

E&C RESULTS – 6 DECEMBER 2010

SUB NO.	FILE NO.	DIV.	TITLE	Result
06/12-01 M	126/630/543/10	Brisbane Transport	Response to the A.T. Kearney (ATK) recommendation for a composite pay rate for Brisbane Transport (BT) Bus Operators.	Approved
06/12-02	Withdrawn			
06/12-03 M	365/20-PG655/115/15	Corporate Services	Renewal of lease for Unit 15, 123 Muriel Avenue, Moorooka	Approved
06/12-04 M	365/22-QN545/24(P3)	Corporate Services	Renewal of lease for Unit 1, 24 Macquarie St, Teneriffe.	Approved
06/12-05 M	112/255/1060/3	Corporate Services	New Office Facility for South Regional Business Centre.	Approved
06/12-06 M	109/630/1093/4	Corporate Services	Asset Optimisation – Surplus Property Disposal Stage 1.	Approved
06/12-07	Withdrawn			
06/12-08 R	137/225/137/28	OLMCEO	Expanding the Councillor Conduct Review Panel membership.	Not Approved
06/12-09 M	134/210/179/33	OLMCEO	Stores Board Submission – Provision of Transactional Banking Services.	Approved
06/12-10	Withdrawn			
06/12-11 M	109/800/286/288	OLMCEO	Stores Board Submission – Supply and Delivery of Interlocking and Flagstone Pavers.	Approved
06/12-12 M	106/335/156/357	FaCS	Community Support Funding Program 2010/2011.	Approved
06/12-13	Withdrawn			
06/12-14	Withdrawn			
06/12-15	Withdrawn			

E&C RESULTS – 6 DECEMBER 2010

SUB NO.	FILE NO.	DIV.	TITLE	Result
06/12-16	Withdrawn			
06/12-17 R	109/190/12/10	FaCS	Building Act 1975 delegations.	Approved
06/12-18 R	152/160/881/165	CPAS	Adoption of the Newstead and Teneriffe Waterfront Neighbourhood Plan.	Approved
06/12-19 R	352/77	CPAS	Expenditure approval for The Gabba Ward Parks Trust Fund.	Approved
06/12-20 R	352/77	CPAS	Expenditure approval for Tennyson Ward Parks Trust Fund.	Approved
06/12-21 R	152/160/516/159	CPAS	Proposed Lower Oxley Creek South Neighbourhood Plan.	Approved
06/12-22 R	460/62/67(179)	CPAS	Eastern Corridor Neighbourhood Plan.	Approved
06/12-23 R	152/160/881/58	CPAS	Draft Milton Station Neighbourhood Plan.	Approved
06/12-24 R	137/268/370/2	OLMCEO	Adoption of the Advice Guidelines and Acceptable Request Guidelines	Approved
06/12-25 R	386/1/5	OLMCEO	AP040 Inspection of Records by Councillors Policy	Approved
06/12-26 M		OLMCEO	Appointment of Manager Strategy and Network Services	Approved

Present: Lord Mayor Campbell Newman, G M Quirk, G Knapp, A Cooper, D McLachlan, P Matic, M de Wit

Apologies: A Schrunner.

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
126/630/543/10

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title
Response to the A.T. Kearney (ATK) recommendation for a composite pay rate for Brisbane Transport (BT) bus operators

3.0 Issue/purpose
To seek Establishment and Co-Ordination Committee (E&C) approval that no further action be taken in relation to the ATK recommendation that BT adopt a composite rate of pay across the work week for bus operators; and that the requirement be waived for BT to find an additional \$4m of savings to off-set the ATK recommendation.

4.0 Proponent
Alan Warren, Divisional Manager Brisbane Transport

5.0 Submission prepared by
Alan Warren, Divisional Manager Brisbane Transport

6.0 Date
6 December 2010

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
That E&C approve:
a) That no further action be taken on the ATK recommendation that BT adopts a flat or composite rate of pay across the work week for bus operators; and
b) The requirement be waived for BT to find an additional \$4m of savings to off-set the ATK recommendation that BT moves to a composite pay rate, on the basis that BT continues to pursue further savings and efficiencies during the course of the year.

10.0 Divisional Manager

Chairman

Support Reject the recommendation.

If reject, please state reasons.

Alan Geyer
ACTING DIVISIONAL MANAGER

M. de Wit
Councillor Margaret de Wit
CHAIRMAN
Public and Active Transport Committee

Recommend Accordingly

CHIEF EXECUTIVE OFFICER

BCC 70 YEAR RELEASE SCHEME

APPROVED

6 DEC 2010

Lord Mayor

ACTION TAKE

6 DEC 2010

TOWN CLERK

11.0 Background

The Establishment and Co-Ordination Committee (E&C) considered a paper in relation to the A.T. Kearney (ATK) composite pay rate on 5 July 2010. E&C requested that Brisbane Transport (BT) review the impact of adopting an ACT type model of composite pay rate and propose alternatives for cost reduction. From August to November 2009, ATK conducted a review to identify opportunities to reduce costs and improve processes so that Council could remain financially strong to deliver on the vision: Living in Brisbane 2026. The report made recommendations for consideration by E&C, including an assessment of BT's cost drivers such as sick leave and labour costs.

BT has made substantial progress in implementing most of the ATK recommendations especially related to reducing sick leave, bus changes, dead running and maintenance costs. These initiatives have helped drive cultural change, improve the operational efficiency of BT and reduce costs. The ATK recommendation related to fare enforcement was raised on a number of occasions by the previous Chairman of the Public and Active Transport and Economic Development Committee, Cr Jane Prentice, and the BT Divisional Manager, Alan Warren, with the Queensland Government, which is the responsible authority. However, the TransLink Transit Authority is now progressing alternative revenue protection options.

Flat rate of pay for the work week: impact on financial position

If the pay rate recommended by ATK was successfully implemented, it would deliver savings because it would effectively reduce take-home wages for operators by 23.15%. However, the actual savings that would be achieved from successful implementation of the ATK rate would not be the \$4m that ATK projected considering the \$4m figure was based on:

- An under-estimation of the ordinary time hourly rate – BT's actual ordinary time rate at the time of the ATK report was \$21.74, while the projected \$4m savings were calculated on the basis of an hourly rate of \$20.98;
- An omission of additional costs that would be incurred, such as payroll tax and superannuation;
- An incorrect estimation of the number of hours worked by operators over the course of the year;
- An assumption that there would be no additional human resource and administrative costs from the proposal, such as from increased sick leave, absenteeism, poor morale, turnover and training requirements – BT considers that these costs would increase; and
- A view that all the savings from the proposal would be realised by BT – in fact, TransLink, as the provider of 71% of BT's funding, would lay claim to a major proportion of future productivity gains, such as achieved via a reduction in effective pay rates.

Efforts to move towards a composite pay rate could, in fact, result in an increased rate of pay and costs for BT. Opening negotiations on a composite pay rate would probably lead to a strong push by the RTBU towards a rate similar to that used by ACTION buses in the ACT, which could be presented as the benchmark as the only known operator using a composite rate. That rate incorporates penalty rates, overtime rates, and shift allowances. This push could be supported with industrial action. Using the rate employed by ACTION buses would result in labour costs of over \$8m above the existing BT pay system. Although BT's operators are higher paid than operators of other companies in South-East Queensland, the RTBU argues BT's bus operators are among the lowest paid employees in Council in terms of base rates.

Potential composite pay rates*	Hourly rate	Impact on budget	Change in average salary including overtime & penalties
ATK's recommended rate <i>(Note: the actual ordinary BT EBA6 Extension hourly rate, that is, the rate at the time of the ATK report was \$21.74)</i>	\$20.98	-\$4m #	-23.15%
Cost neutral composite pay rate <i>(this would be the current pay provisions including existing overtime and penalty rates converted into a composite rate)</i>	\$27.30	None	None
ACTION composite pay rate <i>(the only known composite rate and would potentially be presented as the benchmark)</i>	\$29.90	+\$8.1m	+9.5%

* The pay rates were calculated at the time of the ATK report (prior to EBA7)

This is ATK's calculated saving

Even with a move to a composite pay rate, BT would still require a capacity to pay overtime, such as for special events, or risk being unable to provide these services and forgo the revenue.

Flat rate of pay for work week: impact on service reliability

The introduction of a pay rate at the levels suggested by ATK could result in reduced service reliability and industrial action. If the ATK composite pay rate was introduced as part of EBA8 negotiations, the RTBU and operators would strongly challenge the rate because it does not compensate operators for the removal of overtime and penalties, and effectively delivers a 23.15% reduction in pay. There would be a major deterioration in the relationship between the union and operators on one hand, and BT management and Council on the other.

Under a composite pay system, ACTION buses in the ACT cannot guarantee the meeting of service commitments on weekends and during holidays because operators do not receive penalty rates. They receive the same pay for sick leave as they would for working. BT could experience even greater difficulty in providing frequent and reliable services because of our higher weekend work levels compared to traditional networks and the ACTION network. Weekend work hours for BT operators are about 57% of the average week day. In comparison, ACTION's hours are about 40-50% on Saturdays and 30-40% on Sundays. BT's scheduled work on weekends is also increasing. From 2004-09, scheduled work on Saturday increased by 35% and on Sunday by 50%. The payment of overtime/penalty rates was a key reason that BT was able to provide services to meet rapid growth in demand over this period, especially considering the economy experienced labour shortages for much of this time.

Efficiencies already achieved

BT has already delivered significant cost avoidance via the 3G contract and introduced business improvement initiatives over the past two years, which have resulted in cost avoidance, savings and absorptions that exceed the savings ATK suggested could be achieved through a flat rate of pay (see Attachment A). These efficiencies yielded savings and/or cost avoidance of \$32.672m in 2008-9 and \$41.312m in 2009-10. Other initiatives are also being introduced to maximise savings into the future and to support Council's efficiency targets.

As a result, it is recommended that E&C approve:

- a) That no further action be taken on the ATK recommendation that BT adopts a flat or composite rate of pay across the work week for bus operators; and
- b) The requirement be waived for BT to find an additional \$4m of savings to off-set the ATK recommendation that BT moves to a composite pay rate, on the basis that BT continues to pursue further savings and efficiencies during the course of the year.

12.0 Consultation

- Colin Jensen, Chief Executive Officer (28/10/2010);
- Greg Swain, Media and Public Relations Manager (28/10/2010);
- Amanda Pafumi, Director CPMO (18/11/2010);
- Katrina Odgaard, Manager – Employment Arrangements (18/11/2010);
- Councillor Margaret de Wit, Chairman Public and Active Transport Committee (19/11/2010).

13.0 Implications of proposal

Approval of the recommendations of the submission will ensure BT continues to meet its industrial relations obligations and is able to provide reliable services, contain labour costs and focus on productivity and cost savings initiatives already underway.

14.0 Commercial in confidence

No.

15.0 Vision/Corporate Plan impact

E&C's decision on a composite pay rate is linked to the Living in Brisbane 2026 vision theme – Accessible, connected city: Layers of diverse transport networks interconnecting at centres and urban villages.

E&C's decision on a composite pay rate is linked to the following corporate plan programs –

- Program 3.2 – Moving Brisbane – Public Transport: We will work to ensure the community has access to high quality integrated public transport. Demand for public transport services will be met and public transport will continue to contribute to managing road congestion.
- Program 9.2 – Customer Focus – Service Delivery: We will deliver our services with integrity and simplicity – as promised and in a simple, convenient manner.
- Program 11.3 – Organisational Capability – Great Employer Clever Workforce: Through our Workforce 2012 program, we will maintain and build Council's adaptable and capable workforce. This will be achieved by attracting, developing and retaining skilled, motivated employees.

16.0 Customer impact

Approval of the recommendations would ensure BT continues to meet service commitments and deliver good customer service.

17.0 Environmental impact

Nil.

18.0 Policy impact

Approval of the recommendations of the submission would continue existing policy and standard industry practice of remunerating bus operators for work on weekends, public holidays and outside standard work hours. BT passenger service employee remuneration is defined in EBA7 and the Brisbane City Council Bus Transport Employee's Award.

19.0 Financial impact

Approval of the recommendations of the submission would result in forgoing the \$4m in savings that ATK considered would result from implementing a composite work week in the next EBA. However, BT is currently identifying savings to enable it to absorb the unbudgeted cost of \$4m for EBA7, as well as further savings to contribute to the CEO's \$90m savings target.

20.0 Human resource impact

There will be no human resource impact if the submission is approved.

21.0 Urgency

In the normal course of business. A decision is required on the off-set savings prior to the next budget cycle and on the composite wage rate prior to the negotiations for the next EBA in 2013.

22.0 Publicity/marketing strategy

Not applicable.

23.0 Options

Option 1: Approve the recommendations of this submission, on the basis that BT continues to pursue further savings and efficiencies during the course of the year.

Option 2: Approve recommendation a) that no further action be taken in relation to the adoption of a composite rate of pay across the work week for operators, but reject recommendation b) to waive the requirement for BT to find an additional \$4m of savings. This would result in BT not adopting a composite rate of pay for operators across the work week but being required to find \$4m off-set savings in addition to the other efficiency targets in place.

Option 3: Reject recommendation a) that no further action be taken in relation to the adoption of a composite rate of pay across the work week for operators, but approve recommendation b) to waive the requirement for BT to find an additional \$4m of savings. This would result in BT adopting a composite rate of pay, but not being required to find the \$4m off-set savings, until the new rate is adopted.

Option 4: Amend the recommendations of this submission.

Option 5: Reject the recommendations of this submission.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATIONS SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

06 DEC 2010 03

*approved
24/11/10
11/11/10*

1.0 File number

365/20-PG655/115/15

2.0 Title

Renewal of lease for Unit 15, 123 Muriel Avenue, Moorooka

3.0 Issue/purpose

To approve the renewal of lease for four (4) years plus two (2) four (4) year options for Unit 15, 123 Muriel Avenue, Moorooka

4.0 Proponent

Ian Maynard. Divisional Manager, Corporate Services
Ext: 39110

5.0 Submission prepared by

Geoff Cook
Senior Leasing Officer, City Property
Ext: 89698

6.0 Date

6 December 2010

6 DEC 2010

7.0 For E&C approval or recommendation to Council

E&C approval

Lord Mayor

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?

No

ACTION TAKEN

9.0 Recommendation

That the E&C Committee grant approval for City Property to renew the current lease for Unit 15, 123 Muriel Avenue, Moorooka.

- (a) Area: 1,522 square metres
- (b) Lease Commencement: 5 February 2011
- (c) Lease Term: Four (4) years + two (2) four (4) year options
- (d) Rent: redacted net rent per annum (+GST) + estimated outgoings \$redacted per annum (+GST). Total rent redacted per annum (+GST) in the first year. This represents a savings of \$redacted per annum net rent in the first year.
- (e) Rent Review: red annually

On terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.

10.0 Divisional Manager

Ian Maynard
DIVISIONAL MANAGER
CORPORATE SERVICES

Chairperson

I Support / ~~Reject~~ the recommendation.

If reject, please state reasons.

Councillor Adrian Schrinner
CHAIRMAN, FINANCE, ECONOMIC
DEVELOPMENT AND ADMINISTRATION
COMMITTEE

Recommend Accordingly
CHIEF EXECUTIVE OFFICER

11.0 Background

Brisbane City Council (Council) has occupied Unit 15, 123 Muriel Ave, Moorooka since 5 February 2008 and currently accommodates archive storage, museum storage and general storage, plus offices (Brisbane City Archives).

The current Lease expires on 4 February 2011.

City Property has renegotiated the current rental rate resulting in a commencing gross rental of redacted per annum (+GST), an estimated saving of redacted net per annum over the current rental rate.

City Property investigated multiple alternative locations for the relocation of the Muriel Avenue facility including:-

- Curzon St, Tennyson
- Industrial Ave, Wacol
- Kingsford Smith Drive, Eagle Farm
- Cullen Ave, Eagle Farm

In all cases, it was deemed not suitable to relocate the facility for the following reasons:-

- extensive fit out costs associated with Muriel Ave facility - approximately \$1m was spent three years ago and this fit out has a useable life of approximately ten years
- Any new facility would require a fit out equal to existing at a cost of approximately \$1m
- High relocation costs of custom-built equipment and also precious and sensitive articles being held by Museum of Brisbane - relocation costs approximately \$400,000
- User specific requirements mean that co-location with other Council units was not practical particularly concerning loading access, security, humidity control etc...

When the above requirements and associated costs were factored into feasibility studies for the potential new properties, it was not possible to retain a rental rate equal to the new negotiated rates for Muriel Avenue.

E&C approval is now sought for City Property to renew the current lease for Unit 15, 123 Muriel Avenue, Moorooka on the following terms:-

- (a) Area: 1,522 square metres
- (b) Lease Commencement: 5 February 2011
- (c) Lease Term: Four (4) years + two (2) four (4) year options
- (d) Rent: redacted net rent per annum (+ GST) plus estimated outgoings redacted per annum (+ GST). Total rent redacted per annum (+ GST) in the first year. This represents a saving of redacted per annum net rent in the first year.
- (e) Rent Review: red annually

On terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.

12.0 Consultation

- Councillor Adrian Schrunner, Chairman, Finance, Economic Development and Administration Committee
- David Askern, Chief Legal Counsel, Brisbane City Legal Practice (23/11/10)
- Mark Mazurkiewicz, Manager City Property (24/11/10.)
- Greg Swain, Acting Media & P R Manager, Marketing and Communications Branch (19/11/10)
- Emma Felsman, Business Services Manager, City Property (19/11/10)

13.0 Implications of proposal

The facilitation of office accommodation is in line with requests received and efficiency across the portfolio and is in line with Council co-location strategy.

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

14.0 Commercial in confidence

No

15.0 Vision/Corporate Plan impact

This proposal is in line with current Council policy.

16.0 Customer impact

Nil.

17.0 Environmental impact

No environmental issues associated with this proposal.

18.0 Policy impact

Nil

19.0 Financial impact

The rental costs are covered by the Operational Property Management base budget. The commencing gross rental of **redacted** per annum (+GST), represents a saving of **redacted** net per annum over the current rental rate.

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: That E&C approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

1.0 File number
365/22-QN545/24(P3)

E&C
06 DEC 2010 04

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title
Renewal of lease for Unit 1, 24 Macquarie St, Teneriffe.

3.0 Issue/purpose
To approve the renewal of lease for one (1) year plus a one (1) year option for Unit 1, 24 Macquarie Street, Teneriffe.

4.0 Proponent
Ian Maynard
Divisional Manager, Corporate Services
Ext: 39110

ACTION TAKEN

06 DEC 2010

TOWN CLERK

5.0 Submission prepared by
Pauline Davis
Commercial Leasing Manager, City Property
Ext :34593

6.0 Date
6 December 2010

APPROVED

6 DEC 2010

7.0 For E&C approval or recommendation to Council

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 the E&C Committee grant approval for City Property to renew the current lease for Unit 1, 24 Macquarie Street, Teneriffe on the following terms:

- (a) Area: 2,700 square metres
- (b) Lease Commencement: 1 May 2011
- (c) Lease Term: One (1) year + One (1) year option
- (d) Rent: \$100.00 per square metre per annum (+ GST), totalling \$273,600 + GST in the first year.
- (e) Outgoings: Nil
- (f) Rent Review: At commencement of option of 4%

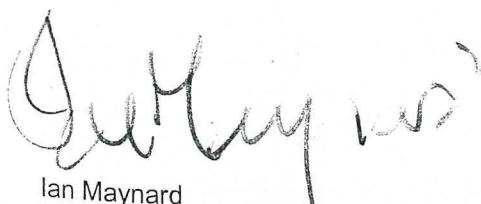
On terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.

10.0 Divisional Manager

Chairperson

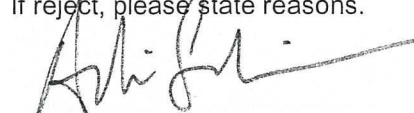
I Support /-Reject the recommendation.

If reject, please state reasons.



Ian Maynard
DIVISIONAL MANAGER
CORPORATE SERVICES

I Recommend Accordingly



Councillor Adrian Schrunner
CHAIRMAN, FINANCE, ECONOMIC
DEVELOPMENT AND ADMINISTRATION
COMMITTEE

11.0 Background

Brisbane City Council (Council) has occupied Unit 1, 24 Macquarie Street, Teneriffe since 1 November 2003 and currently accommodates Information Services file repository storage, (Brisbane City Repository).

The current Lease expires on 30 April 2011. The lease needs to be renewed as Council has no alternative suitable accommodation options, despite conducting an extensive review of alternate locations, cost benefit outcomes, relocation expenses and comparable rentals. The lease is being renewed for a period of only twelve (12) months, with an option of a further 12 months in order to allow time for City Property to consider other accommodation solutions as part of the depot strategy and potentially provide an opportunity for City of Brisbane Investment Corporation (CBIC) to purchase a building to accommodate this tenant for the long term.

City Property has renegotiated the current rental rate to \$273,600 per annum (+GST), which will provide a saving of \$36,667 per annum over the current rental amount, which is below market rates for comparable space.

E&C approval is now sought for City Property to renew the current lease for Unit 1, 24 Macquarie Street, Teneriffe on the following terms:-

- | | |
|-------------------------|---|
| (a) Area: | 2,700 square metres |
| (b) Lease Commencement: | 1 May 2011 |
| (c) Lease Term: | One (1) year + One (1) year option |
| (d) Rent: | \$100.00 per square metre per annum (+ GST), totalling \$273,600 + GST in the first year. |
| (e) Outgoings: | Nil |
| (f) Rent Review: | At commencement of option of 4% |

On terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.

12.0 Consultation

- Councillor Adrian Schrinner, Chairman, Finance, Economic Development and Administration Committee
- David Askern, Chief Legal Counsel, Brisbane City Legal Practice (19 November 2010.)
- Mark Mazurkiewicz, Manager City Property (17 November 2010)
- Greg Swain, Acting Media & P R Manager, Marketing and Communications Branch (19 November 2010)
- Emma Felsman, Business Services Manager, City Property (19 November 2010)

All are in agreement with the recommendation.

13.0 Implications of proposal

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

14.0 Commercial in confidence

No

15.0 Vision/Corporate Plan impact

This proposal is in line with current Council policy.

16.0 Customer impact

Nil.

17.0 Environmental impact

No environmental issues associated with this proposal.

18.0 Policy impact

Nil

19.0 Financial impact

The rental costs are covered by the Operational Property Management base budget. The commencing gross rental of \$273,600 per annum (+GST) is a saving of \$36,667 per annum over the current rental rate.

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: That E&C approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 File number
112/255/1060/3

E&C
06 DEC 2010 05

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title
New Office Facility for South Regional Business Centre.

3.0 Issue/purpose
To rescind the decision of the Establishment and Coordination Committee on 15 February 2010 to relocate the South Regional Business Centre to Lillian Avenue, Rocklea and gain Establishment and Coordination Committee approval to enter into an agreement with City of Brisbane Investment Corporation for a new South Regional Business Centre at Yeerongpilly TOD.

4.0 Proponent
Ian Maynard, Divisional Manager, Corporate Services, Ext: 39110

ACTION TAKEN
06 DEC 2010

5.0 Submission prepared by
Ian Walker
Manager, Commercial Property Development, Divisional Project Management Office, Ext: 35439

TOWN CLERK

6.0 Date
6 December 2010

RECEIVED
06 DEC 2010

7.0 For E&C Committee approval or recommendation to Council
E&C Committee approval.

COMMITTEE SECRETARY

8.0 If for recommendation to Council, is a Council resolution required under an Act or Local Law?
No

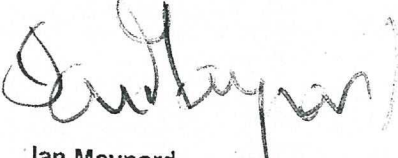
APPROVED
6 DEC 2010

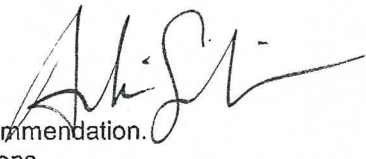
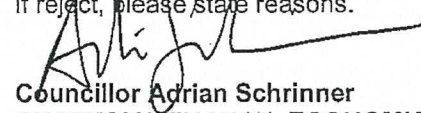
9.0 Recommendations
That E&C approves the following:-

Lord Mayor

- (a) rescinds its decision of 15 February 2010 to relocate the South Regional Business Centre to Lillian Avenue Rocklea;
- (b) that the Council owned land at Lillian Avenue Rocklea be sold to the Queensland Government for a price between \$2,400,000 and \$2,600,000 plus development costs incurred to date;
- (c) that Council purchase the land at the Yeerongpilly TOD Site as set out in Attachment 7 for a price between \$2,800,000 and \$3,000,000 plus GST with all legal and stamp duty costs being payable by the Queensland Government;
- (d) that the land in (c) be used for the South Regional Business Centre;
- (e) the land in (c) to be transferred to City of Brisbane Investment Corporation for nil consideration for the purpose of construction of the South Regional Business Centre;

on terms and conditions satisfactory to the Manager, City Property and the Chief legal Counsel, Brisbane City Legal Practice.

10.0 Divisional Manager

Ian Maynard
DIVISIONAL MANAGER
CORPORATE SERVICES DIVISION
Recommend Accordingly

Chairperson

I Support / Reject the recommendation.
If reject, please state reasons.

Councillor Adrian Schrinner
CHAIRMAN FINANCE, ECONOMIC
DEVELOPMENT AND ADMINISTRATION
COMMITTEE

11.0 Background

On 15 February 2010 the Establishment and Coordination Committee approved an agreement between Brisbane City Council and City of Brisbane Investment Corporate (CBIC) for a new South Regional Business Centre (SRBC) office building to be located at 26 Lillian Ave, Rocklea.

City Property then signed a Heads of Agreement with CBIC and lodged an impact assessable (generally inappropriate) Development Application in late February 2010.

Subsequently, Queensland Rail (QR) (in their capacity as referral authority to the Development Application) issued advice that the Lillian Avenue, Rocklea site would be impacted by the Cross River Rail project and, following formal hardship process, would be resumed. The Department of Transport and Main Roads (DTMR) noted that compensation for the site would be assessed as if approval for the commercial scheme had been granted if not for the intervention of the Cross River Rail project. It should be noted that the Cross River Rail information specifically relating to the Lillian Ave, Rocklea site was not formally available during Council's due diligence process for the site.

An offer from the Queensland State Department of Infrastructure and Planning (the State) has now been received (refer Attachment 1) to resume/purchase the Lillian Avenue, Rocklea land at \$2,400,000 plus GST plus costs. Final funds secured from the State will be circa \$3,000,000 plus GST.

Subsequent discussions between the Lord Mayor's office and the State, placed the Yeerongpilly Transit Oriented Development (TOD) site (refer Attachment 2) as a suitable alternative.

A second alternative site at Compton Road, Sunnybank Hills has also been investigated (refer Attachment 3).

An analysis of the two sites has been completed (refer Attachment 4) and Yeerongpilly (TOD) is recommended.

While the Yeerongpilly TOD site takes the SRBC closer to the city, the proposed location has been presented to and endorsed by the Divisional Managers, Families and Community Services and City Planning and Sustainability (refer Attachment 5).

Key commercial terms for the Yeerongpilly TOD site will not alter greatly from those already approved for the Lillian Avenue, Rocklea site. These key terms for the Yeerongpilly TOD site are outlined in the following table.

Office Area:	4,000 m ² NLA (approx 4,400 m ² Council gross floor area) subject to final survey
Lease Term:	15 years + 5 years + 5 years
Gross Rent:	\$1,600,000 p.a. (which equates to \$400/m ² p.a. net)
Outgoings:	\$200,000 p.a. payable by the lessee (estimated rate of \$50/m ² p.a.)
Rent Reviews:	3.5% fixed p.a. over the lease term. Full market review at each option with a cap/collar of 10% variance from the lease rate of the year before the option.
Car Parking:	80 spaces at \$120 per bay per calendar month (total cost of \$115,200 p.a.)
Signage	All signage provided on and within the building is included in the rental amount.
Total Rent:	Total rental commitment is estimated at \$1,915,200 plus GST in the first year of occupancy

It is intended that the SRBC facility will occupy approximately 50% of the space and the balance will be occupied by other Council entities.

The project meets CBIC's investment requirements and provides a sizeable development and investment opportunity for Council as a whole. It also allows Council to bring the accommodation standard of the SRBC in line with Council's office accommodation standards. The development of this

site as premises for the SRBC is consistent with Council policy to support regional consolidation of offices, where it provides overflow capacity for city based premises as and when leases expire.

The Heads of Agreement form the basis of the development scope, terms and conditions with CBIC which will be on terms satisfactory to the Manager, City Property and Chief Legal Counsel, Brisbane City Legal Practice.

The Yeerongpilly Master Plan was gazetted on 15 November 2010. The gazetted plan acknowledges the proposed sale of the lots shown in Attachment 2 for creation of the SRBC and Stage 2 under option. Council has secured an independent valuation of the Yeerongpilly site at \$3,400,000 plus GST. The State has now offered the site to Council for \$3,000,000 plus GST based upon settlement in April 2012 (refer Attachment 6).

E&C Committee approval is now sought to approve the following:

- (a) rescinds its decision of 15 February 2010 to relocate the South Regional Business Centre to Lillian Avenue Rocklea;
- (b) that the Council owned land at Lillian Avenue Rocklea be sold to the Queensland Government for a price between \$2,400,000 and \$2,600,000 plus development costs incurred to date;
- (c) that Council purchase the land at the Yeerongpilly TOD Site as set out in Attachment 7 for a price between \$2,800,000 and \$3,000,000 plus GST with all legal and stamp duty costs being payable by the Queensland Government;
- (d) that the land in (c) be used for the South Regional Business Centre;
- (e) the land in (c) to be transferred to City of Brisbane Investment Corporation for nil consideration for the purpose of construction of the South Regional Business Centre;

on terms and conditions satisfactory to the Manager, City Property and the Chief legal Counsel, Brisbane City Legal Practice.

12.0 Consultation

- Councillor Adrian Schrinner, Chairman Finance, Economic Development and Administration Committee
- Greg Evans, Chief Financial Officer, Corporate Service – 25/11/2010
- Vicki Pethybridge, Divisional Manager, Families and Community Services – 25/11/2010
- Andrew Chesterman, Divisional Manager, City Planning and Sustainability – 24/11/2010
- Mark Mazurkiewicz, Branch Manager, City Property – 24/11/2010
- Rob Broughton, Branch Manager, Families and Community Services – 24/11/2010
- David Askern, Chief Legal Counsel, Brisbane City Legal Practice – 24/11/2010
- Greg Swain, Acting Media and PR Manager, Marketing and Communications – 25/11/2010
- Emma Felsman, Business Services Manager, City Property – 24/11/2010

All are in agreement with the recommendations.

13.0 Implications of proposal

The recommended strategy will provide the most advantageous and cost effective outcome for Council in future provision of office accommodation for the SRBC, as well as providing an attractive investment option for CBIC. The building size at approximately 4,000m² NLA allows for reallocation of Council CBD offices to this location, which is consistent with the long term accommodation strategy.

14.0 Commercial in confidence

Yes

15.0 Vision/Corporate Plan impact

This submission is consistent with the following:

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.

The project outcome is also 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

Improvement in community satisfaction with Council's services as a result of the preferred geographic location and improved public interface for the new SRBC. Initial reaction from the public may be unfavourable but over time this will change.

17.0 Environmental impact

In accordance with Council's corporate theme of Clean and Green, the building program will incorporate environmentally sustainable materials and processes and the building management program will incorporate Council's ESD policies. The building is targeted to achieve a 5 NABERS energy rating and where possible a 5 Star Green Star rating.

18.0 Policy impact

South RBC has been at its current location for more than 10 years and a move to the TOD site at Yeerongpilly will possibly cause some customer dissatisfaction. To mitigate this, FaCS Divisional Manager had suggested that consideration be given to a transitional arrangement whereby a temporary RBC shop front is established at Sunnybank Hills, potentially within the library which is in the same shopping centre

19.0 Financial impact

Funding for the development approval and tenant fit out works has already been approved with \$1,035,000 of the total budget allocated for the 2010/2011 financial year. The Heads of Agreement between Brisbane City Council and CBIC sets out that the costs for the development approval will be funded by Council and reimbursed by CBIC if the development proceeds. If the development does not proceed then these costs will be shared equally between Council and CBIC.

20.0 Human resource impact

Nil

21.0 Urgency

Approval is required as a matter of urgency to ensure the Yeerongpilly TOD site is secured.

22.0 Publicity/marketing strategy

A formal communications strategy regarding the decision to relocate to the Yeerongpilly TOD will be prepared following E&C Committee approval.

23.0 Options

- Option 1: Approve the recommendations
- Option 2: Not approve the recommendations

Option 1 is the preferred option.

1.0 **File number**
109/630/1093/4

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 **Title**
Asset Optimisation – Surplus Property Disposal Stage 1

3.0 **Issue/purpose**
To seek approval to sell properties in Stage 1 Surplus Property Disposal and provide authority to Manager, City Property to appoint registered real estate agents.

4.0 **Proponent**
Ian Maynard
Divisional Manager
Corporate Services Division
Ext: 39110

5.0 **Submission prepared by**
Ian Grant-Smith
Project Manager, Asset Optimisation
Divisional Project Management Office
Ext: 36996

6.0 **Date**
6 December 2010

7.0 **For E&C Committee approval or recommendation to Council**
For E&C Committee approval.

8.0 **If for recommendation to Council, is a Council resolution required under an Act or Local Law?**
No.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

9.0 Recommendation

That the E&C Committee approve;

1. The sale of properties listed below in Table 1 by either auction or tender, and otherwise on terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.
2. To authorise the Manager, City Property to appoint registered real estate agents.
3. To authorise the Manager, City Property to set the reserve price for each property on the basis that such a price is equal to, or greater than, the valuation of the property.

Table 1: Sites proposed for disposal

1. 164 Knapp St, Fortitude Valley
2. 63A Ross St, Woollongabba
3. 24 Rawlins St, Kangaroo Point
4. 38 Prospect St, Fortitude Valley
5. 429 Waterworks Rd, Ashgrove

APPROVED

6 DEC 2010

Lord Mayor

10.0

Divisional Manager

Chairperson

I Support / Reject the recommendation.

If reject, please state reasons.

Adrian Schrinner
 Councillor Adrian Schrinner
 CHAIRMAN FINANCE, ECONOMIC
 DEVELOPMENT AND ADMINISTRATION
 COMMITTEE

Ian Maynard
 Ian Maynard
 DIVISIONAL MANAGER
 CORPORATE SERVICES

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

ACTION TAKEN

9 8 DEC 2010

TOWN CLERK

BCC PUBLICATIONS
10 YEAR RELEASE

11.0 Background

The Asset Optimisation Project has been established following a review by AT Kearney (ATK) in 2009 in order to develop a business case for the identification, consolidation, realisation or optimisation of underutilised or surplus assets for presentation to the Establishment and Coordination (E&C) Committee. ATK identified in the order of \$144-\$160m in proceeds from the sale/optimisation of assets.

Primarily the project will identify underutilised land or assets which may provide opportunities for sale or optimised use, to ensure Council's asset base is sustainable and can make an on going value for money contribution to Council by assuring optimised use and value for money. Assets include, but are not limited to, vacant land, businesses, infrastructure, commercial and community properties.

Property related assets have been identified and subjected to the 1st pass exclusion criteria:

1. PARK – is the land currently zoned Park
2. WATER – does the land currently form part of a waterway corridor
3. BUSHLAND – is the land currently zoned environmental land or purchased using the Bushland Levy
4. FLOOD – was the land purchased as part of the LM Flood Buy Back Scheme
5. POLITICAL – would the potential sale be obviously politically unacceptable e.g. City Hall
6. VALUE – is there little market demand for this type of property and/or value is minimal

The 2010/11 property related target list has been reviewed by the Executive Management Team and provided to City of Brisbane Investment Corporation (CBIC) for review to gauge their interest in any property development opportunities. CBIC have identified for further investigation 5 properties worth approximately \$19.4M.

Remaining properties have undergone thorough investigation, property analysis and stakeholder consultation. Stage 1 represents the first group of properties confirmed surplus to Council Program and policy requirements and suitable for immediate disposal.

All other Council assets have been identified and grouped by type. These will be subject to further assessment. The strategies developed to optimise these assets will be delivered in Phase 2 of the project.

The valuation of the 5 properties in Stage 1 is reflected in Attachment 1 and will form the foundation of the sale program.

It is proposed that City Property will, subject to E&C approval, seek submissions from local registered real estate agents to provide the following:

- Opinion of likely sale proceeds to be achieved from each property;
- Intended method to undertake sale (tender or auction);
- Proposed fee structure
- Proposed costs associated with sale (marketing and advertising)

Each real estate agency will be provided with a comprehensive disclosure package including location plans, easements, contour plans, infrastructure networks, flood reports and other parcel details as required.

E&C Committee approval is sought to;

1. The sale of properties listed below in Table 1 by either auction or tender, and otherwise on terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.

Table 1: Sites proposed for disposal .

6.	164 Knapp St, Fortitude Valley
7.	63A Ross St, Woollongabba
8.	24 Rawlins St, Kangaroo Point
9.	38 Prospect St, Fortitude Valley
10.	429 Waterworks Rd, Ashgrove

2. To authorise the Manager, City Property to appoint registered real estate agents.
3. To authorise the Manager, City Property to set the reserve price for each property on the basis that such a price is equal to, or greater than, the valuation of the property.

12.0 Consultation

- Councillor Adrian Schrinner, Chairman Finance, Economic Development and Administration Committee - 24 November 2010
- Vicki Pethybridge, Divisional Manager, Families and Community Services 1 September 2010
- Barry Broe, Divisional Manager, Brisbane Infrastructure 1 September 2010
- Greg Evans, Chief Financial Officer, Corporate Finance 23 November 2010
- Julie McLellan, Project Director, Asset Optimisation 23 November 2010
- Mark Mazurkiewicz, Manager, City Property 23 November 2010
- David Askern, Chief Legal Counsel, Brisbane City Legal Practice 23 November 2010
- James Rouse, Acting CRE Manager, City Property 23 November 2010
- Emma Felsman, Financial Controller, City Property 23 November 2010
- Greg Swain, Acting Media and PR Manager, Marketing and Communications 23 November 2010

All are in agreement with the recommendation.

13.0 Implications of proposal

The sale of these 5 sites will realise approximately \$2.275M in revenue in 2010/11 towards the Asset Optimisation Project.

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

14.0 Commercial in confidence

No.

15.0 Vision/Corporate Plan impact

This submission is consistent with the following:

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

The sale of these 5 sites will realise approximately \$2,275,000 in revenue in 2010/11 towards the Asset Optimisation Project. The costs of disposing these properties will be approximately \$90,225 including:

- Valuations costs from Savills of \$6,000
- Town Planning costs from Melissa Vouros Town Planning of \$7,600
- Sales Commission at 2.5% of sale price, equating to \$58,125
- Advertising costs based on \$2,500 per property equating to \$12,500
- Conveyance costs of approximately \$6,000 based on Brisbane City Legal Practice charges

20.0 Human resource impact

Nil

21.0 Urgency

Normal course of business.

22.0 Publicity/marketing strategy

When disposing of the properties, the following strategies will be employed to minimise risk of adverse publicity:

- Properties will be distributed amongst local real estate agents not to one large central agency
- Advertising will be kept to a minimum and will not make unnecessary references directly to Council or indirectly, such as "surplus government property".

23.0 Options

- Option 1: Approve the recommendation.
Option 2: Not approve the recommendation.

Option 1 is the preferred option.

1.0 File number: 134/210/179/33

06 DEC 2010

03

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title

Stores Board Submission – Provision of Transactional Banking Services

3.0 Issue/purpose

To seek approval of the Establishment & Coordination Committee to directly enter into a Contract with the Commonwealth Bank of Australia for the provision of Transactional Banking Services without seeking competitive tenders from industry in accordance with Section 1.2(c), Sole or Restricted Tendering, of the Procurement Manual pursuant to the City of Brisbane Act 2010.

4.0 Proponent

Colin Jensen, Chief Executive Officer.

5.0 Submission prepared by

Mark Johnston
Acting Corporate Risk Manager
Corporate Services Division

6.0 Date

23 November 2010.

7.0 For E&C approval or recommendation to Council

For E&C approval.

APPROVED

6 DEC 2010

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 the Establishment and Co-ordination Committee approves the attached submission to Council.

10.0 Mark Johnston
Acting Corporate Risk Manager
Corporate Services Division

Colin Jensen
Chief Executive Officer

BCO PUBLIC RELEASE SCHEME
10 YEAR RELEASE

11.0 Background

The Chief Executive Officer and the Stores Board considered the attached scheduled submission on 23 November 2010.

The submission is referred to E&C as it is considered the most advantageous outcome for the provision of the required services:

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
V110107-10/11	Transactional Banking Services	Within E&C delegation

12.0 Consultation

The Chief Executive Officer and Permanent Head of the Unit of Administration responsible for the submission, Stores Board and relevant Divisional Officers have been consulted and are in agreement with the recommendation.

13.0 Implications of proposal

The recommended process will provide the most advantageous outcome for Council.

14.0 Commercial in confidence

No.

15.0 Vision/Corporate Plan impact

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

16.0 Customer Impact

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

17.0 Environmental impact

Tenderers are evaluated in line with Council's policy on the use of environmentally friendly and recycled products. Environmental considerations will be taken into account in the evaluation of tenders where applicable.

18.0 Policy impact

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

19.0 Financial impact

Financial details are included in the Divisional submission.

20.0 Human resource impact

Not Applicable.

21.0 Urgency

As soon as possible.

22.0 Publicity/marketing strategy

As required.

23.0 Options

Option 1: That E&C approve the submission.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 File number: 109/800/286/288

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title

Stores Board Submission - Supply and Delivery of Interlocking and Flagstone Pavers

3.0 Issue/purpose

To seek approval of the Establishment and Coordination Committee to directly enter into a Preferred Supplier Agreement with Boral Masonry Ltd for the Supply and Delivery of Interlocking and Flagstone Pavers to replace existing pavers, without seeking competitive tenders from industry in accordance with Section 1.2 (c), Sole or Restricted Tendering, of the Procurement Manual pursuant to the City of Brisbane Act 2010.

4.0 Proponent

Colin Jensen, Chief Executive Officer.

5.0 Submission prepared by

Mark Johnston, Acting Corporate Risk Manager
Corporate Services Division

6.0 Date

30 November 2010.

APPROVED

6 DEC 2010

7.0 For E&C approval of 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 the Establishment and Co-ordination Committee approve the attached submission.

BCC 10 YEAR RELEASE SCHEME

ACTION TAKEN

9 DEC 2010

TO MANU CLERK

10.0 Mark Johnston
Acting Corporate Risk Manager
Corporate Services Division

Colin Jensen
Chief Executive Officer

11.0 Background

The Acting Chief Executive Officer and the Stores Board considered the attached scheduled submission on 30 November 2010.

The submission is referred to E&C as it is considered the most advantageous outcome for the provision of the required services:

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
CW110022-2010/2011	Supply and Delivery of Interlocking and Flagstone Pavers to replace existing pavers	Within E&C Delegation

12.0 Consultation

The Chief Executive Officer and Permanent Head of the Unit of Administration responsible for the submission, Stores Board and relevant Divisional Officers have been consulted and are in agreement with the recommendation.

13.0 Implications of proposal

The recommended process will provide the most advantageous outcome for Council.

14.0 Commercial in confidence

No.

15.0 Vision/Corporate Plan impact

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

16.0 Customer Impact

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

17.0 Environmental impact

Tenderers are evaluated in line with Council's policy on the use of environmentally friendly and recycled products. Environmental considerations will be taken into account in the evaluation of tenders where applicable.

18.0 Policy impact

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

19.0 Financial impact

Financial details are included in the Divisional submission.

20.0 Human resource impact

Not Applicable.

21.0 Urgency

As soon as possible.

22.0 Publicity/marketing strategy

As required.

23.0 Options

Option 1: That the E&C approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 File number
106/335/156/357

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title
Community Support Funding Program 2010/2011

3.0 Issue/purpose
Seek approval for the allocation of funding under the Community Support Funding Program 2010-2011 as per the attached list of applications.

4.0 Proponent
Vicki Pethybridge, Divisional Manager, Families and Community Services

5.0 Submission prepared by
Jim Lynch, Program Officer Community Grants, Community Services (ext - 34662)

6.0 Date
6 December 2010

APPROVED

6 DEC 2010

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?

N/A

9.0 Recommendation

That E&C approved the applications recommended for funding under the Community Support Funding Program 2010-2011 as listed in Attachment 1.

10.0

Divisional Manager

Chairperson

I Support / Reject the recommendation.

If reject, please state reasons.

Vicki Pethybridge
DIVISIONAL MANAGER
FAMILIES AND COMMUNITY SERVICES DIVISION

Cr Geraldine Knapp
CHAIRMAN
FAMILIES AND COMMUNITY
SERVICES COMMITTEE

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

11.0 Background

Since its inception in 1998, the Community Support Funding Program has provided financial assistance in the form of General Rates rebates to not-for-profit housing organisations and community groups providing a community service, activity or facility for the benefit of the residents of Brisbane. At the request of Establishment and Coordination Committee in 2006, the 2006/2007 round expanded the program's scope to include General Rates support for commercial providers of affordable housing in Brisbane (that is - assisting people on low incomes to obtain reasonably priced rental residential accommodation).

Applicants were required to demonstrate that they –

- Are an incorporated body with not-for-profit objectives, or
- Are a registered commercial provider of affordable housing

And that they -

- Pay general rates to Brisbane City Council
- Increase access to social goods and services
- Are not a gaming machine licensed organisation
- Are not a kindergarten or child care organisation
- Do not lease from Brisbane City Council
- Do not already receive a Council Rate Remission

The attached schedule has been broken up into four categories:

- Not-for-profit community organisations – community services focus (eligible for up to 50% rebate)
- Not-for-profit community organisations/clubs – leisure and lifestyle focus (eligible for up to 25% rebate)
- Not-for-profit providers of affordable housing (eligible for up to 50% rebate)
- Commercial providers of affordable housing (eligible for up to 50% rebate)

A small proportion of properties were assessed to be ineligible. Reasons for ineligibility were either that the organisations were general rates exempt; the property already received a partial Rates remission; or the property was not within Brisbane City.

Approval is sought to pay the grants for the Community Support Funding program identified in Attachment 1.

12.0 Consultation

- Cr. Geraldine Knapp, Chairman, Families and Community Services
- Richard Ferrett, Policy Adviser
- Kent Stroud, Manager, Community Services
- Ken Stevens, Rates Team Leader

All are in agreement with the recommendation.

13.0 Implications of proposal

Successful applicants will benefit from financial assistance from Council, which will help relieve financial hardship to community organisations contributing to our Vision 2026. In addition, providers of affordable housing will receive rate relief that encourages the retention of affordable housing in Brisbane.

14.0 Commercial in confidence

Nil

15.0 Vision/Corporate Plan impact

"Housing is affordable" is listed in Vision 2026 as one of the qualities that Brisbane people most value about their City. In addition, these organisations are contributing significantly to the 'inclusive and caring' and 'active and healthy' city-wide outcomes.

Corporate Plan Outcome 5.4 Social inclusion – *Brisbane values and supports fair outcomes for all. Our diverse communities have equitable access to resources, services and facilities.*

16.0 Customer impact

This grants program aims to reduce financial imposts being experienced by not-for-profit groups providing community or leisure services in Brisbane and to support community and commercial providers of affordable housing. The program will increase their ability to continue the delivery of valuable services/programs for the Brisbane community.

17.0 Environmental impact

Nil

18.0 Policy impact

Nil

19.0 Financial impact

An allocation of \$248,000 is available for the Community Support Funding grants program in the Your Brisbane 2010/11 Budget. The rate rebates will be applied as a credit on the March/April quarter Rate notices.

20.0 Human resource impact

Nil

21.0 Urgency

In the normal course of business.

22.0 Publicity/marketing strategy

The intention is to notify successful applicants of outcomes in writing before the end of 2010.

All applicants will be advised of the results of their submission within 10 working days of approval by the Establishment and Coordination Committee. Successful applicants will receive a letter from the Lord Mayor.

23.0 Options

Option 1: That E&C approve the recommendations as set out in Attachment 1

Option 2: That E&C not approve the recommendations as set out in Attachment 1

Option 3: That E&C vary the level of assistance provided

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

1.0 FILE NUMBER:

SUBMISSION NUMBER: 26
26 DEC 2010**SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE**

2.0 TITLE

Appointment of Manager Strategy and Network Services

3.0 ISSUE/PURPOSE

A recruitment process for the role of Manager Strategy and Network Services was commenced following a process of advertising internally and externally on Seek Executive, MyCareer, The Big Chair and on the careers section of the the Brisbane City Council website from 18th to the 30th October 2010. This resulted in four candidates being interviewed on Monday 22 November 2010. Final reference checking was then completed on two candidates.

Two candidates are now considered suitable for appointment to the role.

The following information is now provided:

Attachment 1 - Executive Role Statement
Attachment 2 - Executive Summary, Interview Summaries of Recommended Candidates, Resumes and Referee Reports
Attachment 3 - Comparative Assessment of Other Candidates
Attachment 4 - List of all Candidates

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.

4.0 PROPONENT

Alan Warren, Divisional Manager Brisbane Transport, as chair of a panel comprising:

- Sue Rickerby, Divisional Manager City Business
- Craig Evans, Executive Manager Corporate Strategy

5.0 SUBMISSION PREPARED BY

Amy Rosanowski, Senior Consultant Recruitment Management Company on behalf of Alan Warren.

6.0 DATE

30 November 2010

7.0 FOR E&C APPROVAL, BAC APPROVAL OR RECOMMENDATION TO COUNCIL

For E&C approval

8.0

RECOMMENDATION

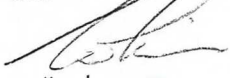
That the Establishment and Co-ordination Committee consider and appoint either of the following candidates:

- 1. Gordon Luke
redacted

to the position of Manager Strategy and Network Services, Brisbane City Council, with a contract and salary at the SES level.

9.0

CHIEF EXECUTIVE OFFICER

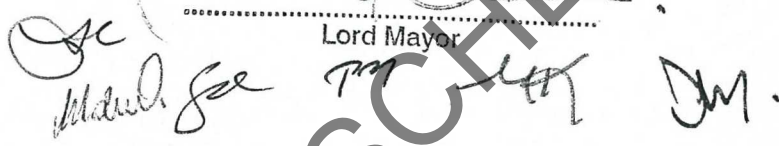


Colin Jensen
Chief Executive Officer
Brisbane City Council

APPROVED

6 DEC 2010

Lord Mayor



BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C FORMAL SUBMISSIONS RESULTS – 13 DECEMBER 2010

SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RELEASE DATE	
					Immediate	Other
13/12-01 M	137/800/1121/17	Brisbane Infrastructure	Safe School Travel (SafeST) submission to Department of Transport and Main Roads for 2012-13.	Approved		2012-2013
13/12-02 M	109/210/179/144	OLMCEO	Stores Board Submission – Provision of Business Transformation Services.	Approved	Yes	
13/12-03 M	112/4455/302/30	OLMCEO	Stores Board Submission – Amendment of Significant Procurement Activity Plan for the TradeCoast Bus Depot.	Approved		N/A
13/12-04 M	126/210/179/100	OLMCEO	Stores Board Submission – Provision of Floor Raising Modifications on Volvo MK3 Buses.	Approved	Yes	
13/12-05 R	152/160/1007/46	CPAS	Temporary Local Planning Instrument 01/10	Approved		N/A
13/12-06 R	152/160/1007/50	CPAS	Temporary Local Planning Instrument 03/10	Approved		N/A
13/12-07 M	137/800/1121/16	CPAS	2010/2011 Natural Environment and Sustainability Grants – Round 1.	Approved	Yes	
13/12-08 M	137/800/1121/15	CPAS	Yeronga Memorial Park – Draft Land and Conservation Management Plan.	Approved		07/02/2011
13/12-09 M	364/48/2-D0039 (2/P2)	City Business	Mortgage over the lease to the Queensland Sporting Club at Vic Lucas Park, Coutts Street, Bulimba.	Approved	Yes	

E&C FORMAL SUBMISSIONS RESULTS – 13 DECEMBER 2010						
SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RELEASE DATE	
					Immediate	Other
13/12-10 M	137/800/1121/9	Corporate Services	Legacy Way Borrowing Profile.	Approved	Yes	
13/12-11 M	137/800/1121/27	Corporate Services	Proposed sale of Council land situated at Numbers 39A, 71A and 79A Bukulla St, Wacol Komatsu Australia Pty Ltd.	Not Approved		N/A
13/12-12 R	112/20/259/34	CPAS	Resumption of land for Environmental Purposes situated at 169 Brookbent Road, Pallara	Approved		N/A
13/12-13 M	137/800/1121/11	CPAS	Brisbane City Council response to proposed amendments to the Fitzgibbon Urban Development Area Development Scheme relating to changes to the Carseldine Urban Village.	Approved		N/A
13/12-14 R	112/20/439/221	CPAS	Proposed Resumption of Milton Tennis Court Site from KS5 Pty Ltd.	Approved		N/A
13/12-15 M		OLMCEO	Executive Appointment	Approved		N/A

Present: Lord Mayor Campbell Newman, G M Quirk, G Knapp, A Cooper, A Owen-Taylor, A Schrinner, P Matic, M de Wit

Apologies: D McLachlan

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

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/17

2.0 Title

Safe School Travel (SafeST) submission to Department of Transport and Main Roads for 2012-13

3.0 Issue/purpose

To obtain E&C approval for the proposed 2012-13 SafeST program submission

4.0 Proponent

Barry Broe, Divisional Manager, Brisbane Infrastructure Division

5.0 Submission prepared by

Andrew McIntosh, Project Officer Active Transport, Transport Planning & Strategy, telephone ext. 34321

6.0 Date

14 December 2010

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 Recommended for public release

To be publicly released on the advice of the Chair to the Chief Executive Officer that the Department of Transport and Main Roads has released its Transport Infrastructure Development Scheme for 2012-13.

10.0 Recommendation

That E&C approve the submission of the SafeST 2012-13 proposed projects set out in Attachment "B" to the Department of Transport and Main Roads for the SafeST program 2012-13.

BCC 10 YEAR RELEASE SCHEME

APPROVED

Divisional Manager

Chairman

13 DEC 2010

Support Reject the recommendation.

If reject, please state reasons.

Lord Mayor

Barry Broe
Barry Broe
DIVISIONAL MANAGER
Brisbane Infrastructure

Cr Graham Quirk
Cr Graham Quirk
CHAIRPERSON
Infrastructure Committee

ACTION TAKEN

13 DEC 2010

TOWN CLERK

I Recommend Accordingly

11.0 Background

The Safe School Travel (SafeST) program aims to improve the safety of children travelling to and from school and facilitate active travel. SafeST provides the construction of passenger set down facilities and pedestrian and cyclist facilities. Council has been requested by the Department of Transport and Main Roads to submit its proposed SafeST projects list for the 2012-13 financial year by 15 January 2011. Applications from schools are assessed using Department of Transport and Main Roads criteria. These criteria assess the related crash statistics, traffic volumes, speed limits, student population, community concern and commitment. The schools have also been assessed against Council criteria such as participation in the Active School Travel Program and commitment to road safety. The SafeST program is subsidised 50% by the Department of Transport and Main Roads.

The proposed SafeST 2012-13 projects have been developed from feedback from school communities regarding the safety of children actively travelling to and from school. The projects have been assessed by Council's Transport Planning and Strategy Branch in terms of the potential benefits that will arise from the construction of these projects. Detailed discussions and presentations to the schools, in terms of construction, will occur closer to the year of construction.

There is a rolling program for SafeST funding hence the request for the 2012-13 submission by the Department of Transport and Main Roads.

The projects listed in Attachment B have been costed by City Design for the design and construction and are recommended for submission to the SafeST program 2012-13.

A petition has been received from Sherwood State School P&C requesting a 2 minute zone under McCulla Street. Consultation is currently occurring on the draft response to the petition which will then be presented to the Infrastructure Committee. The 2 minute zone indent, McCulla Street has been included for submission to the State Government's Transport Infrastructure Development Scheme (TIDS) for construction in 2012-13.

E&C approval is sought for the SafeST 2012-13 proposed projects as set out in Attachment "B" to the Department of Transport and Main Roads.

12.0 Consultation

- Cr Graham Quirk, Chairman, Infrastructure Committee
 - Colin Jensen, Chief Executive Officer
 - Sherry Clarke, Manager Transport Planning and Strategy
 - Simon Banfield, Principal Active Transport
 - David Millward, Team Leader, Road Network North
 - Patrick Chin, Team Leader, Road Network South
 - Glen McCauley, Design Project Manager, City Design
- All are in agreement with the recommendation.

13.0 Implications of proposal

Projects will improve road safety and active transport options to and from school for families and students at the listed school environments.

14.0 Commercial in confidence

No

15.0 Vision/Corporate Plan impact

The SafeST program supports the Corporate Plan in creating a city that is: Accessible; Clean & Green; and Active and Healthy.

16.0 Customer impact

Program will support road safety and encourage walking, cycling, carpooling and public transport usage to and from school by families and students at the listed schools.

17.0 **Environmental impact**

A reduction in congestion and pollution around schools with improved pedestrian, cyclist and passenger set down facilities.

18.0 **Policy impact**

Nil

19.0 **Financial impact**

The SafeST program has a current approved forward estimate of \$1,870,000 for 20012-13. There is an intention to seek to increase that allocation to \$2,000,000 to make best value of the opportunity the Department of Transport and Main Roads has provided. Council receives 50% of the cost of the projects as revenue from the Department of Transport and Main Roads as the projects are completed for practical use.

20.0 **Human resource impact**

Nil

21.0 **Urgency**

The Department of Transport and Main Roads has requested that the proposed list for the 2012-13 financial year be forwarded by 15 January 2011 for assessment by the State Government for funding prior to the release of the Transport Infrastructure Development Scheme.

22.0 **Publicity/marketing strategy**

Council's Marketing and Communications Branch receives a list of projects each year and their expected completion dates. Media Releases are prepared for the Chairman, Infrastructure Committee. Local Councillors have the opportunity to officially open the facilities.

23.0 **Options**

Option 1: That E&C approve the proposed SafeST 2012-13 project list for submission to the Department of Transport and Main Roads for construction in the 2012-13 financial year (see Attachment B)

Option 2: That E&C does not approve the proposed SafeST 2012-13 project list for submission to the Department of Transport and Main Roads for construction in the 2012-13 financial year.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCCG 10 YEAR PUBLIC RELEASE SCHEME

1.0 File number: 109/210/179/144

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title

Stores Board Submission - Provision of Business Transformation Services.

3.0 Issue/purpose

To seek approval of the Establishment & Coordination Committee to directly enter into a Contract with Accenture Australia Holdings Pty Ltd for the provision of Business Transformation Services without seeking competitive tenders from industry in accordance with Section 1.2(c), Sole or Restricted Tendering, of the Procurement Manual pursuant to the City of Brisbane Act 2010.

4.0 Proponent

Colin Jensen, Chief Executive Officer.

5.0 Submission prepared by

Mark Johnston, Acting Corporate Risk Manager

6.0 Date

13 December 2010.

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 Recommended for public release

For immediate release.

10.0 Recommendation

That the Establishment and Co-ordination Committee approves the attached submission.

APPROVED

13 DEC 2010

Lord Mayor

[Handwritten signatures and initials: Mduw, AB, EA, A]

[Handwritten signature: Mark Johnston]

[Handwritten signature: Colin Jensen]

11.0 Mark Johnston
Acting Corporate Risk Manager

Colin Jensen
Chief Executive Officer

ACTION TAKEN

13 DEC 2010

TOWN CLERK

10 YEAR RELEASE SCHEME

12.0 Background

The Chief Executive Officer and the Stores Board considered the attached scheduled submission on 7 December 2010.

The submission is referred to E&C as it is considered the most advantageous outcome for the provision of the required services:

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
V110115-10/11	Business Transformation Services	For E&C Approval

13.0 Consultation

The Chief Executive Officer and Permanent Head of the Unit of Administration responsible for the submission, Stores Board and relevant Divisional Officers have been consulted and are in agreement with the recommendation.

14.0 Implications of proposal

The recommended process will provide the most advantageous outcome for Council.

15.0 Commercial in confidence

Yes. The details of Council's costs to date detailed in item 3(d) and the Accenture Australia Holdings Pty Ltd's estimated costs in item 3(e) in the attached Stores Board submission are Commercial in Confidence.

16.0 Vision/Corporate Plan impact

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

17.0 Customer Impact

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

18.0 Environmental impact

Tenderers are evaluated in line with Council's policy on the use of environmentally friendly and recycled products. Environmental considerations will be taken into account in the evaluation of tenders where applicable.

19.0 Policy impact

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

20.0 Financial impact

Financial details are included in the Divisional submission.

21.0 Human resource impact

Not Applicable.

22.0 Urgency

As soon as possible.

23.0 Publicity/marketing strategy

As required.

24.0 Options

Option 1: That E&C approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 File number: 112/445/302/30

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title

Stores Board Submission – Amendment of Significant Procurement Activity Plan for the TradeCoast Bus Depot.

3.0 Issue/purpose

To approve the amendment of the Significant Procurement Activity Plan (SPAP) for the Trade Coast Bus Depot.

4.0 Proponent

Colin Jensen, Chief Executive Officer.

5.0 Submission prepared by

Mark Johnston, Acting Corporate Risk Manager

6.0 Date

13 December 2010.

7.0 For E&C approval of 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 Recommended for public release

Not for release.

10.0 Recommendation

That the Establishment and Co-ordination Committee approve the attached scheduled submission.

APPROVED

13 DEC 2010

Lord Mayor

[Handwritten signatures and initials]

[Handwritten signature: Mark Johnston]

[Handwritten signature: Colin Jensen]

11.0 Mark Johnston
Acting Corporate Risk Manager

Colin Jensen
Chief Executive Officer

ACTION TAKEN

13 DEC 2010

TOWN CLERK

12.0 Background

The Chief Executive Officer and the Stores Board considered the attached scheduled submission on 7 December 2010.

The submission is referred to Council as it is considered the most advantageous outcome for the provision of the required depot:

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
V100069-09/10	TradeCoast Depot	For E&C approval

13.0 Consultation

The Chief Executive Officer and Permanent Head of the Unit of Administration responsible for the submission, Stores Board and relevant Divisional Officers have been consulted and are in agreement with the recommendation.

14.0 Implications of proposal

The recommended process will provide the most advantageous outcome for Council and satisfy State Government directed project financing requirements.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

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

17.0 Customer Impact

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

18.0 Environmental Impact

Tenderers are evaluated in line with Council's policy on the use of environmentally friendly and recycled products. Environmental considerations will be taken into account in the evaluation of tenders where applicable. A 5-Green Star rating (Australian Best Practice) from the Green Building Council of Australia (GBCA) will be contractually required using the GBCA design and as-built industrial building tool version v1.

19.0 Policy impact

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

20.0 Financial impact

Financial details are included in the Divisional submission.

21.0 Human resource impact

Not Applicable.

22.0 Urgency

High – delivery of the proposed northern depot is considered a challenge that requires immediate action. To help mitigate this risk item urgent acceptance of the recommendation to amend the SPAP for the TradeCoast site is critical to project delivery.

23.0 Publicity/marketing strategy

As required.

24.0 Options

Option 1: That E&C approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

1.0 File number: 126/210/179/100

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

2.0 Title

Stores Board Submission – Provision of Floor Raising Modifications on Volvo MK3 Buses.

3.0 Issue/purpose

To seek approval of the Establishment and Coordination Committee to directly enter into Preferred Supplier Arrangements with Mills Tui Pty Ltd, Bodyline Repair Centre Qld Pty Ltd, and Concept Industries Pty for the supply and fitting of modified floors to 124 Volvo Metroliner MK3 Buses without seeking competitive tenders from the industry in accordance with Section 1.2(c), Sole or Restricted Tendering, of the Procurement Manual pursuant to the City of Brisbane Act 2010.

4.0 Proponent

Colin Jensen, Chief Executive Officer.

5.0 Submission prepared by

Mark Johnston, Acting Corporate Risk Manager

6.0 Date

13 December 2010.

7.0 For E&C approval of 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 Recommended for public release

For immediate release.

10.0 Recommendation

That the Establishment and Co-ordination Committee approve the attached scheduled submission.

APPROVED

13 DEC 2010

Lord Mayor

[Handwritten signatures and initials over the approval stamp]

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11.0 Mark Johnston
Acting Corporate Risk Manager

Colin Jensen
Chief Executive Officer

ACTION TAKEN

13 DEC 2010

TOWN CLERK

12.0 Background

The Chief Executive Officer and the Stores Board considered the attached scheduled submission on 7 December 2010.

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
T110117-10/11	Provision of Floor Raising Modifications on Volvo MK3 Buses	For E&C approval

13.0 Consultation

The Chief Executive Officer and Permanent Head of the Unit of Administration responsible for the submission, Stores Board and relevant Divisional Officers have been consulted and are in agreement with the recommendation.

14.0 Implications of proposal

The recommended process will provide the most advantageous outcome for Council.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

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

17.0 Customer Impact

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

18.0 Environmental impact

Tenderers are evaluated in line with Council's policy on the use of environmentally friendly and recycled products. Environmental considerations will be taken into account in the evaluation of tenders where applicable.

19.0 Policy impact

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

20.0 Financial impact

Financial details are included in the Divisional submission.

21.0 Human resource impact

Not Applicable.

22.0 Urgency

High – The urgency of works requires concurrent engagement of multiple suppliers to ensure the work is completed on schedule so that the supplier of the bus air conditioning system can complete negotiated upgrades in conjunction with a 60 month deep maintenance plan supplied by the Original Equipment Manufacturer (OEM) Coachair (approved by E&C on 17 Aug 2010 File Reference 126 /210/179/95).

23.0 Publicity/marketing strategy

As required.

24.0 Options

Option 1: That E&C approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/16

2.0 Title

2010/2011 Natural Environment and Sustainability Grants – Round 1

3.0 Issue/purpose

To seek approval for the allocation of funding for the 2010/2011 Natural Environment and Sustainability Grants – Round 1.

4.0 Proponent

Andrew Chesterman, Divisional Manager, City Planning and Sustainability Division

5.0 Submission prepared by

Sharyn Holden, Sustainability Incentives Project Officer, Natural Environment & Sustainability, City Planning & Sustainability (extension 39281)

6.0 Date

13 December 2010

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 Recommended for public release

Immediate release

10.0 Recommendation

That the 2010/2011 Natural Environment and Sustainability Grants – Round 1 be approved as per the recommendations as set out in Attachment C.

11.0 Divisional Manager & Chairman

APPROVED

13 DEC 2010

Lord Mayor

[Handwritten signatures and initials over the stamp]

Andrew Chesterman
DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY DIVISION

Cr Peter Matic
CHAIRMAN ENVIRONMENT, PARKS AND
SUSTAINABILITY COMMITTEE

I Support / Reject the recommendation.

If reject, please state reasons.

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

RECEIVED

13 DEC 2010

COMMITTEE SECRETARY

ACTION TAKE

13 DEC 2010

TOWN CLERK

10 YEAR RELEASE SCHEME

12.0 Background

Brisbane City Council's (Council) community grants programs have been developed over the last 16 years to provide strategic funding to local, non-profit organisations that are seeking to develop and improve programs and services in the areas of arts, culture and heritage, community development, active sport and recreation participation, sustainability, and the environment.

The grants managed by the Natural Environment and Sustainability Branch comprise of three separate grant program packages covering four themes:

1. **Wildlife Carer Funding Program**, providing funding to wildlife carers for essential consumables associated with the rescue, rehabilitation and release of native wildlife
2. **Cultivating Community Gardens Grants Program**, providing funding for community garden organisations for the development of new and for improvements to existing community gardens
3. **Environmental Grants Program**
 - a. **Biodiversity and Other Environmental Projects**, providing funding to community-based groups or organisations that address local or citywide community environment issues
 - b. **Waterway Management Projects**, providing funding to community-based groups or organisations that address local or citywide community waterway management issues.

Each grant category has a specific budget allocation (refer to Attachment B). The amount allocated in part, reflects the types of projects funded within that area and the volume of applications received.

Of the 59 applications received for round one of the grants programs, 46 are recommended for either full or part funding, representing \$108,936.94 of the \$126,000.00 allocated in the 2010/2011 grants budget (the total budget for 2010/2011 is \$252,000.00).

Attachment B provides a summary of the grants and funding recommendations. Attachment C lists the individual applications that are recommended, and Attachment D lists the individual applications that are not recommended. Attachment E provides the guidelines and application forms.

The assessment process has involved the applications being assessed against eligibility criteria by Council officers from related work areas. Appropriate Council officers were consulted during the assessment process (refer to 12.0 below).

Review of the recommendations has been undertaken by the Comparative Assessment Committee, comprising the Manager, Natural Environment and Sustainability Branch, A/Manager, Water Resources Branch, executive officers from Natural Environment and Sustainability and Water Resources Branches, and by senior policy staff. The draft recommendations have been circulated to the Chair of the Environment, Parks and Sustainability Committee for consultation prior to submitting to the Establishment and Co-ordination Committee for approval.

It is recommended that E&C approve the funding for the 2010/2011 Natural Environment and Sustainability Grants Round 1 as per the recommendations as set out in Attachment C.

Summary of Attachments

Attachment A	Public Release Notification Summary.
Attachment B	Summary - Natural Environment and Sustainability Grants Round One 2010-2011.
Attachment C	Schedule of Applications Recommended by the Assessment Committee – grouped in sub-unit areas/themes.
Attachment D	Schedule of Applications Not Recommended by the Assessment Committee – grouped in sub-unit areas/themes.
Attachment E	Natural Environment and Sustainability Grants Programs Guidelines.

13.0 Consultation

- Cr Peter Matic Chairman, Environment, Parks and Sustainability Committee (16/11/10)
- John Jordan Manager, Natural Environment and Sustainability (26/10/10)
- Margaret Jacobson Program Outcome Manager, Natural Environment & Sustainability (26/10/10)
- Carolyn Honeywill Principal Officer, Green Communities Initiatives (26/10/10)
- Shane Hackett A/Manager, Water Resources (26/10/10)

All are in agreement with the recommendation.

14.0 Implications of proposal

Successful applicants will be able to proceed with their projects.

Unsuccessful applicants may contact Council to discuss their applications and may be unable to proceed with their projects.

Relevant applicants who received partial funding or whose applications are declined will be contacted and assisted to resubmit applications for future rounds of funding as appropriate.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

The grants are linked to the following 2010/2011 Corporate Plan themes, strategies and programs:

- Green and Biodiverse City, and Food in the City
- Program 1 - CitySmart – Biodiverse City
- Program 2 - WaterSmart City – Community involved in Waterways Catchment Management.

17.0 Customer impact

Approval of the 2010/2011 grant programs, round one, will provide valuable support to community-based organisations delivering environmental and wildlife carer initiatives relating to; waterway and catchment management, biodiversity conservation, active wildlife welfare, environmental monitoring and reporting, and the development of community gardens. Additionally, the grants will assist in the daily activities of community groups and the development of partnerships and networks in the community.

18.0 Environmental impact

The Natural Environment and Sustainability Grant Programs, round one will support community groups in caring for the local environment and wildlife, in developing and/or improving opportunities for community gardening, in raising awareness in the community of environmental issues and in developing the participation in and capacities of communities and groups to address local issues.

19.0 Policy impact

The processes followed were carried out in accordance with the Guidelines for the Grants Programs (refer to Attachment E) that have previously been approved by the Establishment and Co-ordination Committee.

20.0 Financial impact

\$252,000 is allocated for these grants programs in the 2010-11 CitySmart Program budget. The recommended allocation to 49 applications for round one will result in \$108,936.94 spent from the allocated budget of \$126,000.00 (across services 1.2.1.1, 1.1.2.1 and 1.1.1.3); 50% allocated for round one from the total budget.

21.0 Human resource impact

Nil.

22.0 Urgency

Establishment and Co-ordination Committee approval is required as soon as possible to allow for payment before the commencement of round two in January 2011.

23.0 Publicity/marketing strategy

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

A communication strategy involving media and public relations opportunities will be prepared by Corporate Marketing, Corporate Strategy Office in consultation with the Natural Environment and Sustainability Branch and The Water Resources Branch and follow the requirements for approval. Media releases will not be distributed until applicants have been formally advised of the outcomes.

Marketing and communication will be linked to ongoing communications for *Growing a Green Heart Together*, the community plan that supports Brisbane's journey to become Australia's most sustainable city.

24.0 Options

- Option 1: That E&C approves the recommendations as set out in Attachments C and D.
- Option 2: That E&C does not approve the recommendations as set out in Attachments C and D.
- Option 3: That E&C recommends variance to the assistance provided.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/15

2.0 Title

Yeronga Memorial Park – Draft Land and Conservation Management Plan.

3.0 Issue/purpose

To approve the release of draft Yeronga Memorial Park Land and Conservation Management Plan for public comment.

4.0 Proponent

Andrew Chesterman, Divisional Manager, City Planning & Sustainability Division

5.0 Submission prepared by

Andrew Ensbey, Senior Project Officer, Project Management Office, City Planning & Sustainability, ext 34935

6.0 Date

13 December 2010

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

APPROVED

9.0 Recommended for public release

To be publicly released on 7 February 2011.

13 DEC 2010

10.0 Recommendation

That E&C approves the release of the draft Yeronga Memorial Park Land and Conservation Management Plan for public consultation for a period of 4 weeks from 7 February 2011.

Handwritten signatures and initials, including one that appears to be 'Matic'.

Lord Mayor

11.0

Divisional Manager

Committee Chairman

Support / Reject the recommendation.

If reject, please state reasons

Andrew Chesterman
Divisional Manager
City Planning & Sustainability Division

Cr Peter Matic
Chairman, Environment Parks & Sustainability Committee

Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

ACTION TAKEN

13 DEC 2010

RECEIVED

13 DEC 2010

BCC 10 YEAR PUBLICATION RELEASE SCHEME

12.0 Background

Brisbane City Council's (Council) community grants programs have been developed over the last 16 years to provide strategic funding to local, non-profit organisations that are seeking to develop and improve programs and services in the areas of arts, culture and heritage, community development, active sport and recreation participation, sustainability, and the environment.

The grants managed by the Natural Environment and Sustainability Branch comprise of three separate grant program packages covering four themes:

1. **Wildlife Carer Funding Program**, providing funding to wildlife carers for essential consumables associated with the rescue, rehabilitation and release of native wildlife
2. **Cultivating Community Gardens Grants Program**, providing funding for community garden organisations for the development of new and for improvements to existing community gardens
3. **Environmental Grants Program**
 - a. **Biodiversity and Other Environmental Projects**, providing funding to community-based groups or organisations that address local or citywide community environment issues
 - b. **Waterway Management Projects**, providing funding to community-based groups or organisations that address local or citywide community waterway management issues.

Each grant category has a specific budget allocation (refer to Attachment B). The amount allocated in part, reflects the types of projects funded within that area and the volume of applications received.

Of the 59 applications received for round one of the grants programs, 46 are recommended for either full or part funding, representing \$108,936.94 of the \$126,000.00 allocated in the 2010/2011 grants budget (the total budget for 2010/2011 is \$252,000.00).

Attachment B provides a summary of the grants and funding recommendations. Attachment C lists the individual applications that are recommended, and Attachment D lists the individual applications that are not recommended. Attachment E provides the guidelines and application forms.

The assessment process has involved the applications being assessed against eligibility criteria by Council officers from related work areas. Appropriate Council officers were consulted during the assessment process (refer to 12.0 below).

Review of the recommendations has been undertaken by the Comparative Assessment Committee, comprising the Manager, Natural Environment and Sustainability Branch, A/Manager, Water Resources Branch, executive officers from Natural Environment and Sustainability and Water Resources Branches, and by senior policy staff. The draft recommendations have been circulated to the Chair of the Environment, Parks and Sustainability Committee for consultation prior to submitting to the Establishment and Co-ordination Committee for approval.

It is recommended that E&C approve the funding for the 2010/2011 Natural Environment and Sustainability Grants Round 1 as per the recommendations as set out in Attachment C.

Summary of Attachments

Attachment A	Public Release Notification Summary.
Attachment B	Summary - Natural Environment and Sustainability Grants Round One 2010-2011.
Attachment C	Schedule of Applications Recommended by the Assessment Committee – grouped in sub-unit areas/themes.
Attachment D	Schedule of Applications Not Recommended by the Assessment Committee – grouped in sub-unit areas/themes.
Attachment E	Natural Environment and Sustainability Grants Programs Guidelines.

13.0 Consultation

- Cr Peter Matic Chairman, Environment, Parks and Sustainability Committee (16/11/10)
- John Jordan Manager, Natural Environment and Sustainability (26/10/10)
- Margaret Jacobson Program Outcome Manager, Natural Environment & Sustainability (26/10/10)
- Carolyn Honeywill Principal Officer, Green Communities Initiatives (26/10/10)
- Shane Hackett A/Manager, Water Resources (26/10/10)

All are in agreement with the recommendation.

14.0 Implications of proposal

Successful applicants will be able to proceed with their projects.

Unsuccessful applicants may contact Council to discuss their applications and may be unable to proceed with their projects.

Relevant applicants who received partial funding or whose applications are declined will be contacted and assisted to resubmit applications for future rounds of funding as appropriate.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

The grants are linked to the following 2010/2011 Corporate Plan themes, strategies and programs:

- Green and Biodiverse City, and Food in the City
- Program 1 - CitySmart – Biodiverse City
- Program 2 - WaterSmart City – Community involved in Waterways Catchment Management.

17.0 Customer impact

Approval of the 2010/2011 grant programs, round one, will provide valuable support to community-based organisations delivering environmental and wildlife carer initiatives relating to; waterway and catchment management, biodiversity conservation, active wildlife welfare, environmental monitoring and reporting, and the development of community gardens. Additionally, the grants will assist in the daily activities of community groups and the development of partnerships and networks in the community.

18.0 Environmental impact

The Natural Environment and Sustainability Grant Programs, round one will support community groups in caring for the local environment and wildlife, in developing and/or improving opportunities for community gardening, in raising awareness in the community of environmental issues and in developing the participation in and capacities of communities and groups to address local issues.

19.0 Policy impact

The processes followed were carried out in accordance with the Guidelines for the Grants Programs (refer to Attachment E) that have previously been approved by the Establishment and Co-ordination Committee.

20.0 Financial impact

\$252,000 is allocated for these grants programs in the 2010-11 CitySmart Program budget. The recommended allocation to 46 applications for round one will result in \$108,936.94 spent from the allocated budget of \$126,000.00 (across services 1.2.1.1, 1.1.2.1 and 1.1.1.3); 50% allocated for round one from the total budget.

21.0 Human resource impact

Nil.

22.0 Urgency

Establishment and Co-ordination Committee approval is required as soon as possible to allow for payment before the commencement of round two in January 2011.

23.0 Publicity/marketing strategy

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

A communication strategy involving media and public relations opportunities will be prepared by Corporate Marketing, Corporate Strategy Office in consultation with the Natural Environment and Sustainability Branch and The Water Resources Branch and follow the requirements for approval. Media releases will not be distributed until applicants have been formally advised of the outcomes.

Marketing and communication will be linked to ongoing communications for *Growing a Green Heart Together*, the community plan that supports Brisbane's journey to become Australia's most sustainable city.

24.0 Options

- Option 1: That E&C approves the recommendations as set out in Attachments C and D.
- Option 2: That E&C does not approve the recommendations as set out in Attachments C and D.
- Option 3: That E&C recommends variance to the assistance provided.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

364/48/2-D0039 (2/P2)

2.0 Title

Mortgage over the lease to the Queensland Sporting Club at Vic Lucas Park, Coutts Street, Bulimba.

3.0 Issue / Purpose

To seek E&C approval to a mortgage over the lease of Council land at Vic Lucas Park, Coutts Street, Bulimba.

4.0 Proponent

Sue Rickerby, Divisional Manager, City Business.

5.0 Submission Prepared by

Tim Flood, Acting Manager City Venues, City Business, (phone ext 75272).

6.0 Date

13 December 2010.

APPROVED

13 DEC 2010

7.0 For E&C approval or recommendation to Council

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 Recommended for public release

Immediate release.

10.0 Recommendation

That E&C approval is granted to a mortgage by Queensland Sporting Club to Westpac Bank ("the Mortgage") over its lease of Council land at Vic Lucas Park, Coutts Street, Bulimba on the terms and conditions satisfactory to the Business Manager, City Venues and the Manager, Brisbane City Legal Practice, subject to obtaining the consent of the Minister administering the Land Act 1994

11.0

Divisional Manager

Chairman

I Support / Reject the recommendation.

If reject, please state reasons.

Cr. David McLachlan
CHAIRMAN CITY BUSINESSES AND
LOCAL ASSETS COMMITTEE

Sue Rickerby
DIVISIONAL MANAGER

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

ACTION TAKEN

13 DEC 2010

56

12.0 Background

On 22 November 2010, E&C approved the renewal of the lease for the Queensland Sporting Club at Vic Lucas Park, Coutts Street, Bulimba for a ten year term. This approval was granted subject to the approval of Minister administering the Land Act 1994.

As the Minister's approval has now been granted for a further ten year lease period, Queensland Sporting Club wish to perform extensions to the existing club house facilities and in doing so have applied for a loan through the Westpac Bank to cover the cost of these extensions. Westpac have asked for a mortgage over the lease to secure that loan.

Queensland Sporting Club has submitted plans and financial statements as part of the application to Council to approve the mortgage to the Westpac Bank.

E&C approval is sought to the granting of the mortgage subject to the terms and conditions in the Deed associated with the mortgage being approved by the Business Manager, City Venues and the Chief Legal Counsel, BCLP.

13.0 Consultation

- Ian Hawes, President, Queensland Sporting Club (30 November 2010)
- Cr David McLachlan, Chairman, City Businesses and Local Assets Committee (3 December)
- Sue Rickerby, Divisional Manager, City Business (2 December 2010)
- Erin Fleming, Solicitor, Brisbane City Legal Practice (1 December 2010)
- Kerry Cahill, Manager Golf Courses, City Venues (1 December 2010)
- Lynda O'Neill, Community Leasing Coordinator, Community Services (2 December 2010)

All are in agreement with the recommendation.

14.0 Implications of proposal

Nil.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

The Queensland Sporting Club lease supports the following Corporate Plan programs and strategies:

- Outcome 5.5 Well Managed Community Facilities
- Strategy 5.5.2 Community Facility Management
- Strategy 5.5.4 Sport and Recreation Facilities

17.0 Customer impact

Nil.

18.0 Environmental impact

Nil.

19.0 Policy impact

Nil.

20.0 Financial impact

Nil.

21.0 Human resource impact

Nil.

22.0 Urgency

As soon as possible, as the Queensland Sporting Club have a requirement to commit these funds from the mortgage.

23.0 Publicity/marketing strategy

Nil.

24.0 Options

Option 1: Approve the recommendation

Option 2: Approve the recommendation with amendments

Option 3: Not approve the recommendation

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/9

2.0 Title

Legacy Way Borrowing Profile

3.0 Issue/purpose

To approve the Legacy Way borrowing profile.

4.0 Proponent

Ian Maynard, Chief Operating Officer

5.0 Submission prepared by

Jiri Arnost, Corporate Treasurer

6.0 Date

6 December 2010

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?

No

9.0 Recommended for public release

For immediate release

10.0 Recommendation

That E&C approve:-

- (a) The borrowing profile set out in Attachment 'B'
- (b) The Chief Executive Officer making an application to Queensland Treasury for approval of the borrowing profile
- (c) The Chief Executive Officer providing such materials as may be required to progress this application

APPROVED

13 DEC 2010

.....
Lord Mayor

[Handwritten signatures and initials over the Lord Mayor signature line]

11.0

Divisional Manager

[Handwritten signature of Ian Maynard]

Ian Maynard
CHIEF OPERATING OFFICER

Chairman

I Support / Reject the recommendation.
If reject, please state reasons.

[Handwritten signature of Adrian Schrinner]

Councillor Adrian Schrinner
CHAIRMAN FINANCE ECONOMIC
DEVELOPMENT AND ADMINISTRATION
COMMITTEE

I Recommend Accordingly

.....
CHIEF EXECUTIVE OFFICER

ACTION TAKEN

13 DEC 2010

TOWN CLERK

12.0 Background

Work will soon commence on the Legacy Way Project. Council has been in negotiation with the Federal Government to provide \$500m for the Project, which will be paid in three instalments, with the balance of the funding of the Project to be met by a combination of Council cashflows and borrowings from Queensland Treasury Corporation.

This proposal is seeking approval on borrowing profile to be obtained from Queensland Treasury Corporation.

Based on contract expenditure provided by MIPO, and after adjusting for the receipt of the Federal Government's contribution, it is proposed that Brisbane City Council borrows in the following manner (all figures are expressed in millions of dollars – the figures exclude the capitalised interest component).

Financial Year	2010-11	2011-12	2012-13	2013-14	Total
Borrowing	\$120.0m	\$285.0m	\$255.0m	\$135.0m	\$795.0m

The recommended borrowing profile has been undertaken in order to minimise the cashflow impact, both in terms of interest cost and internal funding requirements. Capitalising the interest cost over the construction period will help alleviate the funding burden on Council and defer payments until the Project commences operations and begins to collect toll revenues.

At this stage, the borrowing profile is based on the assumption that Federal funding will arrive on schedule

Provision in the borrowing profile has been made for any temporary delays to the first two payments from the Federal Government due in 2010-11 and 2011-12; however, it is possible that a temporary delay could arise with the final payment due to administrative reasons (for example, Ministerial approval process).

Should a situation arise that could cause a temporary delay in the receipt of the final payment from the Federal Government, E&C will be consulted on any further action to be taken.

Brisbane City Council has already negotiated an agreement with Queensland Treasury Corporation to borrow the funds, including capitalised interest for a term of up to 35 years, including the period of construction.

The agreement allows for interest to be capitalised over the construction period. At the end of construction, the loan will begin to be repaid on a principal and interest basis.

The proposal also seeks approval to release the content of this submission to the State Treasurer (or Under Treasurer) in order to facilitate the required approvals under the *Statutory Bodies Financial Arrangements Act*.

E&C is requested to approve:-

- The borrowing profile set out in Attachment 'B'
- The Chief Executive Officer making an application to Queensland Treasury for approval of the borrowing profile
- The Chief Executive Officer providing such materials as may be required to progress this application

13.0 Consultation

- Councillor Adrian Schrinner - Chairman Finance Committee, Economic Development and Administration Committee (Consulted 6 December 2010)
- Councillor Graham Quirk - Chairman, Infrastructure Committee (6 December 2010)
- Barry Broe – Divisional Manager, Brisbane Infrastructure (6 December 2010)
- Greg Evans – Chief Financial Officer (6 December 2010)
- Scott Stewart – Executive Manager, Major Infrastructure Project Office (6 December 2010)
- David Askern, Chief Legal Counsel (6 December 2010)

All are in agreement with the recommendation.

14.0 Implications of proposal

The proposal will obtain the necessary approvals to give Brisbane City Council funding certainty for the Legacy Way project and allow Council to continue borrowing without interruption

15.0 Commercial in confidence

Nil

16.0 Vision/Corporate Plan impact

3.3.2 Build the Transport Network

Build a transport network that is attractive, safe, enhances accessibility and reduces congestion

10.3.1.2 Treasury Management

Management of consolidated debt and general financing activities

17.0 Customer impact

Nil

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 Financial impact

The proposal will reduce the impact on Council's internal funding requirements and defer payment of interest until the end of construction, when it can begin to payback interest and principal using revenues from the toll revenues received.

21.0 Human resource impact

Nil

22.0 Urgency

The approval is required as soon as possible as the first significant payment for the Legacy Way Project is scheduled to occur in January 2010.

23.0 Publicity/marketing strategy

Nil

24.0 Options

Option 1: Approve the recommendation and resolve in accordance with Attachment 'A'

Option 2: Amend the recommendation

Option 3: Do not approve the recommendation

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/11

2.0 Title

Brisbane City Council response to proposed amendments to the Fitzgibbon Urban Development Area Development Scheme relating to changes to the Carseldine Urban Village

3.0 Issue/purpose

To seek E&C approval to submit to the Urban Land Development Authority a single Council response to the proposed amendments to the Development Scheme for the Fitzgibbon Urban Development Area.

4.0 Proponent

Andrew Chesterman, Divisional Manager, City Planning and Sustainability Division

5.0 Submission prepared by

Cameron Doyle, Lead Principal Planner, Planning Specialist Team, Development Assessment Branch, ext. 37251

6.0 Date

13 December 2010

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 Recommended for public release

N/A

10.0 Recommendation

That E&C approve the submission to the ULDA on the proposed amendments to the Fitzgibbon UDA Development Scheme as per Attachment D.

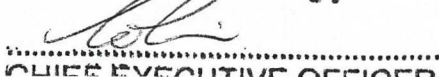
11.0

Divisional Manager



**Andrew Chesterman
DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY DIVISION**

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

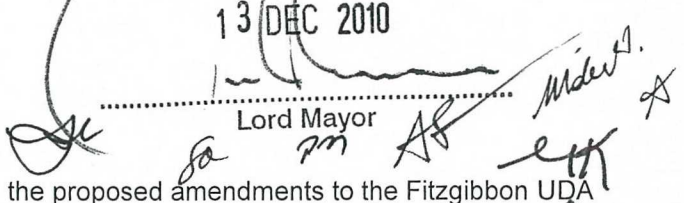
ACTION TAKEN
13 DEC 2010
TOWN CLERK

RECEIVED
13 DEC 2010

COMMITTEE SECTION

APPROVED

13 DEC 2010


Lord Mayor

Chairman

I Support / ~~Reject~~ the recommendation.

If reject, please state reasons.



**Cr Amanda Cooper
CHAIR NEIGHBOURHOOD PLANNING &
DEVELOPMENT ASSESSMENT
COMMITTEE**

12.0 Background

The Urban Land Development Authority (ULDA) is responsible for planning and facilitating development in Urban Development Areas (UDA). The Fitzgibbon Urban Development Area (UDA) was declared in July 2008 and took effect in July 2009.

The Fitzgibbon UDA is located 12 kilometres from the Brisbane Central Business District and has a total area of 295 hectares (ha). (refer map Attachment B) When the UDA Development Scheme took effect, the southernmost area of the UDA, described as the Carseldine Urban Village was identified as being subject to further planning work.

The Village area includes the former QUT Carseldine Campus site (precinct 1), Kelly's Wreckers Yard (precinct 2) and the Clock Corner shopping complex as well as the Railway station, park and ride and bus interchange (precinct 3). The total area of the Urban Village is approximately 54.48ha with the former QUT Campus site being 44.96ha of this total area.

QUT has decided to vacate the Carseldine campus. No alternative education provider has been found to take the site. Based on this, the Queensland Government has announced plans to decentralise government services, relocating approximately 1000 employees to the remodelled campus buildings by late 2012.

The proposed amendments to the Fitzgibbon UDA Development Scheme reflect the ULDA's master planning intent for the Carseldine Urban Village (refer Attachment B) following the decisions by QUT and the Queensland Government. The vision proposed is to "create a vibrant mixed use urban village capitalising on the confluence of the railway station and the proposed Northern Busway."

The majority of amendments proposed to the Development Scheme relate to Precinct 1, in particular the former QUT Carseldine Campus, to support revitalisation of this site, including the relocation of government agencies, and achievement of the urban village vision.

In overview, the primary amendments to the Development Scheme are outlined in attachment C.

The ULDA is seeking public comment on the amendments to the Scheme prior to submitting it to the Minister for Infrastructure and Planning for approval. The submission period closes on 20 December 2010.

Given the importance of this location to the future growth of the City, it is critical that Council provides a written response to the Amended Development Scheme relating to the changes to the Carseldine Urban Village documenting the following:

- areas of support;
- areas and/or issues of concern, with respect to Council's planning vision for the Area and/or technical or long-term operational concerns;
- suggested scheme amendments, and/or
- opportunities to cooperatively resolve outstanding issues.

Attachment D sets out the proposed submissions to the ULDA.

It is recommended that E&C approve the submission to the ULDA on the proposed amendments to the Fitzgibbon UDA Development Scheme as per Attachment D.

List of Attachments:

- A - Summary Sheet
- B - Fitzgibbon UDA (amendment area southernmost area incorporating the former QUT campus site (2) and the Carseldine Railway Station (3) & Carseldine Urban Village Precincts 1-3
- C - Overview of primary amendments to the Development Scheme
- D - Council Response to Fitzgibbon Amended Development Scheme
- E - Letter to UDA CEO

13.0 Consultation

- Cr Amanda Cooper, Chairman, Neighbourhood Planning and Development Assessment Committee (29 November 2010)
- Cr Graham Quirk, Deputy Mayor and Chairman, Infrastructure Committee (29 November 2010)
- Cr Margaret de Wit, Chairman, Public and Active Transport Committee (29 November 2010)
- Barry Broe, Divisional Manager, Brisbane Infrastructure (29 November 2010)

All are in agreement with the recommendation.

The Urban Land Development Authority (ULDA) is responsible for planning and facilitating development in Urban Development Areas (UDA). The Fitzgibbon Urban Development Area (UDA) was declared in July 2008 and took effect in July 2009.

14.0 Implications of proposal

This submission will be Council's formal written response to the ULDA to the public notification of the proposed amendments to the Fitzgibbon UDA Development Scheme.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

The ULDA planning for and managing the delivery of development outcomes in designated Areas in the City has the potential to impact on Council's delivery of all aspects of the Living in Brisbane 2026 Vision. This submission aligns with the Vision by documenting the specific planning issues or aspects of the Fitzgibbon UDA proposed Development Scheme amendments that do not adequately align with Council's Vision for the City and offering suggestions on how better alignment can be achieved.

This proposal also aligns with the following programs in the Corporate Plan 2008-2012:

Program 4 – Future Brisbane

4.1 Planning for a Growing City: "Council's planning approach will acknowledge the sophistication and maturity of our community and people's strong desire to have a say and be involved in planning for the future of Brisbane and the region."

Program 10 – City Governance:

Section 10.2 - Regional and International Activities: "We will advance the community's interests by developing and maintaining strong regional and international relationships that offer economic development opportunities."

Medium term objective: "Council works collaboratively with other governments and organisations for the betterment of the local community, city and region."

Section 10.7 Future-focused, efficient and aligned organisation: "We will be future-focused, outcome-driven and strategically positioned to deliver community benefits." "We will work internally, with other agencies and the community to deliver *Living in Brisbane 2026* and its city-wide outcomes."

17.0 Customer impact

There is no direct impact on Council's customers. Council residents and ratepayers within the neighbouring areas will be impacted by planning schemes developed by the ULDA. Council's intention is that the needs of this community are represented and the impacts on residents of the proposed development are highlighted.

18.0 Environmental impact

N/A

19.0 Policy impact

Consistency with Council's planning intent as stated in Brisbane City Plan 2000.

20.0 Financial impact

The submission has no direct financial impact. However, the existence of the ULDA will result in indirect financial impact on Council, primarily in relation to the provision and ongoing maintenance of infrastructure delivered through the ULDA planning processes.

21.0 Human resource impact

N/A

22.0 Urgency

As soon as possible, as the closing date for public submissions is Monday 20 December 2010.

23.0 Publicity/marketing strategy

There may be opportunity to broadly discuss the impacts that the ULDA may have on Council's capacity to deliver its Vision for the City, if Council is not satisfied with the manner in which the ULDA has responded to the issues raised in the submission.

24.0 Options

- Option 1: Approve the recommendation.*
- Option 2: Amend the recommendation.*
- Option 3: Not approve the recommendation.*

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND CO-ORDINATION COMMITTEE

1.0 **FILE NUMBER:**

E&C

13 DEC 2010

15

2.0 **TITLE**

Appointment of BaSE Program Director

3.0 **ISSUE/PURPOSE**

A recruitment process for the role of BaSE Program Director was commenced following a process of advertising internally from 5th until 19th October 2010, which resulted in two applicants who were deemed not suitable for interview. The position was then advertised externally on Seek Executive, My Career, The Big Chair and the careers section of the Brisbane City Council website from 5th until 21st November 2010. This resulted in two candidates being interviewed on Tuesday 30th November 2010 and a third candidate interviewed on Tuesday 7th December 2010. Final reference checking was then completed on all three candidates.

Two candidates are now considered suitable for appointment to the role.

The following information is now provided:

- Attachment 1 - Executive Role Statement
- Attachment 2 - Executive Summary, Interview Summaries of Recommended Candidates, Resumes and Referee Reports
- Attachment 3 - Comparative Assessment of Other Candidates
- Attachment 4 - List of all Candidates

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.

4.0 **PROPONENT**

Ian Maynard, Chief Operating Officer, as chair of a panel comprising:

- Vicki Pethybridge, Divisional Manager, Families and Community Services
- Ian Niven, Chief Human Resources Officer

5.0 **SUBMISSION PREPARED BY**

Amy Rosanowski, Senior Consultant, Recruitment Management Company on behalf of Ian Maynard.

6.0 **DATE**

9 December 2010

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

For E&C approval

8.0 RECOMMENDATION

That the Establishment and Co-ordination Committee consider and appoint either of the following candidates:

- 1. Tim Brosnan
redacted

to the position of Business and System Efficiency (BaSE) Program Director, Brisbane City Council, with a contract and salary at the SES level.

9.0 CHIEF EXECUTIVE OFFICER

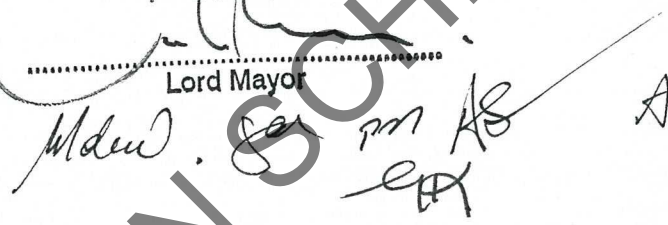


Colin Jensen
Chief Executive Officer
Brisbane City Council

APPROVED

13 DEC 2010

Lord Mayor



RECEIVED

06 DEC 2010

John

ACTION TAKEN

06 DEC 2010

TOWN CLERK

BCC PUBLICATION SCHEME
10 YEAR RELEASE

E&C FORMAL SUBMISSIONS RESULTS – 20 DECEMBER 2010

SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RELEASE DATE	
					Immediate	Other
20/12 -01 M	137/800/1121/26	CPAS	Brisbane Economic Development Plan 2011-2016 External Reference Group.	Held	N/A	
20/12 -02 M	137/800/1121/8	CPAS	Our Shared Vision Mt Coot-tha 2030.	Approved	Yes	
20/12 -03 R	202/11-NV095/399	CPAS	Resumption of land for park purposes situated at 399 Beams Road, Taigum.	Approved	N/A	
20/12 -04 M	137/800/1121/40	Brisbane Infrastructure	Monthly Project Report – October 2010.	Approved	N/A	
20/12 -05 M	137/800/1121/34	Brisbane Infrastructure	Clem Jones Tunnel (CLEM7) – Council Consent to Debt Financing Arrangements.	Approved	Yes	
20/12 -06 M	137/800/1121/35	Brisbane Infrastructure	Legacy Way Communication Materials Approval Process.	Approved	Yes	
20/12 -07 M	137/800/1121/2	City Business	New options for asbestos disposal from residential sources.	Approved	Yes	
20/12 -08 M	137/800/1121/6	Corporate Services	Police Beat/ City Safe, Lease Renewal – 65 Adelaide Street, Brisbane.	Approved	Yes	
20/12 -09 R	456/1/15	OLMCEO	AP147 Signs at Ward Offices Guidelines.	Approved	N/A	

BCC PUBLICATION SCHEME
 10 YEAR RELEASE

E&C FORMAL SUBMISSIONS RESULTS – 20 DECEMBER 2010

SUB NO.	FILE NO.	DIV.	TITLE	RESULT	RELEASE DATE	
					Immediate	Other
20/12 -10 M	109/830/826/70	OLMCEO	Stores Board Submission – Provision of Insurance Broking Services to Council.	Approved	N/A	
20/12 -11 R	109/695/586/2	OLMCEO	Contracts and Tendering – Report to Council of Contracts accepted by Delegates (October 2010)	Approved	N/A	
20/12 -12 R	112/445/444/90	FaCS	Establishment of the Brisbane Multicultural Centre.	Approved	N/A	
20/12 -13 R	137/800/1121/22	FaCS	Heath Park Tennis Courts.	Approved	N/A	
20/12 -14	137/800/1121/10	FaCS	Community Grants and Community Facilities Grant Programs – 2010/2011 Round 1.	Held	N/A	
20/12 -15 M	137/800/1121/38	CPAS	Mt Gravatt Outlook Reserve Land Management Plan.	Approved	Yes	
20/12 -16 M	137/800/1121/44	Corporate Services	Trade Coast Bus Depot Sale to Queensland Treasury Corporation	Approved		TBC
20/12 -17 M	137/800/1121/46	CPAS	Federal Government Migration Program 2011-12	Approved	Yes	
20/12-18 M	137/275/192/4	OLMCEO	Walter Taylor By-Election Non-Voters	Approved	Yes	

Present: Lord Mayor Campbell Newman, G M Quirk, F King, M Bourke, I McKenzie, D McLachlan, P Matic, M de Wit

BCC PUBLICATION SCHEME
YEAR RELEASE

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

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/8

2.0 Title

Our Shared Vision Mt Coot-tha 2030

3.0 Issue/purpose

To seek E&C approval of 'Our Shared Vision Mt Coot-tha 2030' document and approval for its public release.

4.0 Proponent

Andrew Chesterman, Divisional Manager, City Planning and Sustainability Division

5.0 Submission prepared by

Frances Hudson, Senior Policy Officer- Open Space Management, Natural Environment and Sustainability x35607

6.0 Date

13 December 2010

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 Recommended for public release

Immediate release

10.0 Recommendation

That E&C endorse the attached 'Our Shared Vision Mt Coot-tha 2030' as per attachment 'B' and approve it for public release.

11.0 Divisional Manager & Chairman

APPROVED

20 DEC 2010

Lord Mayor

[Handwritten signatures and initials]

[Handwritten signature]

Andrew Chesterman
DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY DIVISION

Support / Reject the recommendation.

If reject, please state reasons.

[Handwritten signature]

Cr Peter Matic
CHAIRMAN ENVIRONMENT, PARKS AND
SUSTAINABILITY COMMITTEE

ACTION TAKEN

Recommend Accordingly

[Handwritten signature]
CHIEF EXECUTIVE OFFICER

20 DEC 2010
TOWN CLERK

RECEIVED

20 DEC 2010
SECTION

12.0 Background

Mt Coot-tha is one of Brisbane's gems – an icon. It is precious and unique to Brisbane because of its location, history, its multiple values and benefits. It enriches and is treasured within the psyche and culture of the people of Brisbane.

In early 2009, Brisbane City Council (Council) partnered with the Eden Project in Cornwall, UK. Learning from their experiences, Council applied the Eden Project principles to develop an integrated community-derived future plan for Mt Coot-tha.

The aim of the project was to develop a coherent and robust plan that captured and articulated the following:

- A clear vision;
- The key changes to transform the Mt Coot-tha assets into a world-class, sustainable precinct; and
- Strategic outcomes that provide a framework for future investment in:
 - infrastructure;
 - services & programs; and
 - resources.

Extensive external consultation was carried out between February 2009 and 2010, with the support of Council's Community Engagement Centre of Excellence.

During the community engagement process, over 2300 people participated and provided input. This included representatives from indigenous communities, young people, schools, businesses, tourism and interested residents across Brisbane and visitors. A variety of engagement activities were undertaken including a bus tour, surveys, interactive workshops, stakeholder meetings, a website and blog and the establishment of a Community Visioning Group.

The key values and challenges for the area were identified during this engagement process.

On conclusion of the community consultation processes, a draft Vision was developed and distributed to approximately 1200 people who had registered their interest in being involved in the Vision development process.

During the development of the draft Vision document, information gathered throughout the community consultation period assisted in framing the document and shaping the five theme areas of:

- a Brisbane Icon
- a Sustainable Retreat and Refuge
- a Learning Environment
- a Place for Recreation; and
- a Place that is Connected and Accessible.

Approximately 500 people provided feedback and comments on the draft document, with 86% of respondents agreeing with the vision statement.

The greatest theme which was supported by 85% of respondents, was Mt Coot-tha becoming a Sustainable Retreat and Refuge. The theme with the lowest support, was Mt Coot-tha as a place for recreation, though respondents were still positive towards this theme with approximately 68% supporting the theme and outcomes proposed.

These comments were considered and minor alterations made to finalise, "Our Shared Vision Mt Coot-tha 2030".

It is recommended that E&C endorse the attached 'Our Shared Vision Mt Coot-tha 2030' as per attachment 'B' and approve it for public release.

List of Attachments:

- A – Summary Attachment
- B – Our Shared Vision Mt Coot-tha 2030

13.0 Consultation

John Jordan, Manager, Natural Environment & Sustainability Branch (30/11/2010)
Margaret Jacobson, Program Outcome Manager, Natural Environment & Sustainability Branch (23/11/2010)
Arron Lee, Acting Manager, Local Asset Services (30/11/2010)
Greg Swain, Acting Media and PR Manager, Marketing & Communication (30/11/2010)
David Jackson, Manager, Economic Development (29/11/2010)
Rachel Apelt, Acting Principal, Community Engagement Centre of Excellence (23/11/2010)
Ross McKinnon, Curator-in-charge, Brisbane Botanic Gardens (24/11/2010)

All are in agreement with the recommendation.

14.0 Implications of proposal

Provide the opportunity to 'close the loop' in the consultation process by advising people who registered their interest that the document is finalised.

Allow Council to assess other projects within the context of a community developed vision.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

'Our Shared Vision Mt Coot-tha 2030' supports many of the Living in Brisbane 2026 themes and city-wide outcomes. The Mt Coot-tha Vision recognises that key city parks' development contributes to the overall liveability, subtropical nature and world class city, all aspirations of Living in Brisbane 2026.

17.0 Customer impact

The Vision outlines themes which capture the community's values for Mt Coot-tha. Through these themed areas customers are provided with clear information on the overall aspirations for the precinct over the next 20 years. The Vision outlines to the community how Council will be guided in future planning and management of the area.

18.0 Environmental impact

Through the Vision's themes, an overall focussed effort is on the planning and management of the Mt Coot-tha precinct to ensure a sustainable future.

19.0 Policy impact

Nil.

20.0 Financial impact

Funding for the cost of publication, advertising and distribution of the final Vision is approximately \$4000 and is available within Program 6 Key City Parks schedule, and will be in accordance with IMAP approvals

21.0 Human resource impact

Nil.

22.0 Urgency

In the normal course of business.

23.0 Publicity/marketing strategy

Marketing and communication will occur in accordance with the marketing and communications plan approved for the Mt Coot-tha Vision planning project.

24.0 Options

Option 1: That E&C endorses the attached 'Our Shared Vision Mt Coot-tha 2030' document and approve it for public release.

Option 2: That E&C do not endorse the attached 'Our Shared Vision Mt Coot-tha 2030' document nor approve it for public release.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/40

2.0 Title

Monthly Project Report – October 2010

3.0 Issue/purpose

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

4.0 Proponent

Barry Broe, Divisional Manager, Brisbane Infrastructure Division, 3403 7652

5.0 Submission prepared by

Greg Evans, Chief Financial Officer, Corporate Services, 3403 4161

GC 13/12/10

6.0 Date

13 December, 2010

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 Recommended for public release

N/A

10.0 Recommendation

That E&C accept the Monthly Project Report.

11.0

Divisional Manager

Chairman

I Support / ~~Reject~~ the recommendation.

If reject, please state reasons.

APPROVED

20 DEC 2010

Lord Mayor

Barry Broe

Barry Broe
DIVISIONAL MANAGER,
Brisbane Infrastructure Division

Adrian Schrinner

Councillor Adrian Schrinner,
Chairman, Finance, Economic Development
and Administration Committee

ACTION TAKEN

20 DEC 2010

TOWN CLERK

Recommend Accordingly

[Signature]
CHIEF EXECUTIVE OFFICER

BCC 10 YEAR RELEASE SCHEME

12.0 Background

The **Project Report Summary** report, in Attachment B, has adopted a colour system to improve the identification of those projects that are reporting exceptions. If a project is reporting an exception (i.e. not on budget in 2010-11, not on time, not on estimate whole of project, scope changes or emerging issues), then the flag for that item will appear as red (X). If a project is not reporting an exception (i.e. on budget in 2010-11, on time, on estimate whole of project, no scope changes or no emerging issues), then the flag for that item will appear as green (OK).

In the **E&C Monthly Project Report**, in Attachment C, all additional or new information can be identified under the *******OCTOBER 2010 UPDATE******* heading.

13.0 Consultation

Individual project reports are compiled by Project Reporters, in consultation with the relevant

- Project Managers,
- Program Managers/Business Unit Financial Controllers,
- Divisional/Executive Managers,
- Branch Managers, and
- Manager, Marketing & Communication

Are in agreement with the recommendation.

14.0 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.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

Nil.

17.0 Customer impact

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

18.0 Environmental impact

Nil.

19.0 Policy impact

Nil.

20.0 Financial impact

Nil.

21.0 Human resource impact

Nil.

22.0 Urgency

In the normal course of business.

23.0 **Publicity/marketing strategy**

N/A.

24.0 **Options**

Option 1: *Approve the recommendation that E&C accept the Monthly Project Report for October 2010.*

Option 2: *Do not accept the report.*

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/34

2.0 Title

Clem Jones Tunnel (CLEM7) – Council Consent to Debt Financier Arrangements

3.0 Issue/purpose

To provide consent to Substitution of a Debt Financier associated with the CLEM7 Tunnel Project

4.0 Proponent

Barry Broe, Divisional Manager, Brisbane Infrastructure

5.0 Submission prepared by

Gregg Buyers, Manager Major Projects, Major Infrastructure Projects Office, Ext 37329

6.0 Date

08 December 2010

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 Recommended for public release

For immediate release.

10.0 Recommendation

That the Establishment and Coordination Committee consent to the amendment of CLEM7 Project Documents to permit the substitution of Deutsche Bank AG's and its rights, obligations and interests, with the Clearwater Capital Partners Singapore Fund III Pte Ltd, in accordance with Clause 35 of the Clem 7 Tunnel Project Deed

11.0 Divisional Manager and Chairperson

APPROVED
20 DEC 2010
Lord Mayor
Sec JB *JM* *DM*

[Signature]
Cr Graham Quirk
CHAIRPERSON
INFRASTRUCTURE COMMITTEE
I Support / Reject the recommendation/s.
If rejected, please state reasons

[Signature]
Barry Broe
DIVISIONAL MANAGER
BRISBANE INFRASTRUCTURE

I Recommend Accordingly
[Signature]
CHIEF EXECUTIVE OFFICER

ACTION TAKEN
20 DEC 2010
TOWN CLERK

BCO 10 YEAR RELEASE SCHEME

12.0 Background

By way of letters dated 29th November 2010, River City Motorway and the Security Trustee under the Clem 7 Tunnel Project Deed, have requested Council's consent for the substitution of one of the Debt Financiers associated with the CLEM7 Project with Clearwater Capital Partners Singapore Fund III Pte Ltd (Clearwater).

Clause 35.1(c) of the CLEM7 Project Deed requires RCM to obtain prior consent of Council before permitting the novation, assignment or substitution of any counterparty's rights, obligation or interest in any Project Document.

Clause 10.3(a) of the CLEM7 Debt Finance Side Deed requires the Security Trustee to obtain the prior consent of Council before assigning or transferring any of its rights and obligations under the Debt Financing Documents.

Clauses 10.3(a) and (b) further state that Council's consent must not be unreasonably withheld and that within 15 Business Days after notification from the Security Trustee, Council must give its consent for substitution of a debt financier's obligations if the substitute is a bank or financial institution and either:

- i. has the required rating (a credit rating of at least BBB by Standard and Poor's (Australia) Pty Limited or Baa2 by Moody's Investors Service, Inc.) ; or
- ii. is guaranteed and indemnified on terms acceptable to Council by a financial institution or investment fund which has the Required Rating.

RCM has confirmed that Clearwater does not currently have a credit rating from any rating agency and therefore Council is not obliged to consent to the assignment under Clause 10.3 but cannot unreasonably refuse that consent.

A credit rating was stipulated to primarily reduce the risk to Council of funds becoming unavailable due to the financial difficulty of one of the debt financiers during construction. Now that construction is complete and CLEM7 is operational, the consequences of this risk are greatly diminished and this change to Council's risk profile means that the credit rating of Clearwater is not as significant.

Research by Clayton Utz and Ernst & Young regarding Clearwater is included in Attachment B. Clearwater are described as a successful private equity firm specializing in financial restructurings, operational turnarounds and distressed investments (e.g. distressed debt fund).

The CLEM7 team and its advisors Clayton Utz and Ernst & Young has confirmed their view that the request should be agreed by Council as there are now no particular reasons for withholding consent.

Establishment and Coordination Committee consent is sought to the amendment of CLEM7 Project Documents to permit the substitution of Deutsche Bank AG's and its rights, obligations and interests, with the Clearwater Capital Partners Singapore Fund III Pte Ltd, in accordance with Clause 35 of the Clem 7 Tunnel Project Deed

13.0 Consultation

Barry Broe, Divisional Manager Brisbane Infrastructure
Greg Evans, Chief Financial Officer
David Askern, Chief Legal Counsel
Scott Stewart, Executive Manager, Major Infrastructure Projects Office
Craig Stevens, Manager Corporate Communications

All are in agreement with the recommendation.

14.0 Implications of proposal

The proposed recommendation will endorse the amendment of Project Documents and subsequent substitution of the current debt financier, Deutsche Bank AG, with the proposed substitute of Clearwater

15.0 **Commercial in confidence**

No

16.0 **Vision/Corporate Plan impact**

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

17.0 **Customer impact**

Nil

18.0 **Environmental impact**

Nil

19.0 **Policy impact**

Nil

20.0 **Financial impact**

Nil

21.0 **Human resource impact**

Nil

22.0 **Urgency**

In the normal course of business

23.0 **Publicity/marketing strategy**

Nil

24.0 **Options**

Option 1: Accept the recommendation and formally approve the amendment of Project Documents and subsequent substitution of the current debt financier, Deutsche Bank AG, with the proposed substitute of Clearwater

Option 2: Not accept the recommendation

Option (1) is the preferred option

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCO PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/35

2.0 Title

Legacy Way Communication Materials Approval Process

3.0 Issue/purpose

To seek E&C endorsement of the approval process for construction related communication materials from Transcity (comprising Acciona, Ghella and BMD Constructions) during the construction of Legacy Way.

4.0 Proponent

Barry Broe, Divisional Manager, Brisbane Infrastructure

5.0 Submission prepared by

Jane Falconer, Communications Manager, Major Infrastructure Projects Office

6.0 Date

9 December 2010

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 Recommended for public release

For immediate release

10.0 Recommendation

That E&C approves the communication material approval process outlined in Attachment B.

11.0 Divisional Manager and Chairperson

APPROVED

20 DEC 2010

Lord Mayor

**Cr Graham Quirk
CHAIRPERSON
INFRASTRUCTURE COMMITTEE**

I Support / Reject the recommendation/s.
If rejected, please state reasons

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

ACTION TAKEN

20 DEC 2010

TOWN CLERK

BCC 10 YEAR PUBLICATION RELEASE SCHEME

Barry Broe
DIVISIONAL MANAGER
BRISBANE INFRASTRUCTURE

[Handwritten signature]

[Handwritten signatures]

12.0 Background

Legacy Way comprises twin, two-lane tunnels, approximately 4.6km in length linking the Centenary Motorway at Toowong with the Inner City Bypass at Kelvin Grove. It is the fourth project in Lord Mayor Campbell Newman's *TransApex* road network and is due to open in 2014.

Construction on the project is scheduled to commence in early 2011 and will continue for four years. During this period Transcity, the contractor selected to design, construct, maintain and operate the tunnel, is contractually responsible for communication with stakeholders impacted by construction works (residents, businesses, etc.).

During construction, stakeholders can be segmented into four broad levels.

- Tier 1 – located within the construction 'footprint' (directly affected by the design and construct project) and likely to experience immediate impacts from the project.
- Tier 2 – located within the study corridor. Likely to experience some construction impacts but not large scale, including visitor groups, community groups, etc.
- Tier 3 – future users in the catchment area to the west and north.
- Tier 4 – city wide.

The proposed approval process for Legacy Way communication materials is outlined in Attachment B.

Under the proposed process:

- direct construction related communications with Tier 1 stakeholders will be undertaken primarily by the contractor (Transcity)
- the majority of marketing and communications to Tiers 2, 3 and 4 will be fully Council branded as per Council's visual style guide, featuring Moving Brisbane style devices and titling

Transcity are contractually bound to undertake the construction notification process. It is critical that a streamlined process be implemented to ensure effective communications during construction. Council has a responsibility to the contractor to facilitate approvals and not allow this process to impact on the construction program.

The approval process outlined has proved effective with other projects, including CLEM7 and Go Between Bridge. During the four year construction of CLEM7 over 1000 construction notifications were issued. The success of CLEM7's construction community engagement program was aided by the ability of the project team to act quickly in issuing notifications and keeping the community informed.

A Transcity Legacy Way style guide is being developed and will be pre-approved to ensure agreement on the relationship and the branding which will be used. In addition all standard templates will be pre-approved.

Brisbane City Council Legacy Way marketing and communications materials would conform to the Moving Brisbane Style Guide. The Commonwealth Nation Building Program logo will also need to be incorporated into public materials.

Additional work is being undertaken to develop marketing concepts and graphic designs that will incorporate Legacy and will form the basis for future marketing for the project.

E&C approval is now sought for the communication material approval process outlined in Attachment B.

13.0 Consultation

- Barry Broe, Divisional Manager Brisbane Infrastructure
- Scott Stewart, Executive Manager Major Infrastructure Project Office
- Gregg Buyers, Manager Major Projects, MIPO
- Peter Livesey, Legacy Way Project Director
- Craig Stevens, Manager Corporate Communication, Marketing and Communications Branch

The above people have all been consulted. All are in agreement with the recommendation.

14.0 Implications of proposal

Transcity are contractually bound to undertake the construction notification process. It is critical that a streamlined and reactive process be implemented to ensure effective communications during construction.

Existing Council approval processes will be used for all marketing and communications materials that have a distribution to audiences in Tiers 2, 3 and 4.

15.0 Commercial in confidence

No.

16.0 Vision/Corporate Plan impact

Legacy Way features in Living in Brisbane 2026 targets in the Corporate Plan.

'Implement the Lord Mayor's TransApex plan to improve connections and reduce congestion on key corridors across the city.'

The medium term objective is to commence construction on Legacy Way as early as December 2010.

17.0 Customer impact

Appropriate community engagement and communication will be core to the successful delivery of this project. Early and regular notification to affected residents and businesses will be an important component of the communication.

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 Financial impact

Nil

21.0 Human resource impact

Council's existing Legacy Way communications team will be responsible for coordinating all approvals.

22.0 Urgency

Contract commencement is likely to occur either late December 2010 or very early in 2011.

23.0 Publicity/marketing strategy

Nil

24.0 Options

Option 1: Accept the recommendation to approve the communication material approval process outlined in Attachment B to ensure timely construction notifications.

Option 2: Not accept the recommendation and risk potential delays using Council existing approval processes.

Option 3: Amend the recommendation

Option (1) is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/2

2.0 Title

New options for asbestos disposal from residential sources.

3.0 Issue/purpose

To seek E&C approval of the proposed additional asbestos disposal option for Brisbane residents.

4.0 Proponent

Sue Rickerby, Divisional Manager, City Business, Ext 74623

5.0 Submission prepared by

Shane MacLeod, Acting Manager, City Waste Services, Ext 74664

6.0 Date

20 December 2010

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 Recommended for public release

Immediate release

10.0 Recommendation

That E&C approve Council entering into an agreement with the Demolishers, Recyclers & Asbestos Contractors Association of Queensland Inc (DRACQA) for a trial period for the collection and disposal of small quantities of asbestos from residents as set out in Appendix A.

11.0

Divisional Manager

Chairman

I Support / ~~Reject~~ the recommendation.

If reject, please state reasons.

Councillor Angela Owen-Taylor
DEPUTY CHAIRMAN CITY BUSINESSES
AND LOCAL ASSETS COMMITTEE

Sue Rickerby
DIVISIONAL MANAGER

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

BCC 10 YEAR RELEASE SCHEME

APPROVED

20 DEC 2010

Lord Mayor

[Handwritten signatures and initials]

12.0 Background

On 17 August 2010, the Lord Mayor received a letter from the Chair of the Workplace Health and Safety Board (LM28531-2010), requesting Council re-assess its asbestos disposal policy.

The *Public Health Act and Regulation 2005* governs asbestos management and disposal in a non-workplace. The *Public Health Regulation* allows a non-certified person to remove 10 square metres or less of bonded asbestos containing material (ACM). This is roughly equivalent to two sheets of fibro. Handling and disposal of bonded ACM above this amount requires a contractor certified under the *Workplace Health and Safety Act 1995*. Friable, or crumbled, asbestos must always be handled by a contractor.

While the exemption is intended to allow residents to lawfully dispose of small quantities of ACM without incurring the costs of engaging a licensed contractor, it puts both residents and waste disposal staff at risk, because a small quantity of asbestos, poorly handled, is as dangerous as a larger quantity.

In 2006, E&C decided Council would no longer accept any ACM at waste transfer stations due to the health and safety risks to staff and transfer station users. In addition, the Rochedale landfill will only accept ACM from licensed contractors by appointment only. Therefore, in the Council area, residents must engage a licensed contractor to dispose of small quantities of ACM.

Despite this, the State Government website and fact sheets advise residents to contact Council for disposal of less than 10 square metres of asbestos. This advice is placing residents at risk by directing them to handle asbestos. Contractors are charging residents hundreds of dollars for the disposal of small quantities of ACM, which residents refuse to pay. This can result in covert disposal behaviour such as illegal dumping and the dangerous practice of breaking up asbestos sheets and putting the pieces in domestic wheelie bins.

A recent investigation into Council's current asbestos disposal services led to an E&C strategy presentation by City Waste Services (CWS) on 25 October 2010 regarding asbestos disposal from residential sources. This presentation outlined current activities being undertaken by City Waste Services in this area. A briefing note was also prepared and provided to E&C answering specific questions about asbestos within Brisbane. E&C provided guidance for CWS to engage with the Demolishers, Recyclers & Asbestos Contractors Association of Queensland Inc (DRACAQ) to find an appropriate resolution to the issue of asbestos management in Brisbane.

CWS has negotiated an agreement with DRACAQ, the terms of which are set out in Appendix A. Under this agreement DRACAQ contractors will collect asbestos (<10 square metre) from residents for a flat rate fee and deliver it directly to Rochedale, where they will be able to dispose of it without a fee. DRACAQ contractors are to only collect from Brisbane residents.

The agreement is for a trial period of 6 or 12 months, to be determined in further negotiations following initial E&C approval to enter into an agreement with DRACAQ. Council will not be charging for disposal at Rochedale or accepting any fee for disposal.

The trial requires DRACAQ to obtain approval by the State Department of Environment and Resource Management (DERM) for asbestos storage. DRACAQ will not pursue this approval until E&C agrees to the trial. The requirement for DERM approval will mean the starting date for the trial cannot be accurately predicted at this stage.

E&C is asked to approve Council entering into an agreement with the Demolishers, Recyclers and Asbestos Contractors Association of Queensland Inc for the collection and disposal of small quantities of asbestos from residents on the terms as set out in Appendix A.

13.0 Consultation

- Cr David McLachlan, Chairman City Businesses and Local Assets Committee, 03/12/10
- Demolishers, Recyclers and Asbestos Contractors Association of Queensland Inc, 10/12/10
- Craig Stevens, Manager Corporate Communication, 13/12/10
- Beverley Homel, Solicitor, Brisbane City Legal Practice, 12/12/10

All are in agreement with the recommendation.

14.0 Implications of proposal

The proposed service will offer a safe disposal methodology. Some residents may still not want to pay for the service to be provided and small quantities of asbestos may still be disposed in wheelie bins and hidden in mixed loads.

15.0 Commercial in confidence

N/A

16.0 Vision/Corporate Plan impact

In line with the city-wide outcomes "providing better public health" and "Towards Zero Waste."

17.0 Customer impact

The use of DRACAQ licensed contractors to collect and dispose of less than 10 square meters of asbestos material will enable Brisbane residents to use licensed contractors at an affordable rate to safely and conveniently dispose of asbestos.

18.0 Environmental impact

Provision of the service will encourage residents to dispose of asbestos appropriately, reducing the impact of any illegally dumped asbestos on the environment.

19.0 Policy impact

Accepting asbestos material at Council transfer stations from the public may compromise Council's Zero Harm Policy standards with employees and may breach the *Workplace Health and Safety Act*. Entering into an agreement with DRACAQ allows Council to protect residents and staff by avoiding accepting asbestos material at transfer stations. This allows Council to maintain strict safety standards in line with its Zero Harm Policy and relevant legislation.

20.0 Financial impact

Long-term disposal costs at Rochedale will be determined through the trial period. There will be some financial impact to Council during the trial period as Council will incur direct costs for disposal. This financial impact will be absorbed by Council and not passed onto residents.

21.0 Human resource impact

N/A

22.0 Urgency

As soon as possible. DRACAQ requires DERM approval for asbestos storage to proceed with the trial. They will not pursue DERM approval until agreement is received by E&C on the trial period.

23.0 Publicity/marketing strategy

CWS would provide Contact Centre scripting and web page content to advise residents of how to safely dispose of asbestos material. This information will be reviewed and authorised by the Work Health and Safety Board prior to dissemination. Work will be undertaken to publicise this initiative within local media, the corporate website and Council's Living in Brisbane newsletter.

24.0 Options

- Option 1: *Approve the recommendation*
- Option 2: *Amend the recommendation*
- Option 3: *Do not approve the recommendation.*

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

9/12/10.

Approved.
M. W. [Signature]

1.0 File number

137/800/1121/6

2.0 Title

Police Beat / City Safe, Lease Renewal - 65 Adelaide Street, Brisbane

3.0 Issue/purpose

To seek approval to renew the lease for 65 Adelaide Street, Brisbane.

4.0 Proponent

Ian Maynard, Chief Operating Officer, Ext: 39110

5.0 Submission prepared by

Pauline Davis, Commercial Leasing Manager, City Property, ext 34593

6.0 Date

20 December 2010

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?

No

9.0 Recommended for public release

Immediate release

10.0 Recommendation

That E & C provide approval for City Property to renew the lease at 65 Adelaide Street, Brisbane on the following terms:

- (a) Gross rental redacted pa + GST redacted per m² pa + GST)
- (b) Area 262 m²
- (c) Rent Reviews red annually, market review at commencement of option
- (d) Lease Term 3 years + 3 year option
- (e) Commencement Date 1 February 2011
- (f) Expiry Date 31 January 2014

On terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.

10.0 Divisional Manager

[Signature of Ian Maynard]

Ian Maynard
CHIEF OPERATING OFFICER

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

Chairman

I Support / ~~Reject~~ the recommendation.

If reject, please state reasons.

[Signature of Councillor Adrian Schrinner]

Councillor Adrian Schrinner
CHAIRMAN, FINANCE, ECONOMIC
DEVELOPMENT AND ADMINISTRATION
COMMITTEE

PUBLIC RELEASE SCHEME
ACTION TAKEN
20 DEC 2010
RECEIVED
20 DEC 2010
LORD MAYOR
APPROVED
20 DEC 2010
[Signatures]

12.0 Background

Brisbane City Council has leased the premises at 65 Adelaide Street, Brisbane since December 2002. The premise houses the Police Beat shopfront for Queensland Police Service and City Safe which are both important security measures for the Brisbane CBD.

Currently Brisbane City Council has been holding over under the previous lease which expired 30 November 2008.

The potential cost of relocating the Brisbane City Council data and cameras for City Safe is estimated at \$300,000 plus. City Property has conducted an extensive review for alternate locations in the area taking into account the criteria for this premise of access from both Burnett Lane and Adelaide Street and a highly visible shopfront for Police Beat. Currently there is no alternative suitable accommodation available to fit these criteria and therefore this lease needs to be renewed.

City Property has negotiated the following Lessor tenancy works if the lease is renewed:

- Toilets to be refreshed, ramp to be put in toilet to allow for disabled in accordance with codes.
- Discoloured and damaged ceiling panels to be replaced with new panels.
- Walls to be painted.
- Back stairs to be renovated with new non slip tiles.
- Stairwell and toilet area to be provided with compliant emergency lighting.
- Smoke Detectors to be installed in the ceiling space.
- Garbage bins to be relocated as not allowed in a fire exit area.
- Confirmation of an Engineers Certificate in regard to an air conditioning unit on the Adelaide Street awning.
- Confirmation that the fresh air intake at Burnett Lane entrance grill and filter has been changed.

The current rental on holdover which has not increased since December 2007 is redacted per annum + GST (redacted per m² pa + GST). The offer of redacted per annum + GST (redacted per m² pa + GST) represents a redacted increase over 3 years. The attached Rental Assessment Report (Attachment B) considers the rental offer to be in line with current rental market in this area.

E & C approval is now sought to allow City Property to renew the lease at 65 Adelaide Street, Brisbane on the following terms:

- (a) Gross rental redacted pa + GST redacted per m² pa + GST)
- (b) Area 262 m²
- (c) Rent Reviews redacted annually, market review at commencement of option
- (d) Lease Term 3 years + 3 year option
- (e) Commencement Date 1 February 2011
- (f) Expiry Date 31 January 2014

On terms and conditions satisfactory to the Manager, City Property and the Chief Legal Counsel, Brisbane City Legal Practice.

13.0 Consultation

- Councillor Adrian Schinner, Chairman – Finance, Economic Development & Administration Committee
- Councillor Knapp, Chairman – Families & Community Services Committee (9 December 2010)
- Vicki Pethybridge, Divisional Manager – Families and Community Services Division (7 December 2010)
- David Askern, Chief Legal Counsel, Brisbane City Legal Practice (7 December 2010)
- Greg Swain, Acting Media & P R Manager, Marketing and Communications Branch (9 December 2010)
- Tim Steve, Senior Project Officer, City Malls Management (7 December 2010)
- Emma Felsman, Business Services Manager, City Property (9 December 2010)

All are in agreement with the recommendation.

14.0 Implications of proposal

City Safe Cameras and Police Beat would need to be relocated at significant cost in close vicinity to this premise.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

The submission is consistent with the Corporate Vision Theme of a Friendly, Safe City.

17.0 Customer impact

The renewal of lease would allow the continuation of a Police Beat Shopfront in close proximity to King George Square for service to the community.

18.0 Environmental impact

No environmental issues associated with this proposal.

19.0 Policy impact

Nil

20.0 Financial impact

The rental costs are covered by the Operational Property Management base budget.

21.0 Human resource impact

Nil

22.0 Urgency

Nil

23.0 Publicity/marketing strategy

Nil

24.0 Options

Option 1: That E&C approve the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

109/830/826/70

2.0 Title

Stores Board Submission - Provision of Insurance Broking Services to Council.

3.0 Issue/purpose

To seek Establishment and Coordination Committee approval of the Significant Procurement Activity Plan (SPAP) in relation to the provision of Insurance Broking Services to Council.

4.0 Proponent

Colin Jensen, Chief Executive Officer

5.0 Submission prepared by

Mark Johnston, Acting Corporate Risk Manager

6.0 Date

20 December 2010

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 Recommended for public release

Not for release

10.0 Recommendation

That the Establishment and Co-ordination Committee approves the attached submission

11.0

APPROVED

20 DEC 2010

Lord Mayor

[Handwritten signatures and initials over the approval stamp]

[Handwritten signature]

Mark Johnston
ACTING CORPORATE RISK MANAGER

Colin Jensen
CHIEF EXECUTIVE OFFICER

ACTION TAKEN

20 DEC 2010

TOWN CLERK

BCC 10 YEAR RELEASE SCHEME

12.0 Background

The Chief Executive Officer and the Stores Board considered the attached scheduled submission on 14 December 2010.

The submission is referred to E&C as it is considered the most advantageous outcome for the provision of the required services:

CONTRACT NO.	CONTRACT TITLE	REASON FOR SUBMISSION
A110114-10/11	Provision Insurance Broking Services	For E&C approval

13.0 Consultation

- The Chief Executive Officer
- Permanent Head of the Unit of Administration responsible for the submission
- Stores Board
- Relevant Divisional Officers

All are in agreement with the recommendation.

14.0 Implications of proposal

The recommended process will provide the most advantageous outcome for Council.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

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

17.0 Customer impact

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

18.0 Environmental impact

Tenderers are evaluated in line with Council's policy on the use of environmentally friendly and recycled products. Environmental considerations will be taken into account in the evaluation of tenders where applicable.

19.0 Policy impact

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

20.0 Financial impact

Financial details are included in the Divisional submission.

21.0 **Human resource impact**

Not applicable.

22.0 **Urgency**

As soon as possible.

23.0 **Publicity/marketing strategy**

As required

24.0 **Options**

Option 1: That the E&C approves the recommendation.

Option 2: Not approve the recommendation.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/38

2.0 Title

Mt Gravatt Outlook Reserve Land Management Plan

3.0 Issue/purpose

Seek E&C approval for the final Land Management Plan for Mt Gravatt Outlook Reserve

4.0 Proponent

Kerry Doss, A/Divisional Manager, City Planning and Sustainability Division

5.0 Submission prepared by

Steve Lintern, Senior Program Officer Parks, Natural Environment and Sustainability Branch, X39410

6.0 Date

20 December 2010

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 Recommended for public release

Recommended for immediate release

10.0 Recommendation

That E&C approve the draft Land Management Plan for Mt Gravatt Outlook Reserve as set out in Attachment "B" for submission to the Department of Environment Resource Management.

11.0

Divisional Manager

Chairman

Support Reject the recommendation.

If reject, please state reasons.

Cr Peter Matic
CHAIRMAN ENVIRONMENT, PARKS
AND SUSTAINABILITY COMMITTEE

Kerry Doss
A/DIVISIONAL MANAGER
CITY PLANNING AND SUSTAINABILITY DIVISION

I Recommend Accordingly

CHIEF EXECUTIVE OFFICER

ACTION TAKEN

20 DEC 2010

TOWN CLERK

12.0 Background

The Establishment and Coordination Committee (E&C) approved the Interim Land Management Plan for Mt Gravatt Outlook Reserve on 5 May 2009. The Interim Plan was approved pending the outcome of the public consultation on the Draft Outdoor Recreation Management Strategy for Brisbane's Natural Areas.

The consultation for the Draft Outdoor Recreation Management Strategy for Brisbane's Natural Areas concluded on 10 December 2010. As there were no impacts on the Interim Mt Gravatt Outlook Reserve Land Management Plan arising from the consultation, the Mt Gravatt Outlook Reserve Land Management Plan is being submitted to E&C without amendments as the Final Plan, attachment "B".

Should E&C endorse the Final Plan, it will then be resubmitted to the Department of Environment Resource Management (DERM) for final review and endorsement. DERM may require minor amendments to the plan given the passage of 18 months since the Interim Plan was reviewed. For this reason, authorisation is sought for the Chief Executive Officer, Brisbane City Council in consultation with the Chairman, Environment, Parks and Sustainability to make reasonable, non material amendments to the Plan arising from consultation with the DERM.

It is recommended that E&C approve the final Land Management Plan for Mt Gravatt Outlook Reserve as set out in Attachment "B".

List of attachments:

- A – Summary attachment
- B – Mt Gravatt Outlook Reserve –Draft Management Plan

13.0 Consultation

- Cr Peter Matic, Chairman, Environment, Parks and Sustainability Committee is in agreement with the recommendation.
- Additional consultation was not undertaken as the Plan has been updated to reflect the construction of the Summit Café and its status as the final plan only.

14.0 Implications of proposal

The final version of the plan will be supplied to the DERM and made available to the public via Council's website and Council's Libraries

15.0 Commercial in confidence

Nil

16.0 Vision/Corporate Plan impact

Nil

17.0 Customer impact

Nil

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 Financial impact

Nil

21.0 **Human resource impact**

Nil

22.0 **Urgency**

In the normal course of business

23.0 **Publicity/marketing strategy**

An announcement will be made informing that the plan has now been finalised and that it will be available in council libraries and on line through Council's website in the new year.

24.0 **Options**

Option 1: Approve the recommendation

Option 2: Reject this submission and provide instructions for further action

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/44

2.0 Title

Trade Coast Bus Depot Sale to Queensland Treasury Corporation

3.0 Issue/purpose

To approve the term sheet for the sale of land to Queensland Treasury Corporation and their financing of the Design and Construct building contract as an asset held by Queensland Treasury Corporation and leased to Council for the Trade Coast Bus Depot.

4.0 Proponent

Ian Maynard, Chief Operating Officer Ext: 39110

5.0 Submission prepared by

Ian Walker, Manager, Commercial Property Development, Divisional Project Management Office
Ext: 35439
Jiri Arnost, Corporate Treasurer Ext: 36617

6.0 Date

20 December 2010

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?

No

9.0 Recommended for public release

Other period at the discretion of the Chairman

10.0 Recommendation

That the E&C Committee grants approval in principle of the terms and conditions set out in the term sheet in Attachment B having been agreed with Queensland Treasury Corporation subject to documentation satisfactory to the Chief Operating Officer and Chief Legal Counsel.

11.0

Divisional Manager

(Signature)

Ian Maynard
CHIEF OPERATING OFFICER

I Recommend Accordingly

(Signature)
CHIEF EXECUTIVE OFFICER

APPROVED

20 DEC 2010

(Signature)
Lord Mayor
(Signature) J.M.
(Signature) J.M.

Chairman

I Support / Reject the recommendation.
If reject, please state reasons.

(Signature)

Councillor Ian McKenzie
DEPUTY CHAIRMAN FINANCE, ECONOMIC
DEVELOPEMENT AND ADMINISTRATION
COMMITTEE

ACTION TAKEN

12.0 Background

On 13 December 2010 the E&C Committee approved the amendment of a Significant Procurement Activity Plan for the Trade Coast Bus Depot.

Negotiations with Queensland Treasury Corporation (QTC) have now been completed and a term sheet prepared (refer Attachment B).

The term sheet involves the sale of the land situated at 40 Schneider Road, Eagle Farm (Lot 1 on SP198681) including the cost of works to prepare the site for development. redacted

Under the proposed term sheet QTC will take responsibility for financing the design and construct contract applicable to the development, with Council retained as project manager. Council will recoup the costs associated in its role as project manager from QTC.

Once the facility is fully developed Council will enter into a 25 year lease arrangement with QTC including a further 2 x 10 year option at the end of this period based on a "triple net" lease with Council also responsible for outgoings and ongoing capital cost. QTC will adjust the rent as an when additional capital additions are required and will fund those capital additions over the balance of the lease term.

A provision also exists which allows Council to have a first option to buy back the facility in the event that QTC elects to on-sell the development.

On a comparative basis, the arrangement will achieve a lower net present value to alternative financing arrangements with the private sector on the basis that the lease will be negotiated at QTC's cost of funds and will not include any indexing or escalation, normally found in commercial transactions. See as follows.

Proponent	Q.T.C	Developer
Land disposal value (received by Council)	redacted	redacted
Developer Cost		redacted
QTC Cost (incl. capitalised interest)	redacted	
Annual outgoings (current nominal)	redacted	redacted
Capital maintenance (current nominal) ²	redacted	re
Rent – Year 1	redacted	redacted
Lease term	redacted	redacted
Rent payable	redacted	redacted
Funding rate/rental yield	redacte	redacte
Annual rental escalation rate	redacte	redacte
Inflation rate	redacte	redacte
Discount rate	redacte	redacte
<u>Whole of Life Net Cashflow</u>		
Nominal	redacted	redacted
Net present value	redacted	redacted

² undertaken every 10 years

In order for this arrangement to proceed, amendments to the current sale and leaseback tender in the market have been made. Council will issue an amended tender as a design and construct contract to be uploaded on Council's eTender website on 24 December 2010 closing late February 2011.

The proposal to finance the Trade Coast bus depot is subject to the *Statutory Bodies Financial Arrangements Act* approval. Correspondence has been prepared requesting approval for this transaction.

redacted

The lot is the subject of a Lot Reconfiguration application as part of the Development Approval to excise the Heritage Hangar 7 lot. No land cost will be assigned to the Heritage Hangar 7.

E&C Committee approval is now sought to approve in principle the terms and conditions set out in the term sheet in Attachment B having been agreed with Queensland Treasury Corporation subject to documentation satisfactory to the Chief Operating Officer and Chief Legal Counsel.

13.0 Consultation

- Michael Byrne, Chief Procurement Officer, Strategic Procurement Office – 16/12/2010
- Mark Mazurkiewicz, Branch Manager, City Property – 16/12/2010
- David Askern, Chief Legal Counsel, Brisbane City Legal Practice – 16/12/2010
- Greg Swain, Corporate Communication Manager, Marketing and Communication Branch – 16/12/2010
- Emma Felsman, Business Services Manager, City Property – 16/12/2010

All are in agreement with the recommendation.

14.0 Implications of proposal

The proposal will allow Council to sell the land to QTC to construct the Trade Coast bus facility under a design and construct contract and the lease by Council of the facility for 25 years on favourable terms to deliver the Trade Coast bus depot at a lower cost to other alternatives.

15.0 Commercial in confidence

Sections 12 and 20 which have been highlighted in yellow are Commercial in Confidence.

16.0 Vision/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

17.0 Customer impact

Nil

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 **Financial impact**

redacted

21.0 **Human resource impact**

Nil

22.0 **Urgency**

Approval is required urgently in order to upload the design and construct tender on Council's eTender website on 24 December 2010.

23.0 **Publicity/marketing strategy**

Nil

24.0 **Options**

- Option 1: Approve the recommendation and resolve in accordance with Attachment 'A'
- Option 2: Amend the recommendation
- Option 3: Do not approve the recommendation

Option 1 is the preferred option

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/800/1121/46

2.0 Title

Federal Government Migration Program 2011-12

3.0 Issue/purpose

To approve a submission to the Federal Department for Immigration and Citizenship, on proposed changes to the Migration Program for 2011-12 and beyond.

4.0 Proponent

Kerry Doss, A/ Divisional Manager, City Planning and Sustainability

5.0 Submission prepared by

Mishka Foster, Principal Policy Officer, Economic Development x39665

6.0 Date

20 December 2010

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 Recommended for public release

Immediate release

10.0 Recommendation

That E&C approve a submission and covering letter to be sent to the Federal Department for Immigration and Citizenship, as outlined in 'Attachment B'.

11.0

Divisional Manager



Kerry Doss
A/DIVISIONAL MANAGER

Chairman

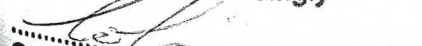
I Support / ~~Reject~~ the recommendation.

If reject, please state reasons.



Cr Amanda Cooper
**CHAIRMAN NEIGHBOURHOOD PLANNING
AND DEVELOPMENT ASSESSMENT
COMMITTEE**

I Recommend Accordingly


CHIEF EXECUTIVE OFFICER

ACTION TAKEN

20 DEC 2010

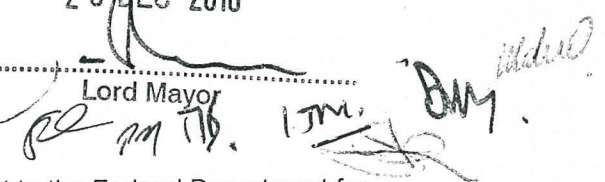
TOWN CLERK

BCC 10 YEAR RELEASE SCHEME

APPROVED

20 DEC 2010

Lord Mayor



12.0 Background

The Federal Department of Immigration and Citizenship wrote to Council on 25 November 2010 inviting Council's attendance at a stakeholder consultation meeting to inform planning levels and policy settings for the 2011-12 Migration program. Cr Cooper, Chairman, Neighbourhood Planning and Development Assessment Committee and Mishka Foster, Principal Policy Officer, Economic Development, attended a meeting on 16 December 2010 at which Federal Government representatives outlined the recent changes and impacts of the Migration Policy. Queensland State Government skills shortages used under the current system do not adequately address the potential skills shortages faced by Brisbane and the current consultation process provides an opportunity for Brisbane to make the Federal Department aware of this.

It is recommended that E&C approve a submission and covering letter to be sent to the Federal Department for Immigration and Citizenship, as outlined in 'Attachment B'.

13.0 Consultation

N/A

14.0 Implications of proposal

The submission may result in an improvement to the Federal Program to Brisbane's advantage.

15.0 Commercial in confidence

No

16.0 Vision/Corporate Plan impact

An improved migration policy will better satisfy Council's own demand for skilled workers and reduce the wage rises that are expected to affect high skills shortage areas. Brisbane's current and future needs for a skilled workforce will deliver on Council's 2026 Vision for a Healthy Economy.

17.0 Customer impact

Brisbane businesses and organisations will be advantaged by a better skills migration policy. Peak bodies such as the Australian Industry Group have expressed concerns about the looming skills crisis in Australia.

18.0 Environmental impact

Nil.

19.0 Policy impact

Policy impact is significant as a supportive Federal Migration Program will ensure that Brisbane is able to address potential local skills shortages.

20.0 Financial impact

Nil.

21.0 Human resource impact

Nil.

22.0 Urgency

The deadline for written submissions is 10 January 2010.

23.0 Publicity/marketing strategy

N/A

24.0 Options

Option 1: Approve the submission to be sent to the Federal Department for Immigration and Citizenship.

Option 2: Amend the submission.

Option 3: Do not approve the submission.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE

SUBMISSION TO THE ESTABLISHMENT AND COORDINATION COMMITTEE

1.0 File number

137/275/192/4

2.0 Title

Walter Taylor By-Election Non-Voters

3.0 Issue/purpose

To determine whether any action will be taken against electors who failed to vote.

4.0 Proponent

Peter Rule, Executive Manager, Office of the Chief Executive

5.0 Submission prepared by

Megan Paterson, Executive Officer to the Executive Manager, Office of the Chief Executive

6.0 Date

20 December 2010

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 Recommended for public release

Immediate release

10.0 Recommendation

That E&C determine that Council take no action under section 164 of the *Electoral Act 1992* against electors who failed to vote in the Walter Taylor by-election held on 23 October 2010.

11.0

Colin Jensen
CHIEF EXECUTIVE OFFICER

APPROVED

20 DEC 2010

Lord Mayor

[Handwritten signatures and initials]

BCC 10 YEAR RELEASE SCHEME

12.0 Background

A by-election was held in the ward of Walter Taylor on Saturday 23 October 2010.

This by-election was undertaken after the commencement of the City of Brisbane Act 2010. Prior to that act commencing by-elections were regulated under:

- (a) provisions of the City of Brisbane Act 1924;
- (b) provisions of the Electoral Act 1992 amended to be consistent with (a);
- (c) provisions of the Local Government Act 1993 as apply to Brisbane City Council.

Despite the commencement of the new City of Brisbane Act 2010, the by-election provisions as outlined above have been preserved until further notice.

Council's Chief Legal Counsel advised that the failure to vote offence provision under the Local Government Act 1993 is section 395 but this does not apply to Council. Instead section 164 of the Electoral Act 1992 applies. It is entirely up to Council to decide to prosecute for an offence under section 164.

The Electoral Commission Queensland (ECQ) has now provided its final report and summary of the by-election.

Of the 25,416 enrolled electors in the ward of Walter Taylor, 7,739 failed to vote. 810 of these have provided excuses which ECQ has validated.

The final voter turnout percentage was 69.5%, which is comparable with previous Brisbane City Council (BCC) by-elections, and is in fact a 1.6% increase on the most recent previous event.

1986 Taringa	56.5 %
1990 McDowall	74.3 %
2005 Chandler	72.3 %
2006 Hamilton	67.9 %
2010 Walter Taylor	69.5 %

As in previous by-elections, ECQ, in conjunction with BCC, sought to maximise voter participation at this by-election by agreeing and implementing a comprehensive advertising strategy. Once again, an individually addressed 'voter information letter' was despatched to every elector on the Walter Taylor electoral roll on Monday 11 October, providing them with comprehensive information on pre-poll voting, postal voting, electoral visitor voting and the location of polling booths. Despatch of this letter was timed to ensure delivery just over one week prior to election day, for maximum impact.

Whilst Council has the option of taking formal action against non-voters, this is not the recommended course of action. The last time that non-voters were formally pursued was following the 1982 triennial election. Many difficulties were encountered following the first notice being forwarded, including:

- notices served on deceased persons caused distress to families;
- notices served on elderly persons caused distress;
- new addresses were unknown, where electors had moved;
- a variety of excuses were given by non-voters, which required individual evaluation and decision as to whether each excuse was reasonable and acceptable.

E&C subsequently decided to not proceed further with this project.

In another undertaking to maximise voter turnout, an informal letter was forwarded to all non-voters following the 2000 quadrennial election encouraging them to vote at future Council elections. This

undertaking encountered similar problems to the formal notice issued following the 1982 triennial election, and did nothing to improve voter participation at the 2004 elections. The subsequent voter turnout actually decreased.

An informal letter was also sent to non-voters following the 2005 Chandler by-election reminding them of their responsibilities in relation to voting. Many of the same problems arose again.

Experience suggests that communicating with non-voters fails to deliver any value in terms of improving voter participation at future elections. There is also significant cost in pursuing action, as a project team must be established to administer the process. It is unlikely that the imposition of fines would see these costs recovered.

It is recommended that E&C determine that Council take no action against those electors who failed to vote in the Walter Taylor by-election on 23 October 2010.

13.0 Consultation

- Walter Van Der Merwe, Acting Electoral Commissioner of Queensland
- Don Schultz, Assistant Director Operations, Electoral Commission Queensland
- Greg Rowe, Principal Elections Officer, Electoral Commission Queensland

14.0 Implications of proposal

There are no implications if no action is taken against non-voters.

15.0 Commercial in confidence

N/A

16.0 Vision/Corporate Plan impact

Nil

17.0 Customer impact

There are no implications if no action is taken against non-voters. There could be adverse reaction should action be pursued.

18.0 Environmental impact

Nil

19.0 Policy impact

Nil

20.0 Financial impact

There are no funding implications if no action is taken against non-voters.

Budget would be required to take action against 6,929 non-voters and no allocation has been provided for this activity. Further, it is unlikely that the imposition of fines would see these costs recovered. The budget impact would be determined by the extent of action to be pursued, and the size of the project team required to be established.

21.0 Human resource impact

There are no human resource implications if no action is taken against non-voters.

Pursuing non-voters would required the establishment of a project team.

22.0 Urgency

In the normal course of business

23.0 Publicity/marketing strategy

No publicity or marketing is considered necessary.

24.0 Options

Option 1: That E&C determine that Council take no action against electors who failed to vote in the Walter Taylor by-election held on Saturday 23 October 2010.

Option 2: That E&C determine that Council pursue action against under the Electoral Act 1992 about electors who failed to vote in the Walter Taylor by-election held on Saturday 23 October 2010.

Option 1 is the preferred option.

NB: If the officer's recommendation is not followed, then the reasons for departure from that recommendation should be recorded here.

BCC PUBLICATION SCHEME
10 YEAR RELEASE