracts

Changes to employment contracts to reflect this proposal are being drafted by Brisbane City Legal Practice (BCLP).

## Information sessions

A series of information sessions will be arranged for executives if the new arrangements are approved. The presentation created for the executive focus groups, along with a Q&A sheet, which was also developed for the focus groups, will be amended and used for this purpose. It is also suggested that the approved Novated Leasing Project Manager would run these sessions.

Executives will be strongly encouraged to seek independent financial advice to determine the best option for their individual circumstances. Representatives from the novated leasing companies will also be available for individual discussions during this time.

## Novated vehicle manager

Appointment of a Novation Project Manager is currently in progress. A number of presentations have been received with a focus on the company's ability to provide depth of services, flexibility, and additional services, eg replacement vehicle for breakdown services.

Legal consultation is being finalised around an overarching agreement that would need to be in place between Council and a Novation Project Manager. This document would not bind Council or make Council liable in any way, but sets out the responsibilities and expectations of both parties.

## Potential issues

### *Taxation*

Two changes as a result of the Federal budget may have an impact on this proposal:

- personal income tax rates changed from 1 July 2006, with rates dropping (most executives will fall into the 40% rate) and the new top rate of 45% starting at \$150,001
- rate of FBT will change from 1 April 2007, from 48.5% to 46.5%, which may have an impact of up to \$400 per vehicle less than the estimated amount (note this figure is an approximation only and real cost will depend on kilometres travelled).

However novated leasing also now allows for two options to maximise tax-effectiveness:

- total amount (eg, lease costs as well as running/operating costs) is packaged and paid by the employer out of an employee's pre-tax salary
- portion of the total amount (eg, lease and management costs) is paid by the employer out of an employee's pre tax salary and the employee makes an additional contribution (eg, running/operating costs) from their after-tax salary. This is known as the Employee Contribution Method (ECM) and in effect, the payments from after-tax salary can eliminate the FBT because the cost of the fringe benefit has been contributed.

The Novation Project Manager will advise executives of the optimal arrangement for individual circumstances.

## 12.0 CONSULTATION

A presentation was given to E&C strategy and in-principle agreement was received to progress to a detailed proposal.

Two focus group sessions for executives were held on 5 and 6 July 2006 and 18 officers attended. Most issues were covered, feedback was positive and executives indicated their acceptance of the proposal.

Cr Kim Flesser, Chair, Finance Committee  
Jude Munro, Chief Executive Officer  
Cris Anstey, Lord Mayor's Chief of Staff  
Hayden Wright, Manager, Chief Executive's Office  
David Askern, Manager, Brisbane City Legal Practice

All are in agreement.

### 13.0 IMPLICATIONS OF PROPOSAL

#### *For Council*

The following have been identified as impacts on the organisation:

- Council is no longer responsible for financing and maintaining a fleet of vehicles for executives
- novated leasing offers a cost-effective way to add value to an executive's remuneration package
- time and costs associated with the management and disposal of the vehicle are undertaken by the external leasing party
- executives have responsibility for their vehicle at the end of the lease and/or at the end of their employment
- more equitable remuneration across executives
- recover parking costs
- may be an expectation that Council would offer vehicle salary packaging to a wider range of employees than executives.

#### *For executives*

The following have been identified as impacts on executives:

- greater flexibility and choice of vehicle
- option to own vehicle at end of lease, or upgrade to another vehicle
- more effective salary packaging
- portable lease which may be transferred to another employer
- repayments are generally fixed over the term of the lease
- increased responsibility for maintaining vehicle to a high standard, negotiating terms of lease
- additional operating costs (eg fuel, repairs, insurances, etc), compensated by increase in salary and paid from pre-tax salary
- additional parking costs, compensated through an additional salary.

### 14.0 COMMERCIAL IN CONFIDENCE

No

### 15.0 CORPORATE PLAN IMPACT

Consistent with Corporate Plan.

### 16.0 CUSTOMER IMPACT

The proposal allows Council to provide attractive salary packaging options for executives in conjunction with efficient business delivery for customers. It will mean Council can be more effective in its fleet management practices and align more closely to its policies of a clean and green, as well as an accessible city.

### 17.0 ENVIRONMENT IMPACT

Nil

### 18.0 POLICY IMPACT

Council's vehicles policy will be reviewed.



## 19.0 FUNDING IMPACT

Based on 137 executives:

### *Vehicle component*

(to be spread over five to six year period as vehicles and employment contracts are due for renewal)

Proposed costs		Current costs		Difference
28 execs at \$14,000	\$392,000	28 execs at \$13,500	\$378,000	\$14,000
99 execs at \$20,000	\$1,980,000	99 execs at \$17,500	\$1,732,500	\$247,500
10 execs at \$26,500	\$265,000	10 execs at \$26,500	\$265,000	\$0
1 exec at \$32,000	\$32,000	1 exec at \$32,000	\$32,000	\$0
<i>Totals</i>	<i>\$2,669,000</i>		<i>\$2,407,500</i>	<i>\$261,500</i>

### *Anticipated annual costs*

Year	Proposed costs	Current costs	Difference
2006	\$208,000	\$174,000	\$23,500
2007	\$876,500	\$791,000	\$85,500
2008	\$887,000	\$761,500	\$125,500
2009	\$242,000	\$194,000	\$48,000
<i>Total</i>	<i>\$2,213,500</i>	<i>\$1,920,500</i>	<i>\$293,000</i>

### *Accessories*

\$37,090 (one-off cost to pay 50% value of declared accessories), to be spread over five to six year period as vehicles and employment contracts are due for renewal.

### *2006 cost*

As shown above, the additional cost for 2006 would be \$23,000 with a minor additional amount for some accessories.

### *Savings*

The BCIA review identified Council could save more than \$2million annually through more effective fleet management practices. Savings made in ancillary costs such as administration, fleet management, etc for an executive fleet would account for any additional costs under the proposed arrangements.

## 20.0 HUMAN RESOURCE IMPACT

The project will be managed by existing staff within the Office of the Chief Executive, with relevant divisions involved in the operational aspects, including Strategic Procurement and Corporate Services.

The proposal has been developed to ensure that no detriment occurs to the largest number of executives.

## 21.0 URGENCY

As soon as possible, as it is proposed to introduce the new arrangements on 1 September 2006.

## 22.0 PUBLICITY/MARKETING STRATEGY

An internal communication program and series of information sessions will be arranged for executives if the new arrangements are approved. Representatives from the novated leasing companies will also be available for individual discussions during this time.

## 23.0 OPTIONS

1. To endorse the proposal as outlined above.
2. To amend the proposal as outlined above and endorse the amended proposal.
3. To not endorse the proposal as outlined above.

Option 1 is recommended.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



1.0 FILE NUMBER: 21/0-R(5)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Overseas Travel - Brisbane-Kobe Staff Exchange Program - BCC Staff Exchange Officer to Kobe, Japan.

3.0 ISSUE/PURPOSE

Approval required for completion of the Brisbane-Kobe Staff Exchange Program involving the reciprocal placement of one Council officer within the Kobe City Government for work placement over the period 8 September to 7 October 2006.

4.0 PROPONENT

Jude Munro  
Chief Executive officer

ACTION TAKEN

28 AUG 2006

RECEIVED

28 AUG 2006

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Jennifer Wong, Staff Exchange Coordinator, LMIRO Ext 34538.

TOWN CLERK

LMIRO

6.0 DATE

August 23, 2006

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

Approval be granted for Damian Dewar, Acting Coordinator Urban Design, City Planning to travel to Kobe from 8 September to 7 October 2006 for the purpose of participating in the Brisbane-Kobe Staff Exchange Program at a cost of \$12,000.

10.0 DIVISIONAL MANAGER

Jude Munro  
CHIEF EXECUTIVE OFFICER

APPROVED

2/8 AUG 2006

Lord Mayor

*[Handwritten signatures and initials]*  
RT  
VH  
WOM  
S  
JWB  
gbc

## 11.0 BACKGROUND

The Brisbane City Council is currently pursuing Staff Exchange programs with each of Brisbane's Sister Cities and other strategic cities within the Asia Pacific Region. To date, the Brisbane City Council has received inbound exchange teams from Semarang, Indonesia (1993); Shenzhen, China (1994-2006); Beijing, China (1995/6); Kaohsiung, Taiwan (2000-2005); Auckland, New Zealand (2002); and Daejeon, Korea (2004). Outbound exchange teams have undertaken placements in Semarang (1994), Beijing (1995), Shenzhen (1996 and 2005), Kaohsiung (2005) and Daejeon (2006).

The outbound exchange to Kobe is scheduled from September to October 2006. This will be the first staff exchange with Kobe under the Sister Cities Staff Exchange program.

The successful candidate has been sourced through an Expression of Interest process from within Brisbane City Council. Fifteen (15) applications were received and two (2) applications were shortlisted.

The Divisional Manager has given his approval to release the selected participant in the Brisbane-Kobe Staff Exchange Program as follows:

Mr Damian Dewar     Acting Coordinator Urban Design  
                                 City Planning  
                                 City Policy & Strategy Division

### *Objectives of the Staff Exchange Program*

The Sister Cities Staff Exchange Program contributes to the vision of the Brisbane City Council – to be the most efficient, effective and customer-oriented organisation in the Asia Pacific region, through the development of:

- mutually beneficial business, economic and cultural relationships;
- commercial opportunities for Brisbane City Council and/or the City of Brisbane;
- strategic alliances with overseas organisations to exchange information, practices, learnings and contribute to innovation within the Brisbane City Council;
- a favourable profile and reputation of the Brisbane City Council and the City of Brisbane;
- a global perspective within the Brisbane City Council workforce, including an appreciation of different cultures, business practices and opportunities;
- the skills, knowledge and abilities of employees to meet career developmental needs.

### *Travel Arrangements*

It is proposed that the staff exchange officer would depart Brisbane on 8 September 2006 and arrive in Kobe on the same day.



Following local orientation, he will commence work on the 11 September 2006 with the Kobe City Government for a 4 week period.

## 12.0 CONSULTATION

Lord Mayor Campbell Newman  
Kobe City Government

Gordon Scott, International Relations Manager, Lord Mayor's Administration Office

Peter Rule, Manager, Lord Mayor's Administration Office

Terry Hogan, Divisional Manager, City Policy & Strategy Division

Michael Papageorgiou, Manager City Planning

All are in agreement with the recommendations.

## 13.0 IMPLICATIONS OF PROPOSAL

The Sister Cities Program is focussing on the development of trade and business opportunities for Brisbane and the Staff Exchange Programs have been identified as a suitable vehicle to assist in the development of these business relationships and in providing market intelligence.

Positioning the BCC officer in Kobe will be invaluable to the enhancement of the Brisbane-Kobe relationship which celebrated its 20<sup>th</sup> anniversary in July 2005. The officer could also assist the Kobe City Government with the visit preparation of the Brisbane Business Mission to Kobe and Osaka to be led by Chairperson of Council, Cr Kevin Bianchi in late September 2006. The work placement is due to conclude on 6 October 2006.

## 14.0 COMMERCIAL-IN-CONFIDENCE

No.

## 15.0 CORPORATE PLAN IMPACT

The proposal contributes to the Regional and World City strategy by progressing actions:

- 6.3 Build relationships with targeted international city governments and agencies;
- 6.4 Export our 'know how' and intellectual capital for commercial and mentoring purposes;
- 6.5 Enhance the capabilities of the Asia Pacific networks.

**16.0 CUSTOMER IMPACT**

Nil.

**17.0 ENVIRONMENTAL IMPACT**

It is anticipated that the exchange of information, expertise and learnings will contribute positively to the development of best-practise methods and innovation within the City Planning area of Council.

**18.0 POLICY IMPACT**

BCC Travel Policy does not apply to Sister City Staff Exchanges given the nature of the program and the unique conditions under which officers are travelling and working. Corporate guidelines for outbound staff exchanges have been followed.

**19.0 FUNDING IMPACT**

*Staff Exchange Program*

The following expenses for the officer will be covered by the International Relations Staff Exchange program budget:

- Return business class airfare \$ 5,500.00
- Living allowances \$ 2,500.00
- Language/Cross cultural training \$ Nil
- Medical services (inoculations) \$ 1,000.00
- Other program support services \$ 2,000.00

Total costs are not expected to exceed \$12,000 and are available within vote code: 1.01.1511.226.816.000.XXX.000.00.

*BCC Division*

The BCC Staff Exchange Officer will continue to be paid his normal salary throughout the work placement. Salary and any associated backfilling expenses are the responsibility of the substantive Division.

*Kobe City Government*

The Kobe City Government has agreed to provide accommodation and some meals for the BCC Staff Exchange Officer. Costs for official entertainment and hospitality, and



work placements will also be covered by Kobe.

## **20.0 HUMAN RESOURCE IMPACT**

It is anticipated that the substantive Division may wish to make backfilling arrangements to maintain standards of service and work output. The Divisional Manager will be responsible for any decision to backfill and subsequent arrangements for replacement staff.

## **21.0 URGENCY**

Urgent. To allow for travel arrangements to be made.

## **22.0 PUBLICITY/MARKETING STRATEGY**

At discretion of the Lord Mayor in line with corporate guidelines.

## **23.0 OPTIONS**

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

Option (1) is the preferred option.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE

1.0 FILE NUMBER: 202/11-PC830/3

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

2.0 TITLE

Resumption of Leasehold interest in the property situated at 3 Sneyd Street, Bowen Hills for the North-South Bypass Tunnel.

3.0 ISSUE/PURPOSE

To reject the claim of compensation relating to the business located at 3 Sneyd Street, Bowen Hills and offer an advance against compensation, to be paid to the lessee.

4.0 PROPONENT

Scott Stewart, Acting Executive Manager, Major Infrastructure Projects Office.

5.0 SUBMISSION PREPARED BY

Stuart Milliner, Major Infrastructure Projects Office, Ext. 37347.

6.0 DATE

22 August 2006.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval.

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

N/A.

BCC PUBLICATION SCHEME  
10 YEAR RELEASE



**9.0 RECOMMENDATION**

It is recommended that the Establishment and Coordination Committee approve as follows:

1. An advance on compensation be made under Section 23 of the Acquisition of Land Act 1967 as set out in Schedule 1, Part 4,
2. The claim for compensation set out in Schedule 1, Parts 1 and 2 be rejected as excessive and
3. No offer of settlement be made at this time.

**Schedule 1**

<b>Part 1</b>	<b>Details of Resumption</b>									
<b>Claimant</b>	Office Furniture Systems Pty Ltd									
<b>Property Resumed</b>	3 Sneyd Street, Bowen Hills described as Lot 2 on RP 818558 Parish of North Brisbane									
<b>Purpose of Resumption</b>	An approved Tollway Project and a purpose incidental to the purpose of an approved Tollway, namely the North-South Bypass Tunnel Project.									
<b>Part 2</b>	<b>Details of Claim</b>									
<b>Amount Of Claim</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">a) Physical Relocation</td> <td style="width: 20%; text-align: center;">redacted</td> <td style="width: 20%;"></td> </tr> <tr> <td>b) Professional Fees</td> <td style="text-align: center;">redacted</td> <td></td> </tr> <tr> <td>c) Unspecified Business Loss</td> <td></td> <td></td> </tr> </table>	a) Physical Relocation	redacted		b) Professional Fees	redacted		c) Unspecified Business Loss		
a) Physical Relocation	redacted									
b) Professional Fees	redacted									
c) Unspecified Business Loss										
<b>Part 3</b>	<b>Details of Offer</b>									
<b>Amount of Offer</b>	Not Applicable									
<b>Part 4</b>	<b>Details of Advance</b>									
<b>Amount of Advance</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">a) Physical Relocation</td> <td style="width: 20%; text-align: center;">redacted</td> <td style="width: 20%;"></td> </tr> <tr> <td>b) Professional Fees</td> <td style="text-align: center;">redacted</td> <td></td> </tr> </table>	a) Physical Relocation	redacted		b) Professional Fees	redacted				
a) Physical Relocation	redacted									
b) Professional Fees	redacted									

**ACTION TAKEN**  
 28 AUG 2006  
 TOWN CLERK  
 NSBT 13  
**RECEIVED**  
 28 AUG 2006  
 SERVICE SECTION

**10.0 DIVISIONAL MANAGER**  
  
 Scott Stewart  
 Acting Executive Manager  
 Major Infrastructure Projects Office

**I Recommend Accordingly**  
  
 CHIEF EXECUTIVE OFFICER

**APPROVED**  
 28 AUG 2006  
  
 Lord Mayor

## 11.0 BACKGROUND

By Taking of Land Notice (No. 1027) 2006 published in the Queensland Government Gazette dated 30 June 2006, Council resumed property at 3 Sneyd Street, Bowen Hills, described as Lot 2 on RP 818558, formerly leased by Office Furniture Systems Pty Ltd (OFS).

OFS are seeking <sup>redacted</sup> for physical relocation costs and <sup>redacted</sup> for legal, valuation and accounting fees. The claimant is also submitting a claim for an additional unspecified business disturbance. No further evidence has been supplied on the additional business disturbance. As such the claim should be rejected.

OFS are seeking an advance for the relocation costs and legal, valuation and accounting costs.

Quotes in the amount of <sup>redacted</sup> have been provided for the following relocation expenses;

- Relocation of office furniture and showroom stock
- Relocation and reinstalling of PC's, network, printers and photocopiers
- Relocation of telephone system
- Alterations to new premises
- Repainting premises in corporate colours
- Sign writing
- New stationary.

Further quotes for Legal, valuation and accounting fees have been provided in the amount of <sup>redacted</sup>

The quotes received for relocation and professional fees are considered reasonable and should form part of an offer for an advance against compensation.

It is therefore recommended that the claim for compensation be rejected, however, in an effort to minimize the financial burden imposed on OFS, it is also recommended that Council pay an advance against compensation in the amount of <sup>redacted</sup>

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects, and Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is progressed, albeit not settled.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes.



## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1.DO5 Tunnels) theme of the Corporate Plan.

## 16.0 CUSTOMER IMPACT

Nil.

## 17.0 ENVIRONMENTAL IMPACT

Nil.

## 18.0 POLICY IMPACT

Nil.

## 19.0 FINANCIAL IMPACT

Funds are available in the current North-South Bypass Tunnel project budget.

## 20.0 HUMAN RESOURCE IMPACT

Nil.

## 21.0 URGENCY

Urgent. Council is eager to secure vacant possession to allow the handover to RiverCity Motorway to proceed on schedule.

## 22.0 PUBLICITY/MARKETING

Nil.

## 23.0 OPTIONS

Option 1: Reject the Claim for Compensation and accept the recommendation to pay the advance against compensation.

Option 2: Reject the recommendation and accept the claim as submitted.

**Option 1 is the preferred option.**

1.0 FILE NUMBER: 202/11-PK460/131/3

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

2.0 TITLE

Resumption of Leasehold interest in a Property situated at unit 3 / 131 Ipswich Road, Woolloongabba

3.0 ISSUE/PURPOSE

To reject the claim of compensation relating to the business located at 3 / 131 Ipswich Road, Woolloongabba and to allow an advance against compensation to be paid to the lessees.

4.0 PROPONENT

Scott Stewart, Acting Executive Manager, Major Infrastructure Projects Office

5.0 SUBMISSION PREPARED BY

Stuart Milliner, Major Infrastructure Projects Office, Ext 3 7347.

6.0 DATE

22 August 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

E&C Approval

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

N/A

9.0 RECOMMENDATION



**9.0 RECOMMENDATION**

It is recommended that the Establishment and Coordination Committee approve as follows:

1. The claim for compensation set out in Schedule 1 Part 1 and 2 be rejected as excessive;
2. No offer of settlement be made at this time;
3. An advance on compensation be made under Section 23 of the Acquisition of Land Act 1967 (ALA) as set out in Schedule 1 Part 4.

**Schedule 1**

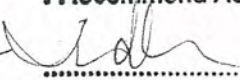
<b>Part 1</b>	<b>Details of Resumption</b>
<b>Former Lessee</b>	Delways Distributors Pty Ltd Trading as Totally Work Wear
<b>Property Resumed</b>	3 / 131 Ipswich Road, Woolloongabba described as part of Lot 11 on RP 857128 Parish of South Brisbane.
<b>Purpose of Resumption</b>	A purpose incidental (construction) to an approved Tollway Project, namely the North-South Bypass Tunnel Project.
<b>Part 2</b>	<b>Details of Claim</b>
<b>Amount Of Claim</b>	(a) under all heads <span style="background-color: #cccccc;">redacted</span>
<b>Part 3</b>	<b>Details of Offer</b>
<b>Amount of Offer</b>	Not applicable
<b>Part 4</b>	<b>Details of Advance</b>
<b>Amount of Advance</b>	<span style="background-color: #cccccc;">redacted</span>

**ACTION TAKEN**      **RECEIVED**  
 28 AUG 2006      28 AUG 2006  
**TOWN CLERK**      **COMMITTEE SECTION**  
 NSBT13

**10.0 DIVISIONAL MANAGER**

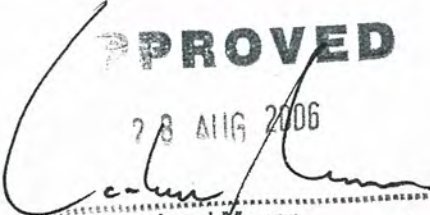
  
**Scott Stewart**  
 Acting Executive Manager  
 Major Infrastructure Projects Office

**I Recommend Accordingly**

  
 CHIEF EXECUTIVE OFFICER

**APPROVED**

28 AUG 2006

  
 Lord Mayor



## 11.0 BACKGROUND

By taking of Land Notice (No. 1029) 2006 published in the Queensland Government Gazette dated 30 June 2006, Council resumed the property at 131 Ipswich Road, Woolloongabba described as Lot 11 on RP857128 Parish of South Brisbane, part of which was formally leased to Delways Distributors Pty Ltd trading as Totally Work Wear (TWW). The property is required for the construction of the North-South Bypass Tunnel project.

TWW is seeking [redacted] relocation costs plus additional business disturbance.

The claim is comprised of the following:

- a) Profit Rental [redacted]
- b) Legal Costs [redacted]
- c) Search Costs [redacted]
- d) Fitout [redacted]
- e) Transfer of Services [redacted]
- f) Physical Move [redacted]

TOTAL [redacted]

The claim should be rejected on the basis that it is excessive and an offer of an advance of compensation should be made for the following reasons.

### Profit Rental

TWW is entitled to a profit rental as part of their compensation. TWW has assessed the profit rental at [redacted] which represent the difference between the rental on their new premises, and the rental on their current premises for the time remaining on their lease. This is an incorrect method for the calculation of a profit rental. The correct method is calculating the difference between the full market rental for their current building and the rent currently paid.

Harvey Ehlers and Associates, an independent valuer engaged by Council has assessed the profit rental to be [redacted]. The offer of an advance of compensation is therefore restricted to [redacted].

### Legal Costs

TWW is entitled to reasonable legal costs as part of its compensation. Invoices for the legal and professional costs have been provided to Council and the costs incurred. The legal costs have been included in the Council's offer for an advance.

### Search Costs

TWW has included an amount of [redacted] for the cost of searching for new premises. This figure has been calculated by recording the time spent undertaking searches, speaking to agents, negotiations and developing plans for new premises. The owner has calculated 197.4 hours of his time at [redacted] per hour and 11.8 hours of his staff's time at [redacted] per hour.



The search costs to find new premises is not a compensable item under the ALA and as such should be rejected. For this reason we have not included this compensation item in our offer for an advance.

### Fit out Costs

TWW is entitled to reasonable costs for the fit out of its new premises. Invoices and quotes have been provided for all the fit out costs. These costs are considered reasonable. As such the quoted fit out costs have been included in the Council's advance offer.

### Transfer of Services

The following items have been claimed under this heading

- Removal and transfer of telephone system and lines
- Relocation of computer system
- Replacing signage
- Relocation of the security and Alarm System
- Printing and stationery costs
- Customer and supplier notification

All these items are compensable under the ALA.

Quotes and invoices have been provided for all items claimed under this heading.

TWW has included radio advertising for 12 months in the customer notification at a total cost of <sup>redacted</sup>. This is not a compensable item. All other costs claimed are reasonable and have been included in the Council's advance offer.

### Physical Move

Quotes have been provided for the transport, packing and removal of the plant and stock of the business including insurance.

The amount claimed also includes TWW staff costs for the move, which have been estimated at 114.5 hours. This estimate seems excessive and should be rejected.

The quote from the removalist, which includes insurance is considered reasonable and has been included in our offer of advance.

### Calculation of Recommended Advance Payment

The advance has therefore be calculated as follows;

a) Profit Rental	redacted
b) Legal Costs	redacted
c) Fitout Costs	redacted
d) Transfer of Services	redacted
e) Physical Move	redacted
TOTAL	redacted

It is therefore recommended that the claim for compensation be rejected. However, in an effort to minimize the financial burden imposed on TWW, it is also recommended that Council pay an advance against compensation in the amount of <sup>redacted</sup>

## 12.0 CONSULTATION

Graham Quirk, Chairperson Transport and Major Projects  
Gregg Buyers, Major Infrastructure Projects

All those consulted agree with the recommendation.

## 13.0 IMPLICATIONS OF PROPOSAL

A claim for compensation is progressed, albeit not settled. The advance will enable the claimant to relocate and not delay the North-South Bypass Tunnel project.

## 14.0 COMMERCIAL IN CONFIDENCE

Yes

## 15.0 CORPORATE PLAN IMPACT

This action is consistent with the Accessible City (Service Development 7.1.2.1.DO5 Tunnels) theme of the Corporate Plan.

## 16.0 CUSTOMER IMPACT

Nil

## 17.0 ENVIRONMENTAL IMPACT

Nil

## 18.0 POLICY IMPACT

Nil

## 19.0 FINANCIAL IMPACT

Funds are available in the current North-South Bypass Tunnel project budget.

## 20.0 HUMAN RESOURCE IMPACT

Nil

## 21.0 URGENCY

Urgent. Council is eager to secure vacant possession to allow the handover to RiverCity Motorway to proceed on schedule.



**22.0 PUBLICITY/MARKETING**

Nil

**23.0 OPTIONS**

Option 1:Reject the Claim for Compensation and accept the recommendation to pay the advance against compensation.

Option 2:Reject the recommendation and accept the claim as submitted.

**Option 1 is the preferred option**

**BCC PUBLICATION SCHEME  
10 YEAR RELEASE**