

GOLD COAST CITY EXECUTIVE COMMITTEE.

NOTICE OF THE 18th ORDINARY MEETING OF THE EXECUTIVE COMMITTEE OF CITY OF  
GOLD COAST TO BE HELD IN THE GOLD COAST ADMINISTRATION CENTRE, SOUTHPORT -  
ON THURSDAY, 13th JULY, 1978 AT 2:00 P.M.

A G E N D A.

1. LEAVE OF ABSENCE:
2. CONFIRMATION OF MINUTES OF THE 17th ORDINARY MEETING OF THE EXECUTIVE  
COMMITTEE HELD IN THE GOLD COAST ADMINISTRATION CENTRE, SOUTHPORT -  
ON THURSDAY, 6th JULY, 1978 AT 2:00 P.M.
3. BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETINGS:
4. RECEPTION AND CONSIDERATION OF SUB-COMMITTEE REPORTS:
  - (a) H e a l t h: 11th July, 1978.
  - (b) W o r k s: 11th July, 1978.
  - (c) Administration and Finance: 11th July, 1978.
5. CONSIDERATION OF NOTIFIED MOTIONS:
6. RECEPTION OF NOTIFIED MOTIONS:
7. PRESENTATION OF PETITIONS:
8. ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:
9. GENERAL BUSINESS:

*A. V. Angove*  
A. V. ANGOVE  
TOWN CLERK

Gold Coast Administration Centre, Southport -  
10th July, 1978.

Distribution:

Mr. J. H. Andrews (Administrator)  
Mr. N. Macpherson (Executive Member)  
Mr. A. S. Muhl (Executive Member)  
Town Clerk  
Deputy Town Clerk  
Assistant Town Clerk  
Executive Engineer Adviser  
Acting Chief Engineer  
Works Administrator  
Chief Inspector  
Deputy Chief Inspector  
S/Clerk, Dept. Finance  
S/Engineer Works  
Assist. Engineer (2)

Sewerage Section  
Administration Works Officer  
Building Surveyor  
Public Relations Office  
City Planner  
Accounts Section  
Rates Section  
Southport Office  
Coolangatta Office  
Burleigh Office  
Press (6)  
Minute Clerk  
Minute Book (2)  
Spares (5).

GOLD COAST CITY EXECUTIVE COMMITTEE.MINUTES OF THE 18th ORDINARY MEETING OF THE EXECUTIVE COMMITTEE OF CITY  
OF GOLD COAST HELD IN THE GOLD COAST ADMINISTRATION CENTRE, SOUTHPORT -  
ON THURSDAY, 13th JULY, 1978 AT 2:00 P.M.

PRESENT: Messrs. J. H. Andrews (Administrator),  
N. Macpherson and A. S. Muhl (Executive Members).

In Attendance: Mr. A. V. Angove (Town Clerk).

1. CONFIRMATION OF MINUTES: Minutes of proceedings of the 17th Ordinary Meeting of the Executive Committee held in the Gold Coast Administration Centre, Southport - on Thursday, 6th July, 1978 at 2:00 p.m. were confirmed on the MOTION of Mr. A. S. Muhl, seconded by Mr. N. Macpherson. CARRIED.

2. RECEPTION AND CONSIDERATION OF SUB-COMMITTEE REPORTS:

- (a) H e a l t h: Mr. A. S. Muhl presented and MOVED, seconded by Mr. N. Macpherson, the reception and consideration by the Executive Committee of the Report of the Meeting of the Sub-Committee on Health Matters held on 11th July, 1978. CARRIED.

ADOPTION OF HEALTH SUB-COMMITTEE REPORT:

The Recommendations contained in the Report of the Meeting of the Sub-Committee on Health Matters held on 11th July, 1978 were adopted on the MOTION of Mr. A. S. Muhl, seconded by Mr. N. Macpherson. CARRIED.

- (b) W o r k s: Mr. J. H. Andrews presented and MOVED, seconded by Mr. A. S. Muhl, the reception and consideration by the Executive Committee of the Report of the Meeting of the Sub-Committee on Works Matters held on 11th July, 1978. CARRIED.

ADOPTION OF WORKS SUB-COMMITTEE REPORT:

The Recommendations contained in the Report of the Meeting of the Sub-Committee on Works Matters held on 11th July, 1978 were adopted on the MOTION of Mr. J. H. Andrews, seconded by Mr. N. Macpherson. CARRIED.

- (c) Administration and Finance: Mr. N. Macpherson presented and MOVED, seconded by Mr. A. S. Muhl, the reception and consideration by the Executive Committee of the Report of the Meeting of the Sub-Committee on Administration and Finance Matters held on 11th July, 1978. CARRIED.

ADOPTION OF ADMINISTRATION AND FINANCE REPORT:

The Recommendations contained in the Report of the Meeting of the Sub-Committee on Administration and Finance Matters held on 11th July, 1978, were adopted on the MOTION of Mr. N. Macpherson, seconded by Mr. A. S. Muhl. CARRIED.



Minutes of 18th Ordinary Meeting, 13th July, 1978.

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3. GENERAL BUSINESS:

(i) Confirmation of Appointments - Health Department:  
MOTION - Mr. A. S. Muhl, seconded by Mr. N. Macpherson  
Having reviewed the performance of Messrs. R. G. Chesters and  
H. W. Brown, who were appointed by the Executive Committee in  
acting capacities to the positions of Chief Inspector and  
Deputy Chief Inspector respectively, the Executive Committee  
hereby resolves that Mr. Chesters be now appointed Chief  
Inspector, and Mr. Brown be now appointed Deputy Chief  
Inspector.

CARRIED.


(ii) Date of Budget Meeting, 1978:  
The Administrator (Mr. J. H. Andrews) announced that the Council  
Budget for 1978/79 would be brought down at the 10th Special  
Meeting of the Executive Committee to be held on Tuesday, 18th  
July, 1978 at 2:00 p.m.

THIS CONCLUDED THE BUSINESS OF THE MEETING.

RISING OF THE EXECUTIVE COMMITTEE 2:19 P.M.

MINUTES CONFIRMED THIS TWENTIETH DAY OF JULY, 1978.

  
ADMINISTRATOR

  
TOWN CLERK

67364

GOLD COAST CITY COUNCIL  
REPORT OF SUB-COMMITTEE MEETING ON HEALTH MATTERS ON TUESDAY, 11TH  
JULY, 1978 AT 9.00 A.M.

PRESENT: Mr A.S. Muhl

In Attendance: Messrs A.V. Angove (Town Clerk), R.G. Chesters (Acting Chief Inspector), B.R. Dredge (City Planner), H.W. Brown (Acting Deputy Chief Inspector), T.J. Schamburg (Assistant to Chief Inspector) and W.D. Ryder (Acting Building Surveyor)

1  
PREVIOUS AGENDA ITEM

RE: WORLD LIFE SAVING CONGRESS - NEWPORT BEACH, CALIFORNIA - 13TH TO 18TH MAY, 1978

Executive Committee Decision (27/4/78)(H19): That an amount of \$317-00 American (approximately \$279-00 Australian) be granted to Mr Wood towards his expenses (registration and accommodation) at the Congress and one week's special leave with pay, such expenses to be charged to Budget Item 18502, Surf Safety. Mr Wood to be notified that such amount is conditional on his passing on the information gained at the Congress to other Beach Inspectors. 1

L. WOOD (FOLIO 13733 17/6/78): My observation of Huntington Beach, California where on a peak day there were 53,000 people on the beach controlled by 59 Lifeguards. On this particular day, the Lifeguards rescued 693 people of which 3 drowned. There are 49 manned towers situated along the beach, with each being equipped with flippers, rescue buoy and land line communication to a radio based station. On the mobile units, which are mainly Jeeps, they have blue flashing circular lights, siren systems and loud speakers which are on the bonnet of the vehicle. Once a Lifeguard in the tower realises a rescue situation is in his section, he unplaces the phone which is recorded in the radio room and he then proceeds with a torpedoes or rescue tube to the patient. All systems are then on the alert from the radio room where they have the backup of the mobile jeep and out side rescue boat. The progress of the vehicle through crowds is aided by the use of the flashing lights and loud speaker system. After the Lifeguard has reached his patient, he swims him out to sea to a waiting rescue boat. After handing the patient to the boat crew, the Lifeguard then swims back to the beach and takes his position back at the tower enabling the mobile to be free for any other rescues. During the peak period at Surfers Paradise, there are approximately 8,000 people on a 2 mile stretch of beach between Northcliffe and Narrowneck, and this is controlled by two Beach Inspectors at Surfers Paradise and 1 Beach Inspector at Northcliffe beach. We have one mobile unit responsible for a 7 mile stretch. Over the Christmas period, we had in excess of 60 rescues in conditions far more dangerous than those experienced on Huntington Beach. Due to our method of patrol, using patrol flags, danger signs, rope buoy line and advising the public of prevailing conditions, we did not have one drowning. I feel this preventive method is far safer to the public than an open beach situation. The attitude of the American is "Freedom of Surfing" also "Let them get into trouble and we will save them later", no matter how many surfers repeat this action in the same gutter. This attitude could never be applied in the Surfers Paradise area. The tower system in America



Executive Committee Meeting, - 2 -  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

1

PREVIOUS AGENDA ITEM  
RE: WORLD LIFESAVING CONGRESS - NEWPORT BEACH, CALIFORNIA - 13TH TO 18TH MAY, 1978

L. WOOD (FOLIO 13733 17/6/78):

(CONTINUED)

FILE 2604

has several advantages, one being that the public can see and be seen by the patrolling officer. Elevation is a key factor in observation of dangerous areas and dangerous conditions. Having a base like this gives good storage for equipment, e.g. first-aid resuscitation and rescue, also communications through radio can be installed. A tower in conjunction with flags in my opinion would be the solution on our beaches, especially in the high-rise area. The Gold Coast Beach Patrol vehicles are very similar to those in America, with the exception of the P.A. system installed in the jeeps. After travelling throughout America and Hawaii, I saw no beaches that can compare with our golden beaches that we locals take for granted. W. YOUNG (SENIOR PATROL OFFICER) (2/7/78): I have spoken to Mr Len Wood and read his report on the World Lifesaving Congress. I will set out below a list of equipment on techniques which, in my opinion, would be an asset to our system:-

- (1) Towers - Properly appointed Beach Patrol towers are essential when patrolling open beaches;
- (2) Communications - The loud speaker system mentioned in the report could be utilised here. At present, the Council's Patrol Vehicles carry a portable loudhailer, however, I feel it would be more efficient and practical to have the speaker system attached to the vehicles as is done in America.

It is interesting to note in Mr Wood's report that there is more emphasis on prevention in our Patrol System than in the American system. We must retain our flagged areas and continue educating the public to this end. Because of our vulnerable open beaches, it would be advisable to look to increased flagged areas with corresponding towers than to incorporate the "open beach system."

Reference Acting Deputy Chief Inspector (3/7/78): A tower is being constructed for Main Beach and the cost is estimated at \$10,000-00. It would be desirable to adopt a wait-and-see attitude before attempting the construction of further towers. The installation of a loud speaker system in the vehicle would cost in the vicinity of \$250-00 per vehicle. This installation would give twice the volume of the present portable loud speakers and would be more efficient. The Budget for the Beach Patrol Section in the Huntington Beach area is approximately \$4 million compared with approximately \$300,000 here. It is recommended that (1) The information be noted and;

- (2) Consideration be given to the erection of a further tower in the 1979/80 Budget and;
- (3) That a loudspeaker system be installed on a trial basis in the vehicle for Surfers Paradise Beach.

Recommendation: That the recommendation of the Acting Deputy Chief Inspector be adopted.

2  
(Div 10)

RE: DILAPIDATED BUILDING SITUATED AT 20 GARRICK STREET, COOLANGATTA  
ESTATE OF MARY ANNE STANFORD (DECEASED) FILE 13-258 (Div 10)  
Reference Acting Chief Building Inspector (5/7/78): The building is an unoccupied dwelling which has been permitted to deteriorate. An inspection carried out on 28th June, 1978 revealed the following:-

- (1) Timber stumps are out of plumb and several show signs of rot;



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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

67366

2  
(Div 10)

RE: DILAPIDATED BUILDING SITUATED AT 20 GARRICK STREET, COOLANGATTA. 2  
- ESTATE OF MARY ANNE STANFORD (DECEASED) FILE 13-258 (Div 10)  
Reference Acting Chief Building Inspector (5/7/78): (Continued)

- (2) There are signs of extensive termite attack on the building;
- (3) The paint work is faded and peeling;
- (4) The fibro sheeting in the external walls is cracked and broken in several places;
- (5) Sections of the external wall have collapsed due to the action of termites;
- (6) Several windows are broken and the rear door has rotted;
- (7) The roof sheeting and guttering has rusted badly;
- (8) The floor has sagged and some sections have collapsed.

The building is ruinous and in a state of collapse and is unfit for habitation. Therefore, it is recommended that the Executors of the Estate be required to appear before the Executive Committee at its meeting on 17th August, 1978 to show cause in person or in writing why Notice should not be served on them requiring the building to be demolished and removed from the site.

Recommendation: That the recommendation of the Acting Chief Building Inspector be adopted.

3  
(Div 8)

RE: ILLEGAL CARPORT AT NO. 30 BUNYIP STREET, BURLEIGH HEADS - V.R. 3  
AND J.E. BATT FILE 9-2050 (Div 8)  
Reference Acting Chief Building Inspector (5/7/78): An inspection of property at No. 30 Bunyip Street, Burleigh Heads has revealed that an unauthorised carport has been erected. The carport is 5 metres long by 3 metres wide and has been constructed 6 metres from the street and 300mm from the side boundary. A search of Council's records has revealed that no application was submitted for the carport and therefore no approval was given by Council. The carport is attached to the dwelling and should therefore be 1.5 metres from the side boundary. No rainwater gutter or downpipe has been fixed to the roof. The owners were advised by Building Inspector, W. Hoogervorst that a carport could not be erected 300mm from the side boundary but apparently they proceeded with construction of the building in spite of the advice. Therefore, it is recommended that the owners be called on to appear before the Executive Committee at its meeting on 17th August to show cause in person or in writing why Notice should not be served on them to take down and remove the carport from the site.

Recommendation: That the recommendation of the Acting Chief Building Inspector be adopted.

4  
(Div 4)

RE: DRINK BOOTH AT OWEN PARK II, SOUTHPORT FILE 452459 4  
GOLD COAST TIGERS RUGBY LEAGUE FOOTBALL CLUB (FOLIO 13715 19/6/78): (Div 4)  
Please find enclosed plans for a drink booth at Owen Park II which we would like to apply to erect at our own expense. We intend building the booth with the same texture of brick of which the amenities block and canteen are constructed. We hope this proposal meets satisfactorily with Council approval as we would like to erect this booth in the very near future.

67357

- 4 -  
Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

4  
(Div 4)

RE: DRINK BOOTH AT OWEN PARK II, SOUTHPORT (CONT.) FILE 452459  
Reference Architect (5/7/78): As the Club has already been selling liquor from their existing clubhouse and from a temporary tent, a permanent properly designed structure, in my opinion, could only improve the general situation. I have made enquiries of both the Licensing Commission and the local Police Department and they have no objection to this particular application. It is recommended that approval be given to the club subject to the following conditions:-  
(1) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act 1975 and Council's By-laws;  
(2) No Council financial involvement;  
(3) The building is to be designed in collaboration with Council's Architect and to the reasonable satisfaction of the Acting Chief Inspector;  
(4) The Club gives an undertaking to complete the building within six (6) months of receipt of notification to proceed with such construction.  
Recommendation: That the recommendation of the Architect be adopted.

4  
(Div 4)

5

RE: 1978/79 HEALTH DEPARTMENT CAPITAL WORKS INTERIM PROGRAM -  
JULY TO AUGUST PERIOD FILE 202636  
Reference Assistant to Chief Inspector (5/7/78): The following interim list of works (Seats and Shelter Sheds) is submitted for consideration to enable construction to be undertaken prior to the 1978/79 Budget being finalised. Such submissions are included in the draft submissions and approval is necessary to ensure full utilisation of labour resources in the constructional cost centres within the Department.

Division	Description	Estimate
1	Paradise Point Esplanade - Shelter Shed	\$ 5,000
2	Corner Central and Freda Streets, Labrador - Bus Shelter	\$ 5,000
3	Broadwater Parkland (adjacent to Loders Creek) - Bus Shelter	\$ 5,000
9	Mallawa Drive Sporting Complex - Shelter Shed	\$ 5,000
10	Coolangatta Road, Tugun - Bus Shelter	\$ 5,000
		\$ 25,000

Recommendation: That the interim programme be approved.

5



6

**RE: TOWN PLANNING SCHEME - APPLICATION FOR EXTENSION OF INDOOR ENTERTAINMENT FACILITIES AND CABARET PENTHOUSE PTY LTD - NOTICE OF APPEAL**

FILE 6-1807 PT.2

Reference Planning Officer (5/7/78): The application was considered by the Executive Committee on 1st June, 1978 when it was resolved that Notice of Council's intention to approve the application subject to nineteen (19) conditions be served on the Applicant and the objectors. One objector, Management and Investment Australia Pty Ltd has lodged Notice of Appeal No. 90 of 1978 against the Executive Committee's decision on this application. It is therefore recommended that the matter of defending Appeal No. 90 of 1978 be referred to Council's Solicitors.

**Recommendation:** That the recommendation of the Planning Officer be adopted.

6

7  
(Div 6)

**PREVIOUS AGENDA ITEM**

**RE: TIKI MONUMENT (R.1089), CAVILL AVENUE, SURFERS PARADISE**

FILE 53401

7  
(Div 6)

Reference Chief Engineer: Work has been carried out on the 13th May, 1971 of removal of portion of the base of the above structure and it is now proposed to restrict the monument to a 14 foot square base approximately. On legal advice, an assurance has been sought from Mr Elsey that the work will be restricted to this smaller size. On receipt of same, it is recommended that:-

- (1) No further action be taken to remove the monument.
- (2) On receipt of an assurance from Mr Elsey that he or his agents will not build beyond the limits of the shortened base, application will be made for permanent closure of that portion of Cavill Avenue.
- (3) Meanwhile, the road be temporarily closed under Section 35 (7) of The Local Government Act and traffic diverted around the monument.
- (4) On completion of the monument, Council accept normal responsibility for normal maintenance of the structure, but not for the gas appliances and pipe work.

**Council Decision (28/5/71):** That the recommendation of the Chief Engineer be approved.

**Reference Chief Draftsman:** In earlier stages of this problem, Council approved plans M5151 and S5176 for the first and latter stages of Cavill Avenue development. The above decision causes some problems which make alterations to those plans essential. As marked on S5176, the section of road closure (i.e. the monument) makes turning for vehicles difficult (only 12' 0" clearance in some cases). Widening of the turning circle on the northern side is not possible, due to power pole (cost of re-location of which would be excessive). The suggestion marked in M5151 is a better solution and allows more assembly room for jetty pontoons. It is recommended Council endorse the revised proposal.

**Council Decision (25/6/71) (W):** That the recommendation of the Chief Draftsman be approved.

**Reference Architect (24/11/77):** In order to improve the general aesthetics, vehicular access and jetty facilities at the river end of Cavill Avenue, it appears that the existing "Tiki Monument" would need to be demolished or removed. The monument is presently located in a reserve for Local Government (Tiki Monument) Purposes (R1089) under the control of the Council of the City of Gold Coast, as Trustee. From telephonic enquiry



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

7  
(Div 6)

PREVIOUS AGENDA ITEM

RE: TIKI MONUMENT (R.1089), CAVILL AVENUE, SURFERS PARADISE  
Reference Architect (24/11/77): FILE 53401  
(Continued)

7  
(Div 6)

with Land Administration Commission on 23rd November, 1977, it appears that Council would have no problem to request the Land Administration Commission to change the abovementioned reserve for park purposes. An on-site discussion today with Mr R. Vale, the owner and Mr I. Jackson, the Manager of the Tiki Village revealed that they will object to having the Monument demolished, but would co-operate and confer with the Council to re-locate the monument within the garden section of the Tiki Village. In view of the above factors, it is recommended:-

- (1) That the owner of the Tiki Village be advised that in order to preserve the monument at his request, the monument be removed and re-erected by him within the Tiki Village site subject to compliance with Council's By-laws and regulations;
- (2) The owner of the Tiki Village bear all the expenses involved in removing the whole of the monument and leave the site in a clean and tidy manner;
- (3) The Council submit formal application to the Land Administration Commission to change the reserve for Park Purposes and develop it accordingly in the near future after the removal of the monument;
- (4) Cost for temporary beautification work, say \$200-00 to be charged against Maintenance, Job No. 3888.

Council Decision (9/12/77)(H27):

(a) That Items (1) to (4) in the reference be adopted;

(b) That the owner of Tiki Village be advised that the work is required to be carried out by 10th April, 1978.

RONALD W. VALE (FOLIO 13183 10/6/78): I refer to your letter of 6th June, 1978 and wish to confirm that we have been advised by Mr Bernard Elsey that the Tiki Monument was established at its present site as a result of an order of the Supreme Court of Queensland. The view is held that its removal would constitute contempt of Court. In any case, Mr Elsey intends to take action in the Supreme Court should an attempt be made to demolish or remove the said monument.

Reference Architect (5/7/78): On 4th July, 1978 an inspection carried out by myself revealed that the Tiki Monument is still situated on Reserve 1089 at the river end of Cavill Avenue, Surfers Paradise. Council has already submitted application to the Land Administration Commission to change the Reserve 1089 from Purposes Local Government (Tiki Monument purposes) to Public Garden and Recreation Space Purposes and has been advised that the Department will be prepared to seek Executive Authority to cancel Reserve for Local Government (Tiki Monument) Purposes Reserve 1089 and re-gazette the area as a Reserve for Park and Recreation under this Council's control as trustee. It was also mentioned that the matter of the re-location of the Tiki Monument is one to be resolved between Council and the owner of Tiki Village. Council has advised the Land Administration Commission again on 6th June, 1978 that its Department will be further advised when the monument is removed. Legal opinion has since been sought by Council. It is to be noted that in 1966 the Council commenced an action against Bernard Elsey seeking an Injunction compelling him to remove the structure then erected but withdrew its action eventually. As I consider that the existing Tiki Monument is more of an advertising gimmick on a Road Reserve originally rather than a piece of sculptural landscape as claimed by some and for reasons stated in the previous Council's agenda, it is recommended that action be taken to implement Council's Decision of 9th December, 1977.

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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

67370

7  
(Div 6)

PREVIOUS AGENDA ITEM

RE: TIKI MONUMENT (R.1089), CAVILL AVENUE, SURFERS PARADISE (CONT.) (Div 6)  
Reference City Planner (29/6/78): I consider that the whole of the

area currently occupied by the Monument and landscaping of the balance of the road to the river should be ultimately a public garden and recreation reserve. This would tie in with future recreation space and pedestrian access to the north leading through to Appel Park. Whether or not the Tiki Monument should remain is largely a matter of opinion and it is suggested that a site inspection be held to endeavour to finalise that decision.

Recommendation: That the matter be listed for a joint inspection of Health and Works Department Officers and Executive Committee Members.

FILE 53401

8

PREVIOUS AGENDA ITEM

RE: EX-RAILWAY RESERVE, SOUTHPORT - LEASE TO COUNCIL FOR SPECIAL PURPOSES (KINDERGARTEN, VICTORIA LEAGUE, SENIOR CITIZENS, BUS TERMINAL AND WORKERS CLUB) FILE 2432R1055

Council Decision 29/11/74 (H): That the Chief Inspector be authorised to negotiate with the Kindergarten Association and prepare the necessary plans of the lease.

Reference Architect: Previously prepared site plan No. 8/Alternative 4 has been redrawn to comply with certain requirements as requested by various organisations. As the nature and area of the subject land is now known, it would appear the best location for the Railway Kindergarten is at the south western corner of the Reserve as shown on Preliminary Master Plan No. 318/2. In this location an independent but secluded development can be carried out immediately without interfering with any other proposed development which at this stage is still flexible and far from definite. The secretary of the Railway Kindergarten, Southport, Mrs. N. Evans, has perused this plan this morning and is happy with the new suggested layout. The concept of this preliminary Master Plan is to group as many organisations as possible so that the buildings could be designed as a total complex under the control of this Council. I would recommend that this updated plan be adopted and approved by Council so that further negotiations with those organisations concerned could be carried out.

Council Decision 14/3/75 (H): That the recommendation of the Architect be adopted.

Council Decision 12/3/76 (Jt. H & W): That the Finance Committee be asked to investigate the viability of various methods of funding the proposed terminal.

LETTER TO ALDERMAN HUNT FROM SOUTHPORT WORKERS' CLUB AND HOSTEL (21/4/77): In March, 1976 a letter was sent to the Council, asking about a deputation to the Council from the Workers' Club, for discussion about obtaining a sub-lease of the portion of the Southport Railway Station land which is the proposed site of the Workers' Club Building. No reply was received from the Council.

Reference Architect (28/4/77): In order to appreciate the current needs, finance resources and plans of the Workers' Club and Hostel, it is recommended that two representatives of the abovementioned Club and the Division Member, Alderman K. Hunt, be invited to attend the next Health Committee Meeting to be held on Thursday, 26th May, 1977 at 11-00 a.m.

Council Decision 20/5/77 (H): That representatives of the Southport Workers' Club and Hostel and the Division Member, Alderman K. Hunt be invited to attend the next Health Committee Meeting on Thursday, 26th May, 1977 at 11-00 a.m.

Council Decision 3/6/77 (H): That the Council be informed that the representatives of the Workers' Club were unavailable to meet the Health Committee on 26th May, 1977 and arrangements be made to have them meet the Health Committee at its meeting on Thursday, 23rd June, 1977 at 12-30 p.m.



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

8

PREVIOUS AGENDA ITEM

RE: EX-RAILWAY RESERVE, SOUTHPORT - LEASE TO COUNCIL FOR SPECIAL  
PURPOSES (KINDERGARTEN, VICTORIA LEAGUE, SENIOR CITIZENS, BUS TERMINAL  
AND WORKERS CLUB) (CONTINUED) FILE 2432R1055

Council Decision (1/7/77)(H): That the Council be informed that the Health Committee met Messrs H. Evans, R. Carter, D. Stewart and D. McGuinness of the Workers' Club and (1) That the Health Committee and two representatives of the Workers' Club arrange a meeting with the Land Administration Commission with a view to establishing clearly whether the Council or the Land Administration Commission can grant a lease of the land for a particular purpose and (2) Arrangements have been made for Mr Goodwin of the Land Administration Commission to meet the Health Committee at its meeting on 21st July, 1977 at 10-00 a.m. and that two representatives from the Workers' Club be invited to that meeting.

Council Decision (29/7/77)(H15): (1) That the Council be informed that Messrs P. Goodwin and R. Lack from the Land Administration Commission and Messrs H. Evans and R. Carter from the Workers' Club met the Health Committee and Mr Goodwin advised the Committee that the Council could grant a sub-lease to the Workers' Club as the land has already been leased to Council;

(2) That the matter be referred to the Finance Committee for the granting of a sub-lease to the Southport Workers' Club of a portion of the Southport Railway Station land for the construction of a Workers' Club and Hostel subject to the following conditions:-  
(a) The Club first submit to the Council a clear indication of the viability of funds for the construction of the Club and Hostel;  
(b) The Club shall, to the satisfaction of the Council and within a period of 18 months from the granting of the sub-lease, have caused the investigation and preparation of structural and architectural design of the Club and Hostel to be completed. The work of construction shall proceed by expenditure at a minimum rate of \$50,000 every six months from the expiration of the aforementioned 18 month period to the completion of the project;

(c) The Club shall pay the cost of any required survey;  
(d) The Club shall maintain the sub-leased area free from noxious plants during the currency of the sub-lease and shall conduct the Club and Hostel in a manner satisfactory to the Council.

Reference Architect (27/4/78): With the City's fast growing population and the increased use of tourist and commuter motorised vehicles, it is obvious that there is a pressing need for a centralised terminal to provide better facilities for both the travelling public and bus proprietors. It is generally desirable that a portion of the existing railway land at Southport should be retained for the development of a bus terminal. It was pointed out by the various bus companies and the City Planner that an elaborate facility is not required, but the following provisions have been considered by many as the basic supporting facilities:-

- (1) Six bus bays;
- (2) Passenger waiting lounge;
- (3) Passenger enquiries, reservation, ticket and baggage handling;
- (4) Toilet facilities, preferably including Mothers' room and side room;
- (5) Parcel freight, reception and collection area, including loading zones for parcel freight customers;
- (6) Taxi ranks;
- (7) Public telephones;



8

PREVIOUS AGENDA ITEM

RE: EX-RAILWAY RESERVE, SOUTHPORT - LEASE TO COUNCIL FOR SPECIAL  
PURPOSES (KINDERGARTEN, VICTORIA LEAGUE, SENIOR CITIZENS, BUS TERMINAL  
AND WORKERS CLUB) FILE 2432R1055

Reference Architect (27/4/78): (Continued)

(8) Shop and/or Kiosk and office space available at first option  
by Travel Agency or Bus Companies.  
A preliminary design and report has been submitted by the Southport  
Workers' Club and Hostel (copies on file) and my comments would be as  
follows:-

Car Parking - There is inadequate number of spaces in relation to  
the Town Planning requirements for Club and Hostel. The desirable  
number of spaces would be about 400, yet only 42 spaces have been  
provided in the basement and 84 spaces are shown adjoining the site  
of the proposed lease area.

Bus Bays - Whilst the number of bus bays appears to be reasonably  
adequate, the resultant possible traffic confusion and points of  
collision with buses and taxis coming and going and crossing paths  
in relation to the existing traffic set up, requires further  
investigation.

Entrance - Pedestrian access to the entrance is in amongst the bus  
bays and taxi traffic and should be separated for safety reasons.

Ground and First Floor - Accommodation appears to be adequate for  
Club activities though parking requirements for this area would  
be 292 cars.

Floors Two to Five - No provision for open recreation space required  
under the Town Planning Scheme has been provided. One Hundred and  
Twelve habitable rooms require 1,232 square metres of landscaped  
open space, half of which should be in one area having proportion  
of  $2\frac{1}{2} = 1$ .

Car spaces for the accommodation block should be 112.

Summary: Generally the proposed development uses more of the Railway  
Tand than what was originally allotted to the Workers' Club and Bus  
Terminal as shown on Plan No. 318/2 adopted by Council on the 14th  
February, 1975. There is a significant short-fall in car parking  
required. It has been suggested by the City Planner that Council may  
agree to waive this in part in lieu of public facilities to be  
provided, i.e. bus terminal, etc. Pedestrian and vehicular traffic  
should be separated and the directional flow of bus traffic should  
be restricted to one. For discussion purposes, two alternative  
schemes have been prepared:-

Scheme A - Illustrating one directional flow of bus traffic from  
Chapel Street to Scarborough Street with separate pedestrian access  
to both the Workers' Club and Bus Terminal from the latter. The  
Workers' Club and Hostel may be designed within the bounds of the  
allotted area as already adopted by Council.

Scheme B - illustrating one directional flow of bus traffic from the  
southern side to the northern side of the site in Scarborough Street  
with the pedestrian traffic at various locations and levels. Due to  
the location of the bus terminal, the overall site area might need  
to be increased to the extent as envisaged by the Workers' Club  
but excluding the area proposed for open air car parks.

It is recommended that (1) Either of the above schemes be adopted by  
the Executive Committee of the Council as a base for discussion and  
future development and (2) That the representatives of the Southport  
Workers' Club and Hostel be invited to attend the next Health  
Committee meeting to be held on Tuesday, the 9th May, 1978 at 11-00 a.m.

Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

8  
(Div 3)

PREVIOUS AGENDA ITEM

RE: EX-RAILWAY RESERVE, SOUTHPORT - LEASE TO COUNCIL FOR SPECIAL PURPOSES (KINDERGARTEN, VICTORIA LEAGUE, SENIOR CITIZENS, BUS TERMINAL AND WORKERS CLUB) (CONTINUED) FILE 2432R1055

Executive Committee Decision (4/5/78)(H9): (1) That a joint site inspection with Officers of Works and Health Departments be held; (2) That the matter be referred to the Metropolitan Transit Authority for its views on the proposal as it relates to the studies which the Authority has undertaken and any proposals it may have; (3) That following the site inspection, the matter be discussed with representatives of the Workers' Club and Hostel.

Reference Architect (2/7/78): A joint site inspection with Officers of Works and Health Departments was held on 12th May, 1978. It was generally agreed that directional flow of bus traffic should be from the southern side to the northern side of the site in Scarborough Street and an open air sealed car park to be provided in the area originally reserved for Victoria League and Senior Citizens Club, should the Bus Terminal and Workers' Club and Hostel project proceed. The matter of the development was referred to Metropolitan Transit Authority for its views on the proposal by a letter dated 5th May, 1978 and no reply has yet been received. From my last telephone enquiry on 22nd June, 1978 I was advised that some comments will be sent to Council this month. A meeting was held between Council and representatives from three bus companies on 31st May, 1978. There was a general view that a bus terminal is desirable and the railway land already available is indeed suitable for the proposal. The facilities provided by the proposed bus terminal should cater for the present and future increased traffic. It was reaffirmed that the balance of the railway land excluding the proposed Bus Terminal, Workers Club and Hostel and the Railway Kindergarten should be made available for carparking purposes. A meeting was then held with the representatives of the Workers' Club and Hostel on 7th June, 1978 and it was proposed that the area which was originally allotted to the Bus Terminal, Workers Club and Hostel be increased for the development. A plan (drawing No. 318/13) has now been prepared to indicate basically the overall site area required and it is recommended that this particular area (part of Council's Special Lease No. 38268) be considered as a suitable lease area to Southport Workers' Club and Hostel subject to the following conditions:-

- (1) To construct the whole of the Complex at the Lessee's expense in accordance with plans and specifications prepared by registered Architect and Engineer and approved by Council;
- (2) The Bus Terminal, the design and general layout of which are to be in strict accordance with Council's approval is to be provided at ground floor level at the Lessee's expense including at least the following:-
  - (a) A minimum of six (6) bus bays - three (3) inter-city and three (3) local bays;
  - (b) Passenger waiting lounge;
  - (c) Passenger enquiries, reservations, ticket and baggage handling facilities;
  - (d) Toilet facilities;
  - (e) Parcel freight, reception and collection area, including loading zones for parcel freight customers;
  - (f) Taxi ranks;
  - (g) Public telephones;
  - (h) Shop and/or Kiosk and Cafeteria;
  - (i) Carparking to be provided in accordance with the Town Planning Scheme in respect of all uses other than public facilities, the



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

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(Div 3)

PREVIOUS AGENDA ITEM

RE: EX-RAILWAY RESERVE, SOUTHPORT - LEASE TO COUNCIL FOR SPECIAL PURPOSES (KINDERGARTEN, VICTORIA LEAGUE, SENIOR CITIZENS, BUS TERMINAL AND WORKERS CLUB) FILE 2432R1055

Reference Architect (2/7/78): (Continued)  
amount to be determined in conjunction with consideration of the detailed design and layout plans;

(3) Construction to commence as soon as practicable and be completed within twenty-four (24) months of receipt of notification of

(i) Council's approval of sub-leasing of part of Council's special lease No. 38268 or Land Administration Commission's approval of part of Special Lease No. 38268 to be surrendered by Council so that consideration could be given to granting the Workers' Club a lease for the development of a Council approved Bus Terminal, Workers' Club and Hostel, the lease to be for the remaining term of the existing lease or such longer period up to 30 years as may be approved by the Land Administration Commission, or

(ii) Gazettal of any necessary rezoning and/or special consent under the Town Planning Scheme which may be required to permit the complex to proceed.

Recommendation: That the recommendation of the Architect be adopted.

9  
(Div 7)

PREVIOUS AGENDA ITEM

RE: APPLICATION TO AMEND PLANS AND RELAX PARKING REQUIREMENTS - SOMERSET PROJECTS PTY LTD, SUNBRITE AVENUE AND GOLD COAST HIGHWAY, MERMAID BEACH FILE 5708362

Executive Committee Decision (2/6/78)(H12): That Council approve the amended proposal for the site, being two showrooms in lieu of one showroom and twelve offices.

Reference Planning Officer (29/6/78): By letter dated 22nd June, 1978 Somerset Projects Pty Ltd applied to amend their approved plans. On 3rd June, 1978 the rezoning of the land to Central Commercial was published in the Government Gazette. This means that the application is now subject to the agreement between Council and the Applicants to guarantee the approved development. The proposed amendment involves a two level building containing three showrooms on ground level and 7 offices on the first storey. In this regard, the Applicant would require two modifications of Council's carparking requirements.

(1) The showrooms shown on the plan are all less than 280m<sup>2</sup> (269m<sup>2</sup>, 266m<sup>2</sup>, 253m<sup>2</sup>) which means that they are no longer eligible for the showrooms parking requirement (1 space per 30m<sup>2</sup>). The area is now defined as a shop which attracts a higher parking rate;

(2) Even provided the ground floor area is classified as showrooms for carparking purposes (i.e. 1 space per 30m<sup>2</sup>) the total space allocation for these showrooms and the offices exceeds the 32 spaces available on the site, i.e.

Showrooms	788m <sup>2</sup> at 1 space per 30m <sup>2</sup>	= 26.2
Offices	683m <sup>2</sup> at 1 space per 50m <sup>2</sup>	= 13.6

39.8

Parking requirement = 40 spaces.

It is considered that a dispensation to allow for 32 spaces on the site can be permitted for the following reasons:-

(a) There are a number of satisfactory alternative parking spaces



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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

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(Div 7)

PREVIOUS AGENDA ITEM

RE: APPLICATION TO AMEND PLANS AND RELAX PARKING REQUIREMENTS -  
SOMERSET PROJECTS PTY LTD, SUNBRITE AVENUE AND GOLD COAST HIGHWAY,  
MERMAID BEACH  
Reference Planning Officer (29/6/78): (Continued) FILE 5708362

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(Div 7)

available within the vicinity of the site;  
(b) The Applicant is prepared to pave the footpath with quarry tiles from the kerb line to within his property which is considered to be a benefit to the Council.  
The approved Plan (A62477-54) shows two showrooms, while the proposed plan A62477-55 shows three showrooms and 7 offices. No objection is raised to this proposal and it is considered the proposed development complies with the intent of the legal agreement and the terms of the bank guarantee. The proposed development is of high quality and should enhance the general appearance of the area. It is recommended:-  
(a) That Council approve the amendments as shown on proposal plan A62477-55;

(b) That under Clause 44 of Division II of Part VII of the Town Plan, Council relax its parking requirements to permit 32 spaces on the development;  
(c) That the provisions relating to landscaping and access under the approval of the 2nd June, 1978 shall still apply.  
Recommendation: That the recommendation of the Planning Officer be adopted.

10

RE: ANNUAL REPORT OF PUBLIC HEALTH ADMINISTRATION FOR THE DIRECTOR-  
GENERAL OF HEALTH  
Reference Acting Chief Inspector (4/7/78): Submitting report for year ending 30th June, 1978 of Health Department activities. The report is tabled for the information of members.  
Recommendation: That the report be noted.

10

11

RE: CHIEF INSPECTOR'S QUARTERLY REPORT  
Reference Acting Chief Inspector (4/7/78): The report is tabled for the information of Members.  
Recommendation: That the report be noted.

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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

12

RE: REPORT OF HEALTH DEPARTMENT ACTIVITIES FOR MONTH OF JUNE, 1978 12

Reference Acting Chief Inspector:

INFECTIOUS DISEASES: There were two cases of Tuberculosis, one case of Malaria and one Type B Hepatitis reported during the month.

IMMUNISATION: The immunisation campaign against Tetanus, Diphtheria, Whooping Cough, Poliomyelitis and Rubella continued during the month:

	Primary	Booster
Triple Antigen	139	15
C.D.T.	6	40
A.D.T.	5	18
Flu	-	12
Sabin	211	69

INSPECTIONS: During the month 4,504 inspections and 340 reinspections were carried out.

MOSQUITO ERADICATION: The mosquito population is seasonally depressed and no nuisances were reported. New equipment for larval collections has been made following information gained on the latest methods in the U.S.A. The area is being systematically surveyed to reveal all mosquito breeding sources and these are being mapped to assist in more positive control in the forthcoming season.

SANDFLY CONTROL: Unseasonal complaints have been received from Paradise Waters re biting midge infestation and light traps installed on various premises have revealed that a significant population of *Lasiohelia* species also exists in this area and is causing complaint. The larvicidal programme has continued in the various Canal systems throughout the area.

FLY CONTROL: All potential fly breeding sources are regularly sprayed for fly control and no nuisances from fly infestation were reported.

RAT CONTROL: The rodent population has seasonally increased and many complaints of rat infestation were received. All complaints were promptly attended to and known rat harbourages were routinely treated.

RUBBISH TIPS: All rubbish tips are working satisfactorily and no problems have arisen from any tips.

SANITARY DEPOTS: The garbage disposal area at Southport Sanitary Depot has been changed over because of problems occurring with leachate in low lying areas. No further problems are anticipated.

PEST CONTROL: A white ant infestation was treated in Council house at Baratta Street Depot, and other pest control operations were carried out as requested.

LABORATORY ACTIVITIES: The laboratory staff have been engaged in manufacturing new mosquito survey equipment and in extracting and identifying mosquito and sand-fly larvae.

SEAT ADVERTISING: No new seats have been installed and all seats are in satisfactory condition.

BUS SHELTER ADVERTISING: No new Bus Shelters have been installed.

OTHER ACTIVITIES: Following the Study Tour of Mosquito Abatement Districts in the U.S.A. many innovations in mosquito control practice have been introduced.

CEMETERY: Receipts to the end of June were \$2,100-00 and burials were 8 males and 6 females.

REGISTRATIONS: Receipts to the end of June were \$320,376-53.

LICENCES AND PERMITS: Licence and permit fees to the end of June were \$428,122-97.

CAMPING: Receipts to the end of June were \$752,944-91.

IMPOUNDING: During the month 103 dogs were impounded; Euthanasia 54. The Herdsman received 8 calls from Nerang Road, Coolangatta, Benowa Road, Chevron Island & Ashmore Road, and 5 horses were impounded.



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

12

RE: REPORT OF HEALTH DEPARTMENT ACTIVITIES FOR JUNE, 1978 (CONT.) 12

REPORT BY SENIOR PATROL OFFICER: Beach Conditions: Extremely high tides which occurred during the middle of the month caused some erosion at Burleigh Heads and Narraweek. Most beaches are in good condition except for the above and Palm Beach. Crowds: Crowds were quite small during the month due to cold overcast conditions. Rescues: 14 people were rescued as follows: Surfers Paradise 6, Kurrawa 3, Coolangatta 5. The rescues were effected using rescue boards. First Aid: 37 People were treated for minor cuts and stings: Main Beach 1 cut from a surfboard, Surfers Paradise 10 minor cuts, Miami 1 sting, Burleigh Heads 4 rock cuts, Currumbin 6 minor cuts and abrasions, Coolangatta 10 rock cuts, Greenmount 5 cuts from rocks. Impoundments: 16 dogs were impounded: Miami 3, Burleigh Heads 3, Coolangatta 9, Greenmount 1. Comments: Due to very cold weather and westerly winds it was a quiet month on the beaches. The majority of rescues occurred at the beginning of the month because of unstable beach conditions.

REPORT BY PARKS SUPERINTENDENT:

- Division 1: Bayview Street, median strip turfed  
Division 2: Coombabah sewerage area, clearing continued  
Division 3: Harley Park, Pioneer Memorial started  
Division 4: Melrose Park, sign constructed  
Molendinar Estate, tree planting continued  
Division 5: Silver Bridle Park, table and seat sets installed  
Giftland Park, clearing continued  
Division 6: Currumburra Road Park, playground equipment installed  
Rosser Park, Barbeque completed and tree planting continued  
Vespa Street Park, palms planted  
Scenic Avenue Park, filling continued  
Division 7: Civic Centre, table and seat sets installed  
Thornton Street, garden beds finished, filled and planted  
Fountain Park, Broadbeach, log fence constructed  
Cascades, filling continued  
Division 8: Ernie Tebb Park, tree planting continued  
Division 9: Palm Beach Lake, rock wall continued  
Division 10: Kirra Beach front, beach fence continued  
Chalk Street, rose bed constructed and planted  
Nursery: Plant propagation continued during the month.  
Trees and shrubs for June Ratepayers 301  
Council 1313  
1614

REPORT BY BUILDING SUPERVISOR:

The Carpenters were employed on.-  
Renovations, Main Beach Pavilion  
Town Planning signs  
Buildings maintenance  
Coolangatta Library  
Rainbow Bay toilet renovation  
Melrose Park sign  
Runaway Bay meter room  
Roof renovations, Burleigh Heads Library  
Partitions in the Works Department, Administration Centre  
Store room in the car park at the Administration Centre  
Maintenance to the Caretaker's residence, Baratta Street  
Units for the Design Section  
Relocate fence, Palm Beach Pool



RE: REPORT OF HEALTH DEPARTMENT ACTIVITIES FOR MONTH OF JUNE, 1978  
REPORT BY BUILDING SUPERVISOR: (CONTINUED)

The Plumbers were employed on -

- Buildings maintenance
- Rainbow Bay toilet renovation
- Meter room Runaway Bay
- Main Beach Pavilion
- Broadwater car park toilets

The Drainers were employed on -

- Broadwater car park toilets
- Rainbow Bay toilet renovation
- Buildings maintenance
- Drainage lawn cemetery

The Bricklayers were employed on -

- Broadwater car park toilets
- Rainbow Bay toilet renovation
- Parks maintenance

The Electricians were employed on -

- Maintenance, Administration Centre
- Mallawa Drive flood lights
- Salk Oval flood lights
- Owen Park flood lights
- Beach Road car park
- Repairs, Water Filtration Plant
- Repairs, Area C Pump Stations
- Dewatering boxes, Sewerage Department
- Runaway Bay meter room
- Camp ground maintenance
- Repairs to the Water Boosting Pump Station
- Repairs to power tools for the Sewerage Department
- Repairs and alterations, Rotary Youth Centre
- Insulation, Southport Library
- Coolangatta Library

The Painters were employed on -

- Cupboards for Coolangatta Library
- Public Amenities at Goodwin Terrace, interior and exterior
- Apex Park Shelter Shed, Goodwin Terrace
- Playground Equipment, Seats & Tables in Goodwin Terrace
- Administration Centre, Works Dept. offices and cupboards
- Maintenance on Public Amenities from Paradise Point to Coolangatta

REPORT BY ACTING CHIEF BUILDING INSPECTOR: An examination of the numbers and value of building approvals issued in June, 1978 indicates that there is no sign of a slump in the Building Industry on the Gold Coast. The number of approvals issued up to June, 1978 was 17.7% greater than for the same period in the previous financial year and the value of buildings approved was 46.9% greater. The work load of each Building Inspector is becoming intolerable and beyond the capacity of the Inspectors to cope. During the month several Inspectors were absent on sick leave and one man was away on annual leave. The number of applications for Group and Strata Title continues at a high rate. The Sign and Fuel Inspector is continuing to maintain surveillance of illegal signs on footpaths and update the register of licensed signs. During the month 1,863 inspections and 92 reinspections were carried out.

REPORT BY ARCHITECT:

Preliminary Reports, Estimate and Sketch;  
Drawing Stage - Sporting Complex - Pizzey Park, Miami. Bus Terminal - Railway Reserve, Southport.

Specification, Working and Detail Drawings Stage - Beach Tower, Main Beach; Amenities Building, Ashmore Village; Public Convenience, Broadbeach Car Park; Branch Library, Coolangatta.  
Construction and Supervision Stage - Public Convenience, Broadwater Car Park;



Executive Committee Meeting, 13th July, 1978  
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12

RE: REPORT OF HEALTH DEPT. ACTIVITIES FOR MONTH OF JUNE, 1978 (CONT.) 12

REPORT BY CITY PLANNER: Reasonable progress has been made on the Town Plan Review to the stage that a final first draft Schedule has been prepared. Discussion with the Local Government Department will be held next month and it is believed that the Schedule has been carefully considered and that the Department's initial agreement will be obtained quickly. Consideration of By-laws has taken place in conjunction with preparation of the Schedule. Considerable time has been spent on research and analysis of residential performance standards and it is expected that reports on these will be presented next month as well as control of Group Title Development. The Section has been involved in a number of major issues during the month, including overall planning for the Broadwater, Pedestrian Mall at Surfers Paradise, Burleigh Heads and Coolangatta, Labrador West Drainage Problem Area and various large development proposals. Consent applications approved 10; refused 1.

REPORT BY LITTER OFFICER: The usual patrols were carried out for the month per medium of Council motor cycle, car and my own private vehicle. It was a very difficult month as far as tickets were concerned but this was brought about by windy conditions and generally bad weather which kept a large number of people at home. I do not expect the position to alter greatly during the next few months, except for the holiday periods.

REPORT BY ENVIRONMENTAL OFFICER: The Revised Schedule of Recommended Action and Policy for the Burleigh Ridge—Tallebudgera Estuary Greenspace Network was finally completed and adopted by the Executive Committee. Copies will be sent to the Burleigh Office and interested groups for public scrutiny. A proposed policy in relation to development proposals which provide for lakes which are not part of a subdivision was prepared during the month. An inspection was held of possible development sites on South Stradbroke Island. A report concerning the future of the island and possible development will be prepared and submitted in the very near future. A major inspection of the sites was held during the month with Officers from the National Parks and Wildlife Service. A number of further detailed inspections have been planned in the next month or so.

Recommendation: (1) That the Report be noted and;  
(2) That the Acting Chief Building Inspector report in more detail on staffing within the Building Section.

13  
(Div 4)

RE: TOWN PLANNING SCHEME  
APPLICANT: LANGE L. POWELL, DODS AND THORPE  
PROPOSED DEVELOPMENT: EXTENSION TO EXISTING BANK AND OFFICE BUILDING  
LOCATION OF SITE: 32 NERANG STREET, SOUTHPORT  
ZONING: COMPREHENSIVE DEVELOPMENT  
ACTION PLAN: PREFERRED USES - SHOPS  
AREA: 566.6M<sup>2</sup>

FILE 3-105

13  
(Div 4)

CLASSIFICATION: COMMERCIAL PREMISES  
RECEIVED: 6TH JUNE, 1978

ADVERTISED: GOLD COAST BULLETIN, THURSDAY, 15TH JUNE, 1978  
OBJECTIONS: NIL

Reference Technical Officer/Planning (3/7/78): The proposal is to extend the first floor level of the bank at the rear of the site over the existing parking area. The extension is 168.2m<sup>2</sup>. The proposal complies with the Central Area Plan in all respects except the provision of carparks. The extension attracts four (4) carparking spaces and the Applicant has offered to pay cash in lieu of the spaces. This is considered to be acceptable. It is recommended that



MONTHLY HEALTH FIGURES:

	MONTHLY TOTALS		PROGRESSIVE TOTALS					
	JUNE 1977	JUNE 1978	JUNE From 1/7/76	JUNE From 1/7/77				
<u>INSPECTIONS: Health Insp.</u>	4,793	4,504	64,711	62,147				
<u>Health Reinsp.</u>	515	340	6,181	4,732				
<u>Building Insp.</u>	1,447	1,863	19,116	18,531				
<u>Building Reinsp.</u>	121	92	1,683	1,889				
<u>REGISTRATIONS:</u>	120,297-83	136,301-84	219,134-23	320,376-53				
<u>LICENCE &amp; PERMITS:</u>	27,991-70	46,939-78	205,105-40	428,122-97				
<u>CAMPING:</u>	35,283-00	49,668-13	648,882-08	752,944-91				
<u>CONSENT APPLICATIONS:</u>								
<u>Approved</u>	9	10	150	161				
<u>Refused</u>	3	1	17	12				
<u>LITTER TICKETS:</u>	17	29	424	848				
<u>IMPOUNDING: Dogs - Impounded</u>	90	103	1,654	1,485				
<u>Euthanasia</u>	64	54	866	740				
<u>Herdman's Calls</u>	5	8	61	70				
<u>Stock - Impounded</u>	1	5	5	9				
<u>BEACH PATROL: Rescues</u>	4	14	425	621				
<u>Impoundments: Dogs</u>	8	16	308	220				
<u>Boards</u>	2	—	41	1				
<u>NURSERY Trees Planted</u>	813	1,614	19,011	11,939				
<u>NOTIFIABLE DISEASES</u>	1	4	17	32				
<u>IMMUNISATION:</u>	Prim.	Boost.	Prim.	Boost.	Prim.	Boost.	Prim.	Boost.
<u>Sabin:</u>	441	119	211	69	4,608	2,154	3,397	1,422
<u>Triple Antigen:</u>	150	20	139	15	2,571	259	1,791	364
<u>C.D.T.</u>	12	78	6	40	336	1,903	238	1,314
<u>A.D.T.</u>	11	37	5	18	285	1,179	331	1,095
<u>Rubella</u>	--	--	--	--	205	--	447	--
<u>'Flu</u>	--	--	--	12	--	48	--	98



67331

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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

13  
(Div 4)

RE: TOWN PLANNING SCHEME - APPLICATION TO EXTEND EXISTING BANK  
AND OFFICE BUILDING SITUATED AT 32 NERANG STREET, SOUTHPORT -  
LANGE L. POWELL, DODS AND THORPE  
Reference Technical Officer/Planning (3/7/78): FILE 3-105 (Continued)  
the application be approved subject to the following conditions:-  
(1) Submission to and approval by Council of satisfactory building  
plans and specifications in accordance with the Building Act 1975,  
Council's By-laws where applicable and the City of Gold Coast Town  
Planning Scheme.  
(2) Provision of fire services in accordance with the Fire Safety  
Act.  
(3) Compliance with the requirements imposed by the Inspector of  
Shops and Factories.  
(4) Payment to Council of \$10,000 in lieu of four (4) off-street  
carparking spaces such amount to be paid to Council before occupation  
of the extension. A bond, acceptable to the Town Clerk, for this  
amount is required to be lodged with Council before the issue of  
the building permit.  
Recommendation: That the recommendation of the Technical Officer/  
Planning be adopted.

13  
(Div 4)

14  
(Div 6)

RE: TOWN PLANNING SCHEME  
APPLICANT: PANORAMA TOWERS HOLIDAYS PTY LTD  
PROPOSED DEVELOPMENT: TO CONVERT ONE UNIT IN AN EXISTING BUILDING  
TO AN OFFICE AND ONE BEDROOM UNIT  
LOCATION OF SITE: PANORAMA HOLIDAYS - 30 WATSON ESPLANADE, SURFERS  
PARADISE  
ZONING: COMPREHENSIVE DEVELOPMENT  
ACTION PLAN: PREFERRED USES - MULTIPLE DWELLINGS  
AREA OF UNIT: 106.8M<sup>2</sup>  
CLASSIFICATION: COMMERCIAL PREMISES  
RECEIVED: 6TH JUNE, 1978  
ADVERTISED: GOLD COAST BULLETIN, 12TH JUNE, 1978  
OBJECTIONS: NIL  
McLAUGHLIN, GORDON AND LENNON (FOLIO 9866 26/4/78): We are informed  
that the purpose of the resubdivision is to convert the bedroom on the  
eastern side to an office to be used in connection with the management  
and letting rights of the building. Our client has asked us to give  
you its assurance that the bedroom when resubdivided will be used for  
no purpose other than as mentioned above and on behalf of our client  
such assurance is hereby given.  
Reference Technical Officer/Planning (3/7/78): The proposal is to  
divide a residential unit at ground floor in two and use the office  
part for the sole purpose of management and letting of units in the  
building. The one bedroom residential unit remaining complies with  
the Building Act. Toilets on the ground floor are available for use  
by the manager in the office. This use is considered to be reasonable  
in a development of this kind. It is recommended that the application  
be approved subject to the following conditions:-  
(1) Submission to and approval by Council of satisfactory building  
plans and specifications in accordance with the Building Act 1975 and  
Council's By-laws where applicable.  
(2) Provision of fire services as recommended by the Chief Officer  
of the South Coast Fire Brigade.

14  
(Div 6)



67382

14  
(Div 6)

RE: TOWN PLANNING SCHEME - APPLICATION TO CONVERT ONE UNIT IN AN  
EXISTING BUILDING TO AN OFFICE AND ONE BEDROOM UNIT SITUATED AT  
PANORAMA HOLIDAYS - 30 WATSON ESPLANADE, SURFERS PARADISE - PANORAMA  
TOWERS HOLIDAYS PTY LTD  
Reference Technical Officer/Planning (3/7/78): FILE 6-1319  
(3) The letting from the office is to be confined to units within  
the building and the office is to be used for no other purpose  
whatsoever.  
Recommendation: That the recommendation of the Technical Officer/  
Planning be adopted.

14  
(Div 6)

15  
(Div 5)

RE: TOWN PLANNING SCHEME  
APPLICANT: THE DAVIS HEATHER GROUP PTY LTD  
PROPOSED DEVELOPMENT: TO ERECT FOUR TENNIS COURTS  
LOCATION OF SITE: LOT 358 ADMIRALTY DRIVE, PARADISE WATERS  
ZONING: LOCAL SHOPPING  
ACTION PLAN: RESIDENTIAL MEDIUM TO HIGH DENSITY: EXISTING AND  
PROPOSED NEIGHBOURHOOD SHOPPING AREA  
AREA: 4,922M<sup>2</sup>  
CLASSIFICATION: OUTDOOR ENTERTAINMENT  
RECEIVED: 4TH JUNE, 1978  
ADVERTISED: 16TH JUNE, 1978  
OBJECTIONS: NIL

15  
(Div 5)

Reference Technical Officer/Planning (28/6/78): The proposal is to  
erect four (4) tennis courts to be used day and night as the market  
dictates. The tennis courts are to be in conjunction with a shopping  
area, catering shop and indoor sports area, all as of right uses in  
the zone. The courts are to be situated on the north-east of the  
site land on the boundary which is adjacent to land zoned Residential  
Medium to High but as yet undeveloped. A clustering of sporting,  
recreation and shopping uses is desirable. It is considered that  
this will have no adverse effect on the adjacent development. The  
major problem with the courts will be the lighting at night - the  
Applicant has provided information concerning night lighting which  
minimises glare outside the actual courts, however, stringent conditions  
should be laid on this factor.  
Carparking - The carparking requirement for the whole site is 49  
spaces which breaks down to 8 for the tennis courts, 24 for the shops,  
6 for the squash courts, 10 for the restaurant and one for the Manager's  
residence. Actually, on-site are 36 car spaces, one of which is  
covered for the garage. This constitutes a shortfall of 13 spaces.  
Relaxations are sought on the basis of over-lapping uses; this is not  
acceptable for the whole shortfall as it is considered that only the  
restaurant is a use which may overlap, the courts and shopping centre  
will be traffic generators in their own right. It is considered that  
at least 3 more spaces should be provided on site. It is perhaps  
better to allow some shortfall in parking in the interests of providing  
a well serviced shopping and sporting centre for the Paradise Waters  
community, especially as there is ample street parking in the area,  
the use of which will not create traffic hazards. It is recommended  
that the application be approved subject to the following conditions:-  
(1) All noise generated is not to exceed that as prescribed in Part  
VII Division XI of the City of Gold Coast Town Planning Scheme.  
(2) Any lighting device is to be so positioned and shielded as not to  
cause any glare nuisance to any nearby residential occupation or



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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

15  
(Div 5)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT FOUR TENNIS COURTS  
SITUATED AT LOT 358 ADMIRALTY DRIVE, PARADISE WATERS - THE DAVIS  
HEATHER GROUP PTY LTD

FILE 4-9027

15  
(Div 5)

Reference Technical Officer/Planning (28/6/78): (Continued)  
passing motorist; should a glare nuisance be proved the hours of  
operation will be restricted to daylight hours forthwith.  
(3) Any advertising device is to comply with Chapter 13 of Council's  
By-laws.

(4) Provision of 39 off-street carparking spaces and access thereto  
to be constructed in accordance with paragraphs 40 and 42 Part VII  
of the Town Planning Scheme and to the reasonable satisfaction of the  
Chief Inspector.

(5) The open space and set back areas being landscaped in accordance  
with a properly prepared planting plan to be submitted to and approved  
by the Chief Inspector prior to the issue of a building permit. Such  
landscaping is to be completed in accordance with the approved planting  
plan prior to the premises being occupied and maintained at all times  
thereafter to the reasonable satisfaction of the Chief Inspector.

(6) Hours of operation of the Courts to be restricted to between  
7.00 a.m. and 11.00 p.m. Monday to Friday and 8.00 a.m. to 11.00 p.m.  
Saturday and Sunday.

Recommendation: That the recommendation of the Technical Officer/  
Planning be adopted.

16  
(Div 3)

RE: TOWN PLANNING SCHEME  
APPLICANT: A.A. AND M. TOCCO

FILE 3-3732

16  
(Div 3)

PROPOSED DEVELOPMENT: TO CONVERT THE EXISTING DWELLING ON THE TOP  
OF SHOPS TO A DUPLEX

LOCATION OF SITE: 25 TO 27 MUSGRAVE AVENUE, SOUTHPORT

ZONING: LOCAL SHOPPING

ACTION PLAN: SHOPPING CENTRE

AREA: 1,012M<sup>2</sup>

CLASSIFICATION: DUPLEX

ADVERTISED: GOLD COAST BULLETIN, 14TH JUNE, 1978

RECEIVED: 12TH JUNE, 1978

OBJECTIONS: NIL

Reference Technical Officer/Planning (3/7/78): The proposal is to  
convert the dwelling above five brick shops into a duplex. The  
dwelling is very large and is so designed that separate occupancy would be  
simple. A wide balcony surrounds the dwelling on three sides and  
provides sufficient open space for a duplex. Carparking is provided  
at the rear of the site. There are 16 spaces currently provided,  
two of which are covered. The Applicant proposes to provide a further  
space in this area to fulfil the requirements of the duplex. The  
additional carspace can be built to Town Planning requirements. It  
is recommended that the application be approved subject to the following  
conditions:-

(1) Submission to and approval by Council of satisfactory building  
plans and specifications in accordance with the Building Act 1975,  
Council's By-laws where applicable and the City of Gold Coast Town  
Planning Scheme.

(2) Provision of fire services in accordance with the Fire Safety  
Act.



16  
(Div 3)

RE: TOWN PLANNING SCHEME - APPLICATION TO CONVERT THE EXISTING  
DWELLING ON THE TOP OF SHOPS TO A DUPLEX SITUATED AT 25 TO 27  
MUSGRAVE AVENUE, SOUTHPORT - A.A. AND M. TOCCO FILE 3-3732  
Reference Technical Officer/Planning (3/7/78): (Continued)  
(3) Provision of one (1) additional off-street carparking space and  
access thereto to be constructed in accordance with paragraphs 40  
and 42 Part VII of the Town Planning Scheme and to the reasonable  
satisfaction of the Chief Inspector.  
Recommendation: That the recommendation of the Technical Officer/  
Planning be adopted.

16  
(Div 3)

17  
(Div 2)

FILE 2-11259

RE: TOWN PLANNING SCHEME  
APPLICANT: K.F. JOHNSON  
PROPOSED DEVELOPMENT: TO CONDUCT A TAKE-AWAY FOOD SHOP IN A SERVICE  
INDUSTRY AREA  
LOCATION OF SITE: 130 BRISBANE ROAD, SOUTHPORT  
ZONING: SERVICE INDUSTRY  
ACTION PLAN: INDUSTRIAL AREA  
AREA: GROSS FLOOR 87M<sup>2</sup>  
CLASSIFICATION: CATERING SHOP  
DATE RECEIVED: 20TH JUNE, 1978  
ADVERTISED: WEDNESDAY, 21ST JUNE, 1978  
OBJECTIONS: NIL  
NOTICE UNDER "THE PLAGUE PREVENTION REGULATIONS OF 1958" TO MR W.A.  
AND MRS D.J. TABER (10/3/78):  
TAKE NOTICE that under the provisions of "The Plague Prevention  
Regulations of 1958" the Council of the City of Gold Coast being  
satisfied that land described as Lots 8/9 on Registered Plan No.  
114240, County of Ward, Parish of Barrow and situated at 130 Brisbane  
Road, Labrador is not being kept in accordance with the provisions  
of such Regulations in that vegetation is growing in such a way and  
an accumulation of old car bodies and general rubbish is being kept  
in such a way as to afford or form or be likely to afford or form  
harbourage or shelter or attraction for rats or other vermin.  
YOU ARE HEREBY required within THIRTY (30) DAYS from the service of  
this Notice to comply with the provisions of the Regulations by  
carrying out the following work:-  
(1) Cut and remove vegetation growing in such a way as to afford  
or form or is likely to afford or form harbourage or shelter or  
attraction for rats or other vermin.  
(2) Remove the accumulation of old car bodies and general rubbish  
which affords or forms or is likely to afford or form harbourage  
or shelter or attraction for rats or other vermin.  
If you make default in complying with the requisitions of this  
Notice a summons will be issued requiring your attendance to answer  
a complaint that will be made for enforcing the requirements of the  
Notice and for recovering the costs and penalties that may be incurred  
thereby.  
Reference Planning Officer (6/7/78): The proposal is to operate a  
cafeteria/take-away food shop in the existing industrial building.  
The scheme requires provision of six (6) carparking spaces for a  
catering shop of this size. Present usage of the site is Service  
Industry which requires the provision of two (2) spaces. The  
Applicant should be required to make up for the shortfall of four

17  
(Div 2)



Executive Committee Meeting, 13th July, 1978  
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17  
(Div 2)

RE: TOWN PLANNING SCHEME - APPLICATION TO CONDUCT A TAKE-AWAY FOOD  
SHOP IN A SERVICE INDUSTRY AREA SITUATED AT 130 BRISBANE ROAD,  
LABRADOR - K.F. JOHNSON

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(Div 2)

Reference Planning Officer (6/7/78):

FILE 2-11259

(Continued)

spaces. The proposal will provide a valuable service to the Industrial area and to residents of the Caravan Park across the road, however, it is noted that a "Notice under the Plague Prevention Regulations of 1958" was issued by a Health Inspector on the 10th March, 1978 on the owner to clean up this property. The Notice is still current. It is felt that compliance with this Notice should be effected prior to the proposed use being established. It is recommended that the application be approved subject to the following conditions:-

- (1) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act 1975 Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme.
- (2) Provision of fire services in accordance with the Fire Safety Act.
- (3) Compliance with the requirements imposed by the Inspector of Shops and Factories.
- (4) Compliance with the Health Act, 1937 to 1976 and all regulations made thereunder.
- (5) All service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Chief Inspector.
- (6) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupation or passing motorist.
- (7) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (8) Provision of four (4) additional off-street carparking spaces and access thereto to be constructed in accordance with paragraphs 40 and 42 Part VII of the Town Planning Scheme and to the reasonable satisfaction of the Chief Inspector.
- (9) The landscaping is to be established and maintained to the reasonable satisfaction of the Chief Inspector at all times.
- (10) Disposal of waste water and effluent or by-products by means satisfactory to the Chief Engineer.
- (11) The provisions of the Town Planning Permit are to be effected prior to the commencement of the specific use as granted by said permit.
- (12) Compliance with the requirements of the Notice under "The Plague Prevention Act of 1958" issued on the subject land on 10th March, 1978 namely:
  - (a) Cut and remove vegetation growing in such a way as to afford or form or is likely to afford or form harbourage or shelter or attraction for rats or other vermin;
  - (b) Remove the accumulation of old car bodies and general rubbish which affords or forms or is likely to afford or form harbourage or shelter or attraction for rats or other vermin.

Recommendation: That the recommendation of the Planning Officer be adopted.



18  
(Div 5)

FILE 4-2508

18  
(Div 5)

RE: TOWN PLANNING SCHEME

APPLICANT: J.M. AND L.A. LAWLOR

PROPOSED DEVELOPMENT: TO ERECT TWO TENNIS COURTS AND CLUBROOM

LOCATION OF SITE: 48 MARGARET STREET NEAR THE NERANG STREET-MARGARET INTERSECTION

ZONING: RESIDENTIAL LOW DENSITY (DWELLING HOUSE)

ACTION PLAN: LOW DENSITY RESIDENTIAL AREA

AREA: 2,428M<sup>2</sup>

CLASSIFICATION: OUTDOOR ENTERTAINMENT

ADVERTISED: GOLD COAST BULLETIN, 16TH JUNE, 1978

RECEIVED: 14TH JUNE, 1978

OBJECTIONS: MR AND MRS M. DRIVER

MR AND MRS M. DRIVER (FOLIO 14509 27/6/78):

We, being the registered owners of Lot 202 Margaret Street hereby object on the grounds that such development will reduce the desirability of our property as a residence and therefore depreciate its value; possibly redirect and/or concentrate stormwater run-off to the detriment of our property; generate increased vehicular traffic in Margaret Street and at the already hazardous Margaret Street-Nerang Road intersection; constitute the use for business purposes of property zoned Residential. In amplification of the foregoing, please note that the development proposal envisages the use of tennis courts/clubrooms for hire, coaching, practice, competition, etc. between the hours of 7.30 a.m. to 11.00 p.m. daily. This implies conduct as a profit making business demanding maximum use of facilities and, therefore, no respite from undesirable side effects thus created. Though not considering tennis an abnormally noisy game, the various sounds generated when persistent and prolonged are monotonous and irritating. The very nature of the game demands the use of voices at well above the level of normal family activity. Younger adults are very likely to use noisy cars and motor cycles as their means of transport and the concentration of noise as they manoeuvre to and from parking spaces will surely disturb the peace of neighbours. It is probable that the clubrooms will be the venue for frequent social activities by members and players thus adding to the general volume of noise. Lights for illumination of courts and grounds must cast some light or shadow over adjacent property possibly detrimentally and attract persons to the locality who would not otherwise visit or loiter there. The high court fences will be unsightly and further detract from the desirability of my property. As a real estate agent in Perth, Western Australia, I was engaged by a client to sell a residential property in Applecross (Perth suburb) which adjoined a tennis court located in the grounds of a Church. By personal observation I ascertained that noise and light from the court did detract from the desirability of the residence being offered for sale. The most damaging effect was, however, the existence of the court - most prospective purchasers could not be convinced that its presence was not as detrimental as it appeared to be. The effect is bad enough where casual or infrequent use is involved, but would be disastrous where constant and long lasting sessions are concerned. MR AND MRS J.M. & L.A. LAWLOR (FOLIO 15124 4/7/78): Should our application meet with your approval it is intended that the courts will be supervised at all times and professional coaching will be given by Mrs Lawlor. I live in North Street opposite the courts in Baden Powell Park and have never been bothered by any noise from the courts. I feel that the lights give the surrounding area added protection and neither my family nor neighbours have been worried by them. There would rarely be more than six to eight cars at these courts which have never attracted the undesirable type of person.



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(Div 5)

18  
(Div 5)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT TWO TENNIS COURTS AND CLUBROOM SITUATED AT 48 MARGARET STREET NEAR THE NERANG STREET MARGARET STREET INTERSECTION - J.M. AND L.A. LAWLOR (FOLIO 15123 4/7/78): FILE 4-2508 MR AND MRS J.M. & L.A. LAWLOR (CONTINUED)

Court construction would not cause any more concentration of storm-water than if it was used for any other purpose. The normal drainage procedures will be followed thereby avoiding any inconvenience to neighbours. The subject property is also well drained by a stormwater drain at the rear which should eliminate any concern in this regard. The area is to be landscaped as part of the promotion of the centre and would thus add to the attraction of Margaret Street and the surrounding district. The fences will be professionally erected and will be similar to the courts in Baden Powell Park. The courts would provide an amenity for a large and expanding area of the Gold Coast. The nearest similar complex would be Queens Park or Baden Powell Park whose facilities are limited. I understand that approval has been given for the construction of Squash Court Centre four blocks down the road, no doubt with a view to improving the sporting amenities of the area. Should our application prove successful, I am sure a tennis complex would have a similar desirable effect.

Reference Engineer, Water Supply and Sewerage (21/6/78): With reference to the application to build tennis courts on Lot 206 (No. 48) Margaret Street, please note that there is a sewer and manhole within the property, three feet from the south boundary. Access is required to the manhole at all times and it is preferable that the courts do not extend over the sewer in case problems occur with the sewer.

Reference Technical Officer/Planning (5/7/78): The proposal is to construct two tennis courts which will be used for coaching fixtures and recreation. The Applicant has advised that it is intended to operate the courts from 7.30 a.m. to 11.00 p.m. seven days a week. The street block in which the tennis courts are proposed is zoned Residential Low Density (Dwelling House), but is largely vacant, although a number of new homes are being constructed in the area. The site is opposite service industry land.

#### Objections

One strong objection has been received from an adjacent owner. Of the points stated the most pertinent are -

- (a) Traffic problems;
- (b) Noise from participants and their vehicles;
- (c) Problems from lighting at night;
- (d) Unsightliness of court fences.

#### Comments on Objection

It is proposed to locate 6 carparking spaces on the site, whilst this complies with the requirements of the Town Planning Scheme, in a coaching situation this could prove inadequate. As tennis is an outdoor activity, it would be impossible to restrict sound emission. Coaching would tend to increase the expected noise level. It is considered that the intensity of activity and the frequency of use of the courts from 7.30 a.m. to 11.00 p.m. seven days a week would decrease the amenity of surrounding area. Had there been more development in the area, more objections on this basis could have been expected. Furthermore, the area of land proposed for the courts is not large enough to provide an adequate buffer from immediately adjacent homes. It is therefore recommended that the application be not approved for the following reasons:-



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(Div 5)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT TWO TENNIS COURTS  
AND CLUBROOM SITUATED AT 48 MARGARET STREET NEAR THE NERANG STREET -  
MARGARET STREET INTERSECTION - J.M. AND L.A. LAWLOR FILE 4-2508  
Reference Technical Officer/Planning (5/7/78): (Continued)  
(1) The proposed development would be likely to detrimentally affect  
the residential amenity of the neighbourhood by the emission of  
noise and the casting of light;  
(2) The site is considered to be insufficient in size to provide  
sufficient buffer and separation from adjacent properties.  
Recommendation: That the recommendation of the Technical Officer/  
Planning be adopted.

18  
(Div 5)

19  
(Div 2)

PREVIOUS AGENDA ITEM

RE: TOWN PLANNING SCHEME

APPLICANT: VAN AESCHT

PROPOSED DEVELOPMENT: TO ESTABLISH A SANATORIUM

LOCATION OF SITE: CORNER USHER AND WHITING STREETS, SOUTHPORT

ZONING: RESIDENTIAL LOW DENSITY (DWELLING HOUSE)

ACTION PLAN: PART LOW DENSITY RESIDENTIAL DRY LAND (SUB. 146) AND  
PART PUBLIC OPEN SPACE (SUBDIVISION 147)

AREA: 3.6422 HECTARES (SUBDIVISION 146 - 2.114 HECTARES, SUBDIVISION  
147 - 1.572 HECTARES)

CLASSIFICATION: HOSPITAL

ADVERTISED: 17TH MAY, 1978

DATE RECEIVED: 11TH MAY, 1978

OBJECTIONS: K. TELFORD AND G. SIDDLE

K. TELFORD (FOLIO 11813 24/5/78): The area is designated Residential.  
A Sanatorium could be used for the rehabilitation of Mental patients,  
also drug addiction patients. I would not like to live next door to  
an institution catering for this type of illness as this could be  
dangerous. The land in question is 98% clay with no absorption  
properties. As we ourselves live on a 2 acre block and we are a  
family of 3, we have problems with absorption of waste material  
resulting in smelly conditions in wet conditions. As the Sanatorium  
intends to employ 12 persons it would therefore have approximately  
50 patients - or more. The land in question comprises approximately  
10 acres. There would be a smelly septic run-off in wet weather  
which could cause health hazards, also the mosquito problem is so  
bad in summer. This could also be a problem with the transmitting  
of sickness.

G. SIDDLE (FOLIO 12342 30/5/78): My son and I own 4 acres in Brown  
Street, Southport (Lot Nos. 135 and 136) which on the Council records  
is "Residential Low Density (Dwelling House)". I am given to  
understand that a Sanatorium employing 12 people is to be built on  
the corner of Whiting and Usher Streets. In view of the above  
classification of our property, I fail to see how this building is  
permitted.

Reference Planning Officer (14/6/78):

Proposal: The Applicant proposes to establish an investigative  
and diagnostic clinic directed at providing Clinical Therapy,  
Preventive Medicine, Nutritional and Physical Therapy for both Day  
and Live-in patients.

Situation: The site is situated on two allotments of land at the  
corner of Whiting and Usher Streets, Southport. Subdivision 146  
(2.114 hectares) is proposed for Residential Low Density Dry Land  
Development in the Action Plan and is the site of the proposed

FILES 1-11061 & 1-11020 19  
(Div 2)



19  
(Div 2)

19  
(Div 2)

PREVIOUS AGENDA ITEM

RE: TOWN PLANNING SCHEME - APPLICATION TO ESTABLISH A SANATORIUM  
SITUATED AT CORNER OF USHER AND WHITING STREETS, SOUTHPORT - VAN  
AESCHT FILES 1-11061 & 1-11020  
(Continued)

Reference Planning Officer (14/6/78): Subdivision 147 (1.572 hectares) is shown as Public Open buildings. Subdivision 147 is the only immediate development envisaged for Subdivision 147 is the contribution of a scenic exercise track over the gently undulating terrain to take advantage of existing well established bushland. Mention is made that Subdivision 147 may be required for future expansion of facilities, however, it is felt that such expansion should be the subject of a fresh application. By then it will be possible to review the existing proposal to determine whether or not an extension of the Sanatorium is desirable.

Development: It is initially proposed to erect buildings to accommodate 10 - 12 staff, 10 patients and approximately 30 day patients, on Subdivision 146. There will also be a caretaker's cottage, treatment room, recreational/therapeutic facilities, an admission centre and kitchen/refectory.

Access and Parking: Thirty spaces are shown for parking on the plan accompanying the proposal, but it is stated that parking is virtually unlimited on the site. It is considered that a minimum of forty spaces ought to be provided initially to cater for the estimated 10-12 staff plus 10 live-in patients plus 30 day patients. Further parking is to be provided as required. Access is to be from Whiting Street.

Water Supply and Sewerage: Comments from the Water Supply and Sewerage Engineer indicate that water supply is considered adequate for the proposal, however, the area has poor soakage as evidenced in the adjacent Rosella Gardens Estate. The nearest sewerage will shortly be constructed in Labrador A. 20 area to the east of the site. Development of this nature should be sewered and this is required under the recommended conditions.

Objections: The points of objection are basically concerned with the change to the residential nature of the area and the drainage problem associated with the clay soil. The development proposes to maintain as much of the natural bushland as possible and to reinforce the natural landscape character of the site with an end result that should prove much more attractive than residential development. The clinic will be screened and isolated from residences in the vicinity. There is a drainage problem; however, a reasonable engineering solution will overcome this by sewerage the site. There is no intention to treat mentally retarded or similarly handicapped patients. This would require further special consent of Council being defined separately as an "Institution" under the Town Planning Scheme. It is recommended that as required under the provisions of "The Local Government Act 1936 to 1977", Section 33 (18)(b), Notice of Council's intention to approve the application subject to the following conditions  
be served on the Applicant and the objectors:-

- (1) That buildings be contained on existing subdivision 146 as per submitted plan.
- (2) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act 1975, Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme.
- (3) Provision of fire services in accordance with the Fire Safety Act.
- (4) Compliance with the Health Act 1937 to 1976 and all regulations made thereunder.



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(Div 2)

PREVIOUS AGENDA ITEM

RE: TOWN PLANNING SCHEME - APPLICATION TO ESTABLISH A SANATORIUM  
SITUATED AT CORNER OF USHER AND WHITING STREETS, SOUTHPORT - VAN  
AESCHT

19  
(Div 2)

FILES 1-11061 & 1-11020

Reference Planning Officer (14/6/78):

(Continued)

- (5) All noise generated is not to exceed that as prescribed in Part VII Division XI of the City of Gold Coast Town Planning Scheme.
- (6) Provision of 40 off-street carparking spaces and access thereto to be constructed in accordance with paragraphs 40 and 42 Part VII of the Town Planning Scheme and to the reasonable satisfaction of the Chief Inspector.
- (7) The open space and set back areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Chief Inspector prior to the issue of a building permit. Such landscaping is to be completed in accordance with the approved planting plan prior to the premises being occupied and maintained at all times thereafter to the reasonable satisfaction of the Chief Inspector.
- (8) Disposal of waste water and effluent or by-products by means satisfactory to the Chief Engineer.
- (9) Observance of the City of Gold Coast Tree Preservation Order.
- (10) There is to be no interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.
- (11) Consolidation of the several subdivisions concerned into one subdivision and securing of a new Certificate of Title making reference to that plan of consolidation.
- (12) The provisions of the Town Planning Permit are to be effected prior to the commencement of the specific use as granted by said permit.
- (13) The storage of any machinery, material or vehicles is to be aesthetically screened so as not to be visible from any road to which it has frontage, to the reasonable satisfaction of the Chief Inspector.
- (14) The developer be required to bring all sewerage to the north-east corner of Lot 146 where he be required to install a duplicate submersible pumping station and a 100mm diameter rising main to Council's proposed sewer manhole near the corner of Whiting Street and Government Road to the reasonable satisfaction of the Chief Engineer.
- (15) The developer to be responsible for the operation of the pumping station and pay full sewerage rates.
- (16) Street access to the reasonable satisfaction of the Chief Inspector.

Executive Committee Decision (22/6/78)(H12): That the application be referred to the Works Department for report to the next meeting on the matter of effect on all weather access to the site.

Reference Technical Assistant to Chief Engineer (26/6/78): The only form of access possible is via Whiting Street from Government Road. This section of Whiting Street crosses Biggera Creek which floods and cuts off access both in times of large scale flooding and the high intensity, short duration storms. In the former case, I have known the road to be closed for three days and this occurs every three to four years. In the latter case, the road is generally closed for a day on the average once every two years. It is possible in fire emergencies, in a four wheel drive vehicle, to use Usher Avenue and Olsen Avenue then on to Brisbane Road and into Southport. Some gravelling on Usher Avenue west of Whiting Street would enhance



67331

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19  
(Div 2)

PREVIOUS AGENDA ITEM

RE: TOWN PLANNING SCHEME - APPLICATION TO ESTABLISH A SANATORIUM  
SITUATED AT CORNER OF USHER AND WHITING STREETS, SOUTHPORT - VAN  
AESCHT

19  
(Div 2)

Reference Technical Assistant to Chief Engineer (26/6/78): (Continued)  
this situation. There is no proposal under the Five Year Plan to  
make Whiting Street accessible at all times as the main consideration  
here has been implementation of the Flood Mitigation Scheme for  
Biggera Creek. A Report is currently being prepared relative to  
this matter, but it is not likely that the beneficial effects of  
the implementation of this Scheme will be felt at Whiting Street  
for at least three to four years.  
DR G. McCABE (FOLIO 15294 4/7/78): With reference to my application  
for the establishment for a Sanatorium at Whiting Street, Labrador,  
I would like to explain the use to which this health facility will  
be put. It is to be established to treat the life style diseases  
which are the greatest health hazards in our life today. Such  
diseases are, briefly, heart disease, hypertension and other arterial  
diseases. My Sanatorium will be treating those patients whose life  
style produces these end results. These patients will generally  
be of middle age, active and in work, but who are, nevertheless,  
unhealthy and whose frank illness is probably a decade away. The  
general principles of treatment will involve instruction in the  
pitfalls of their lifestyle and various methods of physiotherapy,  
nutritional change which are calculated to motivate the change in  
life style. The patients will be by and large of middle age,  
active and currently working citizens. This sanatorium will not  
offer treatment for any form of drug addiction including alcoholism  
nor to the frankly sick and aged who are properly treated in hospitals  
or nursing homes, nor will it offer treatment for any type of mental  
illness which are also properly treated in mental institutions.  
Executive Committee Decision (6/7/78)(Exec.): Having due regard to  
further representations made by the Applicant which were received by  
Council on 5th July, 1978, the matter be referred back to the  
Health Committee for further consideration at the next meeting of  
the Executive Committee.  
Recommendation: That the recommendation of the Planning Officer in  
the reference of 14th June, 1978 be adopted subject to a further  
condition - "That the premises shall not be used for the purpose of  
providing accommodation for the aged, infirm or persons requiring  
post-operative care", for the reason that the site does not have  
adequate access during wet weather.

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(Div 9)

FILE 12-303

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(Div 9)

RE: TOWN PLANNING SCHEME  
APPLICANT: W.S. AND M. CARMICHAEL  
PROPOSED DEVELOPMENT: TO ERECT A PRIVATE HOSPITAL  
LOCATION OF SITE: BILINGA STREET, CURRUMBIN ON SOUTHERN SIDE OF  
CURRUMBIN HILL  
RECEIVED: 19TH MAY, 1978  
ZONING: PRIVATE OPEN SPACE  
ACTION PLAN: EXISTING AND PROPOSED OPEN SPACE  
AREA: 8,211M<sup>2</sup>  
CLASSIFICATION: HOSPITAL  
ADVERTISED: GOLD COAST BULLETIN, SATURDAY, 3RD JUNE, 1978  
OBJECTIONS: F.C. NOMMENSEN, ANTHONY J. INGWERSEN, SOLICITOR ON  
BEHALF OF NATIONAL TRUST OF QUEENSLAND, W.E. FEGAN, L. PUCKNELL,  
LAND OF LEGEND, MR AND MRS E.F. & I. PRICE-HAWKINS, J.R. PRIEST,  
CRANSTON MCEACHERN & McMILLAN, SOLICITORS FOR MRS CARNIE AND MRS  
FEGAN, P.R.V. JONES FOR THE CURRUMBIN BIRD SANCTUARY, PETITION -  
A. COOPER AND 40 SIGNATORIES AND GOLD COAST PROTECTION LEAGUE.  
LETTERS OF SUPPORT: DR. RICHARD F. BROWN, H. GRAY, JIM SMITH, PH.C.,  
AND BURLING BROWN AND PARTNERS PTY LTD



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

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(Div 9)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL . 20  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN (Div 9)  
HILL - W.S. AND M. CARMICHAEL (CONTINUED) FILE 12-303  
F.C. NOMMENSEN (FOLIO 12433 31/5/78):

I wish to object. As provision in the scheme allows for 44 cars, off-street parking, apart from Service Hospital traffic, such a development will cause great increase in traffic noise, apart from letting in increasing Pacific Highway traffic roar. There will be a disturbance of bird life around the bird sanctuary and adjoining Scenic Reserve by traffic day and night. Destruction of trees in new road construction for access, a further detriment to the Sanctuary bird and fauna life.

ANTHONY J. INGWERSEN, SOLICITOR FOR NATIONAL TRUST OF QUEENSLAND (FOLIO 12834 6/6/78): The land is zoned Private Open Space. There is a limited amount of such land in the Gold Coast City Council area and hence the trust objects to alienation of such land. The character of the proposed development is out of place in relation to the adjoining land and the locality. The area is basically residential and bushland. The character of the proposed development is out of place in relation to the future amenity of the neighbourhood. The Currumbin Bird Sanctuary has purchased land near the land described above for the purpose of extending the Bird Sanctuary reserve. The granting of consent to the construction of a hospital will be detrimental to the Currumbin Bird Sanctuary. The construction of a hospital will result in damage to the total environment of Currumbin Hill. It will necessitate the clearing of a large section of timbered land and will result in further diminishing the wildlife population upon which the Bird Sanctuary depends. The above land is directly beneath the descent approach flight path of the runway most in use at the Coolangatta Airport and as such is not considered a suitable location for a private hospital. Sewerage at this stage is not connected to the site. The soil is such that septic systems could not adequately handle the additional wastes produced by a hospital without having a detrimental effect on the Flat Rock Creek catchment area. The construction of a private hospital will necessitate the construction of a roadway access. This implies an upgrading of the road by widening and sealing the existing Bilinga Street. This will lead to further destruction of timbered area and cause further damage to the environment. The proposed development is contrary to detailed policy planning adopted by resolution of Council for the ordered development of the locality. The proposed development is contrary to public interest.

MRS F. FEGAN AND MR L.R. BUCKNELL (FOLIOS 13175 AND 13205 7/6/78): We wish to object to such a development on account of increase in traffic noise on any new access road, increased highway noise, disturbance of scenic reserve and wildlife, and drainage troubles to the lower adjoining properties. We are aware that the particular area is water-logged when ever there is any thing like a heavy downpour of rain, because the outlet for draining of this area has been restricted by the dam which is located across it in Teemangum Street, so unless the area was raised, which, of course, would bring about more of a bog than we are subjected to, the whole area would be worse off than it is now, so not only would there be more water lying round, but also the mosquito problem would be more than doubled.

LAND OF LEGEND (FOLIO 13395 12/6/78): We object on the following grounds. Traffic Hazard - As the road in Tomewin Street is already too narrow for the present flow of buses and cars, we feel the extra burden particularly at the intersection of Tomewin and Bilinga Streets, would be just too much, as there have been several very near



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

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RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN HILL - W.S. AND M. CARMICHAEL  
LAND OF LEGEND (FOLIO 13395 12/6/78): (CONTINUED) FILE 12-303

collisions already on this corner. The proposed development would create drainage problems for the lower properties as the area is not yet sewered and it will be very difficult for the visitors who come by bus to locate. We definitely need more hospitals in the area, but please do not destroy our natural environment to do so. The Bird Sanctuary is still one of Australia's best-known natural attractions, so do not let it be harmed in any way.

MR AND MRS E. & I. PRICE-HAWKINS (FOLIO 13785 17/6/78): No hospital should be permitted or allowed to function in this area until the surrounding districts have been sewered.

J.R. PRIEST (FOLIO 13817 20/6/78): It is fairly commonly known that choice land has been bought and correctly zoned and approval been given by the Tweed Shire for the construction of an 84 bed private hospital with full Surgical Facilities and two modern operating theatres. The site and plans have also been approved by the Hospital and Health Commissions. This hospital will have more than twice the capacity of the existing District Hospital at Tweed Heads and it has been estimated by competent authorities to meet the needs of the district for several years.

CRANSTON MCEACHERN & McMILLAN SOLICITORS FOR MRS CARNIE AND MRS FEGEN (FOLIO 13818 20/6/78): If granted, the intended use will, by the nature of the works to be carried out on the land, the subject of the application, result in an alteration to the contour and shape of the said land thus increasing to a great degree the flow of water onto the objectors' property and/or diverting the existing line of flow thereby causing damage to the objectors' property.

P.R.V. JONES, GENERAL MANAGER OF THE CURRUMBIN BIRD SANCTUARY (FOLIO 13843 20/6/78): That this area is currently zoned Private Open Space and that any alteration to or alienation of such zoning is not in the best interests of the City generally and adjacent property owners particularly. That the construction of such a large complex upon the subject lands and the extension of Bilinga Street to provide the necessary access will forever destroy the natural characteristics of the area to the detriment of wildlife dependant on this environment. That such a complex will further significantly increase the traffic using Tomewin Street and add to the very considerable risk to the heavy pedestrian and vehicular traffic endeavouring to gain access to the Land of Legend and the Sanctuary and that traffic is already at a level which has occasioned a complaint to the Queensland Police emanating from the Tugun Progress Association. The area is unsewered and sillage from such a large complex may well cause further deterioration to the water quality in Flat Rock Creek's eastern lagoon. The area is basically a residential and sanctuary area and the purpose of such a complex will occasion a substantial and unnecessary increase in vehicular traffic at times other than those normally considered acceptable by residents and other property owners.

PETITION - A. COOPER AND 40 SIGNATORIES (FOLIO 13844 20/6/78): We, the undersigned, wish to object. This area was zoned Private Open Space by Council and is contained within a natural beauty area and any alienation of the present zoning is not in the best interests of local house and land-holders. To provide access to such a complex will require extensive upgrading and extension of Bilinga Street with further alienation of the adjoining environment. To site a medical care facility directly beneath the noisy descent flightpath of the runway most in use at Coolangatta Airport would not seem to be in the best interests of patients and with increasing



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(Div 9)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL 20  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN (Div 9)  
HILL - W.S. AND M. CARMICHAEL FILE 12-303  
PETITION - A. COOPER AND 40 SIGNATORIES (FOLIO 13844 20/6/78): (CONT.)

airport usage, this factor will deteriorate further. Presently the local area is unsewered and a complex of this size, particularly a medical complex, will create further problems in the Flat Rock Creek catchment in terms of water quality control the cost of which will have to be borne by ratepayers. By reason of its purpose an unnaturally high volume of vehicular traffic will be introduced to a presently peaceful environment outside of normal commercial hours. The introduction of such a complex covering approximately 2 acres will seriously disrupt wildlife and birdlife resident in the immediate area and that this area represents one of very few such areas remaining on the seaward side of the Gold Coast Highway and is therefore, environmentally of great value to the City. The physical and visual intrusion is likely to have a deleterious affect on adjoining property values. The presence of such a complex is not in the best interest of the Bird Sanctuary and Wildlife Reserve which is a long established local major employer and revenue source to the City.

GOLD COAST PROTECTION LEAGUE (FOLIO 13980 20/6/78): We ask that every effort be made to preserve treed areas, particularly on ridges and headlands. The proposed development and road building can lead to further development incursions into the area. Calls for improvement of other roads are likely to follow. The current application to build another Private Hospital at Tweed Heads should be taken into consideration. A public hospital catering for a wider range of incomes is obviously our greatest need.

LETTERS OF SUPPORT

DR. RICHARD F. BROWN (FOLIO 13302 13/6/78): The southern end of the Gold Coast is sadly lacking as far as both private and public hospital beds is concerned. This proposed hospital would relieve the strain on Tweed Heads Hospital and make more beds available to pensioners in this district, also it would provide additional employment within the area. Its presence in the district would also relieve the local doctors of long drives daily to the northern end of the Coast. The only hospitals available for private patients being as you know, Pindara and Glen Pacific.

H. GRAY (FOLIO 13383 15/6/78): I am an invalid pensioner and would like to support the proposed development. The hospital accommodation at this end of the Coast is sadly lacking. This hospital could accommodate those who can afford private hospitalisation and relieve the strain on Tweed Heads and Southport Hospitals, making beds more available to those in need of public hospital facilities.

JIM SMITH Ph.C (FOLIO 14232 19/6/78): I believe that another hospital is needed at this end of the coast. It would be used by a large section of the community and this would relieve the strain on the two public hospitals on the Coast.

BURLING BROWN & PARTNERS PTY LTD (FOLIO 14405 26/6/78): Our clients, Mr and Mrs W. Carmichael, agree to an extension of water supply from Tomewin Street at a cost of \$1,875. No sewerage is available at present. Our clients have had several discussions with Mr John King wherein alternative sewerage disposal systems were submitted to Mr Jack Cronin, one of which was favoured. It was considered that pumping to the existing Council system (location dependant on advancement of sewerage installation in neighbouring streets at time of required connection) would be satisfactory and cost to be borne by our Clients. Access - Government approval to be sought to traverse R579 (Reserve for Scenic Purposes) with extension of Bilinga Street. Our clients have already approached



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Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

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RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN  
HILL - W.S. AND M. CARMICHAEL  
BURLING BROWN & PARTNERS PTY LTD (FOLIO 14405 26/6/78): (CONTINUED)

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(Div 9)

Mr Russ Hinze's Department through the Minister's secretary. They have been advised that upon Council's application for permission for this access to Land Administration, permission will more than likely be granted as only a small section is required. Disposal of Stormwater Drainage - No discharge is planned through adjoining properties. A storage system is proposed on site with overflow being pumped to Bilinga Street. All aspects have been considered before applying for Special Consent. On behalf of our Clients, we reply to objections received for the above application:-

# OBJECTION

Depress adjoining values

# REPLY

This is a large site with the building covering less than 20% of the site. There is no rationale that this development will be detrimental to local values.

Hard for visitors to locate by bus

Pindara Hospital is just as equally disadvantaged as this site will be if it is considered a problem. A street sign would eliminate any difficulty.

Precluded of sunshine in afternoon on south side of hill

This is irrelevant to any building as buildings can be orientated in any direction and not all rooms receive sunshine all day. The view more than compensates any concern for the developer.

Aircraft noise

Aircraft already fly adjacent to Tweed Heads Nursing Home, Tweed Heads Hospital and Palm Beach nursing home which does not give concern to these establishments.

Zoned Private Open Space

Private Open Space Category 15 permits a private hospital in private open space with consent of Council. It also permits without Council Consent, caterers' rooms and catering shops.

Increased traffic

The traffic generated by this development will be more than adequately serviced by the extension of Bilinga Street which serves four developed properties at present. Such traffic would be less than that of permissible uses such as Caterers' Rooms.

Notice Board not in correct location

This situation was corrected and made regular.

Contrary to detailed Policy Planning

This is not correct as the Town Plan is Statutory.



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RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN  
HILL - W.S. AND M. CARMICHAEL  
BURLING BROWN & PARTNERS PTY LTD (FOLIO 14405 26/5/78): (CONTINUED) FILE 12-303

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(Div 9)

Out of Place with future  
amenity of area

The future amenity of the area is  
not known.

Detrimental to Bird  
Sanctuary

The land to be occupied is devoid  
of trees. It is grassed open space  
with the proposed building  
occupying less than 20% of the land,  
built in low profile. We do not  
consider this objection to be  
valid.

Destruction of timbered  
areas

The area on which the building  
is to be located is completely  
devoid of trees. In fact, the  
whole site contains only three  
trees. These trees will remain.

The designated road contains  
average sized trees for part of  
its width and length. If the  
developments entrance is relocated  
central to the frontage, disturbance  
to trees will be minimised.  
Disturbance to trees could be  
further minimised if the road  
width is reduced. In any event,  
the unmade section of Bilinga  
Street is already surveyed and  
gazetted and obviously any trees  
within this gazetted area must be  
terminal.

Sewerage

Our Clients have already had  
a number of discussions with  
Council's Works Department.  
Various options were  
discussed for disposal of  
sewerage to Council's existing  
system. Costs for this will be  
borne by our Clients. We  
understand that Mr Cronin  
favoured pumping to a point  
on the main Gold Coast Highway.

Stormwater  
Drainage

No discharge is planned  
through neighbouring  
properties and hence consent  
of adjoining owners will not  
be necessary. A storage  
system is proposed on site  
with overflow being pumped  
to Bilinga Street.



Executive Committee Meeting, 13th July, 1978  
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(Div 9)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN HILL - W.S. AND M. CARMICHAEL (CONTINUED) FILE 12-303  
Reference Engineer, Water Supply and Sewerage (12/4/78): I have been approached by Mrs Carmichael of Winders Avenue regarding sewerage to a property in Currumbin as marked on the attached plan. Her family proposes to construct a private hospital on the site and she has already had talks with Mr Muhl. The major drawback is apparently sewerage as this is not scheduled to be constructed to the site until early 1981. The site is not suitable for soakage trenches from a 30 bed hospital. As I see it, there are five possibilities to sewer the property.

Immediate

- (1) The developers install and operate a package treatment plant and pump effluent to Elephant Rock and discharge adjacent to the Lifesavers and Nippers Club outfall. A water quality licence would be required to be held by the developer and the developer would have to obtain easements. A possible route is shown in orange.
- (2) The developer install and operate a mascerator pump and pump raw sewage to Council's nearest existing sewer in Durran Street. The developer would need to obtain all Main Roads Department approvals to cross the main road. It may be possible to use the large stormwater pipe at Flat Rock Creek to cross the highway. A possible route is shown in purple and brown.

After August, 1978

- (3) The developer install and operate a mascerator pump and pump raw sewage to Council's future sewer off Wagawn Street. The developer would need to obtain all Main Road Department approvals as in (2) above. A possible route is shown in purple.

After February, 1979

- (4) The developer install and operate a mascerator pump and pump raw sewage to Council's future sewer off the highway near Wade Street. The developer does not have to cross the Highway but still may need Main Roads Department approval for the route. A possible route is shown in red.

After December, 1979

- (5) The developer install and operate a mascerator pump and pump raw sewage to Council's future sewer near the Currumbin Hotel. Main Roads Department approval would be required to use the cutting. Reference Executive Engineer Advisor (12/4/78): I do not favour (1), but would prefer (2) or (3).

Reference Southern District Engineer (6/6/78): With respect to queries raised in the abovementioned memo, the following points are mentioned:-

- (a) Slope - Average grades across Lot 15 vary from approximately 19% to approximately 38%; Average grades on Resubdivision 2 vary from almost flat up to approximately 30%; (these figures being derived from topographic plans); Re-vegetation of any disturbed areas to be required;
- (b) Access - The only practical means of access to the site appears to be via the extension of the bitumen road on the western side of Bilinga Street, with a grade of better than 15% being obtainable, according to contours. However, it appears that access from this direction may involve further road construction without Reserve 579. It is suggested that full width bitumen, kerb and channelled road similar to that existing, be required;
- (c) Stormwater drainage - a suitable discharge point for Stormwater Drainage is required and it is apparent that consent of downstream property owners could be required.



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RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN HILL - W.S. AND M. CARMICHAEL (CONTINUED) FILE 12-303 20  
(Div 9)

Reference Senior Engineer - Water Supply and Sewerage (8/6/78):  
Water supply - would require extension from Tomewin Street from existing 130mm AC Main. 75m of 150mm AC Main @ \$24-00 = \$1,875-00.  
Sewerage - no sewerage available at present. Construction of sewers in B20 area is currently programmed for commencement in December, 1979. On site drainage disposal is unlikely to be satisfactory and possibly would create a nuisance, adding to problems of pollution of Flat Rock Creek.

Reference Environmental Officer (27/6/78): From an environmental point of view, I see no fundamental reason why the site cannot be developed for a 60 bed Private Hospital, however, I would draw your attention to the following points:-

- (a) Seepage and runoff from external catchments would need particular attention in the design stage of development;
  - (b) The potential for slope instability in relation to strike and dip of underlying bedrock may need to be investigated on the portion of the land which is particularly steep, however, I do not see this as a major constraint;
  - (c) The cut batters may require retaining walls or stone pitching;
  - (d) Settlement of fill material would require investigation;
  - (e) The construction of Bilinga Street would require the removal of vegetation but this would not adversely affect the amenity of the area or the viability of the adjoining Reserve 579.
- Reference Technical Officer/Planning (28/6/78): The proposal is to build a split level building containing on the single level, administration, surgery and treatment room and kitchen and 31 beds and on the double level, two floors of 20 beds each. A total of 71 beds. The site is located on the southern side of Currumbin Hill overlooking the Currumbin Bird Sanctuary. Currently, there is no vehicular access, however, the Applicant has offered to extend the bitumen road to provide access to his site. The building occupies 20% of the site area, the remainder is reserved for carparking and landscaping. Parking is provided on site for 41 vehicles, the minimum requirement under the scheme is 27. The main carparking lot is located hard on the front property boundary - this should be set back 3 metres to allow for battering and screening. A large area approximately 2,428m<sup>2</sup> is set aside for landscaping, this allows approximately 34m<sup>2</sup> for each bed and is considered satisfactory. Being a low profile building, there will be no loss of views from those dwellings situated on the top of the ridge. A number of objections have been received, the main points being:-
- (a) Problems arising from stormwater drainage. It is considered that the construction of the hospital will greatly exacerbate the drainage problems currently found by those people on the lower slopes;

- (b) The area is currently zoned Private Open Space. This development will be detrimental to existing environment;
- (c) The area is not sewered, pollution of Flat Rock Creek will occur if on-site disposal is implemented;
- (d) The hospital is not located well as it is in the shadow in the afternoon and in the flight path of the aircraft;
- (e) The cost of upgrading the road should not be borne by the ratepayer;
- (f) The use is contrary to the public interest;
- (g) The development will lead to an increase in traffic hazards along Tomewin Street;
- (h) The development will lead to a decrease in values;
- (i) By reason of its purpose, there will be an unnaturally high volume of traffic outside normal commercial hours.



Executive Committee Meeting, 13th July, 1978  
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(Div 9)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN HILL - W.S. AND M. CARMICHAEL  
Reference Technical Officer/Planning (28/6/78): FILE 12-303  
Comments on Objection: (Continued)

The reply from the Architects for the Applicant has sought to overcome most of these objections. The major problems associated with the development relate to access, sewerage disposal and stormwater drainage. The Applicant is aware of these problems and has undertaken to comply with Council conditions in this regard.

#### General Comments

From a Town Planning viewpoint, the site is considered to be satisfactory for a hospital for the following reasons:-

- (a) It is central to the southern end of the coast which currently has no private hospitals;
- (b) As the construction of Bilinga Street for this site will be an extension of the existing bitumen road, it is not considered that any traffic hazards will be created;
- (c) In general, much of the public objection to the development has been on the grounds of loss of amenity and danger to wildlife. The subject land is almost completely cleared, only three trees remain. The site is used for grazing and riding horses. The report of the Environmental Officer states that the construction of Bilinga Street would not adversely affect the viability of the adjoining reserve. There are no dwellings in close proximity to the site area and it is considered that the amenity of the area will not be detracted from. The proposed building on the site is also considered satisfactory in terms of site coverage, landscaping height and carparking. It would appear, however, that the development on the site is premature in terms of availability of services. The actual deficiency of services would be sufficient cause to refuse the application, however, the Applicant and the Works Section have put forward a number of solutions to the servicing problems. The Applicant is aware of the Works Department requirements and has undertaken to comply with all requirements. On this basis, it is considered that the application could be approved with sufficient conditions to ensure that all services are provided to the reasonable satisfaction of the Chief Engineer. It is therefore recommended that as required under the provisions of "The Local Government Act 1936 to 1977", Section 33 (18)(b), Notice of Council's intention to approve the application subject to the following conditions be served on the Applicant and the objectors:-

- (1) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act 1975, Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme.
- (2) Provision of fire services in accordance with the Fire Safety Act.
- (3) Compliance with the Health Act, 1937 to 1976 and all regulations made thereunder.
- (4) Compliance with any requirements of the State Department of Health.
- (5) All service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Chief Inspector.
- (6) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupation or passing motorist.

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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

67400

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(Div 9)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT A PRIVATE HOSPITAL  
SITUATED AT BILINGA STREET, CURRUMBIN, ON SOUTHERN SIDE OF CURRUMBIN  
HILL - W.S. AND M. CARMICHAEL

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(Div 9)

FILE 12-303

Reference Technical Officer/Planning (28/6/78): (Continued)  
(7) Any advertising device is to comply with Chapter 13 of Council's  
By-laws.

(8) Provision of at least 30 off-street carparking spaces and access  
thereto to be constructed in accordance with paragraphs 40 and 42  
Part VII of the Town Planning Scheme and to the reasonable satisfaction  
of the Chief Inspector.

(9) The open space and set back areas being landscaped in accordance  
with a properly prepared planting plan to be submitted to and  
approved by the Chief Inspector prior to the issue of a building  
permit. Such landscaping is to be completed in accordance with the  
approved planting plan prior to the premises being occupied and  
maintained at all times thereafter to the reasonable satisfaction  
of the Chief Inspector.

(10) Sewage disposal to be to the reasonable satisfaction of the  
Chief Engineer. There is to be no disposal of sewage on site. The  
developer to install and operate a macerator pump and pump raw  
sewage to Council's nearest existing sewer. The developer would need  
to obtain all Main Road Department approvals.

(11) Extension of water supply from Tomewin Street at a cost of  
\$1,875-00 as offered.

(12) Construction of Bilinga Street to provide access to the site.  
The construction to be full width bitumen. Kerbing and channelling  
to the subject site only to the reasonable satisfaction of the Chief  
Engineer.

(13) Disposal of stormwater drainage to the reasonable satisfaction  
of the Chief Engineer. In the event of disposal through downstream  
property, the consent of downstream property owners to be required.

(14) Revegetation of any disturbed areas.

(15) Government approval to be gained for any intrusions of the  
road into Scenic Reserve 579.

(16) Observance of the City of Gold Coast Tree Preservation Order.  
Recommendation: That the recommendation of the Technical Officer/  
Planning be adopted.



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Executive Committee Meeting, 13th July, 1978  
 Report of Sub-Committee Meeting on Health Matters, 11th July, 1978  
 FILE 5-1575/22

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 (Div 6)

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 (Div 6)

RE: TOWN PLANNING SCHEME  
 APPLICANT: JUNE PATRICIA HORNE  
 PROPOSED DEVELOPMENT: TO USE EXISTING BUILDING FOR AN ICE SKATING RINK  
 LOCATION OF SITE: SALERNO STREET, ISLE OF CAPRI - OLD AQUARIUM RESTAURANT SITE  
 ZONING: RESIDENTIAL LOW DENSITY (DUPLEX)  
 ACTION PLAN: LOW DENSITY RESIDENTIAL AREA  
 AREA: 5,615M<sup>2</sup>  
 CLASSIFICATION: INDOOR ENTERTAINMENT

ADVERTISED: GOLD COAST BULLETIN, FRIDAY, 26TH MAY, 1978  
 DATE RECEIVED: 8TH JUNE, 1978

OBJECTIONS: MR AND MRS R.S. & E. FITZSIMMONS, MR AND MRS H. & N. HAZEWINKEL, MR AND MRS H. & R. DUNCAN, L.V. WILSON, A.P. McDONALD, W. JACKSON, DR. D.N. BOTTCHER, L.C. TANDY, H.C. OVERSON, K. AND G. FREEMAN, T.C. HALL, W.H. LORT, W.A. HARDY, P.C. HARFEN, P.W. COXALL, E.R. LOUGHNAN, MR AND MRS P. & M. GAMVROS, I.P. ROWIE, MR AND MRS G. MILLER, V.J. MARCUS, A. STUBBS, S. MITCHELL, CAPRI AND SORRENTO DISTRICT RESIDENTS' ASSOCIATION, MR AND MRS W.L. & D.V. FAULKNER, MRS E. McKELLAR, MR AND MRS A.L. & D.R. KEMP, MR AND MRS W.B. GIESELER, MR AND MRS A. PIGGEN, G.A. BIGG, D.J. LAMBERT, O.B.W. TAYLOR, MR AND MRS G.D. & S.L. LEWIS, (MR AND MRS G. & L.M. SOMERS AND J.F. MULLANY) AND S. NEILSON

LETTER OF SUPPORT: MRS O. DUNCARY

MR AND MRS R.S. & E. FITZSIMMONS (FOLIO 12444 31/5/78): We hereby strongly object. Without any doubt the Ice Skating Rink would be very noisy and by no means fair to the residents of the Isle of Capri. It is noted that there is only car accommodation for 40 cars and there is quite a possibility of a great deal of street parking. A skating rink could only increase the traffic load, especially at night.

MR AND MRS H. & N. HAZEWINKEL (FOLIO 12428 31/5/78): We wish to lodge the strongest possible objection to the introduction of such an enterprise. I have spent a lot of money and effort into making a comfortable home for my family on the understanding that we were living in a Residential area. A skating rink will detract greatly from the value of my property. It is of necessity a very noisy sport and the sound will carry for a great distance and there will be noise from cars coming and going all hours. The area is unsewered and with the number of people likely to use the skating rink, offensive odours are likely to bother residents and it will also increase the canal pollution and affect the natural fish habitat.

MR AND MRS H. & R. DUNCAN (FOLIO 12652 6/6/78): My objection is the noise from the Skating Rink in a residential area, traffic hazards, littering of the nature strips and the septic system is not good enough for a lot of people to be using. The T.V. reception is not the best and with the two motors they intend to use, would not improve conditions at all.

L.V. WILSON (FOLIO 12724 5/6/78): The proposed development is within a Residential Low Density area, and therefore is out of character. The proposed development would be obnoxious to nearby residents because of the disturbance it would cause night after night plus daytime facilities. Immediately across the canal from the site of the proposed development and within easy distance there are high class residences that should not have to bear the noise and disturbance that would undoubtedly come from such a project. Provision for off-street carparking is inadequate, meaning that the on-street parking would be considerable to the great inconvenience and discomfort



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AN ICE SKATING RINK SITUATED AT SALERNO STREET, ISLE OF CAPRI - OLD  
AQUARIUM RESTAURANT SITE - JUNE PATRICIA HORNE  
L.V. WILSON (FOLIO 12724 5/6/78): (CONTINUED) FILE 5-1575/22

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of nearby residents plus an increase in the traffic accident risk. The traffic volume through the Isle of Capri via Salerno Street and Via Roma is heavy every day and the establishment of an Ice Skating Rink in Salerno Street would magnify the existing unsatisfactory traffic problem. It would be reasonable to assume that the skating rink would be frequented by "Bikies" and the frequent performance of that group would be intolerable to all nearby residents.

A.P. McDONALD (FOLIO 12870 6/6/78): I purchased my property with a view to living in a strictly Residential Zone. Depreciation to my property will necessarily follow if any type of business is allowed to operate in this area. The noise of the machinery, namely two compressors needed to operate this rink would add to the discomfort of residents. Music, usually played loudly by this type of operation, would also add to this problem. The increase of forty cars to the existing traffic noise would mean stopping, starting and revving of engines till possibly late at night. This was proven when the Disco was operating in this same building previously.

W. JACKSON (FOLIO 12894 8/6/78): I object to the Skating Rink due to the noise pollution and traffic problems. I would hope that you would consider rejecting the proposed Skating Rink as there are a great number of old people living on this Island.

DR D.N. BOTTCHER (FOLIO 13048 12/6/78): I object because of the excessive noise caused by the patrons and the music. The Skating Rink would result in a fall of property values in the area.

L.C. TANDY (FOLIO 13049 12/6/78): I feel that the area concerned is a domestic residential area and as such should not be the subject of the excessive noise and traffic problem.

HAROLD C. OVERSON (FOLIO 13050 12/6/78): My reasons for objection are the noise pollution of loud music and the patrons and the serious hazard of parking of vehicles; also the heavy traffic which would occur on a busy narrow stretch of the road. I was under the impression that the area was zoned Residential. If allowed, this would certainly devalue the surrounding properties.

K. AND G. FREEMAN (FOLIO 13053 11/6/78): We object on the grounds of the continuous noise.

T.C. HALL (FOLIO 13054 12/6/78): If we are to have a noise factor on the other side until late in the evening, then we feel that the area will not be as desirable as we thought when we bought our house.

W.C. LORT (FOLIO 13055 12/6/78): We object on the grounds of Noise, Loud Music, Inadequate off-street parking, destruction of the harmony of the area and the value of our property will decrease.

W.A. HARDY (FOLIO 13056 9/6/78): I am strongly opposed to the proposed Ice Skating Rink, it will bring both noise and undesirables to the area, congest traffic and reduce house values.

P.C. HARPER (FOLIO 13057 8/6/78): The construction would be in close proximity to select residential area, have adverse effect on the neighbouring residences, add to the already worrying traffic problem, increasing the noise pollution and litter nuisance, bring about congregation of crowds at late hours of the day, possible noise nuisance emanating from Ice Skating and other essential machinery and possibly bring about off-street parking from vehicle overflow.

P.W. COXALL (FOLIO 13058 7/6/78): With pedestrian path being on west side of the adjacent bridge, hazard to the walking public would be introduced.



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AQUARIUM RESTAURANT SITE - JUNE PATRICIA HORNE (CONT.) FILE 5-1575/22  
E.R. LOUGHNAN (FOLIO 13059 8/6/78): I object on the grounds of noise pollution from the Ice Skating Rink and the extra traffic noise plus the motor bikes. I am wondering how the electric motors will affect our television sets.  
MR AND MRS P. & M. GAMVROS (FOLIO 13060 9/6/78): We expect that loud music will be played non-stop during skating sessions, as it is at all other skating rinks, plus the usual shouting and screaming of people skating, falling over, etc. It is stated on the Notice that 2 x 20 h.p. compressors will be used. We also expect that these will be operating 24 hours per day with a constant irritating, monotonous, mechanical sound. We think it grossly unfair that, after investing in an expensive, exclusive residential area, we should have this noise forced upon us day and night. Further to that there is the problem of extra traffic on Salerno Street. Our area is not sewered and the extra drainage resulting from a septic system large enough to cope with an establishment of this size can only add to the already polluted state of the canal.  
I.P. ROWE (FOLIO 13061 12/6/78): I wish to object on the grounds that it will be a non-conforming use and that car parking facilities are inadequate.  
MR AND MRS G. MILLER (FOLIO 13062 12/6/78): The reason for my objection is that I think it will degrade the standard of our home.  
V.J. MARCUS (FOLIO 13174 12/6/78): The proposal is not suitable in a high class residential area. It would increase traffic congestion and would create noise problems. The proposed location would not be suitable.  
A. STUBBS (FOLIO 13203 9/6/78): I was of the opinion that the Isle of Capri area was strictly residential and a select area for retirement. The pollution factor will have to be taken into consideration as this area is still not sewered.  
S. MITCHELL (FOLIO 13216 13/6/78): As this is a residential area I strongly stress that it should not be approved due to the noise factor.  
CAPRI AND SORRENTO DISTRICT RESIDENTS' ASSOCIATION (FOLIO 13221 12/6/78): At the Annual Meeting of the abovenamed Association held on Sunday, 11th June, 1978 attended by 86 members it was unanimously resolved that the members of this Association desire to register their objections to the proposed use. The proposed use as an Ice Skating Rink would be detrimental to the amenities of the area. The overflow of additional vehicles would automatically cause parking to take place in the busy thoroughfares of Salerno and other nearby streets.  
MR AND MRS W. & D. FAULKNER (FOLIO 13229 11/6/78): We think it grossly unfair that after investing in an expensive, exclusive residential area we should have this noise forced upon us day and night and also our area is not sewered which will contribute to the pollution problem.  
MRS E. MCKELLAR (FOLIO 13236 13/6/78): Salerno Street is a busy street regarding traffic - at times we have to wait for the traffic to ease to leave our driveway. We will have traffic annoyance which is part of youth and the inevitable noise, particularly at night when leaving these places, noisy exhausts and motor bikes. Pollution and sewerage is another problem - especially where liquor is consumed. You have these people urinating like dogs.



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RE: TOWN PLANNING SCHEME - APPLICATION TO USE EXISTING BUILDING FOR AN ICE SKATING RINK SITUATED AT SALERNO STREET, ISLE OF CAPRI - OLD (Div 6)  
AQUARIUM RESTAURANT SITE - JUNE PATRICIA HORNE (CONT.) FILE 5-1575/22  
MR AND MRS A.L. AND D.R. KEMP (FOLIO 13237 2/6/78): Ice Skating brings noise of young people in cars, motor bikes, etc. plus two 20 h.p. compressors day and night, 7 days a week. Also this area is not sewered.  
MR AND MRS L.D.B. GIESELER (FOLIO 13238 13/6/78): As my property has rights over the Registered Easement alongside the site, it would create access difficulties as has happened before when it was used as a disco including rubbish and bottles discarded over it and cars parking hap-hazardly over it when it is not supposed to be used for parking at all.  
MR AND MRS A. PIGGIN (FOLIO 13284 12/6/78): It will be only used by young people and not an asset to the majority of people who are middle aged and old who reside on the Isle of Capri.  
G.A. BIGG (FOLIO 13286 12/6/78): My main objection is directed to the inevitable noise pollution associated with such a venture. Salerno Street carries a heavy volume of traffic at all hours of the day and night and it is completely unreasonable that the present high noise level should be increased by the establishment of a commercial enterprise of this nature. The proposed off-street parking area to hold a maximum of forty motor vehicles would also seem inadequate.  
D.J. LAMBERT (FOLIO 13290 13/6/78): Any such development will be a constant nuisance to the local residents and I believe should be refused. The proposed area is ideal for first class residential development amongst first class residential structures and ought to be retained that way in the future.  
O.B.W. TAYLOR (FOLIO 13347 13/6/78): As my residence is next door to this property, I feel the noise factor and subsequent loss of value to my property is undesirable.  
G.D.E. AND S.L. LEWIS; G. AND L.M. SOMERS AND T.F. MULLANY (FOLIO 13348 13/6/78): The refrigeration equipment and compressors needed for the planned Ice Rink will be required to operate virtually non stop, i.e. 24 hours a day, 7 days a week. This will significantly add to noise levels in the area, the effect being particularly noticeable at night. Commercial Ice Skating Rinks normally provide amplified music for patrons. Vehicles entering or leaving the planned rink will have to break into and cross the traffic flow on this road at a point immediately west of the bridge on the western end of the Isle of Capri. Traffic to or from the planned Ice Rink will therefore be entering or crossing the traffic stream at the most congested location thus increasing the existing hazards at this point. The only pedestrian footpath in that area of Salerno Street is on the south side of the street whilst the proposed development is on the north. Consequently, all patrons, not only those in cars, will be crossing Salerno Street immediately west of the bridge. It is unlikely that the planned parking area for the vehicles will meet the demand for parking space. Consequently, patrons will be forced to park either in Salerno Street - thereby worsening the traffic situation on that road - or in Gibraltar Drive at the south end. The south end of Gibraltar Drive is already used extensively for parking by footballers using the Capri Oval. Parking on both sides of the road is normal. This situation is likely to become worse if the current application to extend the existing buildings on Capri Oval is approved thereby making them a suitable venue for dances and other functions. The overall effect of the establishment of an Ice



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AQUARIUM RESTAURANT SITE - JUNE PATRICIA HORNE FILE 5-1575/22  
G.D.E. AND S.L. LEWIS; G. AND L.M. SOMERS AND T.F. MULLANY (FOLIO 13348 13/6/78):

(CONTINUED)

Rink in Salerno Street will therefore be one of increasing nuisance to local residents through noise, traffic hazards and general disturbance. This can only result in a decrease in the value of properties.

S. NEILSON (FOLIO 13457 15/6/78): The traffic during the daytime is very bad and to continue it into the late hours of the night is not very pleasant.

LETTER OF SUPPORT

MRS O. DUNCARY (FOLIO 13201 10/6/78): As it is totally indoors, there is no noise factor to worry about. I sincerely hope this proposed site for the rink will not be objected to by too many of the older generation - the very people who are usually so vocal in complaining about teenagers "wandering the streets." We live in close proximity to the site and can see no difference from the original restaurant to the Ice Rink.

Reference Technical Officer/Planning (16/6/78):  
Proposal: To repair and soundproof the existing building and create an Ice Skating Rink in the existing old Aquarium Restaurant building. Objections have been received, thirty-two from local residents and the Sorrento District Residents' Association on behalf of 86 members. Briefly the points of objection are as follows:-

- (a) Creation of noise from (i) Machinery involved; (ii) Music; (iii) Traffic leaving late at night and (iv) Shouts from people using the rink.
- (b) Creation of traffic congestion and confusion as Salerno Street is already a busy road and a bottle neck already exists at Backwater Bridge, the introduction of this use will exacerbate the problem to an intolerable degree.
- (c) There is no pedestrian footpath on the north side of the road so further problems will be caused as people cross in front of the rink.
- (d) It is considered that not enough parking can be provided on the site, overflow parking will create problems along Salerno Street and in Gibraltar Drive.
- (e) The use does not fit in with existing high value residential development and will cause a decrease in residential values.
- (f) The use will be only for young people while the majority of people on the Isle of Capri are middle-aged or old.
- (g) The area is not sewered, use will lead to increased use of toilet facilities leading to pollution of canals.
- (h) The property owner with rights over the adjoining easement anticipates problems of access.
- (i) The use will attract undesirables to the area.
- (j) The discotheque previously opened created a great deal of nuisance and subsequently was shut down.



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RE: TOWN PLANNING SCHEME - APPLICATION TO USE EXISTING BUILDING FOR 21  
AN ICE SKATING RINK SITUATED AT SALERNO STREET, ISLE OF CAPRI - OLD (Div 6)  
AQUARIUM RESTAURANT SITE - JUNE PATRICIA HORNE (CONT.) FILE 5-1575/22  
LETTER TO MRS J. HORNE FROM AUSTRALIAN GYPSUM LTD (FOLIO 15037  
29/6/78):

With reference to our recent discussions regarding your proposal to convert the above building into an ice rink, I have pleasure in submitting the following information for your perusal. In order to control the reverberation period of sound output from the proposed music system, it will be necessary that the total roof area be insulated. I suggest that this be done by means of a ventilated metal strip ceiling (similar to that supplied by Renhurst Industries or Queensland Manufacturing), fixed directly below roof supports and incorporating 75mm thick Insulwool fibreglass insulation. In view of the large roof area, this system will provide sufficient acoustic units to control the normal sound output by a music system of this type. As discussed, your intention to remove the louvred windows which encircle the rink area and replace them with a solid wall or window will assist in containing the sound within the building. The control of noise within the proposed compressor room is a relatively simple operation. Depending on the noise output from the compressor, the internal walls can be lined with Insulwool insulation to absorb the noise and a Koppers acoustic louvre can be installed in one wall to allow the passage of air without the emission of compressor noise.

MRS J.P. HORNE (FOLIO 15037 2/7/78): I have condensed the 33 letters of objection to the following sub-headings set out hereunder:-

- (1) NOISE -
  - (a) From within the premises;
  - (b) Vehicular traffic arriving and departing;
  - (c) Music;
  - (d) Machinery.
- (2) SEPTIC SYSTEM
  - (a) Overburdening of present system.
- (3) TRAFFIC
  - (a) Insufficient off-street parking facilities.
- (4) ADVERSE EFFECT ON PROPERTY VALUES
- (5) CONFORMANCE TO TOWN PLAN
- (6) INTERFERENCE

We feel that the introduction of an Ice Skating Rink in such a venue can only improve the life style for Gold Coast residents and holidaymakers alike. It is the continual hue and cry of the Gold Coast citizens at the lack of facilities available to our Gold Coast youngsters. On recent visits to Ice Skating Rinks in other capital cities and suburbs it is particularly noticeable that the standard of dress and behaviour of all patrons is higher than that normally found at Roller Skating Rinks. By our rights as the intending ratepayers of this particular property, we plan to install "Speed bumps" to eliminate the rapid movement of vehicles arriving and departing. The present system provided, has four closets and a 5 foot urinal connected to a 7.200 gallon septic tank with sullage trenches to accommodate same. In addition, it has a service for staff quarters, which is completely divorced from the main building. However, we are quite prepared to enter into an agreement with Council to review this position after a 30 day period to determine the adequacy or inadequacy of the existing system. Should the present system prove inadequate, we are prepared to do one of the following:-

- (a) Enter into a contract to have the tank pumped out by Schneider's as often as Council deems necessary;
- (b) Deposit with Council a sum of \$1,000 - as a bond for the connection of a system to the rising main as already outlined and



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RE: TOWN PLANNING SCHEME - APPLICATION TO USE EXISTING BUILDING FOR 21  
AN ICE SKATING RINK SITUATED AT SALERNO STREET, ISLE OF CAPRI - OLD (Div 6)  
AQUARIUM RESTAURANT SITE - JUNE PATRICIA HORNE FILE 5-1575/22  
MRS J.P. HORNE (FOLIO 15037 2/7/78): (CONTINUED)

discussed with your Mr K. Hill of the Sewerage Department.  
Off-street parking - We are pleased to point out that we have in excess of 71 car spaces available as well as an allotted area for push bikes.

As the present commercial building has been approved by Council for approximately 10 years, we fail to see how this venture can have any adverse effect whatsoever on the values of these properties. On consultation with Mr Beale of Telecom, Brisbane, he assured us that television receivers would not be affected by virtue of the fact that we will be using 3 phase AC power no brush motors. We feel we have answered the objections satisfactorily and hope we have given Council a formidable reason to grant us permission to conduct this clean and wholesome sport and to provide another much needed form of entertainment for young and old alike.  
Reference Technical Officer/Planning (4/7/78):

Comments on Objection

Although the eleven points above cover all the objections lodged, the three dominant objections are (a) noises created, (b) attraction of undesirable people to the area and (c) problems associated with traffic and parking. The Applicant has endeavoured to overcome the objections. It is considered that any problems arising from noise inside the building can be overcome by adequate soundproofing which the Applicant is prepared to install. Noise created by people and vehicles cannot be overcome. The Applicant can provide 71 carspaces on site, only 45 are required by the Town Planning Scheme. Parking should NOT therefore create a problem. The entrance to the skating rink is approximately 40 metres from the Backwater Creek Bridge and vehicles entering and leaving the site have little visibility and traffic problems could be created. Essentially, the area is primarily residential. It has been stated by the objectors that the influx of young people into the area is undesirable as it can only lead to an increase in noise and traffic. Although a commercial use has been in existence on the site since 1968, it does, in fact, disrupt this particular residential neighbourhood. It is recommended that the application be not approved for the following reasons:-  
(1) The proposal would, if permitted, create a traffic hazard.  
(2) The proposed use would be likely to detrimentally affect the amenity of the neighbourhood by the creation of noise and disturbance.  
(3) The proposal is not in the interest of the public in the immediate neighbourhood.  
Recommendation: That the recommendation of the Technical Officer/Planning be adopted.



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FILE 2-5666

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(Div 1)

RE: TOWN PLANNING SCHEME

APPLICANT: FRYER & COZENS PTY LTD

PROPOSED DEVELOPMENT: TO ERECT FIVE SQUASH COURTS, CLUBROOMS, SHOP AND FOOD BAR

LOCATION OF SITE: PINE RIDGE ROAD, COOMBABAH

ZONING: RURAL ZONE

ACTION PLAN: NON-URBAN AREA

AREA: 9.5304 HECTARES

CLASSIFICATION: INDOOR ENTERTAINMENT

ADVERTISED: GOLD COAST BULLETIN, 7TH JUNE, 1978

RECEIVED: 16TH MAY, 1978

OBJECTIONS: B. McCURDY, MR AND MRS R. & R. ALLISON, MR AND MRS J. JONES, MR AND MRS B.C. HINES, MR R. SWAN, MR T. O'CALLAGHAN, BLACKLEY FAMILY HOLDINGS PTY LTD, MR AND MRS R.N. & C.E. BLACKLEY, MRS A. JACKSON, PRESIDENT PARADISE POINT & PARADISE POINT KEYS PROGRESS ASSOCIATION, MRS E. BLACKLEY, MRS P.L. RAWARD, MR AND MRS R.E. AND L.A. PARKER, STANDARD OBJECTION - RECEIVED FROM B. WOOD AND 408 OTHER OBJECTORS.

MR B. McCURDY (FOLIO 15712 4/6/78): As residents to this area, we wish to lodge our objection. We feel there are enough squash courts under construction on the Gold Coast, and in fact, there is already one beginning at Paradise Point, on commercial land. The roads servicing the development are inadequate to cope with the present traffic flow, the courts will increase traffic on the road, without adding in anyway to the beauty of the suburb. There is ample land suitably zoned in commercial and shopping areas to accommodate squash courts without them being located in rural areas. The character of such a business is contrary to the interests of the area. MR AND MRS R. & R. ALLISON (FOLIO 15711 3/6/78): Our objection is based upon the knowledge as residents that this development will severely affect the residential nature of our neighbourhood. We feel as residents there is ample land suitably zoned in Commercial and Shopping areas to accommodate Squash Courts without them being located in Rural areas.

MR AND MRS J. JONES (FOLIO 15710 3/6/78): The character of such a building is contrary to the interests on the area. It would create increased noise at all hours of the night and increase traffic on the road, without adding anything to the beauty of the rural suburb.

MR AND MRS B.E. HINES (FOLIO 15709 3/6/78): Squash Courts will mean increased traffic and noise at night and we believe they should be located on commercial land, not on rural land where they add nothing to the beauty of the suburb.

R. SWAN (FOLIO 15708 3/6/78): We object strongly and ask that you reject this special consent application as it is not in the interests of the area.

T. O'CALLAGHAN (FOLIO 13518 14/6/78): I wish to lodge an objection to this proposal. The Paradise Point Progress Association positively encouraged a Mr N. Blackley to build Squash Courts on commercial land here at Paradise Point. This new building has commenced and is adequate for the present. The area would not financially support two squash court enterprises.

BLACKLEY FAMILY HOLDINGS PTY LTD (FOLIO 15707 17/6/78): The intended use, if granted, will unduly increase traffic in the area and will, as a result, unduly increase traffic hazards. The immediate area is adequately and sufficiently served, or will be served, by similar amenities and there exists no evidence to indicate that further amenities of this kind are required for the immediate area. It is submitted that there exists no good Town Planning reason for allowing the intrusion of what is, in effect, a commercial use into what is



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RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT FIVE SQUASH COURTS, CLUBROOMS, SHOP AND FOOD BAR SITUATED AT PINE RIDGE ROAD, COOMBABAH - FRYER & COZENS PTY LTD  
BLACKLEY FAMILY HOLDINGS PTY LTD (FOLIO 15702 17/6/78): (CONTINUED) FILE 2-5666 (Div 1)

substantially a residential area. There is ample land suitably zoned in Commercial and Shopping areas in the locality more suitable for the accommodation of such a development and that, therefore, there is no good Town Planning reason for allowing the location of such a development in the relevant area. If the proposed development is allowed, works then required to complete the development will exacerbate the already existing drainage problems. The proposed development will create a noise nuisance.

MR AND MRS R.N. & C.E. BLACKLEY (FOLIO 15706 17/6/78): Further to Blackley Family Holdings Pty Ltd objection, we would like to explain the background to our Squash Courts which are under construction in Grive Avenue, Paradise Point. In December, 1976 we applied to Gold Coast City Council for Special Consent to build Squash Courts in Cotlew Street, Ashmore Village. The local residents and Progress Association objected to our application and it was rejected by Gold Coast City Council. We believe that one aspect of a Town Plan is to encourage private enterprise to purchase Local Shopping land and create commercial centres in areas appropriately zoned.

PRESIDENT - PARADISE POINT AND PARADISE POINT KEYS PROGRESS ASSOCIATION (FOLIO 13852 17/6/78): The members of the Paradise Point and Paradise Point Keys Progress Association devoted time to a Special Meeting prior to the Annual General Meeting, Tuesday, 13th June, 1978 and at that Special Meeting it was unanimously moved that we, as an Association, object most strongly to the proposed development of five Squash Courts, etc., to be located in Pine Ridge Road, Coombabah, in an area which is to be a Caravan Park, on the following grounds. What kind of security does the Gold Coast City Council provide some service or good to the members of the community, when, after he has been granted a permit to build, a competitor has every opportunity to locate his business in such close proximity as to prevent either business from being a viable concern? The Applicant has no right to establish a commercial venture in an area zoned Rural. On completion of the Squash Courts in Paradise Point and the Sporting Complex and the Community Centre at Runaway Bay, the northern end of the Coast should have more than enough sporting and entertainment facilities without unnecessary duplication, at most, 2 miles away. We should imagine that promotion of the Runaway Bay complex would also be in the interests of the people of the Gold Coast, for even though we have few rights as citizens, we still get to pay our rates.

MRS A. JACKSON (FOLIO 15705 18/6/78): I am involved with the youth in my area and I assure you they and their parents will be more than happy to use the squash court facilities in Paradise Point and the other sporting and social amenities the Runaway Bay Community Centre and Sporting Complex will offer them especially since they will be in well-lit, populated areas.

MRS E. BLACKLEY (FOLIO 15704 17/6/78): If this application were approved, it could well mean financial disaster for my son and his family as well as myself. We are building in a Commercial centre which is where such a building should be built.

MRS P.L. RAWARD (SECRETARY COOMBABAH LAKES PINE RIDGE PROGRESS ASSOCIATION) (FOLIO 15703 18/6/78): Our main objection being that this is rural land and already we are opposed to the area being developed in this manner, on Rural land. We urge that this be given the greatest consideration.



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RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT FIVE SQUASH COURTS, CLUBROOMS, SHOP AND FOOD BAR SITUATED AT PINE RIDGE ROAD, COOMBABAH - FRYER & COZENS PTY LTD (CONTINUED) FILE 2-5666  
MR AND MRS R.E. & L.A. PARKER (FOLIO 13659 19/6/78): This end of the

Coast is adequately serviced by courts already established plus centres at Paradise Point and Musgrave Hill. Should all proposed courts proceed in this area, the number of courts will increase by 300% in under 12 months. At present, our centre still has courts available all day plus most nights at nine, so we feel that yet another centre would be most uneconomical.

STANDARD OBJECTION - B. WOOD AND 408 OTHER OBJECTORS (FOLIO 13778 5/6/78): The area cannot support two Squash Court complexes. There are sufficient Squash Courts under construction on the Gold Coast and in fact, there is already one under construction at Paradise Point in the appropriate area zoned Commercial. The road servicing the development is inadequate to cope with the present traffic flow, and traffic hazards would increase if this development went ahead. The character is contrary to the interests and future amenity of the area. The sporting/entertainment needs of this community will NOT be met by an oversupply of Squash Courts; rather the needs are for a variety of sports to cater for all sections of the community. We feel Town Planning could play a vital role in ensuring this occurs.

FRYER & COZENS PTY LTD (FOLIO 14379 26/6/78): We have made a summary of these objections followed by our comments on them in some detail. We ask that these comments be considered when the Council finally considers their answer to our application.

- |   | SUMMARY OF OBJECTIONS   |
|---|---|
| (1) R.E. & L.A. Parker, Labrador Squash Courts      | Ample squash courts available.  |
| (2) R.N. and C.E. Blackley                          | Current zoning does not permit squash courts  |
| (3) Mrs E. Blackley                                 | Ample squash courts available   |
| (4) Blackley Family Holdings P/L                    | (a) Roads inadequate;<br>(b) Ample squash courts available;<br>(c) Commercial use in an area not zoned "Commercial",<br>(d) Will increase drainage problems;<br>(e) Will make noise nuisance. |
| (5) Paradise Point Progress Assoc.                  | Existing services adequate.   |
| (6) Coombabah Lakes Pine Ridge Progress Association | Rural land being used for commercial purposes.  |
| (7) B. Wood   | (a) Adequate squash courts available;<br>(b) Roads inadequate;<br>(c) Variety of sports facilities should be available rather than more squash courts.  |
| (8) A. Jackson                                      | General gripe about Council decisions.  |



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

22  
(Div 1)

22  
(Div 1)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT FIVE SQUASH COURTS, CLUBROOMS, SHOP AND FOOD BAR SITUATED AT PINE RIDGE ROAD, COOMBABAH - FRYER & COZENS PTY LTD  
FRYER & COZENS PTY LTD (FOLIO 14379 26/6/78): FILE 2-5666

Objections Nos. (1), (3), (4)(b), (5) and (7)(a) - (CONTINUED)  
available - This is a matter for the promoters of these facilities to decide, taking into account the ancillary services to be provided with the courts themselves. It is outside the province of the Council to make a commercial decision as to whether too many or too few are being established.

Objection Nos. (2), (4)(c), and (6) - Current Zoning does not permit - The objection that Rural zoning does not permit this type of use is not valid as the Council Town Planning Scheme allows the establishment of indoor courts in an area zoned "Rural" with the consent of the Council. See summary below.

Objections Nos. (4)(a), (4)(d), (4)(e) and (7)(b) - Roads, drainage, and noise - The proposed facility will not increase the traffic volume to any significant extent. Ample parking areas will be provided within the park area for the number of persons using the courts. There will be no increased drainage problem occurring due to the construction of the building housing these courts. Such drains as are required by the Council standards will be constructed and maintained. There is no noise generated by this type of activity that would be a nuisance outside the structure.

Objection No. (7)(c) - Other sports facilities - The provision of a variety of other sports activities is outside the scope of this application and will occur naturally as the demand for such grows from time to time.

Objection (8) - General gripe - No comment required

Summary - Of the objections received, the only one, in our opinion, that requires consideration is the establishment of such a facility in a Rural zone. In this regard, we make the following remarks. In a non-farming area such as the Gold Coast City, a Rural classification in a Town Plan is so zoned because, at that time, there is no clear indication of the appropriate final activity for which it should be utilised. As demands for use of such land come to the Local Authority from time to time, the trend of demand is displayed and the Local Authority has the responsibility of deciding whether or not such uses fit in with its view of the ultimate development of that area. It cannot be imagined that any areas within the confines of the Gold Coast City Council will forever remain for purely rural use. Therefore, in our opinion, an objection that the proposed use is in a Rural zone has no real standing as an objection. From a legal point of view, however, the Council must follow certain procedures set down in its Town Plan ordinance, if they wish to allow the use set out in the application in such a zone. Therefore it is in our view no real objection just to state that the proposed use is acceptable to the Council? If not, it can be refused. If the proposed use is acceptable, in spite of objections, then the application can be granted under the existing ordinance.

Reference Water Supply and Sewerage Engineer (30/6/78): Requirements for disposal of Septic Tank and Waste Water to above property shall be by means of soakage trenches in an area filled with clean white sand within the boundaries of above property above the highest known flood level.

Reference Technical Officer/Planning (5/7/78): The proposal is to erect 5 Squash Courts, originally intended to be incorporated in a proposed caravan park on the site, but also for use by people outside the caravan park.



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

22  
(Div 1)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT FIVE SQUASH COURTS, 22  
CLUBROOMS, SHOP AND FOOD BAR SITUATED AT PINE RIDGE ROAD, (Div 1)  
COOMBABAH - FRYER & COZENS PTY LTD FILE 2-5666

Reference Technical Officer/Planning (5/7/78): (Continued)

Objections - Objections have been received and the main points being:-  
(a) The area is already adequately serviced in the provision of squash courts;

(b) The area has adequate commercial land;

(c) The commercial use will be an intrusion into a residential and rural area;

(d) Drainage problems and noise nuisances will occur;

(e) There is a general feeling in the area that additional squash courts are not needed.

Comments on Objections - Most of these points are valid, however, they are not based on Town Planning principles. The squash courts are a consentable use in this Rural zone and as such, provided that they do not in any way decrease the amenity of adjoining properties, may be permitted in this location. The site is some distance from Residential areas and it is not considered that any problem resulting from noise or traffic will arise. There is ample parking on the site. Sewerage and drainage problems will be overcome by the Applicant at time of construction. Any approval for squash courts on this location should be given on the basis that squash courts are complementary to the approved caravan park on the site. The Applicants also propose a shop and take-away food bar within the squash court complex, these may only be approved in association with the squash courts. It is recommended that as required under the provisions of "The Local Government Act 1936 to 1978", Section 33 (18)(b), Notice of Council's intention to approve the application for the five (5) squash courts, clubrooms, associated shop and food bar, subject to the following conditions, be served on the Applicant and the objectors:-

(1) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act 1975 Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme.

(2) Provision of fire services in accordance with the Fire Safety Act.

(3) Compliance with the Health Act, 1937 to 1976 and all regulations made thereunder.

(4) All noise generated is not to exceed that as prescribed in Part VII Division XI of the City of Gold Coast Town Planning Scheme.

(5) All service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Chief Inspector.

(6) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupation or passing motorist.

(7) Any advertising device is to comply with Chapter 13 of Council's By-laws.

(8) Provision of ten (10) off-street carparking spaces and access thereto to be constructed in accordance with paragraphs 40 and 42 Part VII of the Town Planning Scheme and to the reasonable satisfaction of the Chief Inspector. The carparking is to be situated adjacent to the Squash Courts and is to be provided over and above any visitor parking for the caravan park.



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Health Matters, 11th July, 1978

22  
(Div 1)

RE: TOWN PLANNING SCHEME - APPLICATION TO ERECT FIVE SQUASH COURTS, CLUBROOMS, SHOP AND FOOD BAR SITUATED AT PINE RIDGE ROAD, COOMBABAH - FRYER & COZENS PTY LTD  
Reference Technical Officer/Planning (5/7/78): FILE 2-5666 (Div 1)  
(9) Squash courts to be set back at least 20 metres from all property boundaries. (Continued)

- (10) The surrounding areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Chief Inspector prior to the issue of a building permit. Such landscaping is to be completed in accordance with the approved planting plan prior to the premises being occupied and maintained at all times thereafter to the reasonable satisfaction of the Chief Inspector.
- (11) Disposal of waste water and effluent or by-products shall be to the reasonable satisfaction of the Chief Engineer until such time as the Coombabah Treatment Plan is receiving sewage.
- (12) The shop and food bar are to be operated only in conjunction with the squash courts and is not to include take-away food selling.
- (13) This approval being given on the basis that the squash courts are complementary to the approved caravan park on the site and as such, the squash courts are not permitted to be erected otherwise than in conjunction with or after the establishment of the caravan park.
- (14) Connection to Council's sewerage system when operative at the Applicant's cost.
- Recommendation: That the recommendation of the Technical Officer/Planning be adopted.

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RE: PROVISION OF BIKEWAYS  
PETER WHITE, M.L.A. (FOLIO 14007 FILE 5822  
of installing bicycle tracks along or near roads which were not designed for that purpose. Nevertheless, I believe it would be possible to incorporate a system of bicycle tracks through parks and other land not being used for residential purposes to allow better access by cyclists to schools. I believe there is also a great need for recreational bikeways such as along beachfronts or along the Broadwater, and would hope that these would be given consideration in future town planning. I have discussed bicycle tracks with the Minister for Main Roads who agrees in principle that they are very important and has told me that he will shortly be taking a submission to Cabinet. Once the provision of bike tracks is accepted in principle as a matter of Government policy, then it will be easier to approach the Government for some funds towards the provision of bike tracks by Council.

Reference City Planner (7/7/78): Following discussions with Mr White and the Administrator, it was agreed that Council should carry out an immediate review of the possible provision of bikeways in the City with a view to making a submission to Government.

Recommendation: That the Works Department carry out design in association with other Departments as required.

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67414

GOLD COAST CITY COUNCIL

REPORT OF SUB-COMMITTEE MEETING ON WORKS MATTERS HELD ON TUESDAY, 11TH JULY, 1978  
AT 9-00 A.M.

PRESENT: Messrs. J. H. Andrews (Administrator), A. S. Muhl  
and N. Macpherson.

In Attendance: Messrs. J. D. Cronin (Executive Engineer  
Adviser), P. C. Hill (Chief Engineer), B. Ede (Acting  
Works Administrator), R. D. Starkey (Senior Engineer -  
Water Supply and Sewerage) and E. A. Dexter (Subdivision  
Engineer).

1

PREVIOUS AGENDA ITEM

RE: EXTENSION OF BEACH STABILISATION TRIAL AREAS: MAIN BEACH AND  
SURFERS PARADISE.

File 32097

THE BEACH PROTECTION AUTHORITY (FOLIO 14813 19/6/78): Your request to extend the existing Main Beach Field Trial Area and to establish a new Field Trial Area at Surfers Paradise, has been considered. The type of stabilisation proposed will be similar to that already installed at Main Beach. The only exception is that where the level of sand is well below the top of the boulder wall at Surfers Paradise, sand spinifex grass will be planted at the base of the wall, and not fenced in or mulched. The area to be so treated is located between the second set of steps north of Allawah, and the southern extent of the swimming area.

The Authority will proceed with implementation of the Trial on receipt of acceptance from Council of the following conditions:-

- 1.. Council is to carry out all earthmoving work required by the Authority for the Trial for a charge not greater than \$400.
2. Council is to provide on site at no charge to the Authority all brush matting and mulching material required for the Trial.
3. Permission is to be given to the Authority to carry out all works as required for the Trial.
4. Council is to take over responsibility for management of the Trial Area when the Authority's programme is completed.

Reference Technical Assistant to Chief Engineer (5/7/78): The above letter is in response to a request from Council, Item 1 Works of the 30th March, 1978 to the B.P.A. to extend the scope of their Field Trials at Main Beach and Surfers Paradise. The contribution required of Council is a maximum of \$400-00 for earthmoving work and above \$450-00 to buy matting and mulching if this becomes necessary, making a total of approximately \$850-00 outlay by Council. It is therefore recommended that:-

- (i) Council accept the offer by the B.P.A. to carry out the work requested as Field Trials and convey Council's appreciation for their co-operation in doing this work.
- (ii) Council also agrees to take over responsibility for management of the Trial Areas when the Authority's programme is completed.
- (iii) Council agrees to carry out all earthmoving work required by the Authority for the Trial for a charge not greater than \$400-00.
- (iv) Council agrees to provide on site at no charge to the Authority all brush matting and mulching material required for the Trial.
- (v) That Council's costs of the above items be a charge to maintenance of beaches and foreshores.

Recommendation: That the recommendation of the Technical Assistant to the Chief Engineer be adopted.



2  
(Div.6)  
C.P.

PREVIOUS AGENDA ITEM

RE: LAND ACQUISITION - CYPRESS AVENUE CAR PARK

FILE 390139 Pt.2 (Div.6)  
C.P.

Executive Committee Decision 22/6/78: That: (a) the properties listed as Nos. 8, 10, 11 and 12 be acquired either by negotiation or resumption during the 78/79 financial year subject to available funds; (b) the property listed as No. 6 be acquired after the 78/79 financial year, the timing of such acquisition depending upon funding and (c) detailed design estimates and cash flow schedule be prepared for submission to the Works Committee within two (2) weeks.

Reference Acting Works Administrator (6/7/78): In accordance with recommendation (c) above, the following design estimates and cash flow schedule is submitted, and possible stage layouts tabled for consideration.

SUMMARY				COMPLETED	CONSTRUCTION COSTS
Stage 1	Properties	2 - 5	65 cars	31/10/78	\$ 27,500
2A	"	7 & 9	36 "	31/10/78	\$ 18,500
2B	"	8	21 "	31/10/78	\$ 9,500
3	"	11 & 12	34 "	subject to acquisition (target 31/10/78)	\$ 6,500
4	"	1	23 "	"	\$ 3,500
5	"	6 & 10	59 "	31/ 3/79	\$ 20,000
				*with re-arrangement of car park.	
				subject to acquisition (target 15/ 4/79)	

238  
Total anticipated acquisition costs, from 1/7/78 including valuation, legal and demolition \$ 85,500  
\$713,300  
\$798,800

Stage 1. 65 Vehicles. Corner Ferny Avenue and Cypress Avenue. Council will obtain vacant possession of the properties 2, 3, 4 & 5 on the 14/7/78, following which tenders will be called for demolition of the houses. By the end of August the site would be cleared ready for construction. Estimated construction period 4 weeks and cost \$27,500.

Stage 2A. 36 Vehicles. Blocks 7 and 9. 2B. 21 Vehicles. Block 8. Vacant possession of the properties Blocks 7 and 9 will be obtained on 14th July, 1978 and tenders for demolition of houses called. Construction in conjunction with Stage 1 could be commenced, but due to drainage difficulties would be best developed when additional properties purchased, particularly Block 8 - additional 21 car spaces. Further extensions to this stage are solely dependant on the progress of negotiation to purchase. Estimated construction period 4 weeks - Cost (Blocks 7 & 9 only) \$18,500 (Block 8 \$9,500). It is hoped that acquisition of Block 8 completed prior November so that carpark available for Christmas Holidays.

Stage 3. 34 Vehicles. Blocks 11 and 12. Construction of this section dependant on negotiations to purchase properties. Acquisition prior to December 1978 doubtful. Estimated construction period 4 weeks, Cost \$6,500.

Stage 4. 23 Vehicles. Block 1. Vacant possession of Block 1 will be obtained on the 31st January, 1979. Demolition and construction will follow. Estimated construction period 3 weeks and Cost \$3,500.

Stages 5A & B. 59 Vehicles. Blocks 6 and 10. Purchase and possession of these properties expected by mid September, 1979, with demolition and construction following to enable completion by November, 1979. Estimated Cost \$20,000. It is considered desirable to fund the proposed construction from Loan Funds, as the requirements of the revised timetable for acquisition of properties indicates that \$335,000 will be required during 1978/79. The balance of the loan allocation sought (\$65,000) to be used for the demolition of the houses and construction of the Carpark - Total Loan

-3-

Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Works Matters, 11th July, 1978

2  
(Div.6)  
C.P.

PREVIOUS AGENDA ITEM

RE: LAND ACQUISITION - CYPRESS AVENUE CAR PARK,

Reference Acting Works Administrator (3/7/78)(Con't): File 390139 Pt.2 (Div.6)  
sought \$400,000. The acquisition and construction timetable is solely C.P.  
dependant on the anticipated acquisition of the properties. It is  
recommended that the programme detailed in the report be adopted,  
subject to property acquisition and that application be made to the  
relevant authorities to vary the proposed use of Loan Funds \$65,000,  
to include the demolition of houses and construction of the Car Park.  
Recommendation: (a) That the programme detailed in the report be  
adopted, subject to property acquisition. (b) That financial provision  
for landscaping of the carpark be made. (c) That the matter of funding  
be referred to the Sub-Committee on Administration and Finance Matters.

3

PREVIOUS AGENDA ITEM

RE: AVAILABILITY OF D4 DOZER FROM COMMONWEALTH DEPARTMENT OF  
ADMINISTRATIVE SERVICES

DEPARTMENT OF ADMINISTRATIVE SERVICES (FOLIO 6750 21/3/78): FILES 2427 Pt.4 & 201816 Pt.3

receipt of your letter dated 27th February, 1978, in which you have  
submitted an offer of \$6,000-00 for a "Caterpillar" D4 Tractor. The  
price offered is considered to be below this Department's anticipated  
realisation for this item of plant and consequently your offer in that  
form is unacceptable. However, it is known that a further D4 with a  
Ripper and Angle Tilt Blade, in which you may be interested, will  
shortly become available and it is submitted that a price encompassing  
both items on a "lot basis" could be forwarded. Based on current  
market value it is advised that an offer for both items approximating  
\$16,000-00 would be sufficient to be submitted for approval. This  
Office is prepared to contract the D4 now available to your Council  
at a price of \$6,000-00 with the proviso that upon the second D4  
becoming available an offer to purchase in an amount of \$10,000-00 will  
be made by Council. Please advise as soon as possible your concurrence  
with this proposal.

Reference Plant Superintendent (29/3/78)(Part): It is therefore  
recommended that \$16,000 be offered for the two (2) D4 dozers (\$6,000  
already approved, balance \$10,000 on or before 14th July, 1978) and  
that Council's Case 850 dozer be offered for sale forthwith and the  
D4 offered for sale upon delivery of the second D4 from the Department  
of Administrative Services. Funding arrangements for this purchase are  
recommended in Agenda item 16 (File 201816), before Sub-Committee  
Meeting on Administration & Finance Matters, 24th April, 1978.  
Executive Committee Decision 27/4/78: Subject to satisfactory  
financial and administrative arrangements, an offer of \$16,000 be made.  
Reference Plant Superintendent (3/7/78): The Department of Administrative  
Services has advised that the second D4 Dozer is now not available for  
sale. An alternate machine also a D4 Dozer with an angle tilt blade  
and ripper mounting and controls (less ripper) is available in lieu of  
the original offer. This machine is in similar condition with some  
3700 hours worked. The machine has been inspected and is considered to  
be in good working order and ready to be put to work. Discussions have  
taken place with Mr. Richard Smith of the Department of Administrative  
Services regarding the ripper for this machine and he has advised that  
none is available. In consideration of this he has indicated that the  
Department would accept \$9,000 for the machine as is. It is therefore  
recommended that \$9,000 be offered for the purchase of this machine  
instead of \$10,000 previously offered. Funding arrangements for this  
purchase are recommended in Agenda Item (File 201816) before Sub-Committee  
Meeting on Works Matters 27/4/78.  
Recommendation: That the recommendation of the Plant Superintendent be  
adopted.

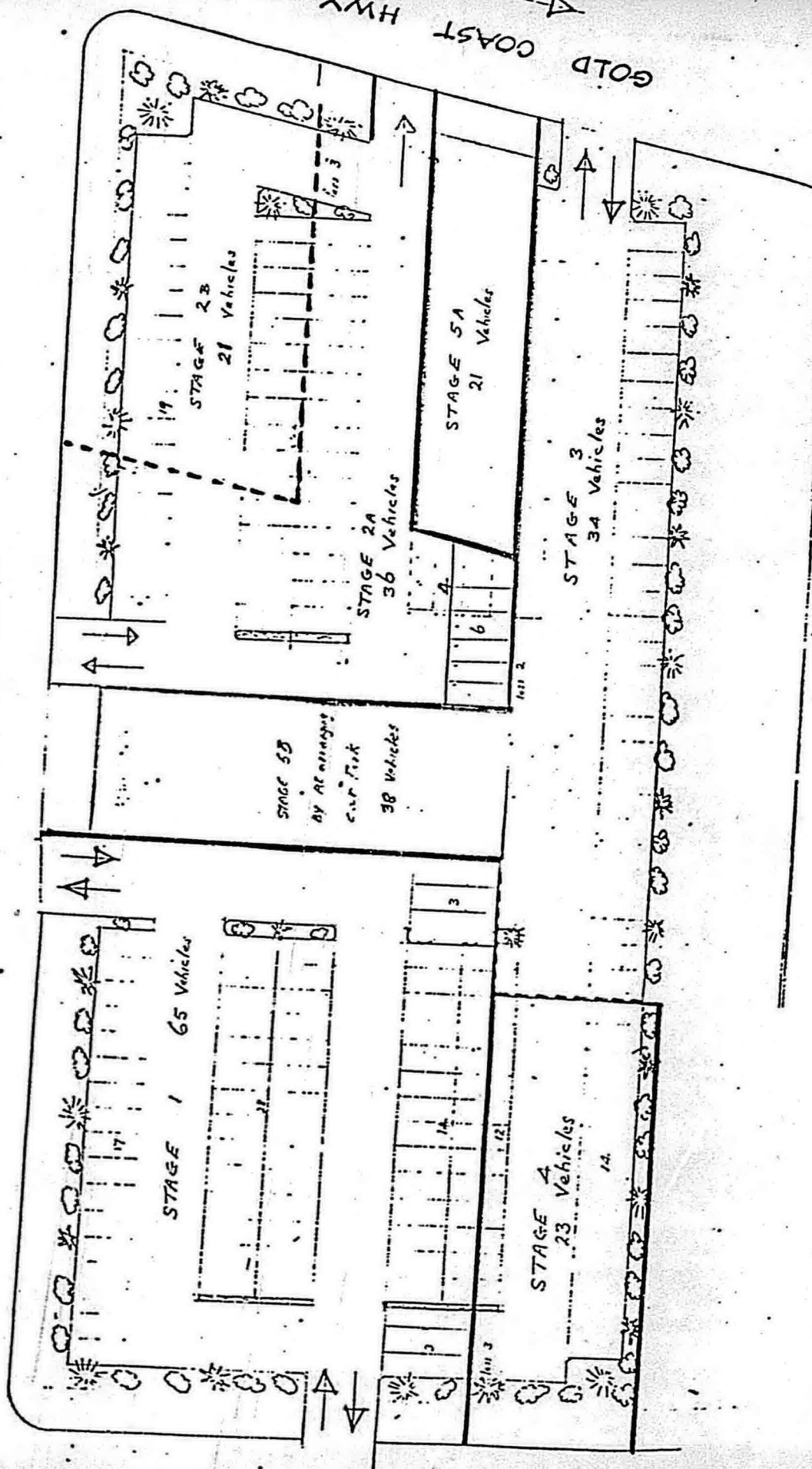


VIDE ITEM 2

A hand-drawn map on a grid background. It shows a coastline with a dashed line and an arrow pointing right, labeled 'Hwy.'. The text 'GOLD COAST' is written vertically along the coastline.

CYPRESS AVE.

FERNY AVE.



4

PREVIOUS AGENDA ITEM

RE: TRANSFER OF EASEMENTS FROM BODY CORPORATE - PARADISE SANDS UNITS

FILE 6-3287

THE PROPRIETORS PARADISE SANDS BUILDING UNITS PLAN NO. 60 (Folio 10114, 3/5/78): Stating they are registered owners of the easement leading up from Old Burleigh Road and the pedestrian easement continuing to the beach on northern boundary. Easement from Old Burleigh Road used by general public plus residents, pedestrian easement used by general public only. Asking Council to accept the transfer of these two easements for a nominal consideration to be agreed.

Reference Executive Engineer Adviser (1/6/78): The engineer who inspected this request believes that the approach was prompted by possible repair work required to the fencing of the easement leading to the beach. He advised that the vehicular access is constructed in bitumen which is in fair condition, but that the pedestrian access leading to the beach is loose sand.

I do not favour taking over the easement from private ownership, but would have no objection if the two easements were set in such order that they were unlikely to cost the Council a great deal of money in the future. If the Executive Committee agrees with these views, I would recommend that discussions be instituted with the Body Corporate to ascertain if they are prepared to meet the costs involved.

Executive Committee Decision 15/6/78 (W): That the recommendation of the Executive Engineer Adviser be adopted.

Reference Executive Engineer Adviser 4/7/78: I have held discussions with the Secretary of the Body Corporate and personally inspected the site.

I do not consider that the Council should take over the easement and pathway. Because of the close proximity of Wharf Road, there is limited value to the public in having this a public laneway and pathway. There are three allotments on the northern side of the easement cum pathway, four on the southern side, and one major block on the eastern side, all having rights to this easement. These are substantially the main properties benefiting from the easement and pathway. It is recommended that Council decline to accept the dedication of the easement and pathway.

Recommendation: That the recommendation of the Executive Engineer Adviser be adopted.

5

RE: WORKS PROGRAMME -SUBMISSION FOR APPROVAL:

File 202635

Reference Chief Draftsman (30/6/78): The following list details documents which have been forwarded to the relevant State Government Departments for approval for works contained in various Council Programmes for 1978/79, and presented herewith for Council approval:-

Job No.	Div.	Description	Estimate \$
<u>1978/79 WORKS PROGRAMME</u>			
3390	4	Brighton Parade, Southport.	20,100
3458	9	8th Avenue, Palm Beach.	11,000
4538	9	9th Avenue, Palm Beach.	14,900
4539	9	10th Avenue, Palm Beach.	15,000
4551	9	Alkira Avenue, Palm Beach.	8,600

It is recommended that the above works be approved.  
Recommendation: That the recommendation of the Chief Draftsman be adopted.



PREVIOUS AGENDA ITEM

RE: (A) MAIN BEACH SEWERAGE DESIGN FEE PAYMENTS FILES 5428 Pts.1 & 2  
(B) BENOWA PACKAGE PLANT SUPERVISION FILES 54001 Pt.5 & 5404\$91 Misc.

(A) Main Beach Pumping Station

Reference Senior Engineer - Water Supply & Sewerage (17/10/77):  
A dispute currently exists between Council's Consulting Engineers, Messrs. Gutteridge, Haskins & Davey and Council on the payment of an outstanding amount of \$1,437-69 invoiced in December, 1974. Gutteridge, Haskins & Davey's claim is the additional cost of extra services provided over and above the fee calculated on a percentage fee basis which has already been paid. A resume of the circumstances are as follows:-

25th February, 1974, File 5428 (43) Council commissioned Gutteridge, Haskins & Davey to complete design (on a percentage fee basis).  
4th March, 1974, Messrs. Marks, Perry & Starkey located the now existing site.

19th March, 1974, File 5428 (45) Main Beach Progress Association protested on location.

21st March, 1974, Works Committee inspected alternative sites and requested Gutteridge, Haskins & Davey to investigate as an alternative.

27th March, 1974, 5428 (46) Investigation for alternative site consisting of determination of ownership and indication that extra costs of \$9,510 would be involved.

10th April, 1974, Instructions to proceed with underground design were given.

December - January, 1975, 5428 (57) Gutteridge, Haskins & Davey to Council requesting payment of Invoice B3311 for fees including extra work carried out for redesign and proposed location of pump station at 37 Rankin Parade. The reasons for withholding this payment arise from the fact that at the meeting on the 4th March, 1974, the consultants were advised that an underground installation would be more economical and would be preferred as it would not create an aesthetic disruption to the parklands. It is believed that investigations carried out for the alternative location of pump station merely involved land ownership and a very preliminary type of estimate for the extra cost of sewers etc., thus it is considered that the consultants proceeded with the design of an above ground station before all the problems associated with the scheme had been fully investigated. As such it is not considered that the Council should be involved in the extra cost involved in the aborted design for an above ground pump station. Architects were engaged to prepare sketches of the above ground station which were viewed by the committee on the 21st March, 1974 and secondary consultant fees for these have been paid.

However, in my opinion, the design should not have proceeded beyond this point until this matter had been resolved, and investigational work necessary to select a site should be included in the standard design fees which were paid for this work. Unless the matter was raised at the time, there is no way of determining what indebtedness Council is being committed for. Two other most unfavourable aspects about this scheme arose, one being included in Council's letter (file 5428, 18th November, 1974) where ten (10) design defects were encountered during the construction of the 150mm collection pressure main involving Council in considerable additional expense due to the absence of adequate "on site" information. Secondly, the preliminary estimate for this work prepared by the consultants which totalled \$95,000 was utilised as a basis for determining the cost for contributing unit owners. The final design estimate was \$180,558, thus Council had to provide the additional finance from its

6

PREVIOUS AGENDA ITEM

RE: (A) MAIN BEACH SEWERAGE DESIGN FEE PAYMENTS FILES 5428 Pts.1 & 2  
(B) BENOWA PACKAGE PLANT SUPERVISION FILES 54001 Pt.5 & 5404S91 Misc.

(A) Main Beach Pumping Station

Reference Senior Engineer - Water Supply & Sewerage (17/10/77): (Continued)

backlog sewerage funds etc., for the cost of the work.  
I consider the time lapse between commissioning until the final concept was developed was not particularly long, in fact, bore hole information required for design purposes was not sought or obtained until May, 1974, which was some four weeks after the final decision on the site was given.

I recommend that the claim for additional design fees be rejected.  
Council Decision 11/11/77 (W): That the recommendation of the Senior Engineer - Water Supply and Sewerage be approved and the consultants requested to discuss the subject with the Works Committee.

(B) Benowa Package Plant

Reference Senior Engineer - Water Supply & Sewerage (12/1/78):

Since November, 1977, of eight samples taken, six samples passed the required performance tests. At the time the other two tests were taken the raw sewage strengths were higher than those originally specified. The non-compliance of standards in this instance does not constitute serious problems since chlorination and further lagoon treatment is received.

It is now proposed to reconduct contractual performance tests starting the second week in January, 1978. In view of the generally good performance of the plant since the modifications were finalised, it is recommended that half the Consulting Engineers' account for \$5,900-87 be now paid, and the balance when the plant passes the performance testing referred to.

Council Decision 27/1/78 (W): That the recommendations of the Senior Engineer - Water Supply and Sewerage in relation to both matters be approved. Vide Item 20.

Reference Senior Engineer, Water Supply & Sewerage (30/6/78):

A meeting was held with the Administrator, Mr. J. Andrews, Executive Member, Mr. A. Muhl and Gutteridge, Haskins and Davey representatives, Messrs. R. Rivett and R. Goakes, on the 29th June, 1978, to consider Gutteridge, Haskins and Davey's submission of the 24th May, 1978, which requests consideration of additional fees on a time basis, for Benowa Package Plant supervision and for Benowa "Augmentation" sludge treatment.

Their letter further stated "without prejudice" and, in order to reach a speedy resolution, they were prepared to settle the entire matter on the basis that Council pays outstanding accounts, \$8,000 for Package Plant supervision and \$6,380 for sludge treatment supervision fees incurred up to 5th May, 1978.

After hearing the Consultant's submission, Mr. Muhl considered:-

(a) The Main Beach Pumping Station fees of \$1,437 should be paid.  
(b) Benowa Package Plant fees performance tests should be finalized and on receipt of satisfactory performance testing the remaining design fees, on a percentage basis, should be paid (further modified operating instructions now being received from Degremont).

(c) Mr. Muhl felt that legal advice should be obtained regarding the matter of Council's responsibility for fees on a time basis claimed by the Consultants for investigations done to obtain satisfactory operation of the sludge heating equipment.

(d) That legal advice should be sought with a view to determining whether the additional fees for investigations into the Package Sewerage Treatment Plant operations could be regarded as liquidated damages against Degremont.

It is recommended that action be taken in accordance with (a), (b), (c) and (d) above.

Recommendation: That the recommendation of the Senior Engineer, Water



PREVIOUS AGENDA ITEM

RE: GOLD COAST SEWERAGE - UPGRADING OF PUMPING STATIONS A1 AND A2  
SOUTHPORT

File: 5449

GUTTERIDGE, HASKINS & DAVEY PTY. LTD. (folio 12518 26/5/78): (PRECIS)  
Two copies of report on 'Upgrading Pumping Stations A1 and A2 Southport Area' enclosed.

Regarding Council's letter of 18/4/78 requiring new or modified equipment to be installed by December, 1978, the deadline will be difficult to meet as contracts of this type usually take about 20 weeks after order has been placed. Unlikely that equipment will be installed prior to December, 1978.

After investigations of pumping requirements we recommend duplication of rising mains from pumping station A1 to Chevron Bridge and from pumping station A2 to discharge manhole near intersection of Nerang Street and Marine Parade commence immediately. Without duplication it would be impossible to select a suitable pump to meet head conditions with increased flows that would prevail in existing system. Recommending 10-year programme under item 10.0 of Coombabah Plant Raw Sewerage Collection Report be amended so that duplication of rising mains from pumping stations A1 and A2 may be commenced in 1978.

Preliminary estimate for upgrading pumps capacity at A1 & A2 is \$80,000-00  
Reference Senior Engineer - Water Supply and Sewerage (7/6/78):

While the basic recommendations in respect of A1 and A2 pumping stations are agreed with, i.e. -

1. Construct duplication of pumping station A1 rising main between pumping station A1 and Chevron Bridge as a matter of urgency.
2. Install a new larger sized impeller in the existing 75 hp (56 kw) pumping unit.
3. Install one new pump to cater for the peak wet weather flows that are predicted for the period 1986 to 2001.
4. Upgrade switchboard equipment, flow meter, recorder and modify station pipework.
5. Upgrade chlorination system or provide alternative type of system for odour control.
6. Upgrade access to wet well and dry well areas.
7. Construct duplication of pumping station A2 rising main between pumping station A2 and the discharge manhole near the intersection of Nerang Street and Marine Parade.
8. Install one new pump initially to cater for peak wet weather flow predicted for year 1986.
9. Upgrade switchboard equipment, flow meter, recorder and modify station pipework.
10. Upgrade chlorination system or provide an alternative type of system for odour control.
11. Upgrade access to wet well and dry well areas.

There are several suggested amendments required to this report, which have been discussed and agreed to by the Consulting Engineers, and are set out below:

- (i) Contributing population shown in appendix 2 for Benowa appear to be some 20,000 persons in excess of actual connections for the 1977 to 1980 years and this should be amended on the basis of actual connected population.  
This aspect should be corrected before forwarding to the Department of Local Government.
- (ii) Some minor typographical errors exist in appendix 1.
- (iii) Duplication of A1 Rising Main (between A1 and A14 pumping stations) for ultimate conditions requires an 800mm dia. rising main in Council's report dated 1/3/78. This is regarded to be a more satisfactory proposal than to install two (2) further additional rising mains as proposed.
- (iv) Clause 7.01 should be reworded to indicate that pumps are being regraded as a continued stage construction of the sewerage scheme rather than the fact that uneconomical operation would occur in 1986.

PREVIOUS AGENDA ITEM

RE: GOLD COAST SEWERAGE - UPGRADING OF PUMPING STATIONS A1 AND A2  
SOUTHPORT

FILE 5449

Reference Senior Engineer - Water Supply and Sewerage (7/6/78): (Continued)  
It is therefore recommended that (a) subject to the amendments above, the report be adopted and be forwarded to the Department of Local Government for approval and that application be made for an increased 1978/79 Sewerage programme so that these unforeseen requirements can be provided for (Preliminary Estimate \$380,000-00);  
(b) that the Department of Local Government be requested to give urgent approval to the report so that the detailed design of A1 pumping station upgrading and the A1 rising main duplication can proceed.

Reference Financial and Administrative Supervisor. (8/6/78): The funding for this project has been included with the revised allocation of 1978/79 funds presented to this Meeting. (Refer Item 15)  
Executive Committee Decision 15/6/78 (W): (1) That the recommendation of the Senior Engineer - Water Supply and Sewerage be adopted.  
(2) That the matter be further considered following discussions regarding Item 15.

Reference Engineer, Water Supply and Sewerage (28/6/78): Amendments (i), (ii) and (iv) were made by Gutteridge, Haskins and Davey to their report before forwarding to the Department of Local Government.

At the request of the Chief Engineer, several other possible alternative solutions have been investigated by Gutteridge, Haskins and Davey and Council officers, including booster pumps, high speed motors for A1 pumps and combinations of various rising mains. None of these alternatives were considered to be the best solution. Sewage from Southport and Labrador is currently pumped south from Pump Station A1, past Pump Station A14 to Benowa and the existing 300mm rising main between A1 and A14 requires augmentation to handle the flows due to the late completion of the Coombabah Plant. An 800mm diameter steel main is required between A1 and A14 to transport sewage north to Coombabah after 1986 when Benowa is programmed to be phased out. There is little chance that an 800mm steel main can be installed before this year's high flow Christmas period. Two 600mm diameter Class C asbestos cement mains have an equivalent diameter to one 800mm diameter steel main and one 600mm diameter rising main will be adequate for all requirements pumping north or south until such time as Benowa is phased out. A 600mm asbestos cement main can be installed before Christmas 1978, provided that a decision to do so is made immediately.

The Department of Local Government has not yet completed its review of Gutteridge, Haskins and Davey's report. However, to avoid delays, surveys and planning have commenced on the route for the rising main between A14 and A1.  
It is recommended

1. That this action be ratified and negotiations for easements commenced.
  2. That the rising main be installed in 600mm diameter asbestos cement pipe with provision for later duplication.
  3. That all efforts be made to have the rising main installed before Christmas.
  4. That as soon as the types and sizes of all cast iron fittings are known, these be ordered into store.
  5. That A2 rising main also be upgraded early in 1979 in accordance with the Gutteridge, Haskins and Davey's report.
  6. That Gutteridge, Haskins and Davey be instructed to prepare documentation for the upgrading of A1 and A2 pumping stations in accordance with their report as soon as it is reviewed by Department of Local Government.
  7. That the Design Report on Coombabah Plant Raw Sewage Collection be amended in accordance with the above recommendations.
- Recommendation: That the recommendation of the Engineer - Water



PREVIOUS AGENDA ITEM

RE: GOLD COAST SEWERAGE - REVISED FIVE YEAR FUNDING PROGRAMME.  
Reference Senior Engineer - Water Supply and Sewerage (19/4/78)(Part):

It is therefore recommended that (a) The revised financial programmes for 1978/79 and 1979/80 be adopted.

(b) Council's Design Office expedite completion of documents for construction of the following:

(i) Sewers and Housedrains Stage I of D12 areas (Drainage Problem Areas) Contract.

(ii) Sewers and Housedrains Stage I of D16 areas (Drainage Problem Areas) Contract.

(iii) Pump Station D16 (Day Labour).

(iv) 300mm Paradise Point Sewerage Rising Main extension (Day Labour).

(v) 600mm R.S.F.M. D12 to D14 (Day Labour).

(c) Consultant Engineers be engaged to complete design and documentation of Pump Station D12 and equipment (Contract).

(d) The attached works schedule be adopted for timing of planning and construction.

Executive Committee Decision 27/4/78: That action be taken in accordance with the recommendation of the Senior Engineer - Water Supply and Sewerage, and a further report be brought forward on the effect of this decision on plant utilisation.

Reference Senior Engineer - Water Supply and Sewerage (2/6/78)(Part): It is therefore recommended that a committee be appointed to approach the Department of Local Government with a view to pursuing the arguments outlined above and to obtain a revised funding programme as attached with this agenda item.

Executive Committee Decision 8/6/78: (1) That the recommendation of the Senior Engineer - Water Supply and Sewerage be adopted. (2) That the Committee comprise of the Acting Chief Engineer, Senior Engineer - Water Supply and Sewerage, Engineer - Water Supply and Sewerage, Acting Works Administrator and the Senior Clerk Finance.

Reference Senior Engineer - Water Supply and Sewerage (5/7/78): A meeting of the Executive Committee and Chief Engineer with the Department of Local Government was undertaken on Friday the 30th June, 1978, wherein it was agreed that a revised Five Year Programme was needed to meet escalated costs and to make funds available to resolve drainage problems in the Biggera Creek area at an earlier date. A figure of \$8,150,000 for the 1978/79 Financial Year was agreed to and for the remaining period it was agreed that the previous cabinet figures should be increased by 10% to allow for inflation plus \$1,300,000 for disposal works associated with the Nerang River Training Wall Effluent Disposal Scheme. In preparing the revised programme, on the basis of these new financial allocations, consideration has also been given to the request of the Administrator on the 16th May, 1978, for a review of the Sewerage Priorities having regard to the health protection point of view and economy of logical extensions of existing areas. Suggested priority revisions have been received from Mr. R. Chesters (Chief Health Inspector) and from Mr. K. Hill (Senior Water Supply & Sewerage Inspector) and from these submissions the following amendments in the previous priorities are proposed and have been included in the revised Five Year Programme.

CURRENT PRIORITY

Labrador  
Biggera Waters  
Tugun/Currumbin  
Broadbeach  
Broadbeach North  
Main Beach

PROPOSED PRIORITY

Labrador  
Biggera Waters  
Tugun/Currumbin  
South Southport  
Palm Beach  
Capri, Sorrento, Benowa

The amendments to the last three areas should provide sewerage to areas of higher needs than that previously proposed.

## PREVIOUS AGENDA ITEM

## RE: GOLD COAST SEWERAGE - REVISED FIVE YEAR FUNDING PROGRAMME

Reference Senior Engineer - Water Supply and Sewerage (5/7/78): (Continued)

Southport South consists of two clay areas, one in the vicinity of Heeb Street and the other being the old Giftland Park Estate. Both have a long history of drainage problems. Palm Beach, west of the highway and Capri, Sorrento, Benowa are areas of high water table and subsequent poor drainage. Broadbeach and Main Beach on the other hand are dry sandy areas and with the exception of high rise development, the ground can cope with the effluent. At Main Beach a pressurised sewerage system has been installed to accommodate the high rise units and a similar scheme could be built at Broadbeach at minimal cost. The Five Year Programme has been revised on the basis of the above proposed priorities. It should be noted that the proposals for Sewage and Effluent Force Mains are contained in the revised Five Year Programme. Basically the same plant requirements exist, however with the revised programme some of the major pipeline constructions have been deferred to favour the connection of revenue producing sewerage connection works and to avoid expenditure on high capital works which would not be immediately commissioned. Further work on a programme for plant utilisation will be required after this programme is adopted. The revised programme was also discussed with the Chief Sewerage Engineer of Local Government, Mr. J. O'Connor and the Director of Water Quality Council, Mr. L. Henry; the Chief Engineer, Mr. P. Hill; Acting Works Administrator, Mr. B. Ede; Water & Sewerage Engineer, Mr. J. King and myself on the 5th July, 1978, wherein the Governmental Officers could see no objection forthcoming to the proposed fund allocation, the Order of Construction of Sewage and Effluent Force Mains and the augmentation of the Pine Ridge Lagoon system to cater for Biggera Waters area until the new Coombabah Water Quality Control Plant was commissioned in December 1980. These Officers stressed the need to have the Nerang River entrance training walls finalised as a matter of urgency, preferably by December 1980, as treatment and disposal proposals hinged on the availability of the training walls. It is therefore recommended (1) That the revised Five Year Programme (attached) be adopted and forwarded to the Department of Local Government, Treasury and C.O.G. Department for approval. (2) That a detailed design for augmentations of the Pine Ridge Lagoon and effluent disposal system be undertaken to cater for requirements until Coombabah Water Quality Control Centre is commissioned. (3) That detailed design of the next two priority areas be commenced in the 1978/79 financial year. (4) That Sewerage Planning Charges be levied on the South Southport and Palm Beach Areas in the 1978/79 Budget.

**Recommendation:** That the recommendation of the Senior Engineer - Water Supply and Sewerage be adopted and the Council Officers be thanked for their diligence and application in producing this report so efficiently and speedily.

## PREVIOUS AGENDA ITEM:

## RE: SECURITY ASSESSMENT - BURLEIGH GOLF CLUB ESTATE, STAGE 2: FILE 56917

Reference Engineering Assistant - Subdivision Section (9/1/78):  
 The Consulting Engineers, on behalf of the developers, have requested Council to assess the amount of security required prior to sealing the survey plans, after all construction work has been completed and accepted "on maintenance". It is to be noted that this stage of the estate consists of 53 allotments. Construction work is all but complete and security required is calculated at \$23,800, to cover sewerage reticulation, roadworks and drainage, while "on maintenance". Council Decision 27/1/78: That the recommendation of the Engineering Assistant - Subdivision Section be approved, that the applicant be advised (in reply to folio 930) that security of \$23,800 would be acceptable to Council to allow the survey plans for the above estate to be sealed when all construction work is accepted "on maintenance".



GOLD COAST SEWERAGE - PREFERRED 5 YEAR PROGRAMME, JULY, 1978.

PAGE 1

STAGE	DESCRIPTION	ESTIMATE TO COMPLETE @ 30/6/78 X \$1,000	YEARLY EXPENDITURE X \$1,000				
			78/79	79/80	80/81	81/82	82/83
8	<u>PLANNING</u>						
	<u>LABRADOR</u>						
	Reticulation		395	395	395	395	395
	Pump Stations & Rising Mains	2,262	1,600	662			
9	SFM A42 to G.C. Highway	218	218				
	Administration & Miscellaneous	67	67				
		321	190	131			
		2,868	2,075	793			
9A	<u>BIGGERA WATERS</u>						
	Reticulation						
	Pump Stations & Rising Mains	2,677	500	988	1,189		
	Administration & Miscellaneous	797	415	300	82		
9B		350	99	132	119		
		3,824	1,014	1,420	1,390		
	<u>COOMBABAH COLLECTION &amp; DISPOSAL</u>						
	SFM G.C. Highway to D14	230					
13	SFM D14 to Coombabah	638	230				
	SFM A2 to Stevens St.	95		400	238		
	SFM Nerang St. to A2	71			95		
	SFM Bridge to Nerang St.	149	71				
9B	SFM A1 to Bridge	106					
	SFM A14 to A1	304			149		
	Upgrade P.S. A1, A2	80	304		106		
	Boosters	355	80				
9B	EFM Coombabah to Lands End	1,022					
	EFM Lands End to Training Wall	1,013		200	155		
	Diffuser at Training Walls	100		700	322		
	Irrigation Runaway Bay	35			1,013		
9B	EFM Ocean Pde. to Runaway Bay	26	35		100		
	Odour Control in Line	100	26				
	Irrigation Coombabah	Not Req'd			100		
	Administration & Miscellaneous	440	38		292		
9B	Molendinar Industrial Estate	80	80	110			
		4,844	864	1,410	2,570		
9B	<u>COOMBABAH PLANT</u>						
	Land Acquisition incl. legals	Completed					
	Access Road	67	67				
	Clearing & Services	165	165				
9B	Treatment Plant	6,567	1,472	2,000	3,095		
	Miscellaneous	54	54				
	Outfall Pumping Station	200			200		
	Effluent Storage Pond	100			100		
13		7,153	1,758	2,000	3,395		
	<u>TUGUN/CURRUMBIN</u>						
	Reticulation						
	Pump Stations & Rising Mains	3,024	1,000	1,100	924		
13	Miscellaneous & Administration	380	240	140	106		
	Tugun WQCC Augmentation	350	124	120			
		54	54				
		3,808	1,418	1,360	1,030		

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GOLD COAST SEWERAGE - PREFERRED 5 YEAR PROGRAMME, JULY 1978.

PAGE 2

STAGE	DESCRIPTION	ESTIMATE TO COMPLETE @ 30/6/78 X \$1,000	YEARLY EXPENDITURE X \$1,000				
			78/79	79/80	80/81	81/82	82/83
13A	TUGUN/ELANORA COLLECTION DISPOSAL	Completed					
	DFM-Currumbin Ck. to Elanora	351					
	DFM-Tugun to Currumbin Ck.	100	351				
	EFM-19th Ave. to Elanora	123	100				
	Irrigation-Tugun to Elanora	1,001	123	1,001			
	EFM-Elanora to Pizzezy Park	188					
	Irrigation-Elanora to Pizzezy Park	41		188			
	Alpha Ave. Reservoir & Main	30	41				
	Skyline Tce. Reservoir & Main	194		30			
	Miscellaneous & Administration	100	11	183			
	Elanora Effluent Pump			100			
		2,128	626	1,502			
17	PALM BEACH						
	Reticulation	6,866					
	Pump Stations & Rising Mains	1,193			176	1,100	2,500 *
	Miscellaneous & Administration 10%	806				500	693
		8,865			24	160	317 *
					200	1,760	3,510 *
17A	ELANORA/HERRIMAC DISPOSAL						
	EFM Pizzezy Pk to Benowa	1,558					
	Irrigation Pizzezy Pk to Benowa	221				1,558	
	EFM Benowa to Spit	2,322				221	
	Irrigation Benowa to Spit	209					1,650 *
	Effluent Pump Benowa	100					
	Effluent Pump Elanora	100					
	Miscellaneous & Administration 10%	450				100	100 *
		4,960				170	172 *
						2,049	1,922 *
17B	ELANORA AUGMENTATION						
	Increase from 25,000 to 50,000	3,621					
	Miscellaneous & Administration 10%	360				2,860	761
		3,981				288	72
						3,148	833
18	SOUTH SOUTHPORT						
	Reticulation	1,246					
	Pump Stations & Rising Mains	213			461	785	
	Miscellaneous & Administration	149			213		
		1,608			66	83	
					740	868	
22	CAPRI SORRENTO BENOWA						
	Reticulation	4,988					
	Pump Stations & Rising Mains	213				865	2,500 *
	Miscellaneous & Administration	520				213	
		5,721				112	250 *
						1,190	2,750
	TOTAL RETICULATION		3,100	2,750	2,750	2,750	5,000
	TOTAL MAJOR SPECIAL WORKS		5,050	6,130	6,970	6,660	4,410
	TOTAL LOAN/SUBSIDY		8,150	8,880	9,720	9,410	9,410
	MINISTER'S TARGET LEVELS		7,410	7,530	8,200	8,550	
	ADD 10% INFLATION		8,150	8,280	9,020	9,410	
	ADD \$1.34 FOR DISPOSAL			600	700		
			8,150	8,880	9,720	9,410	

\* Incomplete Schemes at 1982/83



EVEN

VIDE ITEM 8

STAGE	DESCRIPTION	1978/79 PROGRAMME		COMMENTS
		C.O.G. SUB.	PROPOSED.	
-	Planning	395,000	395,000	No change
8	Labrador	812,000	2,075,000	Incl. \$663,000 extra + \$600,000 from Stage 9
9	Biggera Waters	2,478,000	1,014,000	Split & Transfer \$600,000 to Stage 8
9A	Coomabah Collection & Disposal		864,000	
9B	Coomabah Treatment Plant	1,758,000	1,758,000	No change
13	Tugun/Currumbin	1,206,000	1,418,000	Incl. \$212,000 from Stage 19
13A	Tugun/Elanora Collection & Disposal	594,000	626,000	Incl. \$32,000 from Joint Sew. Dis.
19	Mermaid Beach	212,000	-	Transfer to Stage 13
-	Joint Sewerage Disposal	32,000	-	Transfer to Stage 13A
/	TOTAL	7,487,000	8,150,000	

	DAY LABOUR COMPARISON X \$1,000					
	77/78	78/79	79/80	80/81	81/82	82/83
Northern Reticulation	2,600	2,100	1,650	1,650	1,650	2,500
Southern Reticulation	1,400	1,000	1,100	1,100	1,100	2,500
Major Special works	716	1,123	1,631	1,923 *	1,558	1,650
TOTAL	4,716	4,223	4,381	4,673	4,308	6,650

\* Includes \$1,013,000 for Lands End to trained entrance

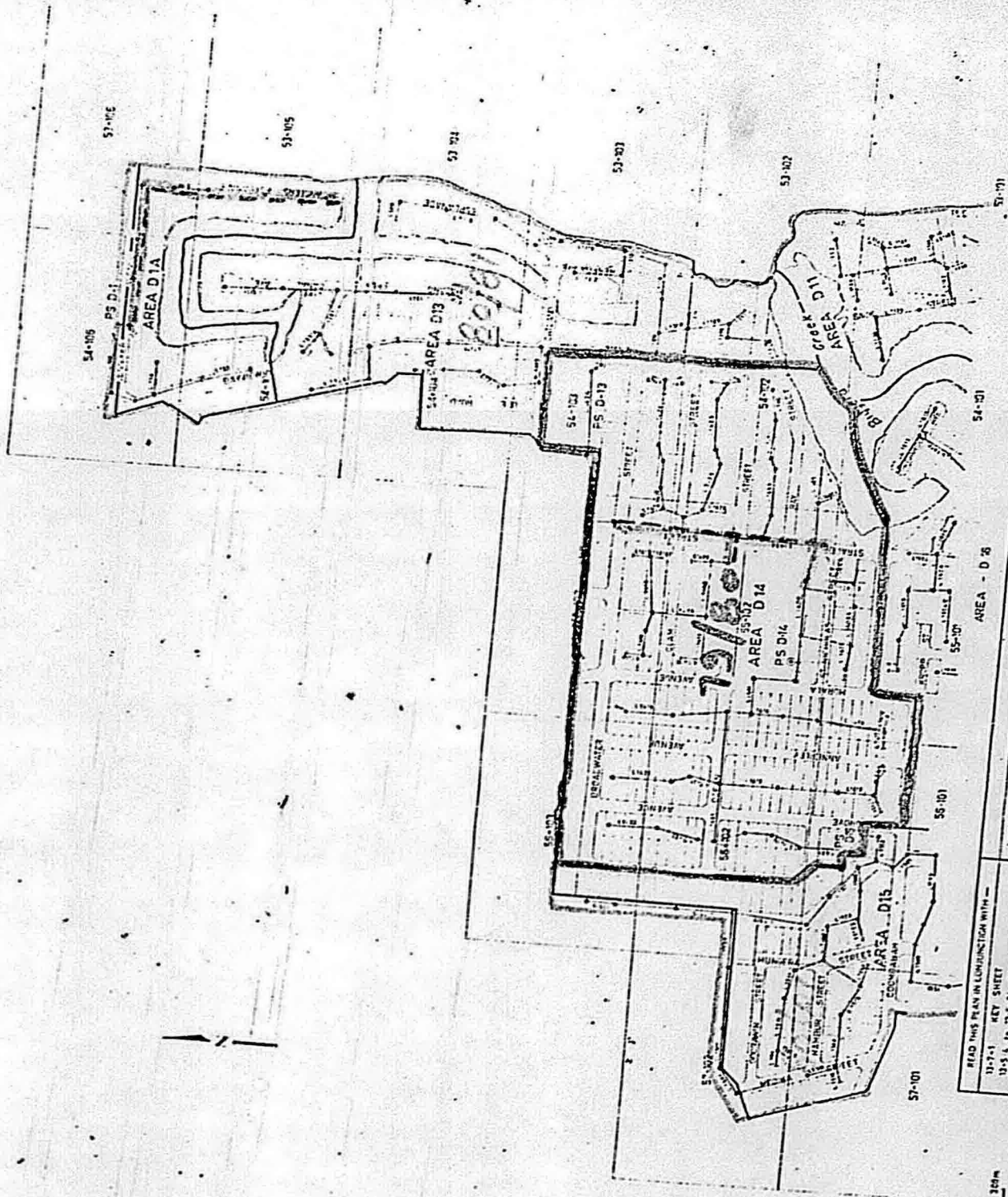




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-16-

VIDE ITEM 8



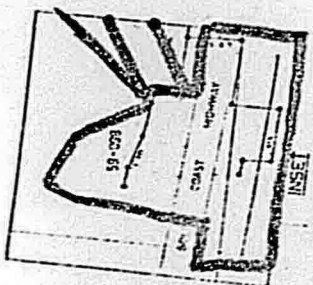
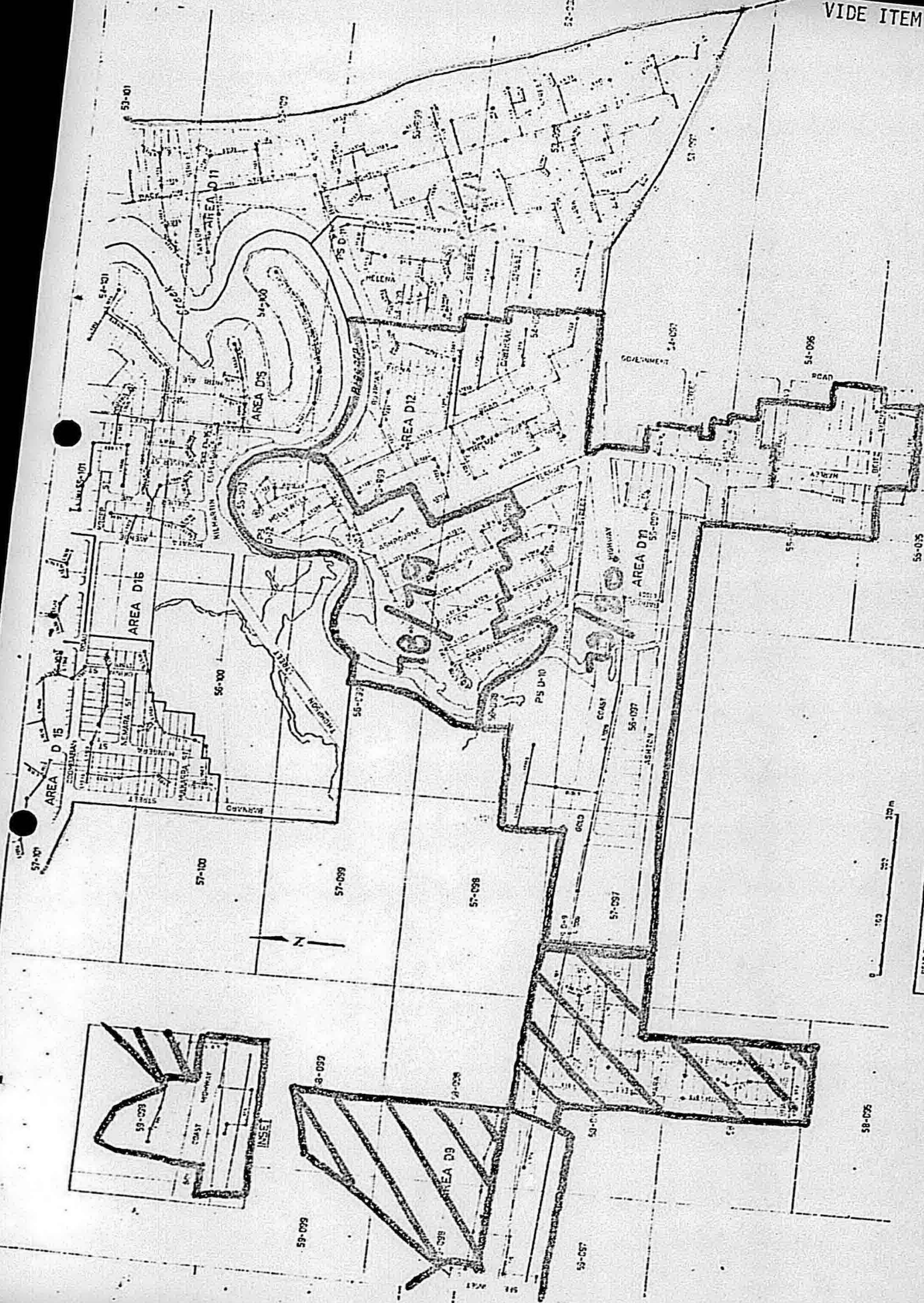
READ THIS PLAN IN CONJUNCTION WITH —

KEY SHEET	KEY SHEET
13-5-1	13-5-2
13-5-2	13-5-3
13-5-3	13-5-4
13-5-4	13-5-5
13-5-5	13-5-6
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LEGEND

GOLD COAST CITY COUNCIL  
BIGGERA WATERS  
SEWERAGE SCHEME  
KEY SHEET

VIDE ITEM 8



READ THIS PL. IN CONNECTION WITH:-

NO.	NAME	DATE
11-27-1	NEW SHEET	
11-27-2	11-27-1	
11-27-3	11-27-2	
11-27-4	11-27-3	
11-27-5	11-27-4	
11-27-6	11-27-5	
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11-27-16	11-27-15	
11-27-17	11-27-16	
11-27-18	11-27-17	
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ORCA COAST CITY COUNCIL  
ROGERA WATER  
SEWERAGE SCHEME  
KEY SHEET

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	MAIN SEWER
[Symbol]	BRANCH SEWER
[Symbol]	STREET SEWER
[Symbol]	WATER MAIN
[Symbol]	WATER MAIN VALVE
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170958

COLD COAST CITY COUNCIL  
TUGUN - CURRUMBIN SEWERAGE  
LAYOUT OF SEWERS &  
SHEET KEY

# ADVANCE

15-7-1

LEGEND

RECEIVED IN NEW YORK

[illegible]

PREVIOUS AGENDA ITEM  
RE: SECURITY ASSESSMENT - BURLEIGH GOLF CLUB ESTATE, STAGE 2 (Continued)

FILE 56917

Reference Subdivision Engineer (28/6/78): The abovementioned security has not yet been lodged therefore approval of same has now expired. The Solicitors, on behalf of the developers, have requested Council to re-approve the security amount. The present position with construction is that sewerage reticulation construction has been completed and tested satisfactorily by Council, however as-constructed plans are yet to be submitted. Roadworks and drainage have been inspected and are satisfactory, however regrading of the park was necessary, which has just been completed, with spot as-constructed levels yet to be submitted. When this has been done, roadworks and drainage will be accepted "on-maintenance" as from 5th April, 1978, the date of the original inspection. It is considered reasonable to extend the original approved security amount for another three months. It is recommended that the applicant be advised (in reply to folio 14406) that security of \$23,800 would be acceptable to Council to allow the survey plans for the above estate to be sealed when all construction work is accepted "on maintenance" providing this has been done prior to the 16th October, 1978. Recommendation: That the recommendation of the Subdivision Engineer be adopted.

PREVIOUS AGENDA ITEM  
RE: SILVER BRIDLE ESTATE - MILLS & WOJNARSKI SECTION

FILE 56468 Pt.4

Bridle Estates Pty. Ltd. (30/4/75)(Precis): We refer to your letter of 28th April, 1975 addressed to the Company's Solicitors in reply to their letter of 2nd April, 1975. Bridle Estates Pty. Ltd. accepts the counter offer contained in the Council's resolution of 18th April, 1975. Bridle Estates Pty. Ltd. encloses its cheque for \$1,500 to be held by the Council until the expiration of the maintenance period in respect of the sewerage installation. It is the understanding of Bridle Estates Pty. Ltd. that all differences between it and the Council are now resolved and that subject only to any maintenance work on the sewerage installation in Stage 4 the Council will have no further claim against the Company and the Company will have no claim against the Council except for the return of \$1,500.00 as mentioned above. The obligations of the Council and the Company respectively are as set out in the Council's resolution of 18th April, 1975 and this letter. Primrose, Couper & Cronin (24/11/77)(Precis): As at 2nd April, 1975 the Council held the sum of \$9,567.00 paid to it by Bridle Estates Pty. Ltd. as security. Please let us know what has been done with the money paid to the Council. How much has been spent in carrying out remedial work in compliance with the conditions of approval of the subdivision? How much money, if any, is now to be refunded by the Council to Bridle Estates Pty. Ltd. Bridle Estates Pty. Ltd. has entered into Contracts to sell all the remaining allotments in the development. The Directors are now anxious to put the Company's files into order and to make certain distributions of money received. The process involves determining what money is available to Bridle Estates Pty. Ltd. If a refund is payable to Bridle Estates Pty. Ltd. please do not wait for the issuing of the cheque before replying to this letter. Knowledge of the amount of any refund will be sufficient for the immediate purposes of the Directors.



## PREVIOUS AGENDA ITEM

## RE: SILVER BRIDLE ESTATE - MILLS &amp; WOIMARSKI SECTION

(Continued)

10

Reference Subdivision Engineer (29/6/78): This development has had a complex and difficult history involving two separate developers who had difficulties in obtaining satisfactory construction standards and have had many disputes with Council. A dispute between one of the developers and the Department of Industrial Development is likely to involve Council and remains unresolved. Considerable research was done by the former Subdivision Engineer and the present Subdivision Engineer into the background of the request from Bridle Estates for advice on the use of the security amounts paid to Council. It is desired to bring to the attention of the Executive Committee the following matters which are pertinent to the issue:-

1. The securities were paid in 1971 (\$40,000 of which \$8,067 is still held) and 1972 (\$1,500) and the construction works must have been carried out about the same time or a little earlier.
  2. Both in their original offer of 2nd April, 1975 through Primrose, Couper and Cronin and in their letter of 30th April, 1975 accepting Council's counter offer, Bridle Estates abandoned any claim to refund of the \$9,567 held by Council.
  3. Council resolved to expend the money to best advantage, but it was envisaged that it would mainly be used in Innes Avenue and in Cotlew Street near the intersection with Nerang Road (part of the funds were held specifically for the provision of sewerage to three lots which could not be serviced by the gravity mains installed by the developer).
  4. Council's decision recognised that complete repair of all faulty work required more funds than the security held and allowing for the time since the work was constructed it was expected that part only would be undertaken with the developers' funds. Construction of the sewerage work at \$2,893-54 and road repairs at \$3,509-34 were completed by Council in 1975/76 financial year and no further expenditure has been incurred. It is evident that the works as intended are complete, and that unexpended funds of \$3,164-11 remain.
- The outstanding defect in roadworks is the southern shoulder of Wentworth Avenue which has settled and now is lower than the lip of the channel for the major part of its length. The estimate made in 1975 for this work was \$3,600, for stabilising, re-shaping and re-sealing. The position is then that further work could be undertaken with the balance of the security, provided Council contributed the balance of funds needed to complete it. On the other hand the work was not expected to be undertaken at the time of Council's decision of 18th April, 1975 and no action has been taken to put it in hand in the last two financial years. It is considered that Council has had reasonable opportunity to carry out rectification work on the subdivision roads, and while the company abandoned any right to claim a refund in its letter of 30th April, 1975 there is perhaps some moral claim on Council to repay the balance which is unexpended after six or more years.
- It is recommended that the Executive Committee (a) approve the refund to Bridle Estates Pty. Ltd. of the unexpended balance of \$3,164-11 as an ex gratia payment on the understanding that Council accepts no obligation to account in detail for the funds expended on rectification work in the subdivision, and (b) Bridle Estates Pty. Ltd. be advised (in reply to Folio 172) that according to Council's records \$3,509-35 was expended on road repairs and \$2,893-54 on construction of sewerage works.
- Recommendation: That the recommendation of the Subdivision Engineer be adopted.

-21-  
Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Works Matters, 11th July, 1978

11	Re: <u>CURRENT SUBDIVISION APPLICATIONS:</u> <u>Reference Subdivision Engineer (4/7/78):</u> subdivision applications as at 4/7/78:- <u>SUBDIVISION</u>			Listed hereunder are current	11
		DATE RECEIVED	NO OF LOTS	COMMENTS	
	Capabella Estate Stage 2A	17.1.77	65	Background on these proposed subdivisions not known to Subdivision Section. To be investigated.	
	Capabella Estate Stage 2B	26.7.76	20		
	Lombard Properties Pty. Ltd. File 56823				
	Tugun Heights -- Stage 2 Merynn Developments Pty. Ltd. File 56716	4.3.77	135	Draft conditions of approval discussed with developer. Advices need to be sought from Main Roads Department, Land Administration Commission and Albert Shire Council re construction of Railway Retardation Basin.	
	Andy & Griffin Islands File 56928	13.4.77	22	The Land Administration Commission was advised that Council will not accept stage developments of the islands and they have advised developer. Council cannot approve subdivision of land which does not exist. Council is not prepared to approve subdivision of the portion that has been reclaimed until the whole development has been completed and the reclamation approved by the Lands Department. Letter received from developer objecting to Council's policy for this project.	
	Tanjenong Place, Burleigh Heads - Cambridge Credit Corp. File 561043	21.4.77	31	Amended plan to meet Main Roads Department requirements submitted. Item to be prepared jointly by Town Planning and Subdivision Section.	
	Niven Waters, Hollywell Niven Pty. Ltd. File 561077	20.4.78	170	Alternative proposal submitted.	
	Ashmore Waters Estate Ashmore Village Pty. Ltd. File 56841	17.5.78	700	Preliminary approval for Department of Harbours & Marine purposes given by Executive Committee 2.6.78. Subdivision fees paid 26.6.78. Detailed conditions of approval to be established.	
	Bayview Street & Morala Ave. Runaway Bay.	30.5.78	2	Information as requested re purpose of subdivision and relativity to future subdivisions by applicant received 22.6.78.	
	Ascot Court, Bundall. Gold Coast Turf Club File 56707 Pt. 2	2.6.78	3	Letter sent to applicant 13.6.78 requesting purpose of subdivision. Reply received 26.6.78	
	Johnston & West King Street, Southport. Estate O.C. Hendrikson File 56980	2.6.78	3	New application	
	Bayview Street, Runaway Bay - Niven Pty. Ltd. File 56844	2.6.78	38	New application	
	Blamey & Regent Streets, Tugun - B.G., J.A. & P.J. Neumann. File 561065	15.6.78	16	New application	



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Works Matters, 11th July, 1978

11

Re: CURRENT SUBDIVISION APPLICATIONS:

Reference Subdivision Engineer: (Continued)

Bayview Street, Runaway Bay. 27.6.78 2 New application  
Janalan Pty. Ltd.,  
File 561102

It is recommended that the information be noted.

Recommendation: That the recommendation of the Subdivision Engineer be adopted.

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12  
(Div.3)

PREVIOUS AGENDA ITEM:

RE: PROPOSED SUBDIVISION OF COUNCIL FREEHOLD LAND - LOT 3 ON R.P. 154022, ZAVATTIN, MUSGRAVE AVENUE, SOUTHPORT: File 1-9591

Council Decision 27/2/76 (W) (Extract):  
(a) That the recommendation of the Deputy Chief Engineer be approved, but prior to any subdivision the matter be again referred to Council. Reference Technical Assistant to Chief Engineer (24/11/76):

Negotiations with Mr. Zavattin have been completed and the land has been purchased. The cost, including legal fees, stamp duty etc. is \$41,228-50. Budget Item 35407 (a) provided \$41,000 for this purchase. In the Budget, Item 35407 (b) \$30,000 has been provided for subdivisional costs. It is recommended that the Chief Draftsman prepare a development plan for submission to Council for approval.

Council Decision 10/12/76 (W): That the recommendation of the Technical Assistant to Chief Engineer be adopted and the Finance Department take up with Mr. Baguley the matter of his adjoining land which is zoned Public Open Space.

Reference Clerk, Agenda & Securities (27/1/78): Council's Design Office Plan No. 20224 shows the proposal to construct a roadway through Lot 3 on R.P. 154022 resulting in six (6) blocks becoming available. Construction has been completed and a Survey Plan No. 14118 has been prepared showing these 6 lots. As Council has resolved to auction these blocks of land on 1st April, 1978, it is requested that the plan of subdivision No. 154022 be approved and forwarded to the Titles Office for registration.

Reference Subdivision Engineer (26/6/78): The subdivision proposal has been checked for compliance with Council's By-laws. It satisfies the By-laws and meets the standard of development required for private subdivisions, subject to the eventual provision of electricity supply to all blocks. Council's policy for new supply lines is that they be laid underground.

Reference Chief Draftsman (26/6/78): The width of the new road has been fixed at 20 metres in accordance with Council Decision of 3rd June, 1977, Item 30 Works. This has made possible the creation of six (6) allotments instead of the five (5) envisaged in the original planning for the development. All allotments comply with Council's subdivisional By-laws and the existing hockey fields on the balance area of the land can remain unaltered. It is recommended that the plan be adopted and sealed for registration.

Recommendation: That the recommendation of the Chief Draftsman be adopted.

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(Div.3)

Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Works Matters, 11th July, 1978

13  
(Div.10)

PREVIOUS AGENDA ITEM:

RE: COOLANGATTA CREEK OUTLET STRUCTURE: File 2015W650

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(Div.10)

Reference Senior Assistant Engineer, Project Section (21/9/77):

1. The contract for this structure has been in effective dispute since December, 1975, over the cutting-off of piles from two pile bents and the general standard of workmanship. The contractor returned to the site in November, 1976, and rectified most of the defective work, with the main exception of the grouting of the Macalloy prestressing bars.
  2. Plans and specifications for underpinning pile bents 2 and 3 were prepared in February, 1977, and the contractor was requested to give a price for this work so that negotiations could proceed on the question of responsibility for the underpinning and the method for carrying it out.
  3. On the advice of Council's solicitors, and after preliminary negotiations, without prejudice discussions were held with the contractor in September, 1977. A possible basis for the resolution of the dispute and satisfactory completion of the original contract work and underpinning was prepared for Council's consideration. The proposals are:-
    - (A) J.B. Davies Enterprises will complete the rectification of unsatisfactory work on the original contract, including but not limited to:-
      - (i) Grouting Macalloy bars (bars will be withdrawn, holes redrilled, plastic liner inserted, bars installed and restressed and grouting carried out to specification).
      - (ii) Grouting of culvert units and deck stringers.
    - (B) Any deterioration of the Macalloy bars will be made good by J.B. Davies Enterprises at no cost to Council.
    - (C) The underpinning of pile bents 2 and 3 will be carried out by J.B. Davies Enterprises at the tendered price of \$21,760. This is a firm price provided work commences before 1/12/77.
    - (D) Probing of the exact locations of the piles for the underpinning is to be carried out in the presence of the contractor and Council's engineers. Any modifications to the underpinning design or variations in price needed as a result of the probings are to be negotiated before work commences. Any subsequent difficulties involved in jetting in the piles will be the contractor's responsibility.
    - (E) Extras for delays or site difficulties which could not have been anticipated and are outside the control of the contractor will be dealt with on their merits. Delays due to storm or tide conditions will only be considered if abnormal conditions are met.
    - (F) Any technical and practical questions concerning the feasibility of carrying out the underpinning are to be raised by Council and J.B. Davies Enterprises as far as possible prior to commencement of work.
    - (G) Council's normal contract procedure will be followed in making payment for the underpinning which will be treated as an extra to the original contract. Written approval of the B.P.A. for plans and estimate for the underpinning shall be obtained by Council before work commences.
    - (H) On satisfactory completion of the rectification and underpinning, Council will make payment to J.B. Davies Enterprises for the following work which is in dispute:-
      - (i) Pile bents 2 and 3.
      - (ii) Cutting-off piles at pile bents 2 and 3.
      - (iii) Claim of 21/11/75 for draglining rocks at pile bents 2 and 3, amounting to \$751-34.
      - (iv) Supply and installation of Macalloy bars.
      - (v) Grout deck stringers.
      - (vi) Restoration
      - (vii) Retention
      - (viii) Security Deposit
- Council's decisions on extras for which payment has already been made will stand.



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Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Works Matters, 11th July, 1978

13  
(Div.10)

PREVIOUS AGENDA ITEM

RE: COOLANGATTA CREEK OUTLET STRUCTURE

Reference Senior Assistant Engineer, Project Section (21/9/77):

FILE 2015W650

13  
(Div.10)

4. In connection with clause (D) the contractor has quoted a price of \$358 to carry out one day of probing and this has been authorised by the Executive Engineer Adviser to the Works Committee. The Contractor has proposed that, should agreement be reached on the basis for completion and on his price for the underpinning, immediate payment should be made for the supply and installation of pile bents 2 and 3, an amount of \$4,014 now held by Council. Payment of this amount before completion of all work cannot be recommended as the amount held at present of \$8,650 provides a powerful incentive for the Contractor to co-operate which should not be reduced.

5. Expenditure to date on the project amounts to \$56,664-84, composed of \$41,895-51 in contract payments and \$14,769-33 of Council expenditure. Completion of the project on the basis set out above would involve the following payments:-

Contract payments at present suspended	\$5,196-00
Disputed extras which would be recommended to Beach Protection Authority	
Underpinning pile bents 2 and 3	1,031-34
Scour protection	21,780-00
Supervision and design	6,000-00
Contingencies, say	870-00
	<u>3,457-82</u>
Estimated Final Cost	<u>\$95,000-00</u>

It is recommended that:-

1. The basis for completion of the work set out in 3 (A) to (H) be adopted and formally proposed to the Contractor on the condition that the entry of Council into such an agreement with the Contractor is subject to all necessary approvals being given by the Beach Protection Authority.
  2. Outstanding payments to the Contractor listed in 3 (H) be made only after satisfactory completion of the underpinning and rectification of unsatisfactory work.
  3. Council endorse the actions already taken to submit plans of the underpinning, details of expenditure to date and estimate to complete, to the Beach Protection Authority for approval.
- Council Decision 11/11/77 (W): That the recommendation of the Senior Assistant Engineer - Project Section be approved.
- Reference Subdivision Engineer (23/6/78): Since Council's decision of 11/11/77, approval of funds of \$95,000 for the project has been received from the Beach Protection Authority. Formal offer to J.B. Davies Enterprises to complete the project on the basis approved by Council was forwarded on 14/11/77. Details of tide levels for December and January were discussed with the Contractor's Assistant Manager at the end of November with the intention of having detailed foundation probing carried out without delay. Attempts to contact the Contractor in December, 1977, were unsuccessful as he had moved his office from Brisbane to Rockhampton.
- Further efforts were made by the then Senior Assistant Engineer, Project Section, and the Senior Surveyor, in January and February, 1978 to have probings carried out by the Contractor and to arrange a firm programme for the underpinning and completion of outstanding work. A tentative date was set for 27th February, 1978, but the Contractor advised the Senior Surveyor that due to the resignation of his site manager in Rockhampton, he would not be starting the probing. Despite assurances that he would contact Council's officers again at an early date, no further word has been received.
- The position now is that the Contractor has yet to advise formal acceptance of the basis for completion discussed with him in Brisbane on 7th September, 1977, and formally submitted to him in Council's letter of 14th November, 1977. Since the date of that letter Council's

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(Div.10)

PREVIOUS AGENDA ITEM

RE: COOLANGATTA CREEK OUTLET STRUCTURE  
Reference Subdivision Engineer (23/6/78):

FILE 2015W650  
(Continued)

13  
(Div.10)

officers have been unsuccessful in having him carry out the site probings which are an essential prelude to completion of construction. The Contractor has not given any grounds for confidence that he is willing to complete the underpinning or outstanding contract works. Under the circumstances it is considered that the contract should be terminated with the moneys presently held being retained towards the completion of the works.

The funds at present held on Contract W650 are:-

1. Security Deposit	\$1,535.00
2. Retention	\$2,070.00
3. Supply and erect 2 pile bents	\$4,014.00
4. Grout 4 deck stringers	\$ 164.00
5. Supply, tension and grout 4 Macalloy bars	\$ 568.00
6. Restoration of Work Area	\$ 450.00
	<hr/>
	\$8,801.00

In addition, the basis of settlement offered to pay the Contractor's claims for cutting off pile bents 2 and 3 (\$700) and draglining rocks at pile bents 2 and 3 (\$751.34). Payment of all these amounts was conditional on the Contractor completing outstanding work and constructing the underpinning to the approved design.

It is recommended that:-

1. The Contractor be advised that in view of his failure to accept the basis for completion offered in Council's letter of 14th November, 1977, and his apparent lack of intention to carry out further work at the site, the offer of 14th November, 1977, is withdrawn.
2. The Contractor be advised that for the same reasons he is asked to show cause within 14 days, why the contract should not be determined and the moneys held be retained by Council towards completion of the works including the underpinning.

Recommendation: That the recommendation of the Subdivision Engineer be adopted.

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(Div.5)

PREVIOUS AGENDA ITEM

RE: PROPOSED GROUP HOUSING DEVELOPMENT - GOLD COAST CARLTON PTY LTD -  
CORNER SALERNO STREET AND BUNDALL ROAD, BUNDALL  
GOLD COAST CARLTON PTY LIMITED (FOLIO 9878 28/4/78): With reference.

FILE 5-930

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(Div.6)

to Paragraph 5B of your correspondence where sewerage charges were calculated at the rate of \$2,032/hectare making a total of \$3,758-00, this amount consists of Stage 1 and Stage 2. It would therefore be appreciated if you would recalculate for Stage 1 only as the project is being developed in two stages. With reference to Paragraph 6B where external water supply charges were calculated at the rate of \$1,500 per hectare, making a total of \$2,774-00 for Stages 1 and 2, please do same. Regarding works on Bundall Road we undertake this with Stage 2. Reference Assistant Town Planning Officer (29/5/78): The developer is seeking to establish the proposed housing scheme in two stages and in fact is nearing completion on the first stage. The two stages proposed



PREVIOUS AGENDA ITEM

RE: PROPOSED GROUP HOUSING DEVELOPMENT - GOLD COAST CARLTON PTY LTD -  
CORNER SALERNO STREET AND BUNDALL ROAD, BUNDALL FILE 5-930

Reference Assistant Town Planning Officer (29/5/78): (Continued)  
are on separate registered plans at present and the developer will be seeking Crown Law Office approval for the amalgamation of the allotments and registration of the amalgamated allotment as a single parcel for the complete development. The developer will be seeking registration of Stage 1 on its existing allotment with all Contracts of Sale worded to ensure that either the amalgamation will be able to be carried out or failing this, agreements are established between the two proposed body corporates for joint use of the common area. The approval in principle for the subdivision under the Group Titles Act required that "18. All works required by Council to establish the proposed development shall be executed before lodgement of the formal plans, although Council may in its absolute discretion agree to the development of the proposal by stages of separately defined areas and in so agreeing stipulate relevant conditions which to it seem fair and reasonable."

It is recommended that the Applicant be advised that Council will certify the formal plans as required by Section 4 (5) of the Group Titles Act for Stage 1 of the development, which is located on Lot 2 on R.P. 154791, Parish of Nerang, subject to the completion of this stage in accordance with the conditions of approval as they relate to this portion of the development. The external water supply and sewerage charges required shall be in proportion to the area of the first stage and the road construction required along Bundall Road and Salerno Street shall be completed in the second stage of the development.

Executive Committee 8/6/78 (H): That the matter be referred to the Works Department for consideration.

Reference Subdivision Engineer (23/6/78): Discussions with the developer and his consultants have been held and most of the requirements have been met in regard to civil engineering matters covered by the conditions of approval. As-constructed drawings are required, and the consultant is to check aspects of the drainage works which discharge to an existing drainage line under Salerno Street.

Reference Sewerage Engineer (20/6/78): In order to provide for sewerage from this development Council has had to upgrade pumping station A60 in Wildwood Court. Finance for this work has been taken from the External Works Trust Fund on the basis that the full external charges for sewerage would be available for the development. On this basis the full external charges for the development are required at this stage (refer to Item 17 before Executive Committee 30th March, 1978). At this stage external water supply charges could be applied to stage 1 of this development only.

Reference Assistant Town Planning Officer (23/6/78): It has been determined that two services for which the first stage of the development relies have been located upon the land to be developed in the next stage. The services are a stormwater pipe outlet to Salerno Street and the electricity meters which are located in a building behind the pool. Before actual sealing of the Group Titles Plan it is therefore necessary that these services are secured for the benefit of the Stage 1 proprietors pending the proposed amalgamation of the two stages. The developer is at present having prepared, easement documents in favour of the Stage 1 holding over these services located in the second stage.

Reference Subdivision Engineer (23/6/78) (cont.): This development has shown up weaknesses in the supervision of Town House developments under group title where Building, Planning and Subdivision Sections all have areas of responsibility. It will be essential in the future to ensure approval given by one section cannot be read as giving approval to elements of the project under the supervision of

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(Div.6)

PREVIOUS AGENDA ITEM

RE: PROPOSED GROUP HOUSING DEVELOPMENT - GOLD COAST CARLTON PTY. LTD.  
CORNER SALERNO STREET AND BUNDALL ROAD, BUNDALL  
Reference Subdivision Engineer (23/6/78): (Continued) FILE 5-930

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(Div.6)

another section. It is proposed that the City Planner establish the necessary co-ordination between the three sections to ensure orderly supervision of these developments.  
It is recommended that:

1. The Applicant be advised that Council will certify the formal plans, as required by Section 4 (5) of the Group Titles Act, for Stage 1 of the development which is located on Lot 2 on R.P. 154791, Parish of Nerang, subject to:-
    - (a) Completion of this stage in accordance with the conditions of approval as they relate to this portion of the development.
    - (b) Payment of the whole of the sewerage external charges and the proportion of water supply external charges for Stage 1.
    - (c) Provision being made to the satisfaction of the Chief Inspector for securing the rights of the purchasers of dwellings in Stage 1 to services and facilities which have been sited on Stage 2 land.
    - (d) That the applicant enter into an agreement with Council, to the satisfaction of the Town Clerk, to guarantee performance with respect to items (a), (b) and (c) above.
- Recommendation: That the recommendation of the Subdivision Engineer be adopted.

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RE: COTLEW STREET, BENOWA - 1978/79 WORKS PROGRAMME File 202636  
Reference Chief Draftsman (3/7/78): Following the receipt of a complaint

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from a resident of Cotlew Street, an investigation has been made of access difficulties and drainage inadequacy in the area of the Cotlew Street/Hillview Parade intersection. Cotlew Street between Hillview Parade and the existing bitumen surfaced pavement to the east has been approved for construction in 1977/78 and 1978/79 for the provision of a 7.5m bitumen surfaced pavement only, of the southern carriageway. Currently a twin 1200 x 450 R.C. Box Culvert is located at the intersection over the 600mm diameter steel water main on the southern side of Cotlew Street. The outlet of this culvert is a large open drain crossed by two timber bridges. Mr. Melville has requested the replacement of the bridges by culverts and to upgrade the drainage. To provide adequate waterway under the crossings will necessitate the lowering of the water main, provision of 2/1500mm diameter R.C. pipes and the enlargement of the outlet drain. The estimated cost of this work is \$26,700. Alternatively, to avoid construction of the pipe crossings at the entrances the open outlet drain could be relocated away from the properties on the northern side of Cotlew Street and a light gravelled access track provided on the northern side of the drain to serve the three properties concerned. The estimated cost of this work is \$26,900. As the drainage work under Cotlew Street will be to the ultimate design in size and location, there will be no wastage in future years when the construction of Cotlew Street is completed and immediate relief will be given to flooding which now occurs at the intersection causing some dislocation of traffic. The cost of the two alternatives is very similar and as the pipe crossings will be recoverable when the open drain is ultimately piped it is recommended that the drainage works be approved as a charge to Division 5 under the 1978/79 Works Programme and that pipe crossings to the three properties concerned be installed.  
Recommendation: That the recommendation of the Chief Draftsman be adopted.



PREVIOUS AGENDA ITEM

RE: SEWERAGE PUMPING STATION IMPROVEMENTS

File 5449  
SOUTHPORT A1 AND A2 PUMP STATIONS

These pumping stations have been operating up to 18 hours a day to pump normal sewerage flows. With the increasing sewerage flow from Labrador, as more properties are connected, and in view of the delays in calling tenders for the Coombabah Waste Water Treatment Plant it is apparent that these two pump stations will have to be up-graded to cater for the anticipated connected sewerage flows up until December, 1980, when it is envisaged the Coombabah Plant will be operative. A design report will be required to first assess the details of the pump modifications. Estimated cost - \$2,000. As Council's Design Office is fully committed it is recommended that Consulting Engineers be engaged to firstly prepare a design report and to undertake the detailed preparation of documents for the up-grading of these pump stations as a matter of urgency and with a view to having improved equipment prior to December 1978, and the Chief Engineer to make arrangements accordingly. Planning costs to be charged to Sewerage Planning Loan Funds and pumping equipment costs to be charged to Coombabah Sewerage Scheme (as these pumps will hopefully be designed for the ultimate Coombabah requirements).

Executive Committee's Decision (13/4/78): That the recommendation of the Senior Engineer - Water Supply and Sewerage be adopted.

GUTTERIDGE, HASKINS & DAVEY (FOLIO 14961 30/6/78): (PRECIS)  
Investigation and report on upgrading of Pumping Stations A1 and A2 has been extended to examine in detail:-

1. Provision of boost station on existing 300mm diameter pressure main from Pumping Station A1.
2. Stage duplication of pressure main from Pumping Station A1 to A14.
3. Increase speed of existing 75hp (56kw) pumping unit in Pumping Station A1 from 940 to 1440 rpm.
4. Investigate the possibility of using surplus water supply pumps and motors for use on upgrading Pumping Station A1 and rising main. Work will be carried out on time basis with ACEA Terms of Engagement. We estimate fees to cover work will be \$1,500-00. Advise order number for work.

Reference Senior Engineer - Water Supply and Sewerage (6/7/78):

An account has been rendered for work involved in the provision of the Preliminary Report on the upgrading of Pump Stations A1 and A2 in the sum of \$2,604-50. As the report involved a considerable amount of time in investigating and determining the size of rising mains from A1 and A2 for both present and future northern sewerage force main capacity this account has been authorised. However, the Consultants were asked to engage in further investigations as outlined above in an endeavour to ensure the capacity of A1 Pump Station would be increased by December, 1978. As it is now estimated that the work will considerably exceed the original amount due to the additional involvement it is recommended that further approval for the additional sum of \$1,500 be now accepted.

Recommendation: That the recommendation of the Senior Engineer - Water Supply and Sewerage be adopted.

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(Div.6)

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(Div.6)

PREVIOUS AGENDA ITEM

RE: PROPOSED SUBDIVISION AT STRATHAIRD ROAD, BUNDALL, INDUSTRIAL 1A ESTATE, FOR CAPRI DEVELOPMENTS PTY. LTD. (APPLICANT BRUCE SMALL ENTERPRISES) REVISED APPLICATION DATED 18/4/78: File 56637Pt.2 & 3  
Reference Subdivision Engineer (26/5/78) (Extract):

Following an inspection, it is recommended that (A) the applicant be advised (in reply to folios 3504, 8986 and 11255) the subdivision as shown on Plan No. 2465D is approved subject to the following conditions:-

ROADWORKS:

8. The existing dedicated road, Campbell Street shall be constructed with kerb and channelling on one side only, 9m of gravel pavement 8.5m of bitumen sealing, and grassing of shoulders, for the extent of allotment No. 22 only, to the satisfaction of the Chief Engineer. Tapers shall be provided externally to the subdivision. This road-work shall be designed to suit the design of the Campbell Street south flood structure.

FLOOD CHANNEL:

19. Design of the flood channel and associated features of the subdivision in accordance with the Benowa Flood Channel Functional Design and to the reasonable satisfaction of the Chief Engineer.

20. Construction of the flood channels, revetment walls, rock protection and associated works in accordance with the Benowa Flood Channel Functional Design and to the reasonable satisfaction of the Chief Engineer. The flood channel is to be excavated in its entirety. Revetment walls and rock protection are to be constructed along land being developed by the applicant, on both sides where relevant, as defined by the points A, B, C, D, E, F, G and H on the copy of Plan No. 2465D attached, dated 19th May, 1978.

21. Receipt of confirmation from Council's Consulting Engineers to the effect that flood channel alignments, widths, depths, filling levels, etc., are in accordance with the Benowa Flood Channel Functional Design and that the development will not adversely affect the flood characteristics of the Nerang River. Should the filling cause adverse effects, the subdivider is required to take whatever steps may be considered reasonably necessary, in the opinion of the Chief Engineer, to compensate for these effects. This matter will be referred to Messrs. Cardno and Davies, Brisbane.

22. Grant of the flood channel and site of the flood mitigation structure to Council in fee simple for dedication as a drainage reserve, as indicated on Plan No. 2465D, dated 19th May, 1978.

Executive Committee Decision 2/6/78 (W): That the recommendation of the Subdivision Engineer be adopted.

Reference Subdivision Engineer (6/7/78): During a conference between Sir Bruce Small and Kelly Small for the developers, and Executive Committee Member, Mr. A. Muhl, and the Subdivision Engineer for Council, on the 3rd July, 1978, matters arising out of the approval conditions for this subdivision were considered.

A. ROADWORKS:

Condition 8 requiring the subdividers to construct a section of Campbell Street to a design suiting the Campbell Street South flood overflow structure was examined. The subdividers pointed out that for them to comply also called for Council to carry out reconstruction of adjacent pavement including the intersection of Campbell Street and Strathaird Road, and sections of both those roads. It was agreed that unless Council was able to carry out its section at the time the subdivision roadworks were ready to start, then the subdivider would only be able to construct temporary work suited to the existing road levels.



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(Div.6)

PREVIOUS AGENDA ITEM

RE: PROPOSED SUBDIVISION AT STRATHAIRD ROAD, BUNDALL, INDUSTRIAL 1A ESTATE. FOR CAPRI DEVELOPMENTS PTY. LTD. (APPLICANT BRUCE SMALL ENTERPRISES) REVISED APPLICATION DATED 18/4/78: File 56637Pt.2 & 3  
Reference Subdivision Engineer (6/7/78): (Continued)  
B. DRAINAGE RESERVE FOR FLOOD CHANNEL  
The detailed engineering plans for the subdivision, as submitted, were considered. It was noted that to open out a tight bend adjacent to the corner of Lot 1, owned by Readymix, the subdividers had adopted a proposal put forward by Council's consultants which has the flood channel encroach onto the south-west corner of Lot 1. After discussion of alternatives which were rejected by the subdivider as unacceptable, it was agreed that the proposed channel alignment be accepted and that Council would commence proceedings to acquire the small portion of Lot 1 needed as part of the drainage reserve. It is recommended that approval be given to:-  
1. Action to acquire that portion of the south-western corner of Lot 1 on R.P. 114095 needed as drainage reserve for the Benowa Flood Channel. Such acquisition to be funded from Flood Mitigation Loan Programme.  
2. Preparation by the Chief Draftsman of a design and estimate for the southern approach to the Campbell Street South flood structure, from which a report is to be made on whether Council's share of the work can be included in a works programme to coincide with the subdivision roadworks.  
Recommendation: That the recommendation of the Subdivision Engineer be adopted.

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(Div.8)

PREVIOUS AGENDA ITEM:

RE: CLOSURE OF TABILBAN STREET:  
Executive Committee Decision(11/5/78): That following advice from the Minister for Local Government and Main Roads re development of the inland route, the matter be left for consideration when that route is opened and the petitioners be advised that Council agrees with this approach.  
Reference Chief Draftsman (7/7/78): Following the Executive Committee Meeting of the 11th May, 1978, a meeting was held in the Office of the Minister for Local Government and Main Roads with representatives of Council, Main Roads Department and the Police Department attending. Discussion resulted in no new alternative being proposed and that the structure should remain until the Main Roads Bridge over Tallebudgera Creek has been connected and heavy traffic could be directed further south and the position would be reviewed at this stage. Two matters were raised for further consideration (a) the upgrading of the present lighting to ensure adequate visibility; - and (b) that the possibility of an emergency by-pass be further examined. The lighting was immediately upgraded by the installation in mid-May of a 250W Mercury vapour lantern over the structure.  
Further consideration has been given to the provision of an emergency by-pass and no new alternative to the gates suggested in March has evolved. The Administrator has had discussions with the Fire Brigade, which would agree to a gate if they held a key. Until the Brigade is relocated at West Burleigh Road, the restriction should not pose serious problems to the Brigade appliances turning out. As mentioned in the reference of the Executive Engineer Adviser, of the 13th March, the cost of removal of the northern garden bed and installation of gates and locks is estimated to cost \$1,000 to \$1,200. It is recommended that no action be taken at present, and that the matter of an emergency by-pass be further examined just prior to the commissioning of the new Fire Brigade.  
Recommendation: That the matter be deferred for further consideration.

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(Div.8)

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RE: COOMBABAH WATER QUALITY CONTROL CENTRE - STAGE 1  
CONTRACT W764

FILE 2015W764

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Reference Chief Engineer 6/7/78: Advice has been received from Camp Scott Furphy Pty. Ltd. that four requests for extension of time have been received from companies having taken out tender documents. The longest extension requested was from Queensland Concrete and General Construction, and they requested an extension of time of 6 weeks. The other extensions requested ranged from two weeks to five weeks. The matter was discussed with the Executive Committee and Camp Scott Furphy advised that an extension of six weeks would be approved. In addition, the necessary Notices have been inserted in the paper advising of the extension of time and the revised closing date, which now becomes the 4th September, 1978. It is recommended that this action be ratified.

Recommendation: That the recommendation of the Chief Engineer be adopted.

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PREVIOUS AGENDA ITEM

RE: SUPPLY AND DELIVERY OF FRONT END LOADER

File 2018P098

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Reference Budgetary Control Officer (5/7/78): Further to Agenda Item 3 (Works) before Executive Committee Meeting, 1st June, 1978, tenders closing 26th June, 1978, were received for the supply and delivery of one only Front End Loader Backhoe to replace Plant No. 1361. These are listed on the attached schedule. Conforming tenders were received from J.I. Case Australia, Tutts Queensland, and Domino Industrial and Construction Machinery. Non-conforming tenders were also received from Equipment Manufacturing Co. Pty. Ltd. (not on specified form, lacking in information required including allowance for trade) and Clark Equipment Australia Ltd. (received after closing of tenders). The lowest of the conforming tenders was that submitted by Domino Equipment for a Hydrapower 1800. Inclusive of a 12" wide backhoe bucket, in addition to the 15" one fitted and with a "4 in 1" loader scoop and 12.00 x 16.5 tyres, the price is \$15,970-00 compared with the next lowest of \$20,515-00 from J.I. Case. It is recommended that the tender for a Hydrapower 1800 unit from Domino Equipment and funding of same as summarised below, be accepted.

Gross price including extras	- \$23,570-00	Budget 589-01
Trade on Plant 1361	- \$ 7,600-00	Budget 589-50
Nett Cost	- \$15,970-00	

Allowance will be made in the 1978/79 Plant Renewal and Purchase Fund Budget for the purchase of this item.

Recommendation: That the recommendation of the Budgetary Control Officer be adopted.





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PREVIOUS AGENDA ITEM

RE: 1978/79 WORKS PROGRAMME

File 202636

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Reference Chief Draftsman (7/7/78): The attached schedule (VIDE ITEM) lists works which are required for approval for construction to ensure continuity of work for the Northern and Southern Construction Districts until the end of August, 1978. The jobs listed are in addition to those previously approved on the 11th May, 1978 for the Southern District and which were commenced from mid-May onwards. It is recommended that the attached schedule of works be approved for construction in the 1978/79 Works Programme. Recommendation: That the recommendation of the Chief Draftsman be adopted.

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(Div.6)

RE: APPLICATION FOR PROPOSED SUBDIVISION AT ASCOT COURT, BUNDALL (APPLICANT GOLD COAST TURF CLUB) RECEIVED 2/6/78: File: 56707(Pt.2)

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(Div.6)

Reference Subdivision Engineer (10/7/78): Application has been received from the Gold Coast Turf Club for a subdivision involving a number of unsold allotments at Ascot Court. Plans for these allotments were sealed by Council in 1976. The area is zoned private open space. The action needed by the Turf Club would normally have amounted to an amalgamation of five allotments but for the existence of a narrow strip of land around the southern and western boundaries which forms part of the parking area, existing lot 14. This strip was intended to provide access rights from the rear of the allotments across the parking area to Campbell Street. This strip of land is to be subdivided from lot 14 and amalgamated with existing lots 9 to 13 to form a site for a proposed yearling sale centre. Portion of the strip will also be added to existing lot 8. Under the circumstances no subdivisional conditions or charges are needed, other than application and sealing fees. Drainage easements in favour of Council are not affected by the proposal. Some restraint in regard to filling of this area on the flood plain is needed, and the applicant should be reminded of this. Technical Assistant to the Chief Engineer has specified as follows:-

1. Certificate to be obtained from Cardno and Davies to the effect that, if fill is imported, there will be no deleterious effect on the flood behaviour.
  2. Fill can be obtained from within the flood plain.
  3. No filling is to be placed inside the blue areas on Plan 1 of the Benowa Flood Channel Functional Design.
- Point 1 has been discussed with representatives of the group wishing to develop the yearling sale centre, and should be applied as a condition of building approval. The area mentioned in point 3 lies to the north of the subdivision and is not affected by the amalgamation proposal.

Reference City Planner (6/7/78): The plan is considered to be satisfactory.

Reference Subdivision Engineer (continued):

It is recommended that the applicant be advised (in reply to Folio 14263) that:-

1. The subdivision as shown on plan No. 98 (amended 2/6/78) is approved.
  2. This area is on the flood plain of the Nerang River where uncontrolled filling can have adverse effects on flood levels. Any alteration to the contours and levels of the existing or proposed allotments requires Council's prior approval in terms of Council's Town Planning Scheme.
- Recommendation: That the recommendation of the Subdivision Engineer be adopted.



## 1978/79 WORKS PROGRAMME

VIDE ITEM 21

DIVISION 1

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u>
9030	Iando Street, Coombabah.	Hansford Rd. to the Esplanade K. & C. and Roadworks	\$ 43,300
4456	Hansford Road, Coombabah	Allinga St. to Tarni St., K. & C. and Roadworks	25,300
4457	The Esplanade, Coombabah	Allinga St. to Caravan Park. K. & C., Roadworks and Stormwater Drainage	43,300
5134	Bayview Street, Runaway Bay	Lae Place to the north. Road widening, west side.	14,000
5135	Bayview Street, Runaway Bay	Turning Circle adjoining Catholic School	6,500
3493	Barnard Street, Biggera Waters	Coombabah Rd. to Mulkarra St., K. & C. on east side and Roadworks	19,900

TOTAL

\$152,300

VIDE ITEM 21

1978/79 WORKS PROGRAMME

DIVISION 2

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u> \$
3480	Marine Parade, Labrador.	Existing north to Grand Jetty. Concrete footpath, K. & C. east side	24,300
3337	Government Road, Labrador	Brookside Rd. to Brisbane Rd. Road widening on western side.	2,900
2281	Beitz Avenue, Labrador	Government Rd. to Harley St. K. & C. and road widening on south side only. Storm-water drainage at western end.	10,900
4880	Ashton Street, Labrador	Harley St. to the west. K. & C., roadworks and stormwater drainage.	21,700
3113	Bath Street, Labrador	Broad St. to Brisbane Rd. Roadworks and stormwater drainage.	45,000
2280	Robert Street, Labrador	Muir St. to Turpin Rd., Roadworks and replacement of K. & C. where required. 50% of total cost shared with Division 3.	15,000

TOTAL

\$119,800



## 1978/79 WORKS PROGRAMME

VIDE ITEM 21

DIVISION 3

<u>Job. No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u>
5019	Government Road, Labrador.	Musgrave Ave. to Stevenson St. Balance of K. & C. east side plus roadworks.	\$ 20,500
3370	Elizabeth Street, Southport.	Full length roadworks	7,500
4732	Brooke Avenue, Southport.	Fisher Ave., southwards. Concrete footpath west side.	3,900
4470	Huth Street, Labrador.	Robert St. towards Loders Creek. K. & C. and roadworks west side.	14,000
2280	Robert Street, Labrador.	Muir St. to Turpin Rd. Roadworks and replacement of K. & C. where required. 50% of total cost shared with Division 2.	15,000
4874	Musgrave Avenue, Southport.	North side on frontages of allotments 2 to 14 and continued to drain to west. K. & C. and widening full length on house frontages	16,000
TOTAL			<u>\$76,900</u>

VIDE ITEM 21

1978/79 WORKS PROGRAMME

DIVISION 4

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u> \$
3117	Minnie Street, Southport.	Nerang St. to Ward St. K. & C., roadworks, culvert and alterations to water main.	54,000
3203	Rawlins Street, Southport.	Bay St. to Nind St. Reconstruction of road and replacement of K. & C. where required.	30,000
TOTAL			<u>\$84,000</u>



VIDE ITEM 21

1978/79 WORKS PROGRAMMEDIVISION 5

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u>
4869	Horizon Avenue, Benowa.	St. James' Estate to The Crescent. Roadworks.	\$ 10,000
4434	Hillview Parade, Benowa.	The Crescent to 440m north. K. & C. and roadworks.	19,200
5137	Petersen Avenue, Southport.	Drury Ave. to Deauville Dve. Widening east side	2,600
4296	Patonga Street, Ashmore.	Kinarra St. to Cotlew St. K. & C., roadworks and stormwater drainage.	39,800
4822	Cotlew Street, Benowa	Hillview Pde. east to existing divided highway. 7.5m wide pavement on southern side.	54,500
2380	Cotlew Street, Ashmore	McCowan St. to Patonga St. northern carriageway. K. & C., bitumen pavement and median kerb.	58,000
4485	Kardella Street, Ashmore	Patonga St. to Moora St. Roadworks.	11,300
4488	Hinde Street, Southport.	K. & C. and roadworks from intersection with Nerang Rd. to south.	41,800

TOTAL

\$237,200

VIDE ITEM 21

1978/79 WORKS PROGRAMME

DIVISION 6

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u>
1590	Richmond Avenue, Bundall.	Slatyer Ave. to Raymond Ave. K. & C. and road- works and drainage.	\$ \$18,000
5153	Various locations on Isle of Capri and Surfers Paradise.	Concrete footpath	25,000
TOTAL			<u>\$43,000</u>



VIDE ITEM 21

1978/79 WORKS PROGRAMMEDIVISION 8

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u> \$
4306	Sixth Avenue, Burleigh Heads	Highway to the Esplanade. K. & C., widening and storm- water drainage.	40,100
4520	Hibiscus Haven, Burleigh Heads	Christine Ave. to Gardenia Grove. K. & C. and widen	19,000
3433	Skyline Terrace, Burleigh Heads.	Ladds Ridge Road to existing gully grates. Complete K. & C. and widen.	18,700
4526	Pacific Avenue, Miami	Sonia Ave. to existing construction in Albert Shire. K. & C. and roadworks.	13,900
TOTAL			<u>\$91,700</u>

VIDE ITEM 21

1978/79 WORKS PROGRAMME

DIVISION 9

<u>Job. No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u>
4881	Brooke Avenue and Walker Avenue, Palm Beach.	Full construction Townson Ave. - 19th Avenue.	\$ 31,300
3458	Eighth Avenue, Palm Beach.	Cypress Tce. to Gold Coast Highway. K. & C., road widening both sides, tyne and build up centre strip	10,800
4538	Ninth Avenue, Palm Beach.	Cypress Tce. to Gold Coast Hwy. K. & C., road widening both sides, tyne and build up centre strip.	14,700
4539	* Tenth Avenue, Palm Beach.	Cypress Tce. to Gold Coast Hwy. K. & C., road widening both sides, tyne and build up centre strip.	14,700
4540	Eleventh Avenue, Palm Beach.	Existing construction east of Townson Ave. to Gold Coast Hwy. K. & C., road widening both sides, tyne and build up centre strip, and Stormwater Drainage.	47,000
4541	Twelfth Avenue, Palm Beach.	Townson Ave. to Canal. Stormwater drainage augmentation.	30,000
	Twelfth Avenue, Palm Beach.	Townson Ave. to Tahiti Ave. K. & C., road widening both sides, tyne and build up centre strip.	23,100
9396	Twelfth Avenue, Palm Beach.	Cypress Tce. to Gold Coast Hwy. K. & C., road widening both sides, tyne and build up centre strip.	12,700



## VIDE ITEM 21

## 1978/79 WORKS PROGRAMME

## DIVISION 9

(Continued)

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u>
4542	Thirteenth Avenue, Palm Beach.	Townson Ave. to Cypress Tce. K. & C., road widen- ing both sides, tyne and build up centre strip.	\$ 21,800
4551	Alkira Avenue, Palm Beach	Boodera Rd. to 27th Ave. K. & C., road widening both sides, tyne and build up centre strip.	8,600
4543	Fourteenth Avenue, Palm Beach.	Townson Ave. to Cypress Tce. K. & C., road widening both sides, tyne and build up centre strip.	18,900
4544	Tahiti Avenue, Palm Beach.	Twelfth Ave. to Gulai St. K. & C., road widening both sides, tyne and build up centre strip.	25,100
4545	Nineteenth Avenue, Palm Beach.	Gold Coast Highway to eastern end. K. & C., road widening both sides.	6,900
3459	Twenty-fourth Ave., Palm Beach.	Gold Coast Hwy. to Cypress Ave. Road widening both sides, tyne and build up centre strip, drainage.	10,000
4546	Twenty-fourth Ave., Palm Beach.	Araluen Ave. to Townson Ave. K. & C., road widen- ing both sides, tyne and build up centre strip.	7,300
3460	Twenty-sixth Ave., Palm Beach.	Cypress Ave. to Gold Coast Hwy. K. & C., road widening both sides, tyne and build up centre strip.	21,800

TOTAL

\$304,700

VIDE ITEM 21

1978/79 WORKS PROGRAMMEDIVISION 10

<u>Job. No.</u>	<u>Location</u>	<u>Description</u>	<u>Preliminary Estimate</u>
4578	Alkira Street, Tugun.	Toolona St. to end. K. & C., road widening both sides, tyne and build up centre strip.	\$ 36,300
4580	Inala Avenue, Tugun.	Durrant St. to Attinga Place. K. & C. north side, road widening, drainage plus median, kerb around median	21,800
4582	West Wyberba St., Tugun	Durrant Street to Alkira St. K. & C., road widening, formation of centre medians.	37,500
4577	Toolona Street, Tugun.	Coolangatta Rd. to Durrant St., road widening both sides plus drainage including centre median.	35,000
2328	Station Street, Tugun	Aitken St. to Coolangatta Rd. K. & C. both sides plus full roadworks.	12,100
4583	Cabarita Avenue, Tugun.	Coolangatta Rd. to Aitken St. K. & C., road widening both sides, tyne and build up centre strip.	8,700
TOTAL			<u>\$151,400</u>



GOLD COAST CITY COUNCIL

67457

REPORT ON SUB-COMMITTEE MEETING ON ADMINISTRATION AND FINANCE MATTERS  
HELD ON 11TH JULY, 1978 AT 11.00 A.M.

PRESENT: Mr. N. Macpherson.

In Attendance: Mr. E. R. Saunders (Acting Deputy Town Clerk).

1. RE: LIBRARIES - HOURS OF OPENING AT BURLEIGH HEADS FILE 4027 1.

Reference Librarian (27/6/78): For some time now one staff member has been working 50% of her time at Burleigh Heads and 50% at Coolangatta. This has enabled me to keep the library at Burleigh Heads open on Friday evenings. When the new library is open at Coolangatta this staff member will be full time at Coolangatta. I therefore seek approval to close Burleigh Heads Library on Friday evenings. To compensate for this loss of hours it will be possible to keep Burleigh open until 4.30 p.m. on Wednesdays. The patronage on Friday evenings averages 10 persons per week, which is a very small proportion of the 6,187 persons who use the library.

Existing Hours

Monday 1.30 - 5.00 p.m. and  
6.00 - 8.00 p.m.  
Tuesday and Thursday 10.00 a.m. -  
4.30 p.m.  
Wednesday 10.00 a.m. - 12.30 p.m.  
Friday 10.00 a.m. - 5.00 p.m. and  
6.00 p.m. - 8.00 p.m.  
Saturday 9.00 - 11.30 a.m.

Recommended Hours

Monday 1.30 - 5.00 p.m. and  
6.00 - 8.00 p.m.  
Tuesday, Wednesday, Thursday  
and Friday  
10.00 a.m. - 4.30 p.m.  
Saturday 9.00 a.m. - 11.30 a.m.

If these new hours of opening are approved, I recommend they commence from 24th July, 1978 when the new library at Coolangatta should open.  
Recommendation: That the new hours of opening be approved and commence from 24th July, 1978 when the new library at Coolangatta should open.

2. RE: LIBRARIES - HOURS OF OPENING AT COOLANGATTA FILE 4026 2.  
Reference Librarian (4/7/78): As I have asked approval to open the new library from 24th July, 1978, I now seek approval to change the library hours as follows:

Existing Hours

Monday 10.00 a.m. - 5.00 p.m. and  
6.00 p.m. - 8.00 p.m.  
Tues and Wed. 10.00 a.m. - 4.30 p.m.  
Thurs & Fri. 10.00 a.m. - 11.00 a.m.  
and 12.30 p.m. - 4.30 p.m.  
Saturday 9.00 a.m. - 11.30 a.m.

Recommended Hours

Monday 1.30 p.m. - 5.00 p.m. and  
6.00 p.m. - 8.00 p.m.  
Tuesday, Wednesday, Thursday and  
Friday 10.00 a.m. - 4.30 p.m.  
Saturday 9.00 a.m. - 11.30 a.m.

These hours are the same as before in total hours of opening to the public, but enable Council to work two (2) staff members on the Monday night shift in accordance with the M.O.A. Award.  
Recommendation: That new hours of opening be approved from 24th July, 1978.

67453

Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Administration and Finance Matters,  
11th July, 1978

3.

RE: STATISTICS - TOURIST INDUSTRY  
QUALITY INNS (FOLIO 14427 23/6/78)

FILE 5532

3.

Further to a telephone conversation between ourselves through your secretary, concerning the availability of a Senior Council Officer to be present at a meeting to discuss the compilation of Tourist Industry Statistics - Gold Coast co-ordinated by the Queensland Government Tourist Bureau, I am outlining several points for your information. As requested I attended a meeting convened by the Gold Coast Visitors' Bureau held at Top of Ten Restaurant on Monday 3rd July, 1978.

Others Present:

Messrs Bob Walder and Kerry Watson - Gold Coast Visitors' Bureau.  
Miss Jane Deakin - Queensland Government Tourist Bureau.  
Mr. Reg Hardman - Queensland Institute of Technology.

Aim:

An economic impact study of tourism on the Gold Coast to provide:  
(a) Cost of supporting tourists on the Gold Coast.  
(b) Benefits derived from tourism including revenue gained by the State and Federal Governments.

It is felt that the amount of revenue accruing from tourism to Governments had to be ascertained as a pre-requisite of obtaining subsidies from them.

Decisions:

(1) That Mr. Hardman in conjunction with Miss Deakin undertake a preliminary survey on the method of undertaking an economic impact study of tourism utilising the Gold Coast as a pilot study. Survey to provide an approximate cost of undertaking the impact study. A report on a cost benefit study conducted in 1970 in respect of the tourist industry in Hawaii is to be used as a base for the preliminary survey.

(2) Upon completion of the preliminary survey (estimated four weeks) the Visitors' Bureau is to report to Council regarding funding of the impact study and participation by Council in providing and obtaining necessary statistics.

(3) Mr. Watson intimated that he would endeavour to contact the Administrator later on in the week regarding the possibility of including funds in the 1978/79 Budget.

Recommendation: That the information be noted.

4.  
(Div.6)

PREVIOUS AGENDA ITEM

RE: PROPOSED HOTEL ON COUNCIL LAND - BUNDALL ROAD

FILE 3905242

4.

(Div.6)

Reference Works Administrator (28/2/78): Council has previously, in conjunction with the Licensing Commission, called tenders for Hotel License and lease rental. A tender was accepted, however this was not proceeded with. At the present time, there appears to be at least one group interested in developing the hotel site. That the matter be reconsidered when road and bridge development is complete. Several enquiries have been received recently in regard to development of the hotel site. Reference Acting Deputy Town Clerk (6/6/78): Council's Plan Number 30713B - Relocation of Services - Benowa Flood Canal Bundall - shows the relocated water main along Upton Street and over the new Chevron Island Bridge. Engineering Assistant - Water Supply has stated that the subject Easement "A" for Water Pipeline Purposes will no longer be required and in fact the water supply has been stopped at the Ferry Road end.

Recommendation: (1) That as the easement for Water Supply Purposes is no longer required action be taken to remove same from the Title Deed.



Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Administration and Finance Matters,  
11th July, 1978

67459

5.  
(Div.4)

RE: COUNCIL FREEHOLD PROPERTY CORNER HIGH AND SUTER STREETS, SOUTHPORT  
APPOINTMENT OF MANAGING AGENT  
Reference Clerk, Agenda and Securities FILE 3-793  
Agents, J. P. Davoren Real Estate, have terminated their property  
management section of their business which has been sold to Southport  
Real Estate Brokers of Southport. This means that Council's Freehold  
property at Corner High and Suter Streets needs to be placed in the  
hands of alternative Managing Agents. J. P. Davoren Real Estate have  
recommended that Southport Real Estate Brokers be Council's Managing  
Agents for this property. Southport Real Estate Brokers have applied  
to Council (Folio 15007) for Managing Rights and it is recommended  
that Southport Real Estate Brokers be appointed Managing Agents for  
the subject property, from the date of purchase of Managing Rights,  
i.e. 1st August, 1978.  
Recommendation: That Southport Real Estate Brokers be appointed Managing  
Agents for the subject property from 1st August, 1978.

5.  
(Div.4)

6.  
(Div.6)

RE: BEACH RIGHTS - SURFERS PARADISE BEACH  
Reference Clerk, Agenda and Securities (3/7/78): FILE 32062 Pt.2  
License For: Surfers Paradise Beach Rights.  
License: A. L. Baldwin.  
License Fee: \$800-00 per annum.  
Term: Four (4) years.  
Expiry Date: 30th June, 1978.  
Tenders for Beach Rights commencing 1st July, 1978 were advertised in  
Bulletin Newspaper on 10th June, 1978 and closed on 30th June, 1978.  
Only one (1) tender was received that of the present licensee Mr.  
A. Baldwin, who has tendered \$800-00 per annum. It is recommended  
that a license be granted to Mr. A. Baldwin to operate Beach Rights  
at Surfers Paradise for a four (4) year term commencing 1st July, 1978  
at an annual rental of \$800-00 and that a License Agreement be  
completed in the terms of conditions of tender.  
Recommendation: That a license be granted to Mr. A. Baldwin to operate  
Beach Rights at Surfers Paradise for a four (4) year term commencing  
1st July, 1978 at an annual rental of \$800-00 and that a License  
Agreement be completed in the terms of conditions of tender.

6.  
(Div.6)

7.  
(Div.2)

RE: ACQUISITION OF DRAINAGE EASEMENT - W. GUZ SOUTHPORT GARDENS  
Reference Clerk, Agenda and Securities (6/7/78): FILE 2-10454  
Intention to Resume was served on the Registered Proprietor with  
last days for objections and appearance in support of objections  
being 4th and 5th July, 1978 respectively. No objections appear  
on file and no appearance was made before the Town Clerk on 5th July,  
1978. It is recommended that Council, having received no objections,  
is of the opinion that the easement in question is required for  
drainage purposes for which it is proposed to be taken, and that the  
Council apply to the Minister that the land described as Easement "B"  
in Subdivision 100 of Resubdivision 3 of Subdivision 2 of Portion  
24V on Registered Plan Number 156437, having an area of 78 square  
metres and being part of the land contained in Certificate of Title  
Volume Number 3581 Folio Number 242 be taken as prescribed by Section  
9 of "The Acquisition of Land Act 1967".  
Recommendation: That Council, having received no objections, is of the  
opinion that the easement in question is required for drainage purposes  
for which it is proposed to be taken, and that the Council apply to the  
Minister that the land described as Easement "B" in Subdivision 100 of  
Resubdivision 3 of Subdivision 2 of Portion 24V on Registered Plan Number  
156437, having an area of 78 square metres and being part of the land  
contained in Certificate of Title Volume Number 3581 Folio Number 242

7.  
(Div.2)

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-4-

Executive Committee Meeting, 13th July, 1978  
Report of Sub-Committee Meeting on Administration and Finance Matters,  
11th July, 1978

8.

RE: QUOTATIONS RECEIVED REQUIRING EXECUTIVE COMMITTEE APPROVAL  
QUOTATION NUMBER 237 - 77/78 SUPPLY AND DELIVERY OF FOUR (4)  
ONLY 2,000 WATT METAL ARC LIGHTS, LUMINARIES WITH DIFFUSED BEAM  
Reference Acting Purchasing Officer (3/7/78): Quotation Number  
237 - 77/78 for the Supply and Delivery of four (4) only metal arc  
lights, luminaries with diffused beam, complete with fittings  
was advertised in the Courier Mail and Gold Coast Bulletin on  
10th June, 1978 and closed on 20th June, 1978. Five (5) quotes  
were received details are as follows:

Siemens Indust. Ltd.	A. Ogilvie	Haymen Electric	Email	Phillips Lighting
\$1,715-00				
\$1,910-00 (Alt.)	\$1,556-00	\$2,006-64	\$1,556-00	\$2,170-00

Reference Electrician: It is recommended that Siemens Industries  
Limited quotation for \$1,715-00 be accepted because it was the  
equipment specified by S.E.Q.E.B. Lighting Engineer and also because  
it is available ex stock.  
Reference Chief Inspector: The work is being carried out as a  
private works job with cost being provided by the Soccer Club.  
The Club has specified that Siemens fittings be approved.  
Recommendation: That Siemens Industries Limited quotation for \$1,715  
be accepted.

8.

FILE 1135

9.

#### PREVIOUS AGENDA ITEM

#### RE: GOLD COAST VISITORS' BUREAU

FILE 48162

9.

Executive Committee Decision 11/5/78 (F.2): Mr. Calvert attended the  
meeting and supplied details of the proposed promotions which are  
recommended for approval. The allotment of funds is now shown as  
above. As advance payments are required by the various companies  
concerned it is recommended that an amount of \$17,500 be paid to the  
Visitors' Bureau to finance the operation, with the accounts to  
be paid in due course to support the expenditures and further payments.  
Mr. Calvert was advised that the Executive Committee will expect to be  
supplied with data showing the impact of the advertising on the  
tourist flow to the Gold Coast. Such data would be essential for the  
purpose of justifying programmes in future years. It is proposed  
that contacts be established by the Visitors' Bureau and Council  
with Queensland Government Tourist Bureau with a view to possible  
support by Tourist Bureau for the promotion programme about to be  
instituted.  
Reference Acting Deputy Town Clerk (6/7/78): Copies of accounts  
totalling \$28,888-20 have been received from the Visitors' Bureau  
(Folio 13696 and 144441). The Marketing Director of the Bureau  
has informed me verbally that a further amount of \$5,729 is  
committed in respect of this advertising promotion. Folio 14802  
and attachment set out the impact to the Gold Coast on the tourist  
flow to the Gold Coast. A balance of \$17,117 is available, financed  
from 1977/78 funds.  
Recommendation: That Council cheque for \$17,117 be forwarded to the  
Visitors' Bureau.



10. PREVIOUS AGENDA ITEM FILE 21011 10.  
RE: BOUNDARIES OF THE CITY OF GOLD COAST  
Reference Town Clerk (13/1/77): The vacant Railway Land from Southport to Ernest Junction has been the southern boundary of Division 3 for many years. Recent Queensland Housing Commission Pensioner Rental Homes near Nind and Johnston Streets have spread across this boundary and proposed similar development on Railway Land on the opposite end of the level crossing will do the same. The Lands Department subdivision in the Terrigal Crescent area absorbs all the Railway Land within it as well as some of the adjoining road reservation. No doubt there will be other developments on the Railway Land in the Southport locality, but for the present with the minimum disturbance to Division electorates, it would seem sufficient to define the Railway Land boundary as the more southerly or easterly of the Railway Land as far as Terrigal Crescent - the boundary then to be by Terrigal Crescent to Wardoo Street, and then by the existing Railway boundary out to Ernest Junction. Council Decision 28/1/77 (Co-Ord.9): That the procedure for the minor boundary adjustment as set out in the Town Clerk's reference be undertaken.  
DEPARTMENT OF LOCAL GOVERNMENT (FOLIO 14810 29/6/78): I am directed to inform you that an Order-in-Council has been made and will be published in the Government Gazette of 1st July, 1978 altering the boundaries of the City of Gold Coast.  
Reference Acting Deputy Town Clerk (7/7/78): It is recommended that the information be noted.  
Recommendation: That the information be noted.

11. RE: LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND FILE 2025 11.  
LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND (FOLIO 15279 5/7/78): I acknowledge receipt of your letter dated June 30, 1978 advising of a decision of a Council Meeting on October 28, 1977 that the Council approach the Minister for Local Government and Main Roads to amend the Local Government Act to permit a greater deal of measure of qualified privilege to apply to debate at meetings of local authorities. I would advise that by letter dated 17th November, 1977 the Director of Local Government advised of your Council's representations to the Minister in this connection and requested the views of the Association with respect thereto. The Department's letter was considered by a meeting of the Association's Executive held on February 15, 1978 and if you refer to page 7 of the Minutes of that Meeting, you will see the decision of the Executive which reads:  
"That the subject of an amendment to the Local Government Act to provide for a greater measure of "qualified privilege" to apply to debate at meetings of local authorities be referred for consideration by the next Annual Conference and that Member Councils of the Association be advised of the proposal prior to the Annual Conference."  
The Director was advised of the decision of my Executive by letter dated March 3, 1978. With respect to that part of the decision that all Member Councils be advised of the proposal prior to the Annual Conference, I would advise that a general circular dated March 20, 1978 was forwarded to all Member Councils of the Association wherein the abovequoted decision of the Executive was notified to all local authorities. Accordingly there will be a reference on the Conference Agenda to this matter and I would anticipate that it would appear on the Agenda under the name of the Gold Coast City Council. For your information I would advise that some Member Councils have already indicated their strenuous opposition to your Council's proposal.  
Recommendation: That no further action be taken.

12. (Div.6) RE: CYPRESS AVENUE CAR PARK  
(Vide Item 2 of Report of Works Sub-Committee) FILE 390139 Pt.2  
An amount of \$55,500 is required in 1978/79 towards construction of Stages 1 and 2 of Cypress Avenue Car Park.  
The Loan Fund provision referred to in Item 2 of the report of Works Sub-Committee is for the Acquisition of Land and cannot be used for construction works without prior approval by the Treasury. The amount of \$44,000 is available in Surfers Paradise Regulated Parking Trust Fund for Works under Section 49E of the Local Government Act and could be used towards construction of Stages 1 and 2 of this car park.  
Recommendation: That the amount of \$44,000 from Surfers Paradise Regulated Parking Trust Fund be appropriated towards construction of Stages 1 and 2 of Cypress Avenue Car Park with the balance of \$11,500 required during 1978/79 being provided from General Fund or from any monies which may become available from Trust Fund as Contributions to Car Parking for that area. 12. (Div.6)
13. (Div.2) RE: PROPERTY AT 45A BACK STREET, LABRADOR - MR B. AND MRS B.M. CROSS  
Reference Acting Deputy Town Clerk (12/7/78): A claim has been received from Mr and Mrs Cross in respect of their property situated at 45A Back Street, Labrador. FILE 1-9296  
Recommendation: That the Administrator be authorised to enter into negotiations with Mr and Mrs Cross for the purchase of their property in full settlement of their claim subject to completion of a satisfactory Deed of Compromise, Release and Indemnity. 13. (Dvi.2)
14. RE: ACCOUNTS FOR PAYMENT  
Reference Section Head Accounts: It is recommended that the attached schedule of vouchers be passed for payment. FILE 1132  
Recommendation: That the schedule of vouchers be passed for payment. 14.



EXECUTIVE COMMITTEE MEETING, 13TH JULY, 1978  
 REPORT OF SUB-COMMITTEE MEETING ON ADMINISTRATION AND FINANCE MATTERS, 11TH JULY, 1978

SCHEDULE OF VOUCHERS FOR PAYMENT

04/07/78 PAGE 01.

VOUCHER NO	PAYEE	NATURE OF PAYMENT	PAY NUMBER W.1	AMOUNT
68751	GOLD COAST CITY COUNCIL	" " "	" " "	159691.50
68752	GOLD COAST CITY COUNCIL	" " "	" " "	3297.00
68753	A N Z BANK	" " "	" " "	1349.00
68754	C B C OF S LTD	" " "	" " "	321.00
68755	COMMONWEALTH TRADING BANK	" " "	" " "	2414.00
68756	NATIONAL BANK	" " "	" " "	1179.00
68757	BANK OF N S W	" " "	" " "	2244.00
68758	RURAL BANK	" " "	" " "	276.00
68759	G C C C STAFF PROV FUND	" " "	" " "	12.90
68760	M B F OF AUSTRALIA LTD	" " "	" " "	749.62
68761	HEALTH INSURANCE COMMISSION	" " "	" " "	750.64
68762	T & G MUTUAL LIFE SOCIETY LTD	" " "	" " "	87.70
68763	A M P SOCIETY	" " "	" " "	149.90
68764	NATIONAL MUTUAL LIFE ASSN	" " "	" " "	53.83
68765	S G I O COLLECTION A/C	" " "	" " "	61.85
68766	M L C ASSCE CO LTD	" " "	" " "	437.11
68767	SOUTHPORT AMBULANCE	" " "	" " "	84.40
68768	G C C C SOCIAL CLUB	" " "	" " "	40.00
68769	M O A CREDIT UNION	" " "	" " "	60.00
68770	MEALS ON WHEELS	" " "	" " "	3.70
68771	CLERK OF THE COURT	" " "	" " "	30.00
68772	GOLD COAST CITY COUNCIL	" " "	" " "	46036.89
TOTAL				219330.04

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EXECUTIVE COMMITTEE MEETING, 13TH JULY, 1978  
REPORT OF SUB-COMMITTEE MEETING ON ADMINISTRATION AND FINANCE MATTERS, 11TH JULY, 1978SCHEDULE OF VOUCHERS FOR PAYMENT  
NATURE OF PAYMENT04/07/78 PAGE 02.  
AMOUNT

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
68770	ACI-NYLEX PTY LTD	CHEQUE CANCELLED	1654.75
68771	ROBERT AKES & CO PTY LTD	"	85.50
68772	T&H ANDERSON	"	100.00
68773	AUSTRALIAN POSTAL COMMISSION	"	35.00
68774	ARC ENGINEERING PTY LTD	"	68.97
68775	J ARKINSTALL	"	323.00
68776	AUSTRALIAN SALES MARKETING SERV.	REINFORCING MESH ETC	413.55
68777	AVELING-BARFORD AJST PTY LTD	CLEARING OF LAND	9217.38
68778	B & K MAINTENANCE SUPPLIES	PERSPEX LETTERS	8.64
68779	R BARTLETT	MONTHLY PAYMENT 2 TRACK MOUNTED HYDRAULIC EXCAVATORS	60.00
68780	K M & D I BELL	PLANT REPAIRS & MAINTENANCE	100.00
68781	BLAIR PLUMBING SERVICE	CHESTERION	98.64
68782	BORAL CONCRETE QLD PTY LTD	CAMP CARETAKER PAYMENT AND/OR COMMISSION	1187.12
68783	BRETT AND CO PTY LTD	REFUND STORES FITTINGS NOT SUPPLIED	727.25
68784	CALTEX OIL AJST PTY LTD	CONCRETE	325.20
68785	P M & W H CAMPBELL	TOOLS HARDWARE ETC	214.00
68786	J I CASE AJST PTY LTD	OILS & GREASES	91.87
68787	L CATERINO	REFUND WATER APPLICATION	138.88
68788	GCH AUSTRALIA	PLANT REPAIRS & MAINTENANCE	350.00
68789	CENTRAL QUEENSLAND CEMENT PTY LTD	TILING	2276.40
68790	BILL CHADWICK HOLDEN	LIBRARY SUBSCRIPTION	32.16
68791	CHEVRON ISLAND REAL EST TRUST A/	LIME	560.00
68792	COMMONWEALTH INDUSTRIAL GASES	PLANT REPAIRS & MTCE	418.73
68793	COASTAL CO-OP TRADING SOCIETY	RENTAL UNIT 1401 "GOLDEN GATE"	59.52
68794	COASTAL MOWER SERVICE	OXYGEN & ACETYLENE ETC	66.00
68795	COATES HIRE SERVICE	HARDWARE	985.00
68796	COMPAIR (AUSTRALASIA) LTD	PLANT REPAIRS & MTCE	280.86
68797	COMPUTER RESOURCES COMPANY	HIRE	696.45
68798	CONSOLIDATED FERTILIZER SALES	PLANT REPAIRS & MTCE	2744.30
68799	CREED LABORATORIES PTY LTD	PUNCH CARDS	160.75
68800	C R F BEARING COMPANY PTY LTD	FERTILIZER	277.16
68801	W & V J CUNNINGHAM	CHEMICALS	200.00
68802	DAVIES SHEPARD QLD PTY LTD	PLANT REPAIRS & MTCE	2870.00
68803	E F DELAFOSSE	CAMP CARETAKER, PAYMENT AND/OR COMMISSION	42.00
68804	H.J. DENT & CO PTY LTD	METER PARTS	2.71
68805	DIMET	REFUND OVERPAID FLAT REGISTRATION FEE	924.00
68806	ELDERS BUILDERS SUPPLIES	NUTS & BOLTS	245.48
68807	EMAIL LTD	ANTICORROSIVE PAINT	2878.00
68808	FARNELL & THOMAS	HARDWARE	1368.90
68809	FARLEY & LEWERS OLD PTY LTD	WATER METERS ETC	1571.42
68810	FRANK FELTON PTY LTD	MANHOLE COVERS	17576.00
68811	FISCHER & PORTER	CONCRETE	52.90
68812	FLEXTOL (QLD) PTY LTD	ACQUISITION OF LAND	270.60
68813	GOLD COAST BOOKBINDERS	RECORDING CHARTS	597.10
68814	GOLD COAST PUMP HIRE	PUMP	30.00
68815	GENERAL GUARRIES (GILSTON) P/L	BOOK BINDING	203.76
68816	JAMES HARDIE & CO PTY LIMITED	PLANT HIRE	26362.77
68817	HUMES LTD	METAL	5898.45
68818	HUMES PVC DIVISION	FIBRO PIPES ETC	9697.01
68819	I A W P R CONFERENCE	CONCRETE PIPES ETC	150.00
68820	DUNLOP/ISC LIMITED	PIPES ETC	3915.69
68821	I.B.M AUSTRALIA LTD	REGISTRATION FEE	477.32
68822	ICI AUSTRALIA LTD	BUILDING MATERIALS HARDWARE ETC	2659.66
68823	KERR SMITH RJDKN & COMPANY	BUSINESS MACHINE REQUIREMENTS	213.60
68824	LAWRENCEHANSON PTY LTD	CHEMICALS	57.30
68825	LEYPARTS	SOLICITORS FEES	9.15
68826	D L LOVE	ELECTRICAL FITTINGS ETC	22.00
68827	F G & J M MACDOUGAL	SPARE PARTS	4.00
68828	N MACPHERSON	REFUND DOG REGISTRATION FEE	400.00
68829	J A MANDERSON PTY LTD	REFUND OVERPAYMENT APPLICATION FOR JETTY	187.76
68830	MCPHERSON'S LTD	FEES FOR MEMBER OF EXECUTIVE COMMITTEE	149.75
68831	A S MUIR	TEE SHIRTS	300.00
68832	MUSGRAVE STATIONERY CO	PLANT REPAIRS & MTCE	255.35
68833	A OSILVIE	FEES FOR MEMBER OF EXECUTIVE COMMITTEE	292.32
68834	FRANK O'NEILL SERVICE CENTRE	STATIONERY	610.60
68835	PRIMROSE COUPER & CRONIN	LAMPS	54572.85
68836	PIONEER CONCRETE (QLD) PTY LTD	LOCK KEYS & ENGRAVING	888.58
68837	PETTY CASH	LEGAL FEES & ACQUISITION OF LAND	470.95
68838	PLAYWAYS	CONCRETE	155.25
68839	POLICE STATION (COOLANGATTA)	REIMBURSEMENT	266.20
68840	GUF INDUSTRIES LTD	TOYS	1292.00
68841	RANK XEROX (AUST) P/L	TRAFFIC DUTIES ETC	135.00
68842	READYMIX GROUP (QLD)	EARTHENWARE PIPES & FITTINGS	13710.06
68843	R RIVERS	STATIONERY	22.00
		CONCRETE & BITUMEN	
		REFUND DOG REGISTRATION FEE	
		CARRIED FORWARD	175765.57



EXECUTIVE COMMITTEE MEETING, 13TH JULY, 1978  
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SCHEDULE OF VOUCHERS FOR PAYMENT

04/07/78 PAGE 03.  
 AMOUNT

VOUCHER NO.	PAYEE	NATURE OF PAYMENT	AMOUNT
		BROUGHT FORWARD	175765.57
68844	ROSSALL CONTRACTORS PTY LTD	PROGRESS PAYMENT NO.2 HOUSE DRAINAGE CONNECTIONS	100.00
68845	SOUTH COAST FIRE BRIGADE BOARD	SERVICING FIRE EXTINGUISHER ETC.	45.00
68846	THE SOUTH EAST OLD ELEC BOARD	ELECTRICITY	18414.66
68847	STATE GOVERNMENT INSURANCE OFF	EXCESS ON MOTOR VEHICLE POLICY	400.00
68848	FRANK J SHEEHAN CORDER & ASSOC	VALUATION	200.00
68849	THE SHELL CO OF AUSTRALIA LTD	OIL & GREASE	7205.50
68850	COMMISSIONER OF PAY-ROLL TAX	PAYROLL TAX	4400.95
68851	B W W SMITH	REFUND TELEPHONE RENTAL & COUNCIL CALLS	52.50
68852	HJ SCHNEIDER & CO PTY LTD	CLEANING CONTRACT & EXTRA SERVICES	36.63
68853	STRAMIT INDUSTRIES LTD	ROOFING MATERIALS	179.28
68854	EV & A SUE	CAMP MANAGERS WAGES	100.00
68855	SUTTONS FOUNDRY PTY LTD	PIPES	784.00
68856	SWIFT TRADING COMPANY	CHEMICALS	2602.20
68857	TRUCK & TRACTOR SALES G C P/L	PLANT REPAIRS & MTCE	914.18
68858	TELECOM AUSTRALIA	PHONE CALLS	2297.10
68859	B THOMAS	ASSISTANT AT CLINIC	170.20
68860	TNT TRANSPORT SYSTEM	TRANSPORT	214.79
68861	TRIDENT MINI-MIX CONCRETE	CONCRETE	459.80
68862	TRS OFFICE EQUIPMENT	BUSINESS EQUIPMENT REPAIR & SUPPLY	51.60
68863	WARMAN INTERNATIONAL	PLANT REPAIRS & MTCE	208.20
68864	YARRAMUNDI PTY LTD	REFUND OVERPAID FLAT REGISTRATION FEE	120.00
68865	B M & J J YOJNG	COMPENSATION	100.00
68866	ZIELON CLEANING SERVICES	CLEANING ADMINISTRATION CENTRE	1985.34
68867	A & G EXCAVATIONS	PRIVATE PLANT HIRE	520.00
68868	GOLD COAST PUMP HIRE		780.40
68869	B W & N A GOETSCH		75.00
68870	HANDYMAN HIRE & SALES		244.50
68871	D HORNE PTY LTD		252.00
68872	MICHAEL SEARLE		217.50
80119	J ARKINSTALL		35.00
80120	F R & P B BARLOW		200.00
80121	N & A KAMHOLTZ ENT P/L & R A SHE		2500.00
80122	MAXWELL CONTRACTING PTY LTD		2638.40
80123	PETTY CASH		24.00
80124	R R STEPHENS & A F BARBELLER		200.00
80125	THE REGISTRAR OF TITLES		120.00
80126	ANTONY TOD & PARTNERS		980.00
		TOTAL	225594.30

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EXECUTIVE COMMITTEE MEETING, 13TH JULY, 1978  
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68873 A.C.I. NYLEX PTY LTD  
68874 ROBERT AKES AND COMPANY PTY LTD  
68875 T AND H ANDERSON  
68876 AUSTRALIAN POSTAL COMMISSION  
67241 RECEIVER OF PUBLIC MONIES  
68770 A.C.I. NYLEX PTY LTD  
68771 ROBERT AKES AND COMPANY PTY LTD  
68772 T AND H ANDERSON  
68773 AUSTRALIAN POSTAL COMMISSION

MANUAL AND CANCELLED CHEQUES  
POLYTHENE PIPES AND FITTING ETC.  
PLUMING  
CAMP CARETAKER PAYMENTS  
POSTAGE  
CHEQUE CANCELLED

04.  
1,654-75  
85-50  
100-00  
35-00  
10,000-00 CR  
1,654-75 CR  
85-50 CR  
100-00 CR  
35-00 CR  
10,000-00 CR

WEEK ENDING 4/7/78  
MANUAL AND CANCELLED CHEQUES  
444,924-34  
10,000-00 CR  
434,924-34 \*

TOTAL

SUMMARY OF VOUCHERS FOR WEEK ENDING 4/7/78  
COUNCIL WAGES AND SALARIES  
PRIVATE PLANT HIRE  
MATERIALS, GOODS, SERVICES AND REFUNDS

219,330-04  
2,089-40  
213,504-90  
434,924-34 \*

GENERAL FUND 305,622-77  
WATER FUND 10,437-51  
SEWERAGE FUND 12,382-14  
REGULATED PARKING FUND 48-23  
PLANT FUND 794-00 CR  
LOAN FUND 100,530-29  
TRUST FUND 6,697-40  
CASH BOOK BALANCE FOR WEEK ENDING 11/7/78

434,924-34 \*  
\$ 434,924-34

THE CASTINGS AND COMPUTATIONS ON THE VOUCHERS LISTED IN THIS SCHEDULE HAVE BEEN CHECKED AND ARE CORRECT AND ANY PAYMENTS UNDER CONTRACT ARE IN ACCORDANCE WITH THE TERMS OF SUCH CONTRACT AS PROVIDED BY REGULATIONS 9 UNDER "THE LOCAL GOVERNMENT ACT 1936 TO 1977".

*B. McKee*  
SECTION HEAD ACCOUNTS  
(B. MCKEE)  
7/7/78

I HAVE EXAMINED THE VOUCHERS LISTED IN THIS SCHEDULE AND HAVE SATISFIED MYSELF THAT RESPONSIBLE OFFICERS HAVE CERTIFIED THAT GOODS AND/OR SERVICES SUPPLIED AS PER THESE VOUCHERS WERE NECESSARILY REQUIRED BY COUNCIL AND WERE RECEIVED IN SATISFACTORY CONDITION AND/OR PERFORMED ACCORDING TO ORDER. THE PRICES HAVE BEEN CHECKED AND ARE CONSIDERED TO BE FAIR AND REASONABLE.

*Dawn*  
SENIOR CLERK, DEPARTMENT OF FINANCE  
(R. E. M. THOMSON)  
7/7/78

THE VOUCHERS AS LISTED IN THIS SCHEDULE HAVE BEEN PROPERLY CERTIFIED BY RESPONSIBLE OFFICERS OF THE COUNCIL THAT SUCH GOODS HAVE BEEN RECEIVED IN A SATISFACTORY CONDITION AND ACCORDING TO ORDER OR SUCH SERVICES HAVE BEEN PERFORMED AS THE CASE MAY BE. THE CASTING AND COMPUTATIONS HAVE BEEN CHECKED AND CERTIFIED CORRECT.

I CERTIFY THAT THE SCHEDULE OF VOUCHERS HAS BEEN EXAMINED BY THE SUB-COMMITTEE ON ADMINISTRATION AND FINANCE AT ITS MEETING ON 11TH JULY, 1978 AND IT IS RECOMMENDED THAT THEY NOW BE APPROVED BY THE EXECUTIVE COMMITTEE FOR PAYMENT.

*M. Magellan*  
MEMBER OF EXECUTIVE COMMITTEE



GOLD COAST CITY EXECUTIVE COMMITTEE.

NOTICE OF THE 9th SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF CITY OF GOLD COAST TO BE HELD IN THE GOLD COAST ADMINISTRATION CENTRE, SOUTHPORT - ON THURSDAY, 13th JULY, 1978 (To commence at the conclusion of the 18th Ordinary Meeting).

A G E - N D A.

1. DEBENTURE LOAN PROGRAMME 1978/79 (File 4112/79):  
DEPUTY PREMIER AND TREASURER (Fol.15227, 26/6/78): Approving the addition of debenture loan of \$30,000 with maximum term of 40 years be authorised for Gold Coast Water Supply - Molendinar Reservoir - to Council's 1978/79 Interim Programme.

RESOLUTION REQUIRED:

"That the Executive Committee hereby resolves that the Council of the City of Gold Coast borrow the sum of Thirty Thousand Dollars (\$30,000) for Gold Coast Water Supply - Molendinar Reservoir.

"Also that the debenture documents be executed by attaching the Common Seal of the Council thereto."

In accordance with Council Decision of 3rd June, 1977, the following information is supplied:

<u>Amount:</u>	\$30,000
<u>Term:</u>	40 years
<u>Annual Instalment:</u>	\$2,977
<u>Interest Content:</u>	\$89,080
<u>Total Repayable:</u>	\$119,080
<u>Interest Rate:</u>	9.7% per annum.

*A. V. Angove*  
A. V. ANGOVE  
TOWN CLERK

Gold Coast Administration Centre, Southport -  
10th July, 1978.

Distribution:

Mr. J. H. Andrews (Administrator)  
Mr. N. Macpherson (Executive Member)  
Mr. A. S. Muhl (Executive Member)  
Town Clerk  
Deputy Town Clerk  
Assistant Town Clerk  
Executive Engineer Adviser  
Acting Chief Engineer  
Works Administrator  
Chief Inspector  
Deputy Chief Inspector  
S/Clerk, Dept. Finance  
S/Engineer Works  
Assist. Engineer (2)

Sewerage Section  
Administration Works Officer  
Building Surveyor  
Public Relations Office  
City Planner  
Accounts Section  
Rates Section  
Southport Office  
Coolangatta Office  
Burleigh Office  
Press (6)  
Minute Clerk  
Minute Book (2)  
Spares (5)

GOLD COAST CITY EXECUTIVE COMMITTEE.

MINUTES OF THE 9th SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF CITY OF  
GOLD COAST HELD IN THE GOLD COAST ADMINISTRATION CENTRE, SOUTHPORT -  
ON THURSDAY, 13th JULY, 1978 AT 2:19 P.M.

PRESENT: Messrs. J. H. Andrews (Administrator),  
N. Macpherson and A. S. Muhl (Executive Members).

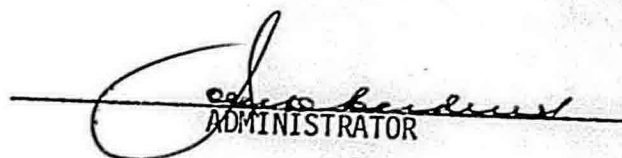
In Attendance: Mr. A. V. Angove (Town Clerk).

1. DEBENTURE LOAN PROGRAMME 1978/79 (File 4112/79):  
MOTION - by Mr. N. Macpherson, seconded by Mr. A. S. Muhl  
That the Executive Committee hereby resolves that the Council of  
the City of Gold Coast borrow the sum of Thirty Thousand Dollars  
(\$30,000) for Gold Coast Water Supply - Molendinar Reservoir.  
Also that the debenture documents be executed by attaching  
the Common Seal of the Council thereto. CARRIED.

THIS CONCLUDED THE BUSINESS OF THE MEETING.

RISING OF THE EXECUTIVE COMMITTEE 2:21 P.M.

MINUTES CONFIRMED THIS TWENTIETH DAY OF JULY, 1978.

  
ADMINISTRATOR

  
TOWN CLERK.