

E&C RESULTS – 6 MARCH 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
06/03-1	265/6	City Policy and Strategy	Rolling Programs of Works	Held
06/03-2	487/6(432)	City Policy and Strategy	Changes to the Schedule of Fees and Charges 2005-2006 in the Plumbing and Drainage Fees Section	Yes
06/03-3	348/13/7	City Policy and Strategy	The Gabba Traffic Area Review Report	Held
06/03-4	460/2(204)	City Policy and Strategy	Compensatory Earthworks Planning Scheme Policy, Brisbane City Plan 2000	Yes Amended
06/03-5	460/2(186/A1)	City Policy and Strategy	Chermside Parklands Master Plan Planning Scheme Policy	Yes
06/03-6	461/41/5	City Policy and Strategy	Adoption of Brisbane Active Transport Strategy: Walking and Cycling Plan 2005-2010	Yes
06/03-7	243/80-50133-2004/2005	OLMCEO	Submission for Council approval under Division 12 of the City of Brisbane Act 1924 (MAN Automotive Imports Pty Ltd)	Yes
06/03-8	221/21(26)	Corporate Services	Inclusion of charitable organisation in Appendix 'A' of the schedule of Fees and Charges	Yes
06/03-9	240/7-2005/2006	OLMCEO	Contracts to Provide Professional Services – Report for December 2005	Yes Amended
06/03-10	234/70/1(345)	Brisbane Water	Appointment of Councillors Peter Cumming and Jane Prentice to the Brisbane Water Enviro Alliance Board	Yes
06/03-11	(1) 364/150/2-LI870/P9	Corporate Services	Proposed lease of Council land situated at 24 Walker Street, Taringa described as Lot 12 on RP128081.	Held

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: 460/2(204)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Compensatory Earthworks Planning Scheme Policy, Brisbane City Plan 2000

3.0 ISSUE/PURPOSE

To adopt amendments to include the Compensatory Earthworks Planning Scheme Policy in the City Plan

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy and Strategy Division

5.0 SUBMISSION PREPARED BY

Robert Imrie, Program Officer, City Planning Branch, ext 34874

RECEIVED

- 6 MAR 2006

COMMITTEE SECTION

6.0 DATE

27 February 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

^{NO}
~~For recommendation to Council following appropriate industry consultation.~~

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

YES. A Council resolution is required under Schedule 3 of the *Integrated Planning Act 1997*

9.0 RECOMMENDATION

^{draft}
~~That Council resolve as per the draft resolution attached at "A"~~

10.0 DIVISIONAL MANAGER

~~to E&C approve release of policy for industry consultation~~

Terry Hogan
Divisional Manager
CITY POLICY AND STRATEGY DIVISION

I Recommend Accordingly
[Signature]
ACTING CHIEF EXECUTIVE OFFICER

ACTION TAKEN

- 6 MAR 2006

TOWN CLERK

POCP11

APPROVED

6 MAR 2006

[Signature]
Lord Mayor

11.0 BACKGROUND

On 25 October 2005, Council resolved to propose to amend the Brisbane City Plan 2000 (the Planning Scheme), to introduce a new Planning Scheme Policy entitled Compensatory Earthworks Planning Scheme Policy, as set out in Attachment B.

The Compensatory Earthworks Planning Scheme Policy was part of the End 2005 City Plan amendment package. The Planning Scheme Policy was separated from the remainder of the package to take advantage of the shorter process for policies under the *Integrated Planning Act 1997* (IPA).

The proposed amendments are at Attachment B.

The amendments were on statutory exhibition for 20 business days from 4 November 2005 to 17 December 2005. There were no submissions received during the statutory exhibition period.

A review by City Design identified that the policy referred to waterway corridors and flood regulation lines. City Plan maps only use the term waterway corridor. Consequently a modification was made to only use the term "waterway corridor" in the policy.

At this stage in the statutory amendment process, Council's options under IPA are to adopt the policy as notified, adopt the policy with modifications, or abandon the proposal. Should Council support the recommendation, the Compensatory Earthworks Planning Scheme Policy will be included in the next City Plan Update due for release 1 July 2006.

12.0 CONSULTATION

Cr David Hinchliffe, Chairperson, Urban Planning & Economic Development Committee (16/2/06 and 22/2/06)

Amanda Cooper, Policy Advisor, Lord Mayor's Office (17/2/06 and 22/2/06)

The City Plan amendments were prepared in consultation with officers from the following branches:

- Water Resources
- City Design

All persons consulted support the proposed amendments.

George Fletcher of Brisbane City Legal Practice has reviewed the draft resolution.

13.0 IMPLICATIONS OF PROPOSAL

The Compensatory Earthworks Planning Scheme Policy will ensure that earthworks reduce neither the flood-storage capacity nor flood-carrying capacity of the area within a Waterway Corridor.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

The proposed amendments comply with the Corporate Plan by:

- Providing a land use and development framework for the city through policies, controls and incentives; and
- Managing our natural areas to conserve biodiversity, heritage and recreation assets; and

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

Nil. The amendments will ensure that earthworks within waterways will not impact on stream capacity and flow characteristics.

18.0 POLICY IMPACT

Nil

19.0 FINANCIAL IMPACT

Funding is available in the 2005/2006 budget to cover the cost of statutory advertising required by the *Integrated Planning Act 1997*.

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

Approval by Council will allow the Compensatory Earthworks Planning Scheme Policy to be included in the July 2006 City Plan update.

22.0 PUBLICITY/MARKETING

Publicity will be consistent with that required for compliance with the statutory advertising requirements of the *Integrated Planning Act*.

23.0 OPTIONS

Option 1: That Council adopt the proposed planning scheme amendments with modifications accordance with the draft resolution set out at "A" and to have them become effective on 1 July 2006; or

Option 2: Council resolve not to proceed

Option 1 is the preferred option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER 221/21(26)

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 Queensland Coeliac Society Incorporated into Appendix 'A' of the schedule of Fees & Charges from 16 November 2005.

4.0 PROPONENTS

Chris Mead

Manager Financial Planning, Corporate Services Division

APPROVED

6 MAR 2006

5.0 SUBMISSION PREPARED BY

Wayne Collett

Finance Officer – Revenue Policy

Financial Planning Branch, Corporate Services Division (FOP ext.34158)

Lord Mayor

6.0 DATE

24 February 2006

RECEIVED

- 6 MAR 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C Approval

COMMITTEE SECTION

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 Queensland Coeliac Society in Appendix 'A' of the Council's Schedule of Fees and Charges effective from 16 November 2005, being the date of their application.

TOWN CLERK

- 6 MAR 2006

ACTION TAKEN

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

Helen Gluer

Chief Financial Officer

ACTION TAKEN

- 6 MAR 2006

TOWN CLERK

FOP

11.0 BACKGROUND

On 16 November 2005, the Queensland Coeliac Society lodged an application for inclusion in Appendix 'A' of the Schedule of Fees and Charges to the Manager Financial Planning.

In support of their application for concessions the society provided the required documentation in the form of a 'Certificate of Registration as a Charity', registration CH0737.

12.0 CONSULTATION

No broader consultation has taken place. The Manager Financial Planning, being the delegated officer to receive such applications is satisfied that the society 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 Queensland Coeliac Society 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 Queensland Coeliac Society in Appendix 'A' supports the outcomes under "Inclusive City – Supporting Inclusive Communities".

16.0 CUSTOMER IMPACT

The Queensland Coeliac Society 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 society'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 Queensland Coeliac Society 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: 240/7-2005/2006

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

RECEIVED

2.0 TITLE

- 6 MAR 2006

Contracts to Provide Professional Services - Report for December 2005

COMMITTEE SECTION

3.0 ISSUE / PURPOSE

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

4.0 PROPONENT

Jude Munro
Chief Executive Officer

APPROVED

6 MAR 2006

5.0 SUBMISSION PREPARED BY

Lana Milne, PAMCEO
Extension 36486
Office of the Chief Executive

Lord Mayor

6.0 DATE

24 February 2006

ACTION TAKEN

7.0 FOR E & C APPROVAL OR RECOMMENDATION TO COUNCIL?

- 6 MAR 2006

For E&C approval

TOWN CLERK

PAMCEO

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

No

9.0 RECOMMENDATION

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

10.0

Jude Munro
CHIEF EXECUTIVE OFFICER

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$1,800,606.60 during the month of December 2005 are attached.

12.0 CONSULTATION

N/A

13.0 IMPLICATIONS OF PROPOSAL

N/A

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

As addressed by Divisions

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

Compliance with reporting request

18.0 FUNDING IMPACT

Expenses incurred through Divisional Consultancy Accounts

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal course of business

21.0 PUBLICITY / MARKETING STRATEGY

N/A

22.0 OPTIONS

N/A

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

RECEIVED

- 6 MAR 2006

COMMITTEE SECTION

1.0 FILE NUMBER

234/70/1(345)

2.0 TITLE

Appointment of Councillors Peter Cumming and Jane Prentice to the Brisbane Water Enviro Alliance Board.

3.0 ISSUE/PURPOSE

The purpose of the submission is to seek the appointment of Councillors Peter Cumming and Jane Prentice to the Brisbane Water Enviro Alliance Board.

4.0 PROPONENT

Jim Reeves, Divisional Manager Brisbane Water.

5.0 SUBMISSION PREPARED BY

Geoff Steve, Office Manager, Divisional Manager's Office, Brisbane Water (OMDMBW), extension 33203.

6.0 DATE

23 February 2006.

7.0 FOR HEC APPROVAL OR RECOMMENDATION TO COUNCIL

For approval by E&C.

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

No.

ACTION TAKEN

- 6 MAR 2006

9.0 RECOMMENDATION

TOWN CLERK

That E&C approve the appointment of Councillors Peter Cumming and Jane Prentice to the Brisbane Water Enviro Alliance Board.

10.0 DIVISIONAL MANAGER

Jim Reeves
Divisional Manager
BRISBANE WATER

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

OMDMBW

11.0 BACKGROUND

To comply with new licence standards, Brisbane Water is undertaking major upgrades to the Oxley Creek, Sandgate and Wacol wastewater treatment plants as part of an innovative alliance with industry. The Brisbane Water Enviro Alliance, valued around \$170 million, is the largest capital delivery contract to be led by Brisbane Water. The project aims to reduce the three treatment plants' effluent nutrient levels and increase their treatment capacities to meet the demands of a growing city and economy.

The Alliance team, including experienced staff from Brisbane Water was formed in 2002. Following detailed design and finalisation of costings, construction commenced in 2003 with upgrades to all plants to be completed by 2006 to comply with the licences by 2007.

The Brisbane Water Enviro Alliance Board was established to manage and perform the function of a project control group. The board is subject to a formal agreement between the alliance partners, those being:

- Brisbane City Council trading by its commercialised business unit, Brisbane Water
- John Holland Pty Ltd
- John Holland Pty Ltd (Water & Wastewater)
- Aquatec Maxcon Pty Ltd
- MWH Australia Pty Ltd
- John Wilson & Partners Pty Ltd

While all non-BW partners in the alliance have one representative, BCC/BW have four representatives on the board – namely Councillors John Campbell and Tim Nicholls, Jim Reeves and David Stewart. E&C appointed these board members.

Councillor Campbell has advised that as Chairperson of the Water & City Businesses Committee, he increasingly has commitments that conflict with regular BWEA meetings and as the primary focus of the BWEA Board has moved to the Wynnum Treatment Plant upgrade, it would be appropriate for Councillor Peter Cumming as Deputy Chair of the Water and City Businesses Committee and Councillor for the Ward of Wynnum Manly to take his place on the board.

The Lord Mayor has requested Councillor Jane Prentice replace Councillor Tim Nicholls. Councillor Jane Prentice was recently appointed the shadow chair to the Water and City Businesses Committee.

The Brisbane Water Enviro Alliance Board considered the nomination of Councillor Prentice at its last meeting and raised no objection to her appointment.

12.0 CONSULTATION

Lord Mayor
Councillor John Campbell, Chairman Water and City Businesses Committee.
Councillor Peter Cumming
Councillor Jane Prentice
Brisbane Water Enviro Alliance Board members.

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

The appointment of Councillors Peter Cumming and Jane Prentice will continue to promote an open and transparent management of this important project.

14.0 CORPORATE PLAN IMPACT

N/A.

15.0 CUSTOMER IMPACT

N/A.

16.0 ENVIRONMENTAL IMPACT

N/A.

17.0 POLICY IMPACT

N/A.

28.0 FINANCIAL IMPACT

N/A.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal business

21.0 PUBLICITY/MARKETING STRATEGY

N/A

22.0 OPTIONS

1. Approve in accordance with the recommendation.
2. Reject the recommendation.

E&C RESULTS-13 MARCH 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
13/03-1	243/50-46/99/2000(P4)	OLMCEO	Submission for Resolution by Council under Division 12 of the City of Brisbane Act 1924 (Corporate Credit Card)	Yes
13/03-2	234/37/0(2)	Customer and Community Services	Brisbane Festival 2006-07 Funding Approval	Yes
13/03-3	364/102/3(64)	Corporate Services	Proposed Sale of a Portion of Council Land Situated at Hindes Street, Lota to Queensland Rail	Yes
13/03-4	460/2(173)	City Policy and Strategy	Natural Assets and Planting Species Planning Scheme Policies	Held
13/03-5	460/2(183)	City Policy and Strategy	Proposed Area Classification Changes and Relocation of a Waterway Corridor Boundary at Zillaman Waterholes, Boondall	Yes
13/03-6	202/11-UC370/173	Corporate Services	Claim for Compensation Arising from the Resumption of Land for Road Purposes. 173 Compton Road, Kuraby - Kuraby Christian Church Limited.	Held
13/03-7	23/2/1-I(4)	iDivision	Relocation of Information Management Branch to iDivision	Yes
13/03-8	467/26	MIPO	North-South Bypass Tunnel (NSBT) - Policy Decisions	Yes
13/03-9	164/305/6357-333	BCW	Appointment of Manager - Construction Group	Yes

The Right Honourable the Lord Mayor (Councillor C K T Newman) (Chairperson); Deputy Mayor, Councillor D B Hinchliffe (Deputy Chairperson) and Councillors H J Abrahams, J Campbell, K Flesser, K M Rea and G M Quirk.

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

1.0 FILE NUMBER: 364/102/3(64)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed sale of a portion of Council land situated at Hindes Street, Lota to Queensland Rail.

3.0 ISSUE/PURPOSE

To obtain approval to sell approximately 406m² of Council land situated at Hindes Street, Lota to Queensland Rail to enable the construction of a new rail bridge over Hindes Street.

4.0 PROPONENT

Helen Gluer
Chief Financial Officer

RECEIVED

13 MAR 2006

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

Paul Grove
Development Manager
City Property – Ext 34096

ACTION TAKEN

13 MAR 2006

TOWN CLERK

DMCP

6.0 DATE

28 February 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


9.00 RECOMMENDATION

It is recommended that approximately 406 m² of Council land situated at Hindes Street, Lota described as part of Lot 2 on RP 43730, as highlighted in yellow on Attachment 1, be sold to Queensland Railways for the sum of \$5,000 plus the payment of applicable GST and on terms and conditions approved by the Manager, City Property and the Manager, Brisbane City Legal Practice.

10.0


Helen Gluer
Chief Financial Officer

I Recommend Accordingly


Chief Executive Officer

APPROVED

15 MAR 2006


Lord Mayor

BCC PUBLICATION SCHEME
10 YEAR RELEASE

11.0 BACKGROUND

Council is the registered owner of land situated at Hindes Street cnr Alexander Street, Lota described as Lot 2 on RP 43730 having an area of 7,107m² – refer area shaded green on Attachment 1. The land is classified as Parkland in City Plan and adjoins the Cleveland Rail corridor.

A major portion of the Council land is leased to the Queensland Police Citizens Youth Welfare Association. Their improvements comprise a club-house building and associated bitumen car parking areas. Between the leased area and the railway land is a natural watercourse and a concrete bikeway.

The railway land is improved with a high embankment to support the track at elevation adjacent to the railway bridge over Hindes Street. Queensland Rail plan to build a new high level concrete rail bridge to replace the existing low level timber structure. This construction will occur whilst the old bridge remains in service. The proposal is to build the new bridge on the northern side of the old bridge and this design impacts upon a small portion of Council land – as shaded yellow on Attachment 1 - and a small portion of road reserve – refer photographs at Attachment 2.

The required Council land is outside the area leased by the Queensland Police Citizens Youth Welfare Association and is currently traversed by the natural watercourse. Water Resources has considered the proposal and does not object provided the concerns/issues they have raised are addressed, for example:

- Impact on the creek:- Designs would need to be signed off by a Registered Professional Engineer of Queensland suitable to Council;
- Rehabilitation of creek channel:- The use of Principles from Council's Natural Channel Design Guidelines would need to be demonstrated and rehabilitation should be to a standard acceptable to Council;
- Easements for Underground and Overland –flow paths:- An infrastructure Deed/Licence would be acceptable provided such document preserves Council's rights over services, infrastructure, access and underground and overland flow paths;

Similarly, Transport & Traffic have raised no objection provided there is an agreement to ensure that right of access to the existing bike path and footpath is maintained. It is proposed that these and associated access issues be addressed in the terms and conditions of the Contract of Sale.

An independent valuation of the portion of land to be sold to Queensland Rail has assessed its loss as having a nominal impact on the balance of the Council land and valued the portion at ^{redacted} - refer Attachment 3.

11.0 BACKGROUND contd.

Section 46 (4) (c) of the City of Brisbane Act 1924, states that Council must invite tenders or sell land by public auction, however this section does not apply to the disposal of land if Council is selling land directly to the Crown or a Public Authority of the Crown. In this instance, Queensland Rail is considered to be the Crown and in accordance with the Act, a sale of the land to it can be undertaken without the invitation of Tenders or Public Auction.

Therefore, it is recommended that approximately 406m² of Council land situated at Hindes Street, Lota and described as part of Lot 2 on RP 43730 be sold to Queensland Railways for the sum of ^{redacted} plus the payment of applicable GST and on terms and conditions approved by the Manager, City Property and the Manager, Brisbane City Legal Practice.

12.0 CONSULTATION

Councillor, Kim Flesser, Chairperson Finance Committee
Councillor Peter Cumming, Councillor for Wynnum Manly
Frank Riley, Manager, City Property
Peter White, Principal Engineer, Planning & Delivery, City Assets
Ben Lindeboom, Supervising Engineer, System Planning, Brisbane Water
Brad Wilson, Program Officer, Environmental Planning (Sustainability),
Natural Environment & Sustainability
Peter Barnes, Senior Program Officer – Flood Management, Sustainable
Water Resource Management, Water Resources
Cyril Godwin, Acting Principal Engineer Transport and Traffic, Development
and Regulatory Services

No objections have been received to the recommended Proposal.

13.0 IMPLICATIONS OF PROPOSAL

The sale of approximately 406m² of Council land will provide Council with a revenue return of ^{redacted} and the sale proceeds will form part of 2005/06 Property Disposal Program.

Sectional Support:	No implications
Service Levels:	No implications
Political:	No implications
Industrial Relations:	No implications
Regional Implications:	No implications
Social and Community:	The local community will benefit from the provision of a rail overbridge at a higher level than existing giving the road underpass greater clearance – 4.6 metres vertical clearance - than existing.

14.0 COMMERCIAL IN CONFIDENCE

No

15.0 CORPORATE PLAN IMPACT

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

16.0 CUSTOMER IMPACT

Nil

17.0 ENVIRONMENTAL IMPACT

Nil

18.0 POLICY IMPACT

Nil

19.0 FINANCIAL IMPACT

Budget impact: The sale of the 406m² of Council land will provide Council with an expected revenue return of ^{redacted} (no Marketing costs or Sales Commission will be incurred) and the sale proceeds will form part of 2005/06 Property Disposal Program.

Taxation issues: Nil

Risk Assessment: Not Applicable

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Nil

23.0 OPTIONS

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

Option 1 is the preferred and recommended Option.

1.0 FILE NUMBER: 467/26

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

North-South Bypass Tunnel (NSBT) – Policy Decisions

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek endorsement of policy positions relating to NSBT, as presented to E&C between 16 January and 6 March 2006.

4.0 PROPONENT

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

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

6 March 2005.

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

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

No.

9.0 RECOMMENDATION

That E&C endorses NSBT policy decisions made between 16 January and 6 March 2006 as outlined in Attachment A.

10.0 DIVISIONAL MANAGER

David Stewart
Executive Manager
Major Infrastructure Projects Office

RECEIVED

13 MAR 2006

COMMITTEE SECTION**APPROVED**

13 MAR 2006

Lord Mayor

ACTION TAKEN

13 MAR 2006

TOWN CLERK

EMMIPO

I Recommend Accordingly

ACTING CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

On 7 December 2005, two Proponents, BrisConnections and RiverCity Motorway submitted tenders for the delivery of North-South Bypass Tunnel as a PPP.

Since that time the tender evaluation process has commenced. This evaluation process has involved direct input from E&C, especially the determination of policy positions. There have been seven meetings to date, and the matters discussed are summarised in Attachment A.

It is important that E&C formally ratify these policy considerations so that underwritten bids can be secured from the Proponents ahead of formal recommendations being made to E&C and Council.

12.0 CONSULTATION

Jude Munro, Chief Executive Officer;
Helen Gluer, Chief Financial Officer;
Jiri Arnost, Manager Corporate Treasury;
David Askern, Manager Brisbane City Legal Practice; and
KPMG, Probity Auditors

have been consulted and agree with this submission.

13.0 IMPLICATIONS OF PROPOSAL

The adoption of this recommendation will allow formal advice to be presented to two tenderers as part of the "revise and confirm" process being undertaken.

14.0 COMMERCIAL IN CONFIDENCE

Yes. This information is highly confidential and its release would jeopardise the competitive tension that exists between the parties.

15.0 CORPORATE PLAN IMPACT

The completion of the North-South Bypass Tunnel project is included in the Accessible City theme of the 2003-2007 Corporate Plan.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

All of the decisions have financial implications and will impact positively and negatively of tendered sums.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING

Nil.

23.0 OPTIONS

Option 1: Accept the recommendation.

Option 2: Not accept the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 164/305/6357-333

SUBMISSION NUMBER:

SUBMISSION TO THE BUSINESS APPOINTMENTS COMMITTEE

2.0 TITLE

Appointment of Manager, Construction Group

RECEIVED

13 MAR 2006

3.0 ISSUE/PURPOSE

COMMITTEE SECTION

Following a process of advertising from 13-14 January 2006, fourteen applications were received of which one subsequently withdrew. Staff of Urban Executive conducted preliminary interviews and conferred with the panel to determine candidates having best fit to the role. Three applicants were short listed and invited to interview for panel assessment.

At the conclusion of panel interviews, reference checking was completed on all three candidates with the two suitable applicants now put forward for consideration by the Business Appointments Committee.

The following information is now provided:

Attachment 1 -Executive Role Statement

Attachment 2 -Executive Summary, Interview Summary of Recommended Candidate, Resume and Referee Reports

Attachment 3 -Assessment of Other Applicants

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

Since the abolition of Holding Entity Committee (HEC), the normal business process for appointment to executive positions in Business Units, is approval by the Business Appointments Committee prior to recommendation of the successful candidate to E&C. The Business Appointments Committee consists of the Chief Executive Officer, the Committee Chairperson and the Chairperson of the Advisory Board. Following final interview by this Committee, the Business Appointments Committee now recommends the following candidate for endorsement by E&C.

ACTION TAKEN

13 MAR 2006

4.0 PROPONENT

Wayne O'Malley, Divisional Manager, Brisbane CityWorks, as chair of a panel comprising Pierre Kapel, Commercial Manager, Brisbane CityWorks and Mary Shortland, Manager City Design, City Business Division.

TOWN CLERK DM6RQ

5.0 SUBMISSION PREPARED BY

Anne-Marie Carroll, Managing Director, Merit Solutions, on behalf of Wayne O'Malley.

6.0 DATE

28 February, 2006

7.0 FOR BUSINESS APPOINTMENTS COMMITTEE APPROVAL OR RECOMMENDATION TO COUNCIL

For Business Appointments Committee approval

8.0 RECOMMENDATION

That the Business Appointments Committee consider and appoint the following candidate:

1. Mr Kenn Hall

to the position of Manager, Construction Group within Brisbane CityWorks Division of Brisbane City Council, with a contract and salary to be negotiated.

9.0 DIVISIONAL MANAGER

W. O'Malley

Wayne O'Malley
Divisional Manager
Brisbane CityWorks
Brisbane City Council

Recommend Accordingly

[Signature]
ACTING CHIEF EXECUTIVE OFFICER

APPROVED

13 MAR 2006

[Signature]
Lord Mayor

We the Business Appointments Committee approve/~~not approve~~ the above recommendation.

[Signature]
Ian Maynard
A/Chief Executive Officer

[Signature]
Cr John Campbell
Chairperson, Water &
City Business Committee

[Signature]
Peter Robertson
Chairperson,
BCW Board

Date: 2/3/06.

Date: 2/3/06.

Date: 2/3/06

E&C RESULTS –20 MARCH 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
20/03-1	376/6/40(P4)	OLMCEO	Contracts and Tendering – Report to Council of Contracts Accepted by Delegates (February 2006)	Yes
20/03-2	338/23/3(3)	OLMCEO	Corporate Improvement Report – February 2006	Yes
20/03-3	321/66/3(4/P3)	Customer and Community Services	Redesign – Jimmy's on the Mall, Pin N Whistle and Milano's Restaurant	Held
20/03-4	312/30(A2)	OLMCEO	Donation of Withdrawn Library Materials	Yes Amended
20/03-5	43/4/9	Corporate Services	HRIS Project Funding from April to June 2006	Yes
20/03-6	(1) 364/150/2-LI870/P9	Corporate Services	Proposed Lease of Council Land situated at 24 Walker Street, Taringa described as Lot 12 on RP128081	Yes
20/03-7	265/6(A1)	City Policy and Strategy	Emergent Rehabilitation Project – Anzac Square/Central Station Subway.	Yes
20/03-8	467/26	MIPO	North-South Bypass Tunnel (NSBT) – Policy Decisions	Yes Amended
20/03-9	460/2(188)	City Policy and Strategy	Valley Music Harmony Amendments to Brisbane City Plan 2000	Yes
20/03-10	371/1/14(16)	Corporate Services	Approval of Information Materials (as per Council resolution of May 24)	Held
20/03-11	345/16/13(P3)	Customer and Community Services / City Policy and Strategy	Revised Delegations of Powers under Local Law No. 1 (Control of Advertisements) and Advertisements Subordinate Local Law 2005	Held
20/03-12	446/129(9) – F20021-01/02	Strategic Procurement	F20021/01/02 Voice Services System Contract – Approval to extend delegation	Held
20/03-13	12/51-R/2006	City Policy and Strategy	Overseas Travel to Washington, Louisiana and Florida in the USA for the Divisional Manager City Policy and Strategy and the Disaster Management Coordinator.	Yes
20/03-14	1/253(P4)	OLMCEO	Market Movement Increase to Executive Service Salaries	Yes Amended

The Right Honourable the Lord Mayor (Councillor C K T Newman) (Chairperson);
Deputy Mayor, Councillor D B Hinchliffe (Deputy Chairperson) and Councillors
H J Abrahams, J Campbell, K Flessner, K M Rea and 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

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

1.0 FILE NUMBER

338/23/3(3)

2.0 TITLE

Corporate Improvement Report – February 2006

3.0 ISSUE/PURPOSE

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

4.0 PROPONENT

Margaret Allison
A/Chief Executive Officer

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

14 March 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

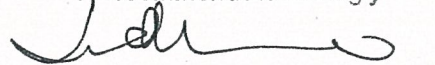
That E&C accept the monthly Corporate Improvement report for February 2006.

10.0 CHIEF EXECUTIVE OFFICER



Margaret Allison
A/CHIEF EXECUTIVE OFFICER

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

RECEIVED

20 MAR 2006

COMMITTEE

APPROVED

20 MAR 2006

Lord Mayor

ACTION TAKEN

20 MAR 2006

OWN CLERK
MCIP

11.0 BACKGROUND

At the request of E&C, a Best Value report has been created to be reported on a monthly basis to E&C. In February 2006, the name of this report was amended to 'Corporate Improvement Report'. The report has adopted a Traffic Light system to improve identification of projects that are reported as either: on track (green); minor issues (orange); or with emerging issues (red).

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

12.0 CONSULTATION

Relevant Divisional Managers and Officers responsible for individual submissions have been consulted and are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

Nil.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

Nil.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Nil.

23.0 OPTIONS

Option 1: Approve the recommendation that E&C accept the Corporate Improvement Report for February 2006.

Option 2: Do not accept the report.

Option 1 is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: (1) 364/150/2-LI870/P9

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Proposed lease of Council land situated at 24 Walker Street, Taringa described as Lot 12 on RP128081.

RECEIVED

20 MAR 2006

3.0 ISSUE/PURPOSE

COMMITTEE SECTION

To obtain approval to offer by way of Public Tender, a lease over Council land for a licensed outdoor advertising sign at 24 Walker Street, Taringa.

4.0 PROPONENT

Helen Gluer
Chief Financial Officer

APPROVED

20 MAR 2006

Lord Mayor

5.0 SUBMISSION PREPARED BY

Philip Rowland
Land Manager
City Property – Ext 34650

ACTION TAKEN

20 MAR 2006

TOWN CLERK

LMCP

6.0 DATE

14 March 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

9.00 RECOMMENDATION

It is recommended that approval be granted to:

- 1) Offer by way of Public Tender, a long term lease over Council land for a licensed outdoor advertising sign at 24 Walker Street, Taringa described as Lot 12 on RP128081 on terms and conditions approved by the Manager, City Property and the Manager, Brisbane City Legal Practice; and
- 2) The Chief Financial Officer be authorised to accept a Tender that is equal to or in excess of a valuation determined by a registered valuer.

10.0


Helen Grier
Chief Financial Officer

I Recommend Accordingly

.....
ACTING CHIEF EXECUTIVE OFFICER

I Recommend Accordingly


.....
CHIEF EXECUTIVE OFFICER

11.0 BACKGROUND

Council is the registered owner of a vacant 94m² parcel of land situated at 24 Walker Street, Taringa described as Lot 12 on RP128081 as highlighted on Attachment 1 and coloured photograph at attachment 2.

Walker Street, is a two lane "one way" carriageway and access to the Council property from Walker Street is somewhat limited due to the high traffic volume. The land is identified in the City Plans as Multi Purpose Centre – MP3.

This particular parcel of land is situated on a busy section of Walker Street and because of its irregular shape and size and the existence of an Access Restriction Strip along the Walker Street frontage, the property cannot be sold and developed independently. City Property Branch has previously canvassed all adjoining landowners seeking expressions of interest in purchasing the land on condition that it be amalgamated but no interest has been forthcoming. A local developer has recently approached City Property Branch expressing an interest in purchasing the land however he was advised that Council was unable enter into negotiations with him to sell the land because he was not an adjoining landowner. The property is not capable of being developed in its own right.

Because of the high profile the site enjoys, it is recommended that the land be offered for lease for an outdoor advertising sign in accordance with the local law policy.

The type of sign proposed is a third party sign mounted as a freestanding structure in a landscaped environment. Pursuant to the provisions of Brisbane Local Law No.1 (Control of Advertisements) the proposed sign would be assessed under the City Plan as permissible and the Category Approval, Code Assessable. The proposed licence for the sign would be subject to the issue of the appropriate development approval. Council will not be contractually bound to grant approval and the normal approval process will apply.

An independent valuer has assessed the potential income stream of the proposed Outdoor Advertising Sign at ^{redacted} per annum - refer attachment 3. The lessee of the site would also be required to landscape and maintain the land, relieving Council of this ongoing liability.

Therefore it is suggested that approval be given to offer the site on a long term lease for the purpose of establishing an outdoor advertising sign.

12.0 CONSULTATION

Councillor David Hinchliffe, Councillor Central Ward
Councillor, Judy Magub, Councillor, Toowong Ward.
Frank Riley, Manager, City Property Branch, Corporate Services.

12.0 CONSULTATION Continued.

Nelson Ross, Senior Program Officer, Local Planning & Design, City Planning
Scott Chaseling, Program Officer, City Planning.
Peter White, Principal Engineer, City Policy & Strategy Division.
Tom Richardson, Program Officer, City Policy & Strategy Division.
John Winkler, Network & Information Co-ordinator, Transport Policy.
Rod Mogg, Principal Engineer, Transport & Traffic.
Ian Hawksworth, Senior Program Officer, Transport & Traffic.
Con Calos, Program Officer, Network Operations, Road Use Management.
Al Milvydas, Senior Program Officer, Network Information Services.

No objections have been received from the above to this proposal.

13.0 IMPLICATIONS OF PROPOSAL

The lease of 24 Walker Street, Taringa will provide Council with an expected initial rental return of approximately ^{redacted} per annum from a sign lease.

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

14.00 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: There will be no marketing costs associated with the lease of this property and any ancillary costs will be met from the existing City Property Branch budgets. It is anticipated that revenue in the amount of ^{redacted} per annum will be received from the lease of the land.

Taxation issues: Nil

Risk Assessment: Not Applicable

20.0 HUMAN RESOURCE IMPACT

Nil

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Nil.

23.0 OPTIONS

1. Approve the recommendation
2. Not approve the recommendation

Option 1 is the preferred option.

1.0 FILE NUMBER: 467/26

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

North-South Bypass Tunnel (NSBT) – Policy Decisions

RECEIVED

20 MAR 2006

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek endorsement of new policy positions relating to NSBT, presented to E&C on 13 March 2006.

COMMITTEE DECISION

4.0 PROPONENT

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

ACTION TAKEN

20 MAR 2006

5.0 SUBMISSION PREPARED BY

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

TOWN CLERK

EMMIPO

6.0 DATE

14 March 2006.

APPROVED

20 MAR 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?

No.

9.0 RECOMMENDATION

That E&C endorses NSBT new policy decisions made on 13 March 2006 outlined in Attachment B. (as amended).

On Flessen & on Winchcliffe did not support the LCV multiplier. On Flessen did not support the performance bundling.

10.0 DIVISIONAL MANAGER

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

David Stewart
Executive Manager
Major Infrastructure Projects Office

I have given the amended Attachment B to David King NSBT probity and on. This record is to be returned to MCEO at the time of the NSBT.

11.0 BACKGROUND

On 7 December 2005, two Proponents, BrisConnections and RiverCity Motorway submitted tenders for the delivery of North-South Bypass Tunnel as a PPP.

Since that time the tender evaluation process has commenced. This evaluation process has involved direct input from E&C, especially the determination of policy positions.

E&C ratified a raft of policy matters on 13 March 2006. These are presented in Attachment A.

E&C also considered a number of new matters on the same day which are included in Attachment B.

It is important that E&C formally ratify these latter policy considerations so that underwritten bids can be secured from the Proponents ahead of formal recommendations being made to E&C and Council.

12.0 CONSULTATION

Jude Munro, Chief Executive Officer;
Helen Gluer, Chief Financial Officer;
Jiri Arnost, Manager Corporate Treasury;
David Askern, Manager Brisbane City Legal Practice; and
KPMG, Probity Auditors

have been consulted and agree with this submission.

13.0 IMPLICATIONS OF PROPOSAL

The adoption of this recommendation will allow formal advice to be presented to two tenderers as part of the "revise and confirm" process being undertaken.

14.0 COMMERCIAL IN CONFIDENCE

Yes. This information is highly confidential and its release would jeopardise the competitive tension that exists between the parties.

15.0 CORPORATE PLAN IMPACT

The completion of the North-South Bypass Tunnel project is included in the Accessible City theme of the 2003-2007 Corporate Plan.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

All of the decisions have financial implications and will impact positively and negatively of tendered sums.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING

Nil.

23.0 OPTIONS

Option 1: Accept the recommendation.

Option 2: Not accept the recommendation.

Option (1) is the preferred option.

BCC PUBLIC INFORMATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER 1/253(P4)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Market movement increase to executive service salaries

3.0 ISSUE/PURPOSE

The purpose of this submission is to gain approval for increases to executive service salaries, effective from 01 July 2005.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

17 March 2006

ACTION TAKEN

20 MAR 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

TOWN CLERK

CACEO

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

N/A

9.0 RECOMMENDATION

That a ^{overall} ^{redacted} ^{total} increase to the notional salaries of all Executive Service Officers be approved, effective from 01 July 2005. *with the CEO to have discretion in allocating giving recognition to "hot skills" and job value.*

10.0 Jude Munro
Chief Executive Officer

APPROVED

20 MAR 2006

Lord Mayor

11.0 BACKGROUND

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

The review of the Executive Service Officers' salaries has been completed and it is recommended that an increase of ^{reda}_{cted} be approved.

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

12.0 CONSULTATION

Members of Civic Cabinet

13.0 IMPLICATIONS OF PROPOSAL

Nil.

14.0 COMMERCIAL IN CONFIDENCE

Nil

15.0 CORPORATE PLAN IMPACT

Nil

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FUNDING IMPACT

Funding is available from within existing Divisional budgets.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

Nil.

23.0 OPTIONS

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

OPTION (1) IS THE PREFERRED OPTION

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C RESULTS-27 MARCH 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
27/03-1	234/70/428	City Policy and Strategy	Independent Design Advisory Panel	Held
27/03-2 M	291/6/4	City Policy and Strategy	Asbestos Disposal at Brisbane City Council Transfer Stations	Yes
27/03-3 M	312/78-FG	City Policy and Strategy	Approval of 'Preferred Proponent' for the redevelopment of the Council owned site at 10 Princeton Street Kenmore for the Pullenvale Ward Library and Community Hub	Yes Amended
27/03-4 R	460/2(233)	City Policy and Strategy	Amendments to the Heritage Register	Yes Amended
27/03-5 R	446/129(9) - F20021-01/02	Strategic Procurement	F20021/01/02 Voice Services System Contract - Approval to extend delegation	Yes
27/03-6 R	255/14(1)	City Policy and Strategy	Lord Mayor's Taskforce on Suburban Flooding Voluntary Purchase Scheme	Yes Amended
27/03-7 M	204/6(16/P4)	MIPO	Monthly Project Report - February 2006 (Attachment A)	Yes
27/03-8 M	467/26	MIPO	North-South Bypass Tunnel (NSBT) - Policy Decisions	Yes
27/03-9 R	(0)288/10-0	MIPO / Corporate Services	Appointment of Agents for the hearing of objections arising from resumption notices issued by Council	Yes
27/03-10 M	240/7-2005/2006	OLMCEO	Contracts to Provide Professional Services - Report for January 2006	Yes
27/03-11 R	288/20-0(A5)	OLMCEO	Contracts and Tendering - Public Interest Resolution Maximising the Benefits of Brisbane City Council Procurement	Yes
27/03-12 R	364/150/3(516)	Corporate Services	Proposed Sale of Council Land known as the Church Street Car Park, 10/14 Church Street cnr Ann and East Streets, Fortitude Valley.	Yes
27/03-13	485/86(1/A1)	Brisbane Water	Sideline Enterprises Pty Ltd	Held
27/03-14 R	321/66/3(4/P3)	Customer and Community Services	Redesign - Jimmy's on the Mall, Pig N' Whistle and Milano's Restaurant	Yes

E&C RESULTS-27 MARCH 2006

SUB NO.	FILE NO.	DIV.	TITLE	Result
27/03-15 M	204/86/6(3)	OLMCEO	Merger of Brisbane Marketing Pty Ltd and Velocity Brisbane.	Yes Amended

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: 291/6/4

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Asbestos disposal at Brisbane City Council Transfer Stations

RECEIVED

27 MAR 2006

3.0 ISSUE/PURPOSE

To prohibit the disposal of asbestos at Brisbane City Council Transfer Stations.

COMMITTEE SECTION

4.0 PROPONENT

Terry Hogan, Divisional Manager - City Policy and Strategy.

5.0 SUBMISSION PREPARED BY

Ross Cope, Acting Senior Officer Waste Management, Natural Environment and Sustainability.

6.0 DATE

20 March 2006.

ACTION TAKEN

27 MAR 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

TOWN CLERK

SOWMPP

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

No.

9.0 RECOMMENDATION

It is recommended that:

1. E&C prohibit disposal of asbestos at all BCC Transfer Stations, in an effort to protect employees and customers at Transfer Stations from exposure to asbestos products.
2. E&C approve the "Disposal of Asbestos at Brisbane City Council Transfer Stations Marketing and Communication Plan 2005/06" (Attachment A).

10.0 DIVISIONAL MANAGER

Terry Hogan
Divisional Manager
CITY POLICY AND STRATEGY

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

APPROVED

27 MAR 2006

Lord Mayor

11.0 BACKGROUND

Asbestos, in all chemical forms, is considered a major health hazard if fibres become airborne, and is listed as a regulated waste under Queensland Environmental Protection Regulation 1998, Schedule 7. Handling asbestos is classified as a public health risk, which means that it is an activity that may contribute to disease in humans or have adverse effects on human health.

To fulfil Council's commitment to a Zero Harm workforce, it is proposed to prohibit disposal of asbestos at **all** BCC Transfer Stations. The on-site contractor (Thiess Services) strongly supports this proposal.

In the past, Council has accepted limited domestic quantities of asbestos-cement sheeting at any of the four Transfer Stations. From July to October 2005 Council prohibited the disposal of asbestos sheeting at Ferny Grove and Chandler Transfer Stations, due to the health concerns of staff and contractors. Currently, up to 6 sheets (8 feet x 4 feet or 2.4 metres x 1.2 metres) of bonded asbestos products are accepted from domestic customers at Willawong and Nudgee Transfer Stations.

The Brisbane Landfill at Rochedale currently accepts asbestos (all chemical forms) from Licensed Regulated Waste Transporters only. This waste is treated as a "special burial" and attracts a preparation fee of \$90.00 per day, plus a disposal fee of \$75.70 per tonne. Should the disposal of asbestos at all BCC Transfer Stations be prohibited, there will cease to be any asbestos disposal options for DIY renovators.

This policy change will force DIY renovators to either seek professional assistance from a certified contractor for the disposal of asbestos materials, or hire a special lined bin from a Licensed Regulated Waste Transporter eg. Collex. A brief survey of available contractors found that a small job for removal and disposal of six sheets of asbestos could cost up to \$1500. Alternatively, Collex can provide a lined bulk bin service for collection and disposal of asbestos products – for a volume of two cubic metres, the cost is about \$300.

Without appropriate education and marketing, an increase in illegal dumping could result. It is likely that small loads are already received as commingled waste in both the self-delivered stream and the kerbside wheelie bins. Although disposal by this method would be discouraged, it is realistic to assume it may increase, causing a localised public health risk. For the kerbside wheelie bins, this risk would be minimal due to the contained and damp nature of household waste in the waste bin, collection vehicle and surge pit.

It is proposed to undertake a marketing campaign (Attachment A), targeting home-owners and renovators, aimed at raising awareness of the health related dangers of asbestos. Also, to assist with identification of asbestos products and to promote licensed contractors as the safest option for handling and disposal of asbestos. Marketing materials will encourage residents to protect the health, safety and welfare of themselves, their families and their neighbours by taking responsible actions with regard to asbestos management. Materials will also identify contacts for asbestos-related queries, complaints and accredited contractor listings.

12.0 CONSULTATION

An update on asbestos was presented to E&C Strategy, Tuesday 26 April 2005. At this presentation the E&C Committee agreed to cease receiving asbestos at Transfer Stations, only accepting asbestos from licensed contractors for special burial at Brisbane Landfill. The E&C Committee also supported a marketing campaign to advertise these amendments and promote safe practices.

The following persons have been further consulted and are in agreement with the recommendation:

- ✦ Lord Mayor's Office
- ✦ Chair – Water and City Business Committee
- ✦ Chair – Environment and Sustainability Committee
- ✦ Manager - Natural Environment and Sustainability
- ✦ Manager - City Waste Services
- ✦ Manager - Brisbane City Legal Practice
- ✦ Principal Program Officer - Pollution Prevention
- ✦ Principal Program Officer - Public Health

- ⊕ Senior Officer - Waste Management
- ⊕ Marketing and Communication
- ⊕ Thiess Environmental Services

13.0 IMPLICATIONS OF PROPOSAL

Both positive and negative implications are expected as a result of accepting the proposed recommendation. These implications are summarised in the following table.

Implication	If we do...	If we don't...
Sectional Support (Sectional/pressure group support or criticisms and how will they be answered)	<p>Support from Council staff, Contractor staff (Thiess), Environmental Health Officers charged with investigation of asbestos complaints from non-workplaces and residents affected by asbestos-related complaints will be positively promoted via media activities.</p> <p>Criticism for increasing costs of home renovations and demolitions will be met with strong education and promotional activities.</p> <p>Effective consultation and pro-active public relations activities can be used to manage criticism for displacing responsibility for asbestos-related complaints in non-workplace environments into State control by encouraging employment of accredited asbestos contractors.</p>	Nil.
Service Levels (Proposed v current LOS: quality and quantity implications)	<p>Contribute to a reduction in the number of health-related complaints received and responded to (Service 5.3.2.2 Health Licensing and Compliance).</p> <p>Contribute to a potential increase in the number of environment-related complaints about illegal dumping.</p>	Maintain existing trends in the number of health-related complaints received and responded to (Service 5.3.2.2 Health Licensing and Compliance).
Political (Possible political consequences associated with the change and how they will be dealt with)	<p>Liability associated with the public health risks of asbestos handling in non-workplaces will be eliminated and should be actively promoted as a win for public safety and compliance monitoring.</p> <p>BCC must commit to funding a marketing and education campaign targeting safe handling of asbestos.</p>	Potentially seen as failure to respond adequately to known health and safety risk for staff and community.
Industrial Relations	Risk of BCC or contractor staff taking industrial action is eliminated along with the health risk for Contractors and customers on site.	Risk of BCC or contractor staff taking industrial action due to continued health risk for on site staff.

Regional Implications (Are there any regional implications?)	Leading local government by example in implementing response to responsibility for asbestos activities in non-workplaces. Regional local governments concerned by potential for asbestos from Brisbane to end up in their system – legally or illegally – will have to be managed via effective consultation processes.	Regional inconsistency will continue in relation to policy regarding asbestos management.
Social and Community (Are there any potential implications to the immediate/ surrounding community? This could include community members (children, families, older persons, etc.) and community, minority, social and sporting groups)	Improve community safety and amenity by encouraging home renovators to protect the health, safety and welfare of themselves, their family and their neighbours by using accredited asbestos professionals to remove and dispose of asbestos during home renovations or demolitions. Lack of available asbestos disposal options for D.I.Y. operators, could cause increase in illegal dumping incidents unless carefully managed via education to raise awareness of policy changes.	Continued health and safety risk to community where D.I.Y. demolitions or renovations occur.

14.0 CORPORATE PLAN IMPACT

The recommendation supports Program Outcome 5.1 – Waste management, to minimise waste and reduce the impacts of pollution and waste on the environment. Also supports 5.3.2.2 - Health Licensing and Compliance, to protect the community from health impacts, including unsafe handling of asbestos. By encouraging householders and communities to adopt more sustainable behaviours, such as employing accredited asbestos professionals, Council will be managing environmental and public health issues that endanger staff and community health, safety and wellbeing.

15.0 CUSTOMER IMPACT

The recommendation will potentially impact on the following customer groups:

- | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community | ✦ Improve health, safety and amenity by reducing the risk of exposure to asbestos products during home renovations or demolitions and also within the Transfer Station environment. |
| Do It Yourself (DIY) renovators | ✦ Increase cost of DIY home renovations and demolitions for accredited asbestos professionals to handle removal and disposal of bonded asbestos products (estimate \$1500 for handling and removal of about six sheets by accredited asbestos professional or \$300 for hire of a lined bulk bin up to 2m ³). |
| Builders | ✦ Increased cost of disposal will increase the cost of renovations. Likely to be subcontracted and that cost passed on to the client. |
| Asbestos removal and disposal industry | ✦ Increased business opportunities expected from both builders and DIY renovators. |
| State Government | ✦ Potential increase in staff time dealing with WH&S issues. |

Thiess Services,
Contractor

- ✦ Minimise exposure to asbestos at Transfer Stations.
- ✦ Additional responsibility to identify any asbestos loads.
- ✦ Additional special burials at Rochedale landfill, of asbestos delivered by private (accredited asbestos) contractors. Disposal fees apply.

Council staff

- ✦ Reduction in exposure to asbestos at Transfer Stations.
- ✦ Potential reduction in staff time dealing with asbestos complaints (Licensing and Compliance), due to a decrease in DIY asbestos removal (ie lack of disposal options for DIY renovators).
- ✦ Potential increase in staff time responding to illegal dumping complaints.

Contact Centre

- ✦ Increased volume of calls received regarding asbestos related enquiries and complaints.

16.0 ENVIRONMENTAL IMPACT

The recommendation may lead to increased dumping of asbestos and therefore serious risks for both the community and environmental health. Illegal dumping of asbestos is a serious concern that must be effectively managed with strong targeted education and communication campaigns.

17.0 POLICY IMPACT

The recommendation is consistent with Council's commitment to "Zero Harm" for staff, contractors and the community.

This recommendation will contribute to achieving Program Planning targets for Health, Licensing and Compliance, which seek to protect the community from negative health impacts. It directly affects target levels of service by reducing the number of health-related complaints received and responded to, through a decrease in domestic complaints related to unsafe handling and disposal of asbestos.

18.0 FINANCIAL IMPACT

Funds for the marketing and communication campaign (see attachment) were approved at second budget review. There is no significant impact on revenue from asbestos disposal at Transfer Stations or special burial at Brisbane Landfill as it does not generate significant profit. The financial benefit exists in the transfer of this liability to accredited professional services.

19.0 HUMAN RESOURCE IMPACT

Nil.

20.0 URGENCY

In the normal course of business.

21.0 PUBLICITY/MARKETING STRATEGY

A draft marketing and communication strategy has been prepared to inform a targeted campaign to effectively manage this change (see attachment).

Intensive marketing targeting home-owners and renovators will be used to raise awareness of the dangers of asbestos, provide education to assist identification and promote licensed contractors as an alternative option for safe handling and disposal of asbestos. Communications will encourage residents to protect the health, safety and welfare of themselves, their family and their neighbours by taking responsible actions with regard to asbestos management. Materials will also identify contacts for asbestos-related queries and complaints and accredited contractor listings. Illegal dumping will also be a focus of this campaign.

Once the recommendation is approved, the Lord Mayor's Office and relevant Committees will be consulted on each element of the campaign via the information approval process.

22.0 OPTIONS

1. **That E&C approve the recommendation.**
2. That E&C does not approve the recommendation.
3. That E&C approve the recommendation with modifications.

Option 1 is the preferred and recommended option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 312/78-FG

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Approval of 'Preferred Proponent' for the redevelopment of the Council owned site at 10 Princeton Street Kenmore for the Pullenvale Ward library and community hub.

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek approval to nominate White Property Group Pty Ltd as the preferred proponent for the sale and redevelopment of the Council owned site at 10 Princeton Street, Kenmore.

4.0 PROPONENT

Terry Hogan, Divisional Manager, City Policy & Strategy Division

RECEIVED

27 MAR 2006

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

20 March 2006

ACTION TAKEN

27 MAR 2006

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

TOWN CLERK

SPOC12

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

N/A


9.0 RECOMMENDATION

It is recommended that E&C approve White Property Group Pty Ltd as the 'Preferred Proponent' for the sale and redevelopment of the Council owned site at 10 Princeton Street, Kenmore, to enable a final development and lease agreement to be negotiated. *(Noting the amendment to para 16)*

10.0 DIVISIONAL MANAGER


Terry Hogan
Divisional Manager
CITY POLICY & STRATEGY DIVISION

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

APPROVED

27 MAR 2006


Lord Mayor

11.0 BACKGROUND

In June 2005, The Chief Executive Officer gave approval for Council to invite public Expressions of Interest for the sale and redevelopment of the Council owned site at 10 Princeton Street, Kenmore. See site plan in Attachment A.

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

"Site redevelopment will involve the lease or purchase of all of the land and a lease arrangement with Council for the subsequently developed facility (1200sqm library & community hub)"

In approaching the commercial market through an Expression of Interest Council was seeking a partnership with the private sector to create a new and exciting community facility incorporating a library with the aim of meeting the following objectives:

- Provide a functioning library and community hub within the Pullenvale Ward by July 2007;
- Facilitate a safe and friendly environment where people can come together for social, cultural, recreational and educational activities;
- Create an accessible facility to the community for pedestrians and cyclists;
- Create a visually aesthetic environment;
- Provide a facility which meets the needs of its local community;
- Integrate the Community Hub in a comprehensive development of the site.

Outcome of the Expression of Interest Process

At the close of the Expression of Interest process, five proposals were received in response to Council's invitation document. Subsequent to the closing deadline, a sixth offer was received however upon further investigation it did not result in a formal proposal being submitted and as such the Steering Committee did not include the offer for consideration in evaluation short-listing.

The Expression of Interest proposals that were received are summarised below:

EOI 1 – Intro International (Jen Retail Properties) submitted a non-conforming proposal based on locating the library & community hub facility within their premises at the Kenmore Village Shopping Centre.

EOI 2 – Ronbar Enterprises Pty Ltd submitted a conforming proposal based on the redevelopment of the 10 Princeton Street site at Kenmore.

EOI 3 – Cromcorp Australia Pty Ltd submitted a conforming proposal based on the redevelopment of the 10 Princeton Street site at Kenmore.

EOI 4 – RPC (McDonald Keen Group) submitted a conforming proposal based on the redevelopment of the 10 Princeton Street site at Kenmore.

EOI 5 – White Property Group Pty Ltd submitted a conforming proposal based on the redevelopment of the 10 Princeton Street site at Kenmore.

Outcome of the Evaluation Process:

An initial review of the EOI proposals resulted in the Cromcorp Australia and White Property Group proposals being short-listed for detailed evaluation. Upon evaluation, clarifications on design questions were requested of both proponents however when that information was received, Cromcorp had significantly changed their proposal. The proponent was removed as their revised bid represented a new offer in terms of design and the financial structure. The Steering Committee agreed that the revised offer did not meet the design objectives of the expression of interest and that on this basis, the bid would not have been short listed at any point in the evaluation process for further consideration. Cromcorp's removal resulted in White Property Group being the only remaining proponent from the EOI process.

In December 2005 Civic Cabinet were presented with the outcomes of the Expression of Interest process, details of White Property's two proposals and the comparison with the Council build base case as detailed below. The Council build option was based on a stand-alone facility and excluded stock and operational costs.

Comparison of build versus lease options:

The table below is a 30 year analysis in net present value terms based on a pre-tax, pre-finance basis using a discount rate of 8.50% showing the comparison of the Council build versus lease option:

	BCC (Build)	White (Option 1) redacted	White (Option 2) redacted
Sale of Property	\$-		
Capital Allowance	\$-		
Recovery from Developer	\$-		
Lease Rental	redacted		
Maintenance & Outgoings			
Capital Expenditure/Build		redacted \$-	redacted \$-
Pre-Fitout Costs			
Fitout Costs*			
Total (ex. Residual Value)			
Est. Property Residual Value		redacted \$-	redacted \$-
Total			
Cum Nominal Cashflow (ex Property Residual)			

* Timing differences

After the presentation Civic Cabinet granted approval to undertake further negotiations with the White Property Group to achieve a more cost-effective outcome for Council. These negotiations resulted in the following outcomes:

- Reduction in the amount of risk Council was carrying for the project through transferral to the proponent. This was achieved through increasing development on the site in the form of showrooms and office space, therefore requiring the proponent to secure additional tenancies. See site plan in Attachment B.
- Improved integration of the site that results in both a better design outcome and a concept that will create community interaction with the library resulting in the creation of a community hub.
- Improved financial offer through reducing the risk to Council and increasing the size of the development the proponent was able to deliver to Council through a reduction in rent per sqm.

- Removal of conditions in the proponent's offer that may have resulted in increased rent.
- Capped market rent reviews on the anniversary dates, which transfers risk to the operator and reduces the income they seek from Council to achieve their returns.

A final comparison was undertaken of the proponents' offers and BCC build offer over a 20 and 30 year period. The table below shows the comparison in net present value terms and cumulative nominal cashflow based on a pre-tax, pre-finance basis using a discount rate of 8.50%:

	Net Present Value \$000	Cumulative Nominal Cashflow \$000
20 YEAR OUTLOOK	redacted	redacted
White Original		
White Revised Offer		
BCC Build		
30 YEAR OUTLOOK	redacted	redacted
White Original		
White Revised Offer		
BCC Build		

Based on the outcome of the evaluation process and further negotiations with the proponent, the Steering Committee determined that the latest submission received from White Property Group Pty Ltd, met all of Council's requirements and presented the most advantageous outcome for Council in the development of a library and community hub for the Pullenvale Ward. The Steering Committee now recommends that White Property Group Pty Ltd be given Preferred Proponent status to enable further negotiations to finalise the basis of their offer.

11.0 CONSULTATION

Cr Kerry Rea, Chairperson, Community Services
 Cr Margaret De Wit, Ward Councillor, Pullenvale Ward Office
 Mark Hrycek, Lord Mayor's Office
 Terry Hogan, Divisional Manager, City Policy & Strategy Division (13/3/06)
 Michael Lockwood, Manager City Life (20/2/06)
 Paul Grove, Development Manager, City Property (20/2/06)
 Jiri Arnost, Corporate Treasury Manager, Business Advisory & Treasury (20/2/06)
 Michael Papageorgiou, Manager City Planning (20/2/06)
 David Askern, Manager Brisbane City Legal Practice (20/2/06)
 Sharan Harvey, Manager Library Services (20/2/06)

All consulted are in agreement with the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

Approval to nominate White Property Group as the preferred EOI proponent is the next stage in the redevelopment of the 10 Princeton Street site and creating a library and community hub for the Pullenvale Ward. This approval will enable Council to enter into more detailed negotiations and planning, with a view to preparing final development and lease agreements for Council approval.

14.0 COMMERCIAL IN CONFIDENCE

Contents of all proposals received in the Expression of Interest process remain commercial in confidence.

15.0 CORPORATE PLAN IMPACT

This project is a key outcome of the 'smart & prosperous' theme within the corporate plan which states that the new initiative under the learning for life agenda will be to call for an expression of interest for a public private partnership to develop and manage a community hub and library at Kenmore. This project is also reflected in the program plan under 4.2.1.2 Enhance Libraries.

16.0 CUSTOMER IMPACT

Redevelopment of the Princeton Street site will result in a loss of the existing free car parking used by locals visiting surrounding businesses and staff of the near by Kenmore Medical Centre. Currently the existing car park has provision for 121 cars however the new proposal only has provision for 101 spaces resulting in a loss of 20 car parks. Provision of car parking is not a core function of Council and the need for community facilities in the Pullenvale Ward is of a greater priority.

17.0 ENVIRONMENTAL IMPACT

In accordance with Council's corporate theme of Clean and Green, the EOI document specified that the redevelopment of the Princeton Street should be designed, constructed and managed in such a way as to achieve a 5 Green Star Rating under the Australian Green Property Council's ESD Rating Scheme. The building must achieve a minimum 4 Star Energy Rating under the SEDA Australian Building Greenhouse Rating Scheme. White Property Group's proposal complies with these ESD requirements.

18.0 POLICY IMPACT

NIL

19.0 FINANCIAL IMPACT

Funding is available in the 2005/06 City Life budget to meet any costs associated with the ongoing negotiation process and is located in CI33 G000 659 000 00.

20.0 HUMAN RESOURCE IMPACT

NIL

21.0 URGENCY

It is requested that approval be given as soon as possible to enable the negotiations to be finalised. The Expression of Interest period has been extended to undertake previous negotiations with the proponent however time restrictions exist and resolution needs to be achieved by 31 March 2006. On current planning this timeframe is achievable, however, it requires Council to reach a position with its negotiations in the near future.

22.0 PUBLICITY/MARKETING

Nil required at this stage.

23.0 OPTIONS

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

Option 1 is the preferred and recommended option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 204/6(16/P4)

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Monthly Project Report – February 2006 (Attachment A).

3.0 ISSUE/PURPOSE

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

4.0 PROPONENT

David Stewart, Executive Manager, Major Projects, 3403.7335.

RECEIVED

27 MAR 2006

COMMITTEE SECTION

5.0 SUBMISSION PREPARED BY

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

6.0 DATE

17th March 2006

ACTION TAKEN

27 MAR 2006

TOWN CLERK

MFP

7.0 FOR E&C APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval.

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

N/A.

9.0 RECOMMENDATION

That E&C accept the Monthly Project Report.

10.0 EXECUTIVE MANAGER

David Stewart

David Stewart
Executive Manager, Major Infrastructure Projects Office

APPROVED

27 MAR 2006

Caroline...
Lord Mayor

John Abbott
I Recommend Accordingly

[Signature]
CHIEF EXECUTIVE OFFICER

KL

11.0 BACKGROUND

The report has adopted a Traffic Light system to improve identification of projects that are reported as either: on time; on estimate (green); scope changes (orange); emerging issues (orange); not on estimate/time (red); and no scope changes/emerging issues (green). Some of the exception reporting remains the same as the previous month however, all additional or new information can be identified under the *****FEBRUARY 2006 UPDATE***** heading.

February 2006 Report Summary

Attachment A is the report for February 2006. Some changes have occurred in the report from the previous month. The Projects that have identified emerging issues since the previous month's report include:

- Brisbane Square Library Fitout (see page 7)
- City Pools Strategy Implementation (see page 8)
- Urban Renewal West End South Brisbane Woolloongabba (see page 15)
- 60 New Gas Buses (see page 16)
- Brisbane Square Data Fitout (see page 21)
- Bus Route Hardware (see page 22)
- Developer Contributions (see page 23)
- Major Traffic Improvements - Intersections (see page 30)
- Robinson Road (see page 35)
- Transport and Traffic ICP Revenue Project (see page 39)
- Conservation Reserves Management Program (see page 42)
- Parks Minor Improvements Program (see page 45)
- Sports Precinct Planning and Development (see page 47)
- Brisbane Aquifer Extraction (see page 54)
- Redirect Heroes Avenue Pump Station 1 - BWEA (see page 55)
- Resource Efficiency - Demand Management (see page 56)
- Sewerage Contributed Assets (see page 59)
- Sewerage Overflow Impact Reduction (see page 60)
- Water Contributed Assets (see page 62)
- Server Management Program (see page 68)
- Brisbane Water IT - Mobile Computing (see page 69)
- Brisbane Water Tools of Trade (see page 70)
- Brisbane City Works Mobile Fleet Management (see page 71)
- Brisbane City Works Tools of Trade (see page 72)

The remaining projects continue to report outstanding issues.

12.0 CONSULTATION

Divisional Managers and Officers responsible for individual submissions. All consulted are in agreement.

13.0 IMPLICATIONS OF PROPOSAL

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

14.0 COMMERCIAL IN CONFIDENCE

No.

15.0 CORPORATE PLAN IMPACT

Nil.

16.0 CUSTOMER IMPACT

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

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

Nil.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING STRATEGY

N/A.

23.0 OPTIONS

Option 1: Approve the recommendation that E&C accept the Major Project Report for February 2006.

Option 2: Do not accept the report.

Option 1 is the preferred option.

1.0 FILE NUMBER: 467/26

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

North-South Bypass Tunnel (NSBT) – Policy Decisions

RECEIVED

27 MAR 2006

3.0 ISSUE/PURPOSE

The purpose of this submission is to seek endorsement of new policy positions relating to NSBT, presented to E&C on 20 March 2006.

COMMITTEE

4.0 PROPONENT

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

ACTION TAKEN

27 MAR 2006

5.0 SUBMISSION PREPARED BY

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

TOWN CLERK

EMMIPO

6.0 DATE

20 March 2006.

APPROVED

27 MAR 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?

No.

9.0 RECOMMENDATION

That E&C endorses NSBT new policy decisions made on 20 March 2006 outlined in Attachment B. ~~(See Attachment B for details)~~

10.0 DIVISIONAL MANAGER

I Recommend Accordingly**CHIEF EXECUTIVE OFFICER**

David Stewart
Executive Manager
Major Infrastructure Projects Office

11.0 BACKGROUND

On 7 December 2005, two Proponents, BrisConnections and RiverCity Motorway submitted tenders for the delivery of North-South Bypass Tunnel as a PPP.

Since that time the tender evaluation process has commenced. This evaluation process has involved direct input from E&C, especially the determination of policy positions.

E&C ratified a raft of policy matters on 20 March 2006. These are presented in Attachment A.

E&C also considered a number of new matters on the same day which are included in Attachment B.

It is important that E&C formally ratify these latter policy considerations so that underwritten bids can be secured from the Proponents ahead of formal recommendations being made to E&C and Council.

12.0 CONSULTATION

Jude Munro, Chief Executive Officer;
Helen Gluer, Chief Financial Officer;
Jiri Arnost, Manager Corporate Treasury;
David Askern, Manager Brisbane City Legal Practice; and
KPMG, Probity Auditors

have been consulted and agree with this submission.

13.0 IMPLICATIONS OF PROPOSAL

The adoption of this recommendation will allow formal advice to be presented to two tenderers as part of the "revise and confirm" process being undertaken.

14.0 COMMERCIAL IN CONFIDENCE

Yes. This information is highly confidential and its release would jeopardise the competitive tension that exists between the parties.

15.0 CORPORATE PLAN IMPACT

The completion of the North-South Bypass Tunnel project is included in the Accessible City theme of the 2003-2007 Corporate Plan.

16.0 CUSTOMER IMPACT

Nil.

17.0 ENVIRONMENTAL IMPACT

Nil.

18.0 POLICY IMPACT

Nil.

19.0 FINANCIAL IMPACT

All of the decisions have financial implications and will impact positively and negatively of tendered sums.

20.0 HUMAN RESOURCE IMPACT

Nil.

21.0 URGENCY

In the normal course of business.

22.0 PUBLICITY/MARKETING

Nil.

23.0 OPTIONS

Option 1: Accept the recommendation.

Option 2: Not accept the recommendation.

Option (1) is the preferred option.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 FILE NUMBER: 240/7-2005/2006

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 TITLE

Contracts to Provide Professional Services - Report for January 2006

3.0 ISSUE / PURPOSE

The purpose of this submission is to seek E&C approval for the consultancies commissioned in January 2006.

4.0 PROPONENT

Jude Munro
Chief Executive Officer

5.0 SUBMISSION PREPARED BY

Lana Milne, PAMCEO
Extension 36486
Office of the Chief Executive

6.0 DATE

20 March 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 note the report for the consultancies commissioned during the month of January 2006 as attached.

10.0

Jude Munro
CHIEF EXECUTIVE OFFICER

APPROVED

27 MAR 2006

Lord Mayor

11.0 BACKGROUND

Council Resolution 1,564/1990/91 requires that a report listing consultancies be submitted to the Establishment & Co-ordination Committee at least quarterly. Reports detailing consultancy commitments of \$3,010,466.44 during the month of January 2006 are attached.

12.0 CONSULTATION

N/A

13.0 IMPLICATIONS OF PROPOSAL

N/A

14.0 CORPORATE PLAN IMPACT

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

15.0 CUSTOMER IMPACT

As addressed by Divisions.

16.0 ENVIRONMENTAL IMPACT

N/A

17.0 POLICY IMPACT

Compliance with reporting request.

18.0 FUNDING IMPACT

Expenses incurred through Divisional Consultancy Accounts.

19.0 HUMAN RESOURCE IMPACT

N/A

20.0 URGENCY

Normal course of business.

21.0 PUBLICITY / MARKETING STRATEGY

N/A

22.0 OPTIONS

N/A

SUBMISSION TO ESTABLISHMENT & COORDINATION COMMITTEE1.0 **FILE NUMBER:**

204/86/6(3)

2.0 **TITLE**

Merger of Brisbane Marketing Pty Ltd and Velocity Brisbane.

RECEIVED

27 MAR 2006

COMMITTEE SECTION

3.0 **ISSUE/PURPOSE**

To approve the merger of Brisbane Marketing and Velocity Brisbane with effect from 1 July 2006.

4.0 **PROPONENT**

Jude Munro, Chief Executive Officer

APPROVED

27 MAR 2006

Lord Mayor

5.0 **SUBMISSION PREPARED BY**

David Askern, Manager, Brisbane City Legal Practice, ext 34740.

6.0 **DATE**

22 March 2006

ACTION TAKEN

27 MAR 2006

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

E&C approval.

TOWN CLERK


MBCLP

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 determine in accordance with the Draft Decision in Annexure "A".

10.0 **CHIEF EXECUTIVE OFFICER**

 Jude Munro
 Chief Executive Officer
Changes as follows:

- Item 12 - BCC will appoint first board
 " 22 - Board should NOT elect own chair
 " 24 - Chair appointed by Cn & E&C
 " 34 - Agreed

~~Item 38~~

11.0 BACKGROUND

Brisbane Marketing Pty Ltd ("Brisbane Marketing") is a proprietary company wholly owned by Council. Brisbane Marketing was incorporated in September 2000 to perform the function of integrated tourism marketing of Brisbane and the South East region and to perform the functions of operating the Queen Street and Valley Malls.

The Office of Economic Development for the City of Brisbane Limited trading as "Velocity Brisbane" is a company limited by guarantee closely associated with and funded by Council whose primary function is the facilitation of investment attraction to the City of Brisbane.

As both organisations effectively market the City of Brisbane it was proposed that a merger between the two organisations should be actively considered.

At the direction of the Lord Mayor and Establishment and Coordination Committee, a working party was established by the Chief Executive Officer on 1 December 2005, to investigate and report on all relevant issues relating to the proposed merger of Brisbane Marketing and Velocity Brisbane and the implementation of that merger.

That working group comprised the following:-

Jude Munro	Chief Executive Officer(Chair)
Professor Sandra Harding	Chair Brisbane Marketing
Paul Lewin	Acting Chief Executive Officer Brisbane Marketing
Ian Klug	Chair Velocity Brisbane
David Regan	Chief Executive Officer Velocity
Paul Corbiere	Partner Clayton Utz
Councillor David Hinchliffe	Deputy Mayor and Chair Urban Planning Committee
Greg Bowden	Business Adviser to the Lord Mayor
David Askern	Manager Brisbane City Legal Practice
David Jackson	Acting Manager Economic Development.

That Working Group looked at and reported on various issues including the following:-

- (a) Core Functions/Objectives
- (b) Proposed Organisational Structure;
- (c) Proposed Company Structure;
- (d) Corporate Communications and Membership
- (e) Accommodation Options

The reports of the Working Group were in turn independently reviewed by Geoff Kiel of Competitive Dynamics Pty Ltd. Attachment "B" is a copy of that Review.

The Working Group and Competitive Dynamics both agree that there are reasonable grounds to conclude that the merger should proceed with effect from 1 July 2006 on the basis of the recommendations in the Competitive Dynamics Report.

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

- (a) approve the merger proceeding with effect from 1 July 2006; and
- (b) consider and advise on the acceptability of the recommendations in the Competitive Dynamics Report.;
- (c) authorise the Chief Executive Officer to take all necessary action to implement and

finalise the merger;

on the terms and conditions specified in the Draft Determination Attachment "A" to this submission.

Further submissions will be made to Establishment & Coordination Committee as and when required to formalise various legal steps including those required by Corporations Law and other legislation.

12.0 CONSULTATION

Jude Munro
Professor Sandra Harding
Paul Lewin
Ian Klug
David Regan
Paul Corbiere
Councillor David Hinchliffe
Greg Bowden
David Askern
David Jackson

Chief Executive Officer(Chair)
Chair Brisbane Marketing
Acting Chief Executive Officer Brisbane Marketing
Chair Velocity Brisbane
Chief Executive Officer Velocity
Partner Clayton Utz
Deputy Mayor and Chair Urban Planning Committee
Business Adviser to the Lord Mayor
Manager Brisbane City Legal Practice
Acting Manager Economic Development.

All support the recommendation.

13.0 IMPLICATIONS OF PROPOSAL

The merger should ensure that that marketing of Brisbane for investment attraction, tourism, leisure and conventions will be coordinated in a comprehensive, cost effective manner.

14.0 COMMERCIAL IN CONFIDENCE

Yes

15.0 CORPORATE PLAN IMPACT

Approval of this submission will ensure that the marketing objectives of the Corporate Plan are achieved in a more cost effective and coordinated manner.

17.0 CUSTOMER IMPACT

The merger will ensure that customers of the merged entity will receive better coordinated and cost effective marketing services.

18.0 ENVIRONMENTAL IMPACT

Nil.

19.0 POLICY IMPACT

Consistent with current policy.

20.0 FUNDING IMPACT

The cost of the merger will be borne by the merging entities and should result in initial cost savings for the merged entity.

21.0 HUMAN RESOURCE IMPACT

Savings will be achieved by the relinquishment of one CEO Position. Otherwise It is anticipated that no existing positions will be lost as a direct result of the merger.

22.0 URGENCY

As soon as possible.

23.0 PUBLICITY / MARKETING STRATEGY

A merger communications plan has been developed.

24.0 OPTIONS

24.1 Approve recommendation for merger of Brisbane Marketing and Velocity Brisbane.

Recommended

24.2 Not approve recommendation for merger of Brisbane Marketing and Velocity Brisbane.

Not recommended.

Option 24.1 is the recommended option.

ANNEXURE A

**DRAFT DECISION AS DELEGATE FOR SHAREHOLDER
OF BRISBANE MARKETING PTY LTD.**

That:-

- (1) Brisbane Marketing and Velocity Brisbane merge with effect from 1 July 2005;
- (2) the merger be effected generally in accordance with the recommendations of the Competitive Dynamics Report Attachment "B" including:-
 - (a) the liquidation of Velocity Brisbane;
 - (b) the transfer of all assets, liabilities and employees from Velocity Brisbane to Brisbane City Council;
 - (c) the transfer of all assets, liabilities and employees specified in (b) from Brisbane City Council to Brisbane Marketing;
 - (d) the adoption of a new constitution for Brisbane Marketing;
 - (e) the name of the company to remain Brisbane Marketing;
 - (f) the adoption of an independent board for Brisbane Marketing;
 - (g) the adoption of a more formalised director nomination and appointment process;
 - (h) the remuneration of directors;
 - (i) fixed terms for directors;
 - (j) appoint advisory committees representing groups of stakeholders;
 - (k) that the Interim CEO of the Merged Entity be David Regan.
- (3) the Chief Executive Officer be authorised to take all necessary steps to effect the merger;
- (4) the Chief Executive Officer seek the approval of Establishment and Coordination Committee as shareholder of Brisbane Marketing to any necessary formal legal step in the merger process including the adoption of the new constitution and the appointment of the initial board.