

GOLD COAST CITY COUNCIL

NOTICE OF THE 746th ORDINARY MEETING OF THE COUNCIL OF THE CITY OF GOLD COAST, TO BE HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST - ON FRIDAY, 25th SEPTEMBER, 1981 AT 10:00 A.M.

A G E N D A

1. LEAVE OF ABSENCE:
2. CONFIRMATION OF MINUTES OF THE 745th ORDINARY MEETING OF COUNCIL HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST - ON FRIDAY, 18th SEPTEMBER, 1981.
3. BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETINGS:
4. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS:
 - (a) H e a l t h: 22nd September, 1981
 - (b) Health Inspection: 23rd September, 1981
 - (c) F i n a n c e: 22nd September, 1981
 - (d) Finance Inspection: 17th September, 1981
 - (e) W o r k s: 22nd September, 1981
 - (f) Works Inspections: 17th and 23rd September, 1981
 - (g) Joint Works, Health and Finance: 21st September, 1981
5. CONSIDERATION OF NOTIFIED MOTIONS:

- (i) By Alderman N.C. Rix re Schedule of Fees and Charges 1981/82: (File 202644)

That the Schedule of Fees and Charges, 1981/82 adopted by resolution in July 1981 be altered as follows:-

Page 109 of the Budget - Chapter 13, Signs and Advertisements:-

Advertising Signs:

To 2.5m ²	\$30-00	reduce to	\$16-00
2.5m ² to 5m ²	\$50-00	reduce to	\$23-00
5m ² to 10m ²	\$70-00	reduce to	\$31-00
10m ² to 20m ²	\$120-00	reduce to	\$48-00

- (ii) By Alderman K.L. Thompson re Debenture Loan Programme 1981/82: (File 4112/82)

"That the following Decision adopted by Council on the 11th September, 1981 be rescinded:-

'That the Council of the City of Gold Coast hereby resolves to borrow the sum of Ten Million, One Hundred and Forty Nine Thousand Dollars (\$10,149,000) for the following purposes:-

	\$
Gold Coast Sewerage Scheme - Planning	120,000
Establish Caravan Park - Charlotte Street, Kirra	100,000
Land Acquisitions - General	500,000
Flood Mitigation - Benowa	40,000
Stormwater Drainage	570,000
Cultural Centre	756,000
Hinze Dam - Treatment Plant and Intake Tower	2,000,000
Hinze Dam - Nerang Trunk Main	933,000
Gold Coast Sewerage Scheme	<u>5,130,000</u>
	<u>\$10,149,000</u>

5. CONSIDERATION OF NOTIFIED MOTIONS: (Continued)(ii) By Alderman K.L. Thompson re Debenture Loan Programme 1981/82: (Continued)

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

Should the above rescision motion be carried, it is intended to move as follows:-

"That a decision on the Programme be deferred until further information is available from the State Government."

(iii) By Alderman K.L. Thompson re Payment of Rates in Advance: (File 4904)

That Council investigate the feasibility of allowing payment of rates in advance (by declaration of intention to do so) and the crediting of interest on advance payments to the appropriate rate account, and the use of such advance payments for Capital Expenditure Programmes.

6. RECEPTION OF NOTIFIED MOTIONS:7. PRESENTATION OF PETITIONS:8. ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:(i) Questions by Alderman K.L. Thompson to Town Clerk re Subsidy Reductions/Loan Approvals - Minutes of 745th Ordinary Meeting 18th September, 1981: (File 4112/81 Pt.2)

1. On 28th August, 1981 Council made the following decision:-

"The Co-ordinator General's Department be approached and requested to provide as a matter of urgency Council's revised loan approval ceilings for the next five (5) years."

Has a letter been sent yet? ..

2. Was a letter ready to be sent on 1st September, 1981?

3. On whose authority was the letter delayed?

4. What were the reasons you accepted as justifiable enough to act counter to a Council Decision?

5. (a) Which Aldermen were contacted to obtain majority Council approval for the delay?

(b) On what dates?

Answers:

1. No.

2. No - a short draft letter of request dated 1st September is on file, but it needs to be supported by a lot more information.

3. At request of the Mayor.

8. ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN: (Continued)

(i) Questions by Alderman K.L. Thompson to Town Clerk re Subsidy Reductions/Loan Approvals - Minutes of 745th Ordinary Meeting 18th September, 1981: (Continued)

Answers: (Continued)

4. No counter to Council Decision. Finance Committee recommendation made on 26th August was based on verbal information only. The correctness of same was challenged by the Minister for Local Government, the Honourable R.J. Hinze, M.L.A., at conference on 2nd September and reported to Council on 4th September. Again on 11th September Mayor reported to Council, including advice that further action on Council resolution of 28th August should be withheld until the Subsidy position is sorted out. Considerable effort is being directed to this end.

5. No such approaches made by me.

(ii) Questions by Alderman E.M. Diamond to Town Clerk re Gold Coast City Art Gallery Acquisition Society - Minutes of 745th Ordinary Meeting, 18th September, 1981: (File 4808B Pt.4)

1. How long has Alderman E.M.D. Peters been a member of the Gold Coast City Art Gallery Acquisition Society?
2. How many Committee Meetings has the Society held over the last twelve (12) months?
3. Of these, how many has Alderman E.M.D. Peters attended?

Answers:

1. Council Decision to appoint Alderman Peters to the Committee was made on 20th April, 1979 and this was advised to the Committee on 24th April, 1979.

Records in relation to Questions 2 and 3 are not kept by Council, but according to a letter from the Society dated 16th September, 1981, answers to Questions 2 and 3 are:-

2. Five
3. One.

9. GENERAL BUSINESS:

A. V. ANGOVE
A. V. ANGOVE
TOWN CLERK

City Council Chambers, Gold Coast -
21st September, 1981.

Distribution:

Aldermen:

- Keith Hunt (Mayor)
- E.M. Diamond
- Sir John Egerton
- M.L. Field
- J.R. Laws
- D.J. O'Connell
- B.A. Paterson
- E.M.D. Peters
- N.C. Rix
- K.L. Thompson

Town Clerk

- Deputy Town Clerk
- Assistant Town Clerk
- Senior Clerk Finance
- Internal Auditor
- Public Relations Officer
- Section Head, Rates
- Burleigh Office
- Coolangatta Office
- Palm Beach Office
- Southport Office
- Minute Clerk
- Minute Book (2)
- Spares (3)

Chief Engineer

- Deputy Chief Engineer - Works
- Deputy Chief Engineer - WS&S
- Works Administrator
- District Engineer - North
- District Engineer - South
- Water Supply Engineer
- Sewerage Engineer
- Chief Draftsman
- Chief Inspector
- Deputy Chief Inspector
- City Planner
- Building Surveyor
- Press (7)
- Gallery (4)

GOLD COAST CITY COUNCILMINUTES OF THE 746th ORDINARY MEETING OF COUNCIL HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST - ON FRIDAY, 25th SEPTEMBER, 1981 AT 10:07 A.M.

PRESENT: Aldermen Keith Hunt (Mayor),
E.M. Diamond, Sir John Egerton, M.L. Field, J.R. Laws, D.J.
O'Connell, B.A. Paterson, E.M.D. Peters, N.C. Rix and K.L.
Thompson.

In Attendance: Messrs. A.V. Angove (Town Clerk), R.E.M. Towson
(Acting Deputy Town Clerk), P.C. Hill (Chief Engineer) and R.G.
Chesters (Chief Inspector).

1. CONFIRMATION OF MINUTES:

Minutes of proceedings of the 745th Ordinary Meeting of Council held on Friday, 18th September, 1981 in the City Council Chambers, Gold Coast, were confirmed on the MOTION of Alderman E.M. Diamond, seconded Alderman D.J. O'Connell.

CARRIED.

2. TRIBUTE TO THE LATE MR. LEN WORT:

As a tribute to the Late Mr. Len Wort who spent 31 years in Local Government originally with Coolangatta Council. Alderman E.M. Diamond requested all present to observe a Minute's Silence.

3. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS:

(a) H e a l t h: The Chairman (Alderman D.J. O'Connell) presented and MOVED, seconded Alderman E.M. Diamond, the reception and consideration by Council of the Reports of the Health Committee Meeting held on 22nd September, 1981 and the Health Committee Inspection Meeting held on 23rd September, 1981, with the following alteration:-

(i) Item 25 - Proposed Redevelopment of Golden Moon Motel for Home Unit Development situated Corner Teemangum Drive and Darwalla Drive, Currumbin - R.H. Frankland and Associates (Owner: Coolangatta Investments Pty. Ltd.): (File 12-344)

That the matter be referred back.

CARRIED.

ADOPTION OF HEALTH COMMITTEE REPORTS:

The recommendations, as amended, contained in the Reports of the Health Committee Meeting held on 22nd September, 1981 and the Health Committee Inspection Meeting held on 23rd September, 1981 were adopted on the MOTION of Alderman D.J. O'Connell, seconded Alderman E.M. Diamond, subject to the following:-

(ii) Item 17 - Application for Rezoning from Rural/Residential to Residential Medium Density situated Slatyer Avenue and Heeb Street, Benowa - MacDougal Lodge: (File 5708482)

MOTION - by Alderman N.C. Rix, seconded Alderman E.M.D. Peters

That the item be referred back for further consideration.

THE MOTION WAS DEFEATED. Division: For: Aldermen E.M.D. Peters, K.L. Thompson and N.C. Rix. Against: Aldermen Keith Hunt, M.L. Field, B.A. Paterson, Sir John Egerton, E.M. Diamond, D.J. O'Connell and J.R. Laws.

3. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS: (Continued)

(b) F i n a n c e: The Chairman (Alderman K.L. Thompson) presented and MOVED, seconded Alderman E.M.D. Peters, the reception and consideration by Council of the Reports of the Finance Committee Meeting held on 22nd September, 1981 and the Finance Committee Inspection Meeting held on 17th September, 1981, with the following alteration:-

(i) Item 6 - Acceptance of Quotations: (File 1135)

That in recommendations (a), (b) and (c), the date "20th August, 1981" be altered to read "28th August, 1981".

CARRIED.

ADOPTION OF FINANCE COMMITTEE REPORTS:

The recommendations, as amended, contained in the Reports of the Finance Committee Meeting held on 22nd September, 1981 and the Finance Committee Inspection Meeting held on 17th September, 1981 were adopted on the MOTION of Alderman K.L. Thompson, seconded Alderman E.M.D. Peters, subject to the following:-

(ii) Item 6 - Acceptance of Quotations: (File 1135)

MOTION - by Alderman E.M. Diamond, seconded Alderman J.R. Laws,
That the recommendation be deleted and substituted with the following:-

"That the action taken be confirmed, but in relation to Quotation No. 17, Council's approval is given to accept quotes for two (2) only 250 c.c. Motor Cycles. Purchase of the remaining two (2) Motor Cycles will be considered by Council when approval for additional staffing in the Regulated Parking Cost Centre has been granted."

THE MOTION WAS CARRIED. Division: For: Aldermen J.R. Laws, D.J. O'Connell, E.M. Diamond, M.L. Field, N.C. Rix and Keith Hunt. Against: Aldermen E.M.D. Peters, K.L. Thompson, B.A. Paterson and Sir John Egerton.

(c) W o r k s and Joint Works, Health and Finance: The Chairman (Alderman B.A. Paterson) presented and MOVED, seconded Alderman M.L. Field, the reception and consideration by Council of the Reports of the Works Committee Meeting held on 22nd September, 1981, the Works Committee Inspection Meetings held on 17th and 23rd September, 1981 and the Joint Works, Health and Finance Committee Meeting held on 21st September, 1981.

CARRIED.

ADOPTION OF WORKS AND JOINT WORKS, HEALTH AND FINANCE REPORTS:

The recommendations contained in the Reports of the Works Committee Meeting held on 22nd September, 1981, the Works Committee Inspection Meetings held on 17th and 23rd September, 1981 and the Joint Works, Health and Finance Committee Meeting held on 21st September, 1981 were adopted on the MOTION of Alderman B.A. Paterson, seconded Alderman M.L. Field, subject to the following:-

(i) Item 12 - Plant Renewal and Purchase Fund - Supply and Delivery of Seventeen (17) Four Cylinder Automatic Sedans: (File 2018P247)

MOTION - by Alderman Keith Hunt, seconded Alderman Sir John Egerton
That in the recommendation "alternative (1)" be substituted for "alternative (2)".

CARRIED.

4. CONSIDERATION OF NOTIFIED MOTIONS:

(i) Schedule of Fees and Charges 1981/82: (File 202644)

With permission of Council, the Notified Motion standing in Alderman Rix's name was amended as follows:-

AMENDMENT - by Alderman N.C. Rix, seconded Alderman E.M.D. Peters

That this matter be discussed at the next Budget Meeting.

CARRIED.

(ii) Debenture Loan Programme 1981/82: (File 4112/82)

MOTION - by Alderman K.L. Thompson, seconded Alderman E.M.D. Peters

That the following Decision adopted by Council on the 11th September, 1981 be rescinded:-

"That the Council of the City of Gold Coast hereby resolves to borrow the sum of Ten Million, One Hundred and Forty Nine Thousand Dollars (\$10,149,000) for the following purposes:-

Gold Coast Sewerage Scheme - Planning	\$ 120,000
Establish Caravan Park - Charlotte Street, Kirra	100,000
Land Acquisitions - General	500,000
Flood Mitigation - Benowa	40,000
Stormwater Drainage	570,000
Cultural Centre	756,000
Hinze Dam - Treatment Plant and Intake Tower	2,000,000
Hinze Dam - Nerang Trunk Main	933,000
Gold Coast Sewerage Scheme	<u>5,130,000</u>
	<u>\$10,149,000</u>

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

THE MOTION WAS DEFEATED: Division: For: Aldermen B.A. Paterson, K.L. Thompson, N.C. Rix and E.M.D. Peters.
Against: Aldermen Keith Hunt, M.L. Field, Sir John Egerton, E.M. Diamond, D.J. O'Connell and J.R. Laws.

(iii) Payment of Rates in Advance: (File 4904)

MOTION - by Alderman K.L. Thompson, seconded Alderman E.M.D. Peters

That Council investigate the feasibility of allowing payment of rates in advance (by declaration of intention to do so) and the crediting of interest on advance payments to the appropriate rate account, and the use of such advance payments for Capital Expenditure Programmes.

CARRIED.

5. PRESENTATION OF PETITIONS:

(i) Tabilban Street, Burleigh Heads: (File 621401)

Alderman J.R. Laws presented a petition from 665 signatories requesting that the proposal be abandoned to convert Tabilban Street to one way traffic and the elimination of right hand turn facilities from West Burleigh Road.

MOTION - by Alderman J.R. Laws, seconded Alderman E.M. Diamond

That the petition be received and referred to the Works Committee for consideration.

CARRIED.

5. PRESENTATION OF PETITIONS: (Continued)

- (ii) Filling of Land - 139-141 Whiting Street, and Corner 59-65 Brown Street, and 2-20 Ball Street, Labrador: (File 1-10336)
Alderman N.C. Rix presented a petition from 133 signatories objecting to the consent being given by Council for the above filling.

MOTION - by Alderman N.C. Rix, seconded Alderman Keith Hunt
That the petition be received and referred to the Works and Health Committees for consideration. CARRIED.

6. GENERAL BUSINESS: (With permission of Council)

- (i) Reception of Notified Motion by Alderman N.C. Rix re Construct-
of Cultural Centre: (File 452045)

In an endeavour to hold the rates to a payable level and in view of the serious financial situation Gold Coast City faces at this time, the construction of the Cultural Centre be delayed and the Loan allocation of \$750,000 for the said Cultural Centre be re-allocated to Water, Sewerage, Road Works, etc.

- (ii) Building Operations in Breach of By-laws, Chapter 11: (File 1701)

MOTION - by Alderman K.L. Thompson, seconded Alderman Sir John Egerton

That due to continuing breaches of Chapter 11 of Council's By-laws by the builder of "Atlantis One" situated at Admiralty Drive, Paradise Waters:-


- (a) The Chief Inspector report to the next Meeting of Council detailing the forms of action open to Council to have the situation remedied.
(b) That local residents that are on record as having complained to Council be advised of their rights under the By-laws and Council's requirements to enable successful litigation.
(c) That similar action be taken against other builders who have continued to operate in breach of regulations.


CARRIED.

THIS CONCLUDED THE BUSINESS OF THE MEETING.

RISING OF COUNCIL 12:19 P.M.

MINUTES CONFIRMED THIS SECOND DAY OF OCTOBER, 1981.


MAYOR


TOWN CLERK

REPORT OF HEALTH COMMITTEE MEETING HELD ON TUESDAY, 22ND SEPTEMBER, 1981
AT 9.00 A.M.

PRESENT: Aldermen D.J. O'Connell (Chairman), Keith Hunt (Mayor),
 E.M. Diamond and J.R. Laws.

In Attendance: Messrs R.G Chesters (Chief Inspector)
 and B. Dredge (City Planner).

1 RE: ROYAL AUSTRALIAN INSTITUTE OF PARKS AND RECREATION - 54TH NATIONAL
CONFERENCE IN ADELAIDE FROM 18TH TO 23RD OCTOBER, 1981 FILE 2063

Reference Acting Deputy Chief Inspector (4/9/81):

An invitation has been extended for Council to be represented at the abovementioned Conference. In past years, Council has sent delegates and the information gained has been beneficial in both Parks and Recreation Planning and the gaining of knowledge relative to current technology changes in equipment. Anticipated costs (per delegate) are:-

Registration	\$185-00
Air Fares	342-00
Accommodation	367-00
Meals and	
Incidentals	<u>150-00</u>
	<u>\$1,044-00</u>

At previous Conferences, Council has been represented from between two and four representatives and it is recommended that the Health Department be represented at this Conference by one delegate and costs charged to Budget No. 181-04, Conferences and Training Courses.

Recommendation:

That the Parks Superintendent represent Council at the Conference and cost be charged to Budget Item No. 181-04.

2 RE: AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS - STATE CONFERENCE,
MACKAY FROM 15TH TO 17TH OCTOBER, 1981 FILE 2063

Reference Building Inspector (4/9/81):

The Fifth Annual Conference of the Australian Institute of Building Surveyors will be held in the Mackay Civic Centre from 15th to 17th October, 1981. The programme includes lectures on "General Review of Building Control in Queensland", "Builders Registration Board and their part with Local Authorities", "Reasons for and aims of the Fire Safety Act", "Responsible Design in Building", "Latest Developments in Lightweight Fire Protection" and "House Construction in Cyclone Prone Areas".

In addition, there are visits to Hay Point Construction site and other building areas. This will be a highly informative conference related to the duties of Building Surveyors and Building Inspectors.

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

2

RE: AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS - STATE CONFERENCE,
MACKAY FROM 15TH TO 17TH OCTOBER, 1981 FILE 2063

Reference Building Inspector (4/9/81): (Continued)

The Executive are seeking the support of all Local Authorities to ensure that the Conference is well attended and has requested that Building Surveyors and Building Inspectors be granted leave to attend the conference without loss of privilege. In the past, Council has sent two delegates to these conferences.

Anticipated costs for two delegates are:-

Registration	\$50-00
Accommodation	120-00
Air Fares and Car Hire	490-00
Meals and Incidentals	50-00
	<u>\$710-00</u>

It is recommended that Council authorise attendance by two members of the Building Section, arrangements being delegated to the Chief Inspector and that costs be charged to Budget Item 181-04.

Recommendation:

That the recommendation of the Building Inspector be adopted.

3
(Div 9)

PREVIOUS AGENDA ITEM (Council Decision, 5/12/80)(H2)
RE: PROPOSED EXTENSION TO CLUBHOUSE - CURRUMBIN BEACH VIKINGS SURF
LIFE SAVING CLUB FILE 45072

CURRUMBIN BEACH VIKINGS SURF LIFE SAVING CLUB (FOLIO 83006 28/7/80):

On 2nd October, 1970 approval was granted by the Gold Coast City Council for the Currumbin Beach Viking S.L.S.C. to erect a clubhouse on Elephant Rock. It has now become a matter of urgent necessity to extend the clubhouse by 5 metres in a westerly direction.

The rapid expansion and development of surf lifesaving techniques during the seventies has forced this action upon the club. With the introduction of the Inshore Rescue Boat and a gradual increase in required levels of rescue equipment, the club is experiencing demands on its facilities that were not anticipated when it was designed and constructed 10 years ago. During the 1970's, the Currumbin S.L.S.C. performed 333 rescues and treated in excess of 600 patients with first aid. There were no fatalities recorded during this period. If the Club is to continue this fine record of achievement it must remain functional and efficient. It cannot remain a competent lifesaving body if it is not permitted to expand its operations.

It is the obligation of the Council to ensure the citizens of the Gold Coast have the best possible lifesaving service at their disposal. Any attempt by the Council to inhibit this service would be contradictory to their moral commitment to the general public.

LAND ADMINISTRATION COMMISSION (FOLIO 898.5 3/10/80):

Reference is made to your letter of 8th September, 1980 in relation to Council's applications for the inclusion of an area of road, within Reserve for Local Government (Lifesaving) Purposes, R.1022, Parish of Tallebudgera, County of Ward, Town of Currumbin.

3
(Div 9)

PREVIOUS AGENDA ITEM (Council Decision, 5/12/80)(H2)
RE: PROPOSED EXTENSION TO CLUBHOUSE - CURRUMBIN BEACH VIKINGS SURF
LIFE SAVING CLUB FILE 45072

3
(Div 9)

LAND ADMINISTRATION COMMISSION (FOLIO 89815 3/10/80): (CONTINUED)

Subject to the following conditions, this Department is prepared to seek Executive Authority for the permanent closure of the road, as illustrated on plan accompanying your application, in terms of Section 368 of the Land Act, without advertisement, for inclusion in Reserve for Local Government (Life Saving) R. 1022, Parish of Tallebudgera.

Conditions:-

- (1) Council to bear all costs in the matter including Survey. Council's Surveyors are required to contact the Department of Mapping and Surveying to ascertain its requirements.
- (2) Council to certify that no public utilities exist on the subject road area.
- (3) To enable the increased area to be incorporated in Council's Section 343 Lease in favour of the Currumbin Beach Vikings Surf Life Saving Club, the Gold Coast City Council and the Club are to execute a Deed of Variation and after stamping in the Stamps Office, to lodge such Deed in triplicate in this Department for registration.

In addition, the original and duplicate copies of the head lease are to be furnished for endorsement. Further action towards road closure now awaits compliance of Conditions (1) to (3), including the necessary Survey.

Reference Architect (19/11/80):

The Currumbin Beach Vikings Surf Lifesaving Club has made application to Council to extend their existing clubhouse westwards outside the Reserve for Local Government (Life Saving) Purposes, R. 1022 (copy of sketch drawings on file).

The Land Administration Commission has written advising of its consent and conditions for the permanent closure of the road, without advertisement, for the inclusion of an area of road as required by the Club, for inclusion in Reserve for Local Government (Lifesaving), R. 1022, Parish of Tallebudgera.

As there will be no loss of carparking spaces as a result of the proposed extension for accommodating Rescue Boat and Equipment and the Reserve facilities would be of considerable benefit to people using this beach, it is recommended that Council grant approval in principle to the proposed extension subject to:-

- (1) Approval of the Beach Protection Authority.
- (2) Working Drawings and Specification prepared by a registered architect be submitted to Council for approval prior to the commencement of any actual construction work.
- (3) No Council financial involvement; the Club be responsible for all costs including Survey, preparation of Deed of Variation and Lease agreement and re-instatement of existing roadwork and services on completion.
- (4) Width of the proposed extension be no wider than that of the existing building.
- (5) Keep clear the path and stairs to the Elephant Rock Lookout at all times.

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Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

3
(Div 9)

PREVIOUS AGENDA ITEM (Council Decision, 5/12/80)(H2)
RE: PROPOSED EXTENSION TO CLUBHOUSE - CURRUMBIN BEACH VIKINGS SURF LIFE SAVING CLUB FILE 45072

3
(Div)

Reference Architect (19/11/80):

- (6) All work to be carried out to the reasonable satisfaction of the Chief Inspector.
- (7) Compliance with the requirements of the Land Administration Commission.

Council Decision (5/12/80)(H2):

That the recommendation of the Architect be adopted.

Reference Architect (10/9/81):

An amended application has been received for a two storey extension to the existing Club premises (Copies of Drawing No. 8102/264 and 8108/322 are on file). As the existing building is of a two storey structure and the proposed first storey (sleeping quarters) additions and the increased building width of 600mm are all within the amended (increased) area of R. 1022, it is recommended that:-

- (1) Council offers no objection to the amended application, as submitted and that the matter be referred to the Finance Committee and the Land Administration Commission for leasing arrangements.
- (2) Compliance with the Building Act and relevant Council By-laws in carrying out all building work.
- (3) The Club will make good all disturbed work including sign, access to the Elephant Rock Lookout and area around the building extensions to the reasonable satisfaction of the Chief Inspector on completion.

Recommendation:

That the recommendation of the Architect be adopted.

4
(Div 4)

RE: USE OF AREA EAST OF OLYMPIC POOL, SOUTHPORT FOR "ACROSS THE BROADWATER" CARNIVAL AND FUN RUN ON 18TH OCTOBER, 1981 FILE 34221

(Div 4)

ACROSS THE BROADWATER COMMITTEE (FOLIO 125271 . 1/9/81):

This Committee seeks Council's permission to conduct our carnival behind the Olympic Swimming Pool and on the foreshore at Southport on 18th October, 1981.

The Carnival will be conducted between the hours of 7.00 a.m. to 2.00 p.m. We are prepared to lodge the usual bond with the Council.

Reference Acting Assistant to Chief Inspector (9/9/81):

For the past four years, Council has given approval for this Fun Run and Carnival in this location.

As no problems have been encountered previously and all organisations involved are of a community nature, it is recommended that the application be approved subject to the following conditions:-

- (1) No posts, barriers, railings, seats or gates, etc. within or enclosing surrounding park area to be removed or disturbed.

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

4
(Div 4)

RE: USE OF AREA EAST OF OLYMPIC POOL, SOUTHPORT FOR "ACROSS THE BROADWATER" CARNIVAL AND FUN RUN ON 18TH OCTOBER, 1981 FILE 34221

4
(Div 4)

Reference Acting Assistant to Chief Inspector (9/9/81): (Continued)

- (2) Location and type and construction of food stalls to be approved by the Chief Inspector.
- (3) The area to be left in a clean and litter-free condition at all times and all items and structures in the promotion to be removed.
- (4) The surface of the road and the lawn area to be restored to their original condition on completion of the entertainment.
- (5) Under no circumstances is printed literature to be distributed in the streets.
- (6) Cleaning services to be arranged to the satisfaction of the Chief Inspector.
- (7) Council be indemnified against claims for damage or injury to any person or property caused by the operations of the activities involved in the activity.
- (8) Use of sound amplifiers to be such as not to produce a volume of sound greater than is reasonably necessary for the hearing and enjoyment thereof of persons associated at the activity and of persons in surrounding occupied premises.
- (9) All costs associated with the erection of staging, supply of seating and any other items to be borne by the Applicant.
- (10) A bond of Two Hundred Dollars (\$200-00) to be lodged with Council prior to the event as a security to ensure that the area is left clean and tidy and restored correctly.
- (11) Any other reasonable conditions which the Chief Inspector may impose from time to time.
- (12) Approval of the Licensing Commission to sell liquor.
- (13) Approval to be obtained from the Department of Harbours and Marine to conduct water events on the Broadwater.

Recommendation:

That the recommendation of the Acting Assistant to Chief Inspector be adopted.

5
(Div 1)

PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(H26)
RE: APPLICATION FOR EXTENSION TO SPECIAL LEASE NO. 32862 - HADDONS HIRE BOATS, THE ESPLANADE, PARADISE POINT FILE 32041

5
(Div 1)

HADDONS HIRE BOATS (FOLIO 106339 16/3/81):

Please find enclosed plans and brochure on proposed extension to land and improvements on Lands Department Special Lease No. 32862. We have approached the Lands Department re these extensions and they have no objections to same. They did advise us, however, that although the subject land was not owned by Council, they would require before official approval to be given a letter stating that Council had no objections to the extensions.

The enclosed brochure and plans give a fairly comprehensive projection of the improvements to take place and I am sure you will see that they are designed to blend with the surrounding environment.

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Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

5
(Div 1)

PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(H26)
RE: APPLICATION FOR EXTENSION TO SPECIAL LEASE NO. 32862 - HADDONS
HIRE BOATS, THE ESPLANADE, PARADISE POINT FILE 32041

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(Div 1)

HADDONS HIRE BOATS (FOLIO 106339 16/3/81): (CONTINUED)

Haddons Hire Boats has been operating for almost 30 years at Paradise Point and in that time, has become something of a local institution. Fishermen living in the area (and many from much further afield) have appreciated the availability of tackle, bait and boats in the northern section of the Broadwater which is otherwise not well served by such facilities.

Unfortunately, the restricted size of the business, constrained by its tiny building on four perches of Special Lease land has meant that it has never really been economically viable. Various owners have come and gone over the years and each has found that the financial rewards were meagre for working up to 12 hours a day, seven days a week.

Inevitably, this has resulted in the plant and premises becoming run-down. The building is, at present, brightly painted, but this does little to disguise the poor quality masonry block construction with no interior lining and wooden floor. There is inadequate storage for the hire boats and the pontoon at the end of the old and tired jetty blew away in a recent moderate breeze. The rest could follow in the next gale.

At its present size, Haddons cannot provide the profits which are needed to refurbish the premises, replace the jetty and keep the boats and servicing facilities up to date. To achieve these desirable objectives, it is necessary that the business be expanded to a point where reasonable provisions can be made out of profits for depreciation and for regular maintenance so that the facility does not deteriorate further and become a decrepit eyesore.

An opportunity has arisen for a moderate injection of capital into Haddons to finance enlargement of the premises and expansion of the hire boat facilities. Approval in principle is now sought for the much needed extensions, which will have the following features and objectives:-

Low profile buildings nestling in the trees and built of materials to blend with the foreshore setting.

The incorporation of the existing trees in the plans for landscaping around the buildings.

Provision of a modern leisure-orientated facility to match the improvements the Council is currently making to the adjacent carparking area.

A wider range of merchandise and services in more attractive surroundings to cater for the growing number of permanent residents and the thousands of holiday-makers who make use of the surrounding parks and waterways.

Subject to the approvals of Council and the Marine Board of Queensland, it is planned to extend the dry land area of the Special Lease to the Regulation Line. The additional land will enable Haddons to:-

Make provision for hire boat storage and servicing; private boat ramp with controlled access; carparking for staff, customers and visitors and a new jetty.

Provide a suitable area and equipment for a sailing and power boat training school for children and adults.

Council Meeting, 25th September, 1981
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PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(H26)
RE: APPLICATION FOR EXTENSION TO SPECIAL LEASE NO. 32862 - HADDONS
HIRE BOATS, THE ESPLANADE, PARADISE POINT FILE 32041

HADDONS HIRE BOATS (FOLIO 106339 16/3/81): (CONTINUED)

Provide better facilities for the launching and mooring of a rescue/retrieval boat as required for hire boat fleets.

Add house boats to the hire fleet (as already approved by the Marine Board). This will have the effect of increasing tourist flow to Paradise Point to the benefit of the local commercial community.

Note: There will be no slipway and any boat or engine servicing will be in enclosed workshop buildings, as at present.

Reference Planning Officer (31/7/81):

The existing boat hire premises has been in existence for some considerable time and as a result, the building is becoming rather old and run-down in appearance.

The Applicant contends that the existing business is so small as to be uneconomical to operate successfully or to spend the money on a major upgrading of the premises. The Applicant's proposal is therefore to extend the lease area to allow for an increase in the size of the building as explained in the above submission.

The Paradise Point Esplanade is an attractive parkland area which is now well used, but with development in the Paradise Point area expanding and with the future construction of the Hope Island Bridge, making this area the first point of water contact for a lot of visitors, this area is going to be subject to increased pressures.

As part of serving the interests of this public, it is considered to be reasonable that a single viable marine and boat hire business should be located in this area. Such a business would provide a useful public amenity in the area. The loss of the Open Space required to expand the lease area is considered to be minor, having regard to the total availability of the Esplanade Open Space. The extension of the lease would provide the opportunity to upgrade the area generally around the building.

The Applicant has not submitted specific information with regard to the actual area sought in which to extend the lease and it is considered that a formal Council approval should not be given until detailed plans are available. Arrangements for carparking and access will also need to be examined.

It is recommended that the Applicant be advised that Council is prepared to consider an extension of Special Lease No. 32862 when detailed plans, showing the extent of the area proposed to be included, the relationship of the proposed building and lease to the existing road, parkland and Broadwater and the availability of and access to carparking are submitted.

Council Decision (7/8/81)(H43):

That the recommendation of the Planning Officer be adopted.

Council Decision (11/9/81)(H26):

That arrangements be made for the Applicant to meet with the Health Committee.

Recommendation:

That Council note that the Committee met with the Applicant and that an alternate submission be made for consideration.

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

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(Div 1)

PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(H22)
RE: TOWN PLANNING SCHEME
APPLICANT: R.W. RICHARDS FILE 1-8115

6
(Div 1)

OWNER: R.W. RICHARDS
PROPOSED DEVELOPMENT: EXTENSION OF EXISTING SHOWROOM, WORKSHOP AND DWELLING UNIT

LOCATION OF SITE: 16 PARADISE PARADE, PARADISE POINT

ZONING: LOCAL SHOPPING

PROPOSED ZONING: WATERFRONT INDUSTRY

AREA: 1697M²

CLASSIFICATION: SHOWROOM, SERVICE INDUSTRY (EXISTING LAWFUL NON-CONFORMING USE)

DATE RECEIVED: 29TH JULY, 1981

ADVERTISED: 5TH AUGUST, 1981

OBJECTIONS: NIL

Reference Technical Officer/Planning (24/8/81):

The proposal is to extend an existing showroom and dwelling house on the boat harbour at Paradise Point. The showroom is utilised for boat sales and has associated with it a small detached work shop for servicing of small power boats. Associated with this workshop is a concrete forecourt with fuelling facilities. A jetty, again with fuelling facilities, adjoins this forecourt. The dwelling house is located above the showroom and is occupied by the Caretaker.

The existing covered floor area is 382m². The proposed extensions of 112.2m² represent an extension of 29%.

Under Part III Clause 10 (p) of the Town Plan, extensions of the order of 20% only are permitted as the use is an existing lawful, non-conforming use. However, under the proposed Town Plan, the land is to be zoned Waterfront Industry. The use will then be an "as of right" use where such extensions could be permitted.

If the uncovered use area is included in existing use area totals, the area to the rear (north) of the showroom, utilised for display of boats and parking, the forecourt of the workshop and the bowser and parking area on the shore end of the jetty could be considered. These additions will lower the extension percentage below the 20% maximum.

Carparking for the original Permit (1 and 2/279) of 14th December, 1970 required 28 carparking spaces. Following the erection of the dwelling house, a further one space was required. At the required rate of one space per 50m² of floor area, two more spaces will be required. A total of 31 spaces then are required on site.

Sufficient area on site, far in excess of 31 car parks exists.

The proposed extension will remove the current workshop facilities from the road frontage to the rear of the showroom and will then not be visible from the road or the river.

No objections to the proposed extensions were received and it is considered that such extensions will be beneficial to the surrounding environment. It should be made a condition of the approval that after the transfer of workshop facilities to the rear of the showroom, upgradings in the form of landscaping and cleaning of concrete be effected.

It is recommended that the application be approved, subject to the following conditions:-

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(Div 1)

PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(H22)
RE: TOWN PLANNING SCHEME - EXTENSION OF EXISTING SHOWROOM, WORKSHOP
AND DWELLING UNIT SITUATED 16 PARADISE PARADE, PARADISE POINT - R.W.
RICHARDS FILE 1-8115

6
(Div 1)

Reference Technical Officer/Planning (24/8/81): (Continued)

- (1) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act, Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme and in accordance with the plan approved in this Town Planning Permit.
- (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 and all Regulations made thereunder.
- (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) Any lighting device is to be so positioned and shielded so 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) The open space and setback 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.
- (9) 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.
- (10) There is to be no storage of building materials outside the boundary of the site so as to cause any disruption to vehicular or pedestrian movement during the construction period. Council approval is required for any arrangements for necessary construction works outside the site and such approval may be subject to any reasonable conditions which Council may impose.
- (11) Storage of any flammable and combustible liquids to be in accordance with the "Flammable and Combustible Liquids Regulations of 1976".
- (12) All boats are to be displayed on site within the property boundaries. There is to be no display of boats on the streets about the site.
- (13) Provision of Thirty-One (31) 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.

Council Decision (11/9/81)(H22):

That arrangements be made for the Applicant to meet with the Health Committee.

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

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(Div 1)

PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(H22)
RE: TOWN PLANNING SCHEME - EXTENSION OF EXISTING SHOWROOM, WORKSHOP
AND DWELLING UNIT SITUATED 16 PARADISE PARADE, PARADISE POINT - R.W.
RICHARDS (CONTINUED) FILE 1-8115

6
(Div 1)

Recommendation:

- (a) That Council note that the Committee met with the Applicants to discuss the future plans for the development and it was established upon further investigation that the carparking under the original Permit of 14th December, 1970 applied to a proposed larger development which did not proceed.
- (b) That the application be approved, subject to Conditions (1) to (12) of the recommendation of the Technical Officer/Planning, and additional conditions as follows:-
- (13) Provision of off-street carparking spaces at the rates as specified in the Town Plan for all the existing and proposed floor areas and access thereto to be constructed in accordance with Paragraphs 40 and 42 of the Town Planning Scheme and to the reasonable satisfaction of the Chief Inspector.
- (14) Provision of a landscaped setback along the Paradise Parade frontage of a width to the reasonable satisfaction of the Chief Inspector.
- (15) Screening of the yard area from the boat harbour and Paradise Parade by landscaping and fencing treatment to the reasonable satisfaction of the Chief Inspector.
- (16) The use of the existing workshop building in the south-western part of the site is to be discontinued for that purpose upon completion of the new workshop extension and this building and its surrounds are to be upgraded with defined short-term parking area and landscaping to the reasonable satisfaction of the Chief Inspector.

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PREVIOUS AGENDA ITEM (Council Decision, 6/3/81)(H33)
RE: PROPOSED COMMUNITY MUSIC CO-ORDINATION PROGRAM FOR THE SOUTH-EAST
QUEENSLAND REGION FILE 452045 PT.6

COUNCIL OF THE CITY OF LOGAN (27/2/81):

Following representations from the Music Board of the Australian Council, Logan City Council would like to invite representatives from Gold Coast City Council to attend a meeting at Albert Shire Council at Nerang on Monday, 9th March, 1981 at 2.30 p.m.

The matters under discussion will be the sharing of the services of a Regional Music Co-Ordinator for the south-east area. The situation at present is that a Community Music Co-Ordinator is based with Logan City Council and the Music Board of the Australian Council is exploring the possibility of extending this position to that of a Regional Co-Ordinator.

Representing the Australian Council will be Mrs B. Vergara and Mr I. Neal (Music Board) and Dr P. Botsman (Community Arts Board). Current funding arrangements in relation to such positions require 50% funding from the Music Board and 50% funding from the Councils involved.

7 PREVIOUS AGENDA ITEM (Council Decision, 6/3/81)(H33) 7
RE: PROPOSED COMMUNITY MUSIC CO-ORDINATION PROGRAM FOR THE SOUTH-EAST
QUEENSLAND REGION FILE 452045 PT.6

COUNCIL OF THE CITY OF LOGAN (27/2/81): (CONTINUED)

In order to assist your Council's deliberations on this matter, I am enclosing the draft duty statement for Community and Regional Music Co-Ordinators.

Reference Chief Inspector (27/2/81):

Ms. A. Langley (Music Co-Ordinator for Logan City Council) has advised of a meeting to be conducted in the Albert Shire Council's building on Monday, 9th March, 1981 commencing at 2.30 p.m.

Representatives of the Australia Council (B. Vergina, Music Board; I. Neal, Music Committee and Dr P. Botsman, Community Art Board) will be in attendance. Albert Shire Council will be represented by Councillors W. Laver and H. Muntz and the Mayor, Alderman Keith Hunt and Alderman K.L. Thompson have been invited to attend this meeting.

It is recommended that the Mayor, Alderman Keith Hunt, the Chairman of the Health Committee, Alderman D.J. O'Connell and the Chairman of the Finance Committee, Alderman K.L. Thompson be Council's delegates to this meeting.

Council Decision (6/3/81)(H33):

That the recommendation of the Chief Inspector be adopted.

Reference Acting Assistant to Chief Inspector (11/9/81):

The Community Music Co-Ordination Programme was introduced in Australia in 1977 and is under the control of the Music Board of Australia Council. The idea is that a Community or Regional Officer or "Co-Ordinator" is appointed in an area or region. The aim is to develop music in a region making it more accessible to people of that region and stimulate interest by people participating in music in some way. The Co-Ordinator helps form Committees to establish Bands, Orchestras and other ancillary groups.

The Music Board of Australia Council considers that the future of the Scheme lies in regionalising the Scheme - whereby a number of Cities and/or Shires participate on a share basis. The Music Board would like to see the Scheme become established in South-East Queensland with the Gold Coast City Council, Albert Shire Council, Beaudesert Shire Council and Logan City Council involved. The music programme is already operating successfully in various Shires and Councils throughout Australia. The Music Board contends that with the introduction of this Scheme, there has been a decrease in vandalism in the area and more constructive use of leisure time.

The question of funding such a Scheme, if implemented, in South-East Queensland was discussed at a meeting held in the Albert Shire Council Chambers, Nerang on 9th March, 1981. In attendance at this meeting were representatives from the Music Board of Australia Council, Community Arts Board, Gold Coast City Council, Logan City Council, Beaudesert Shire Council and Albert Shire Council.

Mr I. Neill from the Music Board of Australia stated that an estimate of costs must be prepared - salary, car, telephone, stationery, etc. and of that figure the Music Board will be

PREVIOUS AGENDA ITEM (Council Decision, 6/3/81)(H33)
RE: PROPOSED COMMUNITY MUSIC CO-ORDINATION PROGRAM FOR THE SOUTH-EAST QUEENSLAND REGION
FILE 452045 PT.6

Reference Acting Assistant to Chief Inspector (11/9/81): (Continued)

involved to a total of 50% and the Local Authorities involved would share the balance. The Music Board is phased out at the end of three years and the Scheme is then funded by the Local Authorities alone. However, Alderman R.J. Henderson from the Logan City Council stated that following discussions he had had with Mr K.I. Siddell, the Director of Cultural Activities of the State Department of Tourism, National Parks, Sport and Arts, he was confident that the State would subsidise one-third, the Music Board would subsidise one-third and the Local Authorities the remaining one-third.

After further discussions, Mr Neill stated that if the Councils decided to appoint a "Co-Ordinator", he could guarantee one-third subsidy from the State Government and one-third from the Music Board Australia Council. The remaining one-third to be provided by the participating Local Authorities. This would be for the first year only.

Over the second and third years, Federal and State contributions from the above sources would reduce to one-quarter each, with the balance of half costs to be shared by the Local Authorities. After this period, subsidy would be phased out and all costs borne by the Local Authorities involved.

Since this meeting of the Councils involved, Beaudesert Shire Council has decided not to participate, while both Albert Shire Council and Logan City Council have decided to become involved provided that the Gold Coast City Council is also a participant in the Scheme. Should the Gold Coast City Council become involved, a determination will have to be made on the share of the costs of the Scheme to be borne by each of the three participating Local Authorities. Albert Shire Council has suggested that the basis for funding should be proportioned on a population basis approximately as follows:-

Gold Coast City Council	Five Parts
Logan City Council	Three Parts
Albert Shire Council	Two Parts

It is recommended that arrangements be made for a meeting to be held between representatives of Albert Shire Council, Logan City Council and the Gold Coast City Council at which the question of funding and this Council's participation in the Scheme can be discussed further.

Recommendation:

That the recommendation of the Acting Assistant to Chief Inspector be adopted, and it is suggested to the other Councils that an invitation be extended to Mr K.J. Siddell and a representation of the Music Board to attend the Joint meeting.

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Report of Health Committee Meeting, 22nd September, 1981

87757

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PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(C1.)
RE: OFF-STREET CARPARKING - CITY OF GOLD COAST

FILE 5806

8

Council Decision (11/9/81)(C1.):

That this matter be deferred until we have examined plans before Council, in Comprehensive Development Zones, before Council makes a decision but the introduction of the rates will be no later than 11th September, 1981.

Reference City Planner (14/9/81):

Applications which have not been determined and which will involve Council's consideration for payment in lieu of on-site parking as at 11th September, 1981 are as follows. There are three applications, all in Surfers Paradise Comprehensive Development Zone:-

(1) File 6-1776, Lodged 24th April, 1981.

Shops, Offices and Restaurants and Units; Ambassador's Site, Esplanade, Orchid and Elkhorn Avenues.

Applicant's original submission proposed payment in lieu of 63 car spaces. This is subject to amendment following Council's Decision for the Applicant to lodge modified plans with respect to the uses on the land.

(2) File 6-1999; Lodged 17th July, 1981.

International Hotel, Surfers Plaza, Gold Coast Highway, View and Elkhorn Avenues.

Application currently being assessed by Town Planning Section. On Applicant's figures, the proposal envisages a 489 on-site carparking shortfall.

(3) File 6-1746; Lodged 7th August, 1981

Shops and Restaurant, 3 Cavill Avenue, fronting Mall.

Currently being processed. Affected by Central Areas Parking Policy and information on existing floor space has been requested from Applicant. Approximate on-site shortfall of 10 to 15 spaces.

Recommendation:

That the information be noted and the matter be referred to a Joint Meeting of the Health, Works and Finance Committees to be held at 9.00 a.m. on Thursday, 1st October, 1981.

87758 Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

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(Div 3)

PREVIOUS AGENDA ITEM (Council Decision, 28/11/80)(F1)
RE: BALANCE OF SURRENDERED SPECIAL LEASE NO. 38268 (OLD RAILWAY RESERVE
R. 1055) FILE 2432R1055

9
(Div 3)

Council Decision (19/9/80)(F7):

- (a) That the Land Administration Commission be requested to advise the current status of negotiations with the Workers' Club.
- (b) That subject to the Land Administration Commission indicating that they wish to proceed with the granting of a Special Lease to the Workers' Club, that Council resolve to relinquish its Lease over the whole area subject to Portion 360 being leased by the Crown to the Workers' Club and Portion 289 (Kindergarten) being dedicated as a Reserve under Council's control.

LAND ADMINISTRATION COMMISSION (FOLIO 91918 24/10/80):

I refer to your letter of 22nd September, 1980 and wish to advise that a formal offer of a Special Lease in terms of Section 203 (a) of the Land Act, 1962 to 1978 has been made to the Southport Workers' Club and Hostel.

At present, the Department is awaiting lodgement of a Stamped Declaration of Trust in duplicate, Surrender Document for the area required, payment of first year's rent and lease fee on the new lease and the Instrument of Lease of Special Lease No. 38268. Upon receipt of these documents, etc., this Department will seek Executive Authority for the issue of the Special Lease mentioned above to the Southport Workers' Club and Hostel.

In respect of the Kindergarten area (Portion 289), the Land Administration Commission approves in principle the reservation of this area for Kindergarten purposes.

The Kindergarten is affiliated with the Creche and Kindergarten Association of Queensland and in such instances, it is Departmental practice to place Kindergarten Reserves under the control of that Association.

Reference Clerk, Agenda and Securities (18/11/80):

In view of the Crown requirements, Council has forwarded a Surrender of Special Lease No. 38268, together with the Special Lease document to the Land Administration Commission.

It is recommended that the information be noted and that action taken be confirmed.

Council Decision (28/11/80)(F1):

That action taken be confirmed and negotiations be held with the Land Administration Commission with a view to that part of Portion 289 not required for Kindergarten Purposes being placed under Council's control as Trustee.

LAND ADMINISTRATION COMMISSION (FOLIO 121856 24/7/81):

Reference is made to your letter of 3rd July, 1981 concerning further dealing with Special Lease No. 38268, now surveyed as Portions 360 and 289 on Plan Wd. 5042, Portion 360, being granted to the Southport Workers' Club and Hostel as a Special Lease.

To enable your request concerning Portion 289 to be considered, please indicate on the enclosed plan the area not required for Kindergarten purposes and return the plan, together with Council's advice on what purpose it requires the land reserved for to this Department.

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(Div 3)

PREVIOUS AGENDA ITEM (Council Decision, 28/11/80)(F1)
RE: BALANCE OF SURRENDERED SPECIAL LEASE NO. 38268 (OLD RAILWAY RESERVE
R. 1055) FILE 2432R1055

9
(Div 3)

LAND ADMINISTRATION COMMISSION (FOLIO 121856 24/7/81): (CONTINUED)

Of course, a subdivision of Portion 289 will require further survey at no expense to the Crown.

THE RAILWAY KINDERGARTEN ASSOCIATION (FOLIO 125020 1/9/81):

Following a direction from our Creche and Kindergarten Pre-School Adviser, it has been necessary for our Association to consider ways to increase the free-running space in the playground for the Nursery children.

The Association now applies to have the eastern fence of the play area moved three metres as far as the log barrier on our car park, to enable the increased space to be available.

Reference Architect (14/9/81):

An application, supported by the Member for McPherson, Mr P. White, M.P., has been made by the Railway Kindergarten Association to extend the lease area in the north-eastern direction by about 3 metres to increase the playing area for the children. It is considered that the additional area required would not affect the ultimate planning and/or use of the balance of surrendered Special Lease No. 38268 (old Railway Reserve R. 1055) now surveyed as Portion 289, but would improve the facilities for the children.

In actual fact, this additional area has not been used for carparking in view of the log barrier erected two years ago in accordance with the plan approved by Council.

Following Council's Decision of 28th November, 1980 (Finance, Item 1) and reply from the Land Administration Commission (Folio 121856) a Survey Plan, Drawing No. 52733 (copy on file) including the proposed additional lease area as requested by the Railway Kindergarten Association has been prepared for Council's consideration.

As the Executive Committee, at its meeting of 13th July, 1978 (Health, Item 8) resolved that a Council prepared plan (Plan No. 318/13 on file) indicating that the balance of the railway land excluding the proposed Bus Terminal, Workers' Club and Hostel and the Railway Kindergarten be made available for carparking purposes be adopted, it is recommended that:-

- (1) Council offers no objection to the application submitted by the Railway Kindergarten for an additional strip of land, measuring 3.148 metres wide x 32.915 metres long on the north-eastern side of the existing Lease area, subject to the Association being responsible for repositioning of the wire mesh fence and the matter be referred to the Finance Committee and the Land Administration Commission for Leasing arrangements.
- (2) The Survey Plan (Drawing No. 52733) indicating the area concerning Portion 289 not required for Kindergarten purposes be approved by Council for submission to the Land Administration Commission as requested.
- (3) The Land Administration Commission be requested to designate the use of the abovementioned area of land, part of Portion 289, not required for Kindergarten purposes as a Reserve for Car Park under Council's control.

Recommendation:

That the recommendation of the Architect be adopted.

87760

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

10

RE: ECOLOGICAL STUDY OF WETLANDS

FILE 3412 PT.2

PROGRESS REPORT (SEPTEMBER, 1981):

By Dr Brian H. Kay, Queensland Institute of Medical Research
Dr Kees Hulsman, School of Australian Environmental Studies (A.E.S.)
Mrs Pat Dale, School of Australian Environmental Studies
Miss Judith Law, School of Australian Environmental Studies
Mr Keith J. Ferguson, Gold Coast City Council.

Background and Objectives

The working group listed above, with consultative assistance by two other members of A.E.S., Mr Chris Milligan (wetlands ecologist) and Dr Ron Neller (Hydrologist) has been making regular visits to the Gold Coast since May, 1981. The group is most grateful for the \$2,000-00 allocated to defray A.E.S. maintenance and running expenses.

Because little is known of wetlands ecology in eastern Australia, it is impossible at present to evaluate, in definitive terms, the impact of man. In relation to mosquito control practices, the Gold Coast City Council applies abate sand granules to larval Aedes Vigilax breeding over broad areas of saltmarsh. This insecticide has been shown, in limited trials, to have high specificity especially for mosquitoes while being relatively safe environmentally. However, current overseas practices adopted because of (1) preference; and (2) mounting insecticide resistance problems; rely on a combination of control methods involving all or some, as appropriate, of chemical, physical, cultural, biological and sometimes genetical means.

The gradual adoption of integrated control practices is desirable for the Gold Coast City Council from the aspect of efficiency as well as economy. However, before any such schemes can be contemplated, baselines must be developed for evaluation purposes. This latter aspect is likely to take two to three years of study.

Progress

Coomera Island was chosen as the study site because of its:-

- (1) Capacity to produce large numbers of Aedes Vigilax;
- (2) Proximity to Paradise Point residents;
- (3) Inaccessibility and;
- (4) Stability in terms of land usage.

The initial project is to study the productivity of the saltmarsh in this area, typical of much of Aedes Vigilax breeding habitat along coastal Queensland.

Prior to commencement of definitive investigations, Dr Kay and Dr Hulsman plan to meet with Mr F. Olsen, D.P.I., Fisheries Section to seek his advice on this matter to minimise overlap and hence maximise efficiency. Because of the multi-disciplinary nature of this study, it is essential that all interested agencies have either opportunity to assist through comment or collaboration.

So far on Coomera Island, several pools have been selected for monitoring of:-

- (1) Fauna;
- (2) Flora;
- (3) Hydrological aspects, such as dissolved oxygen, pH, temperature, salinity, soil porosity, drainage.

An inventory of fauna and flora as contributors to the food chain is as important as is investigation of the availability of these nutrients to the ecosystem. The drainage study is designed to show where potential food sources and nutrients go.

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RE: ECOLOGICAL STUDY OF WETLANDS
PROGRESS REPORT (SEPTEMBER, 1981):

FILE 3412 PT.2
(CONTINUED)

10

What animals, for example, are dependant on these saltmarshes for their survival? Are these saltmarshes a rich or relatively poor food source and why? Current efforts centre on development of methodology and expertise to answer these questions.

Reference Senior Inspector (11/9/81):

Following previous decisions by Council on 6th February, 1981 (Health, Item 16) and 12th June, 1981 (Health, Item 10), the study team under the direction of Dr B. Kay and Dr K. Hulsman has commenced their study of wetlands ecology in the Gold Coast Region.

Dr Kay has submitted a progress report for Council's information. It is recommended that the information be noted.

Recommendation:

That the information be noted.

11
(Div 4)

RE: CONCRETE BATCHING PLANT SITUATED 41 BAILEY CRESCENT, SOUTHPORT
MR D. JENNINGS, M.L.A. (FOLIO 124557 27/8/81):

FILE 3-2266/614

11
(Div 4)

I refer to the proposal to erect a concrete batching plant in Bailey Crescent, Southport and letters from your Council dated 2nd June, 1981. As you are aware, this proposal has shocked many small business owners in Bailey Crescent as the area concerned was sold at public auction by the Land Administration Commission in May, 1978 and described and sign-posted as Light Industry.

Since then, many of the purchasers of these properties who bought the land in good faith have constructed premises appropriate for Light Industry and many tenants have spent considerable amounts of money to make such premises suitable for their pursuits.

We now have the appalling situation where permission has been granted by your Council to erect a concrete batching plant right alongside a vegetable pie manufacturer, a furniture manufacturer and polisher and a precision engineering firm. I appreciate the reasons of your Decision in that the area is zoned General Industry and that a concrete batching plant is permitted within requiring your Council's consent.

In regard to the Air Pollution Control Division, I have been advised that the Air Pollution Council has considered the matter on three occasions and they regard the situation as a very serious planning fault. The Air Pollution Council has reluctantly allowed the plant to proceed but I have been assured by the Director, Dr G.J. Cleary that they have imposed the most stringent conditions which include that as much of the plant as possible is enclosed and there will be water spray systems and all areas where vehicles move are to be paved.

We have the current situation where your Council has cement and lime manufacture listed as a Hazardous or Noxious Industry (which is normal), but a concrete batching plant is not. From back in 1973, both your Council and the Land Administration Commission have been involved in the development of this Light Industrial

11
(Div 4)

RE: CONCRETE BATCHING PLANT SITUATED 41 BAILEY CRESCENT, SOUTHPORT
MR D. JENNINGS, M.L.A. (FOLIO 124557 27/8/81): (CONT.) FILE 3-2266/614

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without anyone apparently fully appreciating the significance of the problem that could arise in the future by allowing Light Industry to build in a General Industry zone. I am also aware of your Council's advice to the Land Administration Commission, both in 1973 and 1978 that the land was in a General Industry Zone.

It is important that your Council, the Land Administration Commission and Industrial developers in the area fully appreciate this anomaly and everything possible is done quickly to obviate these problems in the future.

It would be appreciated and I request that your Council give immediate consideration to an amendment to the Town Plan in regard to the Bailey Crescent area to ensure that existing small businesses are protected in the future.

Reference City Planner (2/9/81):

In addition to the above letter from the Member for Southport, Council has received objections from business owners near this land to the establishment of a concrete batching plant and also a letter of enquiry from the Minister for Local Government, Main Roads and Police. Officers of the Air Pollution Control Division have also discussed the matter with Council officers.

Council's replies have been to the effect that the land is zoned General Industry in which a concrete batch plant is an "as of right" use and consequently, Council has no discretionary power to refuse the application. The Air Pollution Control Division has also been advised of the proposed plant and of the opposition to it and all the information was sent to the Division for consideration in its investigation on an application under the Clean Air Regulations. The letter from Mr Jennings, M.P. indicates that the Air Pollution Control Division has approved the plant but Council has as yet received no further correspondence from them.

Light Industry is permitted "as of right" in a General Industrial zone. Bailey Crescent is a mixture of General and Light Industries, including an existing concrete batching plant. Prospective operators could, of course, have ascertained the type of uses which could be established in the area prior to commencing their own businesses, but given the reported sale of the land on the basis of Light Industry by the Land Administration Commission, it is understandable that they did not do so.

Whilst the Land Administration Commission and the Member for Southport may regard the subdivision as a Light Industrial Estate, the land has been zoned General Industry since the gazettal of the 1973 Town Plan. This zoning is proposed to be continued in the new Town Plan, to which Council has received no objections.

The concerns of the type of business owners referred to is appreciated, however, Council's role in this issue has been to zone the area for General Industrial purposes in accordance with the Land Administration Commission's intentions. Amendment of the Town Plan appears to be impractical in that it would not protect the subject businesses from the plant to be established and in view of the nature of industries which have already been established.

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RE: CONCRETE BATCHING PLANT SITUATED 41 BAILEY CRESCENT, SOUTHPORT

11

Reference City Planner (2/9/81): (Continued) FILE 3-2266/614

Enforcement of the conditions imposed by the Air Pollution Council would seem to be the best remedy to overcome the potential problem for premises close to No. 41 Bailey Crescent. As to the future, it is suggested that in all property searches, Council could include a statement to the effect that this estate is zoned General Industry and as well as Light and Service Industrial uses being able to establish, industries of a heavier nature are also permitted.

A further point with respect to concrete batching plants is the problem being experienced of wet concrete spillage from trucks on public roads. Although this is not directly a result of the batching plant as it occurs outside the site, the operating companies could be considered to be responsible. The prevention of spillage and policing of offending trucks is a matter which could be pursued.

It is recommended that the matters contained in the Reference be considered by Council and that the Member for Southport be advised accordingly.

Recommendation:

- (a) That the Land Administration Commission and the Department of Industrial Development be advised that in this Estate and in any other Estates they develop within the General Industrial Zone within this City, that Council considers that prospective purchasers, lessees and tenants should be advised by them of the zoning of the land and that as well as Light and Service Industries being able to establish, industries of a heavier nature are also permitted.
- (b) That the Member for Southport be advised that Council has considered his submission and his attention be drawn to Item (a) above and the matters raised in the Reference.
- (c) That the prevention of spillage from concrete trucks be pursued by Council Authorised Litter Officers.

12

RE: PORTIONS 206 AND 207, BEALE STREET, SOUTHPORT FILE 3-1786

12

(Div 3)

LETTER TO THE OFFICE OF THE COMMISSIONER, QUEENSLAND RAILWAYS (6/5/81):

(Div 3)

Advice has been received that the Queensland Government Railways have called tenders for the disposal of two allotments at the southern end of Beale Street, Southport. The properties being described as Portions 206 and 207, Parish of Nerang, County of Ward.

I advise that in the preparation of a new Town Planning Scheme for the City of Gold Coast, it was determined that these two allotments should be acquired by Council as part of an overall open space system leading along Jackman Street. In accordance with this, the two allotments have been included in the Public Open Space - General Zone under the proposed new Town Plan and this is presently on exhibition and open to public objection. Should the Planning Scheme be approved by the State Government without amendment to this zoning, then Council would seek to acquire the property when a suitable opportunity arose.

To avoid inconvenience to a third party, it is requested that the disposal of the land be withheld at this time so that negotiations for its purchase may take place with this Council. I undertake to place the matter before Council at an early date if you would advise Council of the requirements of the Queensland Railways Department for sale of the property to Council.

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12 RE: PORTIONS 206 AND 207, BEALE STREET, SOUTHPORT FILE 3-1786 (CONT.) 12
OFFICER OF THE COMMISSIONER, QUEENSLAND RAILWAYS (FOLIO 125205
31/8/81):

It was decided not to accept any of the tenders lodged for the purchase of the abovementioned parcel of land.

It has been decided that these areas should be retained in the ownership of the Commissioner and therefore, would not be available for sale to the Council.

It is considered that the areas should be excluded from the Public Open Space - General Zone and included in an appropriate Special Use Zoning for possible future railway use.

Reference City Planner (14/9/81):

The above correspondence is self-explanatory and is referred to Council for information. In line with Council's support for the future rail link to the Gold Coast, it is considered that the appropriate zoning of these portions would be Special Purpose (Future Railway) which would protect the land for this purpose in the new Town Plan. There is no priority for this land to become parkland from Council's viewpoint.

It is recommended that the advice received from the Queensland Railways be referred for consideration in the processing of objections to the new Town Plan in order to amend the Public Open Space - General Zoning of Portions 206 and 207 to Special Purposes (Future Railway).

Recommendation:

That the recommendation of the City Planner be adopted.

13 PREVIOUS AGENDA ITEM (Council Decision, 7/8/81)(H1)
RE: AMENDMENT TO CHAPTER 20, RESIDENTIAL FLATS, BOARDING HOUSES, MOTELS,
SERVICED ROOMS AND HOTELS FILE 200811

By-law 4 of Chapter 20

Renewal of Registration

(4) Every registration shall, unless previously revoked, remain in force until the Thirtieth day of June then next and no longer or until such earlier date as the person in whose name the premises are registered ceases to be landlord thereof. Registration may be renewed upon the application of the landlord on the approval of the Chief Inspector from year to year upon payment of the fee as fixed by resolution of the Council.

An application for renewal shall be lodged with the prescribed fee paid by the Fifteenth day of June in every year.

On renewal of registration, the Clerk shall issue a Certificate of such renewal to the landlord.

By-law 21 of Chapter 31

Application for Registration

(21) Every registration and every renewal of registration, unless previously revoked, remains in force until the Thirtieth day of June then next and no longer or until such earlier date as the person in whose name the swimming pool is registered

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PREVIOUS AGENDA ITEM (Council Decision, 7/8/81)(H1)
RE: AMENDMENT TO CHAPTER 20, RESIDENTIAL FLATS, BOARDING HOUSES, MOTELS,
SERVICED ROOMS AND HOTELS FILE 200811

13

By-law 21 of Chapter 31

Application for Registration

(Continued)

ceases to be occupier of the land whereon the swimming pool is situated. Registration may be renewed or provisionally renewed from year to year upon the application of the occupier of the land upon payment of the fee as fixed by resolution of the Council. An application for renewal shall be lodged with the prescribed fee by the Fifteenth day of June in every year. On renewal of registration, the Town Clerk shall issue a Certificate of such renewal to the Applicant.

Reference Deputy Town Clerk (21/5/80):

There are two deficiencies in the wording of these Clauses:-

- (a) Applications are lodged by the 15th June and are effective to the 30th June then next.
- (b) Fees are sought (ostensibly) for the following year in June, based upon fees set in the year preceding the year in which the fees shall apply. At the present time, applications are received through to about August in the following year.

To correct this, it is suggested that the date for lodgement of renewals be altered to 31st August. This will:-

- (c) Correct any misinterpretation as in (a) above.
- (d) Ensure that fees are fixed and collected in the same year.

The alteration will cause some minor problems in budgetting in the year following the amendment to the Clauses, but will not result in any loss of income to Council.

It is recommended that the By-law making procedure be commenced to vary the provisions of By-law 4 of Chapter 20 and By-law 21 of Chapter 31 to read Thirty-First day of August in lieu of "Fifteenth day of June".

Reference Chief Inspector (22/5/80):

The proposed amendments to the By-laws will in no way effect the procedure of registration of premises under Chapter 20 or registration of swimming pools under Chapter 31. Chapter 3 (Dog By-laws) also is affected and whilst being amended, the necessary steps will be taken regarding registration to place similar wording as proposed above.

Council Decision (30/5/80)(H20):

That the recommendation of the Deputy Town Clerk be adopted.

Reference Deputy Chief Inspector (3/7/80):

If the date (15th June) only is changed as recommended, there will be a two month period when the premises will not be registered. This could be remedied by amending the By-laws as follows:-

"Every registration shall, unless previously revoked, remain in force until the Thirty-First day of August then next ensuring, or until such earlier date as the person in whose name the premises are registered ceased to be landlord thereof. Registration may be re-issued within any one year upon the lodgement of an application of registration by the landlord and the payment of the fees as fixed by resolution of Council".

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PREVIOUS AGENDA ITEM (Council Decision, 7/8/81)(H1)
RE: AMENDMENT TO CHAPTER 20, RESIDENTIAL FLATS, BOARDING HOUSES, MOTELS,
SERVICED ROOMS AND HOTELS FILE 200811

13

Reference Deputy Chief Inspector (3/7/80):

(Continued)

"Registration may be renewed or provisionally renewed from year to year upon lodgement of an application for registration and payment of the fee as fixed by resolution of the Council prior to the Thirty-First day of August in every year."

It is pointed out that if a person in whose name any premises are registered ceased to be landlord thereof, the registration of the premises is not transferable and shall thereupon cease to be in force. A fresh application is necessary.

Reference Deputy Chief Inspector (19/5/81):

It is recommended that the By-law making procedure be commenced to vary the provisions of By-law 2 of Chapter 20 of Council's By-laws to read "Thirty-First day of August" in lieu of "Thirtieth day of June".

Council Decision (22/5/81)(H6):

That the recommendation of the Deputy Chief Inspector be adopted.

DEPARTMENT OF LOCAL GOVERNMENT (FOLIO 119155 14/7/81):

With reference to your letter of 1st July, 1981 relative to the proposed amendment to the Council's By-laws dealing with accommodation, I have to advise that the Department would raise no objection to the Council undertaking the By-law making procedure in respect thereof.

After the copy of the By-law has been deposited in the public office of the Council in accordance with the provisions of Section 31 (27) (ii) of the Local Government Act, the Council should publish a notice at least once in a newspaper giving notice:-

- (a) Of the general purport of the By-law.
- (b) That a copy of the By-law is open to inspection.
- (c) That a copy of the By-law may be procured from the Council; and
- (d) That objections to the making of the By-law may be lodged with the Clerk on or before the date specified in the notice.

When the By-law is submitted for the approval of the Governor-in-Council, please advise the number of copies thereof required by the Council.

Reference Deputy Chief Inspector (23/7/81):

The proposed amendments change the rates for renewal of registration and lodging of fees each year from 30th June and 15th June respectively to the 31st August. This will enable fees as listed in the Budget to be charged for the registration of flats in that same year as the Budget is approved.

It is recommended that the By-law making procedure be commenced.

Council Decision (7/8/81)(H1):

That the recommendation of the Deputy Chief Inspector be adopted.

Reference Deputy Chief Inspector (14/9/81):

The amendments to Chapter 20 have been advertised and no objections were received.

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PREVIOUS AGENDA ITEM (Council Decision, 7/8/81)(H1)
RE: AMENDMENT TO CHAPTER 20, RESIDENTIAL FLATS, BOARDING HOUSES, MOTELS,
SERVICED ROOMS AND HOTELS FILE 200811

13

Reference Deputy Chief Inspector (14/9/81): (Continued)

It is recommended that the amendments be forwarded to the Minister for Local Government for approval.

Recommendation:

That the recommendation of the Deputy Chief Inspector be adopted.

14
(Div 4)

RE: BUILDING ACT - CONVERSION OF OFFICES AND SHOPS TO STRATA TITLE
SITUATED 40 NERANG STREET, SOUTHPORT - RAY WHITE PTY LTD FILE 3-103/1

14
(Div 4)

Reference Building Inspector (4/9/81):

An application has been received seeking Council's requirements as a pre-requisite to Strata Titling the subject shops and offices at the corner of Nerang and Scarborough Streets, Southport.

The building is of five storey brick and concrete construction and contains 26 offices and four shops and 15 basement car spaces. It is estimated to be 11 years old.

During an inspection, the following matters were noted and it is considered that they should be rectified or modified as indicated or by some other equivalent method approved by the Chief Inspector:-

- (1) No Certificate of Approval from the South Coast Fire Board exists (obtain Certificate).
- (2) There is inadequate exhaust ventilation from the basement car park (ensure air is extracted uniformly to Council's satisfaction at not less than 0.5m³/m² of floor area minimum).
- (3) There are no splashbacks to some of the tea room sinks and toilet hand basins (provide where necessary).
- (4) No access panel to plumbing duct in tea room, fourth floor (provide access panel).
- (5) Vanity bench tops not sealed to wall in Ladies Toilet, third floor (seal around bench tops).
- (6) No vermin-proofing to vanity units, third floor (verminproof vanity units).
- (7) Middle basin in Ladies toilet leaks, third floor (fix leak).
- (8) Pan connector on second pan Ladies toilet, third floor perished and broken (replace connector).
- (9) Cistern on second W.C. not working efficiently (repair).
- (10) Flashing not provided on sink in Unit (6), third floor (provide effective flashing).
- (11) No safe tray provided to hot water unit in Chemist and Snack Bar (provide safe tray to hot water units).
- (12) Missing floor grate in basement (replace grate).
- (13) Damaged 50mm P.V.C. waste pipe in basement (renew pipe).
- (14) No individual water stop cocks to each unit (provide individual stop cocks).
- (15) Fire hose reels to be tested to comply with By-law 27.2 (3) Division V of the Building Act (submit evidence satisfactory to the Local Authority to the effect that the hose reels comply with By-law 27.2 (3)).

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14
(Div 4)

RE: BUILDING ACT - CONVERSION OF OFFICES AND SHOPS TO STRATA TITLE
SITUATED 40 NERANG STREET, SOUTHPORT - RAY WHITE PTY LTD FILE 3-103/1

Reference Building Inspector (4/9/81): (Continued)

(16) Installation of grease-interceptor traps to comply with Gold Coast City Council's requirements.

It is recommended that Council forms the opinion that satisfactory rectification, as indicated, or by some other equivalent method approved by the Chief Inspector of the matters listed in Items (1) to (16) is necessary prior to Strata Title approval by Council.

Recommendation:

That the recommendation of the Building Inspector be adopted.

15
(Div 8)

RE: APPLICATION FOR RELAXATION OF WIDTH OF FRONTAGE REQUIREMENT SITUATED
2109 PACIFIC HIGHWAY, MIAMI - MACTON PROPERTIES PTY LTD FILE 8-207

MACTON PROPERTIES PTY LTD (FOLIO 113553 28/5/81):

Regarding the application attached, please note the following information.

On the north side of the mentioned property is a modern block of recently constructed units and on the south side is a block of older style flats with a shop. The property, however, is at this stage extremely difficult to redevelop because of the fact that the shop still has a remaining lease of 2 x 2 x 2 years still to run and the lease holder is determined as we ourselves have investigated to see the full length of their existing out.

Reference Planning Officer (9/9/81):

Section 46 (b) of the Town Planning Scheme requires a site for accommodation units to have a minimum frontage of 15 metres, provided that this requirement may be relaxed by Council where it can be demonstrated that such a relaxation would not:-

- (i) Lead to an inefficient or undesirable location of a landscaped open space area;
- (ii) Be detrimental to the amenity of the area;
- (iii) Prematurely develop a site which has a reasonable opportunity of being amalgamated with an adjoining site and so meet the normal requirement of this Clause;
- (iv) Be likely to create an inconvenient or hazardous vehicle access; or
- (v) Produce an undesirably high site coverage on that part of the site available for building.

The subject land is 661.3m² in area and has a frontage to the Highway of 13.9 metres (i.e. 1.1 metres less than the Town Plan's requirements). The Applicant has submitted a plan which shows a three storey development of six units with a site coverage of 32%. The open space associated with the proposed development is satisfactory and in usable parcels.

The land to the north is developed with eight units (Miami Palms) and is unlikely to redevelop for some considerable time. The property to the south contains a General Store and flats and as the Applicant points out, it will be some time before these will redevelop. The properties further to the south can be redeveloped with amalgamation.

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(Div 8)

RE: APPLICATION FOR RELAXATION OF WIDTH OF FRONTAGE REQUIREMENT SITUATED
2109 PACIFIC HIGHWAY, MIAMI - MACTON PROPERTIES PTY LTD

FILE 8-207

15
(Div 8)

Reference Planning Officer (9/9/81):

(Continued)

Access to the site is satisfactory and it is considered the proposal will not be detrimental to the amenity of the area.

It is considered that the proposed development will not be prejudicial to any of the criteria stated in the Town Plan by virtue of its narrow road frontage.

It is recommended that the application be approved subject to the development complying in all respects with the Town Planning Scheme, Building Act and Council By-laws.

Recommendation:

That the recommendation of the Planning Officer be adopted.

16
(Div 7)

RE: APPLICATION FOR RELAXATION OF CARPARKING REQUIREMENTS SITUATED
2578 GOLD COAST HIGHWAY, MERMAID BEACH - R.J. CARLESS FILE 7-2092

16
(Div 7)

R.J. CARLESS (FOLIO 123439 18/8/81):

I act on behalf of my client, Mr J. Trimarchi, who wishes to extend premises at the above address as shown on the attached plan.

My client, through a previous building approval, has moved back an old weatherboard residence and brick veneered and generally refurbished it to a livable situation. He now wishes to extend and refurbish the existing shop premises which adjoins the Highway frontage. This extension will give a retail area of 85m² which, under the current Town Plan, paragraphs 40 and 42, Part VII, this overall development requires four carparking areas for the shop with one car park for the Caretaker's residence (i.e. a total of five).

This is unreasonable as the area of land required for four external parked cars takes up all of the area required for this extension. This means he should leave this dilapidated building as is just for a few car parks. This man considers himself victimised as properties adjacent to this property provide no carparking facilities at all.

My client wishes to have a maximum of two cars, one for him and one for his tenant.

I request that Council give my client a concession to allow him two car parks on this property after the extension of the shop is completed and the adjacent properties which were constructed and approved under the current Town Plan are set as a precedent.

Reference Planning Officer (9/9/81):

The subject land is currently developed by an agent for pool care products and an existing two storey brick veneer residence. The site is capable of containing some six cars, although the manoeuvring area is constricted.

The existing development contains approximately 34.5m² of floor area and it is proposed to extend this building by 67.5m². This will create a carparking demand of two spaces for the industrial section of the site (102m² + 50m²) and one space for the dwelling.

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16
(Div 7)

RE: APPLICATION FOR RELAXATION OF CARPARKING REQUIREMENTS SITUATED
2578 GOLD COAST HIGHWAY, MERMAID BEACH - R.J. CARLESS FILE 7-2092

16
(Div 7)

Reference Planning Officer (9/9/81): (Continued)

The Applicant proposes one space for the dwelling and one for the Industrial use, leaving a shortfall of one space.

Council has previously approved of a relaxation in carparking for two neighbouring properties to the south. The first application was approved for the site occupied by "City Lights" at 2576 Gold Coast Highway by Town Planning Permit No. 7/144 (Before Council, 10th December, 1976, Health, Item 31). The application was for an Electrical Showroom and no carparking was provided.

The second relaxation was for nine spaces on land used by Don Kenway Holdings Pty Ltd for an electrical showroom. This was approved by Council on 16th March, 1978 (Item 3, Health) on the grounds that the property is too narrow to give adequate parking and manoeuvring, a footpath crossover would be undesirable in terms of pedestrian/traffic conflict and that such carparking would be unsightly.

It is considered that the criteria relating to the previous relaxations do not apply in this situation as the Applicant intends to retain the vehicle cross-over in order to provide two on-site parking spaces. Furthermore, carparking will be provided at the rear of the site and will not be visible to the public, although manoeuvring for the vehicles will be minimal.

It is recommended that the Applicant be advised that Council requires on-site carparking provision at the rate of one space per 50m² or part thereof of gross floor area, together with one space for the dwelling house.

Recommendation:

That the recommendation of the Planning Officer be adopted.

17
(Div 6)

PREVIOUS AGENDA ITEM (Council Decision, 17/7/81)(H30)
RE: APPLICATION FOR REZONING FROM RURAL/RESIDENTIAL TO RESIDENTIAL
MEDIUM DENSITY SITUATED SLATYER AVENUE AND HEEB STREET, BENOWA -
MACDOUGAL LODGE FILE 5708482

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v

Council Decision (17/7/81)(H30):

That the City Planner hold further discussions with the Applicant.

MESSRS BURCHILL AND PARTNERS PTY LTD (FOLIO 126070 7/9/81):

On behalf of our client, Thoroughbred International Pty Ltd, we withdraw the rezoning application dated 28th May, 1980 for the above property and submit instead the two attached rezoning applications which each cover different parts of the property. We request that the fees paid for the original application be credited to the new applications.

Reference City Planner (14/9/81):

New applications for rezoning have been received for this land. Full application fees (\$3,150-00 and \$4,650-00) have been paid. One application is for Group Title development of the southern section of the property, with the balance proposed for home unit towers. These applications are to be advertised forthwith. It will be recalled that the previous application was lodged prior to the July, 1980 amendment to the Local Government Act when applications were advertised only after an initial approval by Council.

17
(Div 6)

PREVIOUS AGENDA ITEM (Council Decision, 17/7/81)(H30)
RE: APPLICATION FOR REZONING FROM RURAL/RESIDENTIAL TO RESIDENTIAL
MEDIUM DENSITY SITUATED SLATYER AVENUE AND HEEB STREET, BENOWA -
MACDOUGAL LODGE FILE 5708482

Reference City Planner (14/9/81):

(Continued)

The new applications are for similar development and hence the work involved in processing the earlier application will be able to be used in considering the new applications. It is therefore considered reasonable to credit the previous fees for processing to the new applications by refunding the previous application fee, less administrative costs estimated at 20%, i.e. \$3,200-00 less \$640-00.

It is recommended that \$2,560-00 being a portion of the application fee for rezoning application lodged on 29th May, 1980 be refunded to the Applicant, Thoroughbred International Pty Ltd.

Recommendation:

That the recommendation of the City Planner be adopted.

18

PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(Co-Ord.10)
RE: HEALTH DEPARTMENT STAFFING FILE 2604 "H"

Council Decision (11/9/81)(Co-Ord.10):

That a "holding" action maintaining the status quo in relation to present employment levels be enforced and continue until otherwise decided by Council following the State Government's decision on the Subsidy issue - the ban also to extend to replacement staff, except as may be specified with approval of Council.

Reference Personnel Officer (15/9/81):

The following positions in the Health Department are currently vacant:-

Eight(8) Beach and Street Cleaners
Duties - Clean Council maintained Streets and beaches.
Reason for Vacancy: Staff Resignations.

Reference Liaison Officer (15/9/81):

At this time, there is a shortage of eight (8) men in the Street Cleaning Section. Because of the hours which are worked, there is and always has been a high turnover. At this stage, six men have resigned and two are on compensation (one for at least five months) and great difficulty is being experienced in finding replacements.

It is most essential to maintain a reasonable standard of cleanliness in the City. Manpower is at a minimum with full complement and if replacements are not obtained, the health of the community is at risk. Four men have been co-opted from the groundsel eradication team to meet this shortage and to replace a gatekeeper who is on holidays, but these temporary replacements obviously cannot continue.

Recommendation:

That eight (8) Beach and Street Cleaners be replaced accordingly.

18

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Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

19
(Div 7)

RE: SUNDAY CONSTRUCTION WORK SITUATED CORNER SURF AVENUE AND OLD BURLEIGH ROAD, BROADBEACH - RAPTIS DEVELOPMENTS FILE 6-1011 (Div 19)

UNIT TREND PTY LTD, BUILDING CONTRACTORS (FOLIO 125938 7/9/81):

We confirm that on Sunday, 28th August, 1981 we had permission to carry out work on the two No. 250 Favco Tower Cranes on this project. However, due to technical reasons, the work was not carried out on that date and was re-scheduled for the following Sunday, i.e. 6th September, 1981.

Due to an oversight within this organisation, both the writer and our Site Manager thought that the other person was going to seek permission from the Gold Coast City Council to raise the tower cranes. In the event, neither person sought permission.

We regret that this event should have taken place necessitating a visit by your Building Inspectors to stop work on site on that particular Sunday. Would you please accept our apologies for this oversight on our behalf and trust that we have not inconvenienced the Council by our failure to seek permission to work on this Sunday.

Reference Assistant Building Surveyor (16/9/81):

In accordance with Council's policy, it is reported that construction work was carried out on the above site on Sunday, 6th September, 1981 without first obtaining the approval of the Chief Inspector.

The builder ceased work when instructed by Council's Building Inspector.

Recommendation:

That the information be noted.

20
(Div 2)

RE: "SAN MARTINO MOTEL" SITUATED 125 FRANK STREET, LABRADOR - M. AND A. PARENTE FILE 3-3073 (Div 20)

MESSRS PRIMROSE, COUPER AND CRONIN (FOLIO 124786 31/8/81):

We refer to your Notice of 22nd May, 1981 and letter to Mr and Mrs Smith of 31st July, 1981 regarding the above premises.

We act for Mr and Mrs Parente in Supreme Court action number 3143 of 1980 against the present lessees, R.A. and M.T.B. Smith regarding most of the acts and omissions mentioned in your Notice of 22nd May, 1981. This action was begun over a year ago to evict the Smiths and to force them to repair the premises to the standard required by the lease and the Council's By-laws. For a variety of reasons, our clients have been continually frustrated in their attempts until now. Trial in the matter is finally scheduled to begin in October, 1981.

Our clients are unable to enter onto the premises to successfully effect the required repairs while the Smiths occupy it. However, our clients expect to re-take possession of the premises when the lease expires on 8th October, 1981 and immediately thereafter begin repairs.

In light of these difficulties, our clients respectfully request an extension of time until 9th December, 1981 to complete the required repairs.

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(Div 2)

RE: "SAN MARTINO MOTEL" SITUATED 125 FRANK STREET, LABRADOR - M. AND A.
PARENTE (CONTINUED) FILE 3-3073

20

Reference Senior Health Surveyor (15/9/81):

Mr and Mrs R.A. Smith are the present Lessees of "San Martino" Motel and Mr and Mrs M. Parente are the owners. Mr and Mrs Smith purchased the lease in the early part of 1979 and in February, 1981 Mr Smith requested Council to make a comprehensive inspection of the building both internally and externally. As a result, a Certificate of Provisional Registration was issued on the 22 unit building listing a considerable number of defects.

Mr Smith then had the premises inspected by the Director of a Building Contracting firm and the report clearly verified the many defects. A further inspection in May, 1981 revealed that no defects had been repaired and a Notice was issued requiring the defects to be remedied within 60 days. As legal action was ensuing between the owners and the Lessees, no action was taken to enforce the requisitions of the Notice.

It is understood the legal action is to commence in October.

The main defects are:-

- (1) Leaking roof with subsequent water damage in units.
- (2) Rusted metal treads to staircase to roof.
- (3) Water leaking from most shower recesses with damage to floor covering in adjoining rooms.
- (4) Large cracks in external brick walls.
- (5) Wall tiles and wallpaper lifting or missing.
- (6) Several internal walls have moved away from adjacent walls.
- (7) Defective furniture in most units including built-in cupboards and floor coverings.
- (8) Damage due to subsidence has occurred to swimming pool and fittings.
- (9) Building work in toilets adjoining the restaurant is contrary to Building Act.
- (10) The licensed restaurant requires many repairs and at present, is the subject of a show cause Notice from the Licensing Commission.

The owners' Solicitors have requested an extension of time until 9th December, 1981 to complete the required repairs, but even if granted, the premises should not be occupied.

The premises are generally in a poor condition and because of the legal aspects of the case, a situation has reached a stalemate with neither party wishing to carry out any work. The condition of the premises is deteriorating day by day and the structural defects render the building unfit for habitation.

It is recommended that the registration of the premises not be renewed and that the owners and the Lessees be advised that the premises are not registered under Council's By-laws and it is an offence against the Council's By-laws to use or permit the premises to be used for habitation.

Recommendation:

That the recommendation of the Senior Health Surveyor be adopted.

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(Div 9)

RE: BUILDING ACT - DILAPIDATED DWELLING SITUATED 1072 GOLD COAST HIGHWAY,
PALM BEACH - M.A. FARROW FILE 10-197

21
(Div 9)

Reference Building Inspector (1/9/81):

An inspection of the subject building on 27th August, 1981 revealed the following defects:-

- (1) End of rear landing decking board is rotted.
- (2) Stair handrails are insecure.
- (3) One, or two stair treads require replacement.
- (4) Broken window panes are to be replaced.
- (5) Displaced flooring board to be replaced.
- (6) Mid rail-style joint of front door to be repaired.
- (7) Rusted and holed galvanised iron roof guttering to be replaced.
- (8) Rusted corrugated galvanised iron roof cladding to be repainted.
- (9) Rainwater downpiping is displaced and unconnected to stormwater drain.
- (10) Broken asbestos cement external wall cladding sheets to be replaced.
- (11) Grease interceptor trap is inaccessible.
- (12) G.I.T. lid to be repaired and concrete surrounds to be provided to disconnect traps.
- (13) The use of ground floor area for habitable purposes to be discontinued.
- (14) The building is to be painted internally and externally.

It is considered that the building is so far dilapidated as to be unfit for use or occupation and it is recommended that the owner be given an opportunity to show cause why Notice should not be served upon him to repair or take down and remove the building from the site and for that purpose he may appear before the Council at its meeting on Friday, 30th October, 1981 at 10.00 a.m. or may make a submission in writing prior to that time.

Recommendation:

That the recommendation of the Building Inspector be adopted.

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(Div 4)

PREVIOUS AGENDA ITEM (Council Decision, 4/9/81)(H9)
RE: BUILDING ACT - UNLAWFUL CONVERSION OF FLATS SITUATED 19 MOUNTBATTEN
AVENUE, MAIN BEACH - KINTAY PTY LTD FILE 6-367

22
(Div 4)

Reference Building Inspector (24/8/81):

An inspection of the building erected on land at 19 Mountbatten Avenue, Main Beach has revealed that one upper unit has been converted into two flats and a store-room under the carports has been converted to a separate habitable area.

No application has been received by Council for this conversion. By-law 6.6 of the Building Act requires the approval of the Local Authority before any alterations can take place and only after consideration of a report by the Building Surveyor and having regard to the circumstances of the case, resolves that, in its opinion, the building or portion with such alterations as it may require:-

- (a) Will be structurally sound and capable of withstanding the loadings likely to arise from the new use; and

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(Div 4)

PREVIOUS AGENDA ITEM (Council Decision, 4/9/81)(H9)
RE: BUILDING ACT - UNLAWFUL CONVERSION OF FLATS SITUATED 19 MOUNTBATTEN AVENUE, MAIN BEACH - KINTAY PTY LTD

22
(Div 4)

FILE 6-367

Reference Building Inspector (24/8/81):

(CONTINUED)

(b) Will contain reasonable provisions for:-

- (i) The safety of persons proposed to be accommodated in the building or portion in the event of fire, particularly in relation to egress.
- (ii) The prevention of fire.
- (iii) The suppression of fire; and
- (iv) The prevention of the spread of fire.

It is recommended that in accordance with Section 52 of the Building Act, the owners be given the opportunity to show cause why Notice should not be served upon them to perform such works as is necessary to bring the structure into conformity with the Standard Building By-laws and Council By-laws or to return the structure to its former approved state and for that purpose, they may appear before Council at its meeting on Friday, 16th October, 1981 at 10.00 a.m. or may make a submission in writing prior to that time.

Council Decision (4/9/81)(H9):

- (a) That the recommendation of the Building Inspector be adopted.
- (b) That Council take immediate action under the Health Act to cease any renting or habitation of the unlawfully constructed flats and shed at the 19 Mountbatten Avenue premises.

KINTAY PTY LTD (FOLIO 124191 21/8/81):

I am endeavouring to comply with the Council rationally on this matter, i.e. I have already moved the bed out of the back room which I escaped to on several occasions.

You would probably appreciate that with the expansion of Main Beach, our family company, Kintay Pty Ltd, acquired 19 Mountbatten Avenue to be retained for a little over a year and then sell to developers. The main contentious item is Flat (3) and Flat (4). Apparently, the previous owner had trouble letting it as one big flat.

The tenants are responsible people at present. The latest just arrived from Hobart and was living at Currumbin Caravan Park with her son bricklaying at Molendinar so moving these people is an onerous task.

Reference Senior Health Surveyor (15/9/81):

Notice dated 19th August, 1981 was served on Kintay Pty Ltd requiring the following work to be carried out on the subject flats within fourteen (14) days:-

General

- (1) Cease to use the rear shed for the purposes of habitation.
- (2) Remove the shower and toilet from the rear shed.
- (3) Remove the bed from the shed at the rear of the property.
- (4) Repair the defective and missing ballustrading on the verandah.
- (5) Seal all metal grates to disconnect traps.
- (6) Remove all broken and disused furniture from the grounds around the building.
- (7) Repaint the eaves of the building where necessary and replace all missing cover strips.

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PREVIOUS AGENDA ITEM (Council Decision, 4/9/81)(H9)
RE: BUILDING ACT - UNLAWFUL CONVERSION OF FLATS SITUATED 19 MOUNTBATTEN AVENUE, MAIN BEACH - KINTAY PTY LTD FILE 6-367

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(Div 4)

Reference Senior Health Surveyor (15/9/81): (Continued)

- (8) Cause the entire building to be treated for the eradication of cockroaches and other vermin at a maximum of six (6) monthly intervals.
- (9) Cause all electrical appliances and fittings to be in a good safe working order.

Flat (1)

- (1) Thoroughly clean or replace the floor covering in the lounge.
- (2) Clean down and repaint where necessary the walls in both bedrooms.
- (3) Replace the defective floor covering in the bathroom.
- (4) Thoroughly clean and remove all stains from the toilet.
- (5) Prevent water leaking into the ceiling of the kitchen and bathroom.
- (6) Clean down the walls in the lounge.
- (7) Ensure all kitchen cupboards are vermin-proofed.

Flat (2)

- (1) Repaint the walls in the master bedroom.
- (2) Provide latches for all windows in the flat.
- (3) Repair the broken shelves in the kitchen cupboard.
- (4) Provide a new smooth impervious top for the kitchen cupboards.
- (5) Repair the oven to ensure correct operation.
- (6) Replace all broken windows and louvres in the flats.
- (7) Cause all kitchen cupboards to be vermin-proofed.

Flat (3)

- (1) Remove the partition wall that divides the flat into two flats.
- (2) Remove one kitchen from the flat.
- (3) Provide a new freezer door for the refrigerator.
- (4) Replace the defective floor coverings in the kitchen.
- (5) Could not gain entry to that part of Flat (3) now rented as Flat (4).

The Notice also gave the owners the opportunity to appeal to Council within seven (7) days in writing why any part or the whole of such Notice should not be enforced. The Managing Director's letter contains statements that the bed from the back room had been removed, the upper flat had been subdivided because it was too large to let and that the Company proposed to hold the flats for a limited period.

A re-inspection of the premises on 4th September, 1981 revealed that no work apart from the removal of the bed from the back room had been done. The yard area still required a thorough clean-up. Previous Certificates of Provisional Registration granted to the former owner indicate a history of minor work to be done each year and these items are often repeated due to the poor manner of repair.

On 4th September, 1981, Council also resolved that the owners be given the opportunity to show cause before 16th October, 1981 why Notice should not be served upon them to perform such works as is necessary to bring the structure into conformity with the Standard Building By-laws and Council's By-laws. In view of the owner's letter which is considered does not give sufficient reason for

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PREVIOUS AGENDA ITEM (Council Decision, 4/9/81)(H9)
RE: BUILDING ACT - UNLAWFUL CONVERSION OF FLATS SITUATED 19 MOUNTBATTEN AVENUE, MAIN BEACH - KINTAY PTY LTD FILE 6-367

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(Div)

Reference Senior Health Surveyor (15/9/81): (Continued)

upholding his Appeal against Council's Notice of 19th August, 1981, it is recommended that the Council order the work as outlined in the said Notice to be carried out within Fourteen (14) days of the service of such order and the owners cease any renting or habitation of the unlawful constructed flats and sheds at 19 Mountbatten Avenue premises.

Recommendation:

That the recommendation of the Senior Health Surveyor be adopted and failure to comply with the order, immediate legal proceedings be instituted.

23
(Div 7)

RE: APPROVAL FOR SUNDAY CONSTRUCTION WORK SITUATED CORNER SURF PARADE AND OLD BURLEIGH ROAD, SURFERS PARADISE - RAPTIS DEVELOPMENTS PTY LTD
RAPTIS DEVELOPMENTS (AUSTRALIA) PTY LIMITED (FOLIO 126676 17/9/81): FILE 6-1011

23
(Div)

We hereby apply for permission to work on Sunday, 20th September, 1981. The operation that we would like to carry out is "jumping" the two No. Favco tower cranes. This operation, because of the nature of the work, should be carried out on a Sunday to minimize the danger to other operatives working on the building site.

Reference Building Surveyor (17/9/81):

In accordance with Council's policy, it is reported that the Chief Inspector granted approval for the construction work referred to in the above letter to be carried out on the subject site on Sunday, 20th September, 1981 subject to the following conditions:-

- (1) Work to be carried out only between the hours of 9.00 a.m. to 3.00 p.m.
- (2) Builder is to obtain the prior approval of the Police Department for the subject work.

Recommendation:

That the information be noted.

24
(Div 8)

RE: APPLICATION FOR TWENTY (20) GROUP HOUSING UNITS SITUATED AT TIMBERTOP MEAD - JUNIPER PTY LTD FILE 9-945 PT.2
JUNIPER PTY LTD (26/8/81):

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(Div)

As the developer for the above project let me take this opportunity to let Council know what we are intending with this development. After discussions with top Architects interstate and locally and with due consideration for the uniqueness of the area, we have put together the best possible aesthetic development for the site. Extreme care was taken to ensure the best materials are to be used both internally and externally. Landscaping both natural and planned has been extensively studied.

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(Div 8)

RE: APPLICATION FOR TWENTY (20) GROUP HOUSING UNITS SITUATED AT
TIMBERTOP MEAD - JUNIPER PTY LTD

24
FILE 9-945 PT.2 (Div

JUNIPER PTY LTD (26/8/81):

(CONTINUED)

This project will be quite unique for the Gold Coast and will be an extremely exclusive nature, thereby appreciating all homes in the area considerably. It is expected that the units will sell for \$300,000-00 to \$350,000-00 each. Contrary to objections received, this project will attempt to set a new standard of development not previously seen on the Coast. On completion, it will become a landmark for the area and for Burleigh.

As the developers, we ask Council to consider the application for twenty units in respect to the above information and also because the developers are setting aside over 25% of the land as a donation for a permanent parkland for Council and residents. The area being donated is also the predominantly treed area.

Reference Planning Officer (10/9/81):

Owner/Applicant: Juniper Pty Ltd (currently being transferred to R. Kaplon, Director of Juniper Pty Ltd).

Location: George Street and 26-32 Timbertop Mead, Burleigh Heads

Real Property Description: Lots 41, 42 and 43 on R.P. 125180 and Lot 1 on R.P. 163174, County of Ward, Parish of Mudgeeraba

Area: 11,833m²

Zoning: Residential Low Density (Dwelling House)

Proposed Town Plan Classification: Residential "A"

Proposed Development: 20 Group Housing units

Objections: Eighty-Seven (87)

This application follows two other similar applications for the same area. The first application was lodged on 28th October, 1980 for 14 units on 9010m² of land described as Lot 41 on R.P. 125180 and Lot 1 on R.P. 163174. A report on this application went before the Health Committee on 16th June, 1981 but was subsequently referred back to the City Planner for further discussions with the Applicant.

On 16th July, 1981 the Applicant withdrew the previous application and replaced it with a proposal which included additional Lot 42 on R.P. 125180. This application was advertised for a short period and attracted five objections.

On 16th July, 1981 the current application was received which includes the additional Lot 43 on R.P. 125180 and brings the total area of the site to 11,833m².

Compliance with Group Titles Policy

Area

Complies

Density

Units Proposed	20
Units Permitted	17
Population Proposed	160 persons
Population Permitted	106 persons

As part of the application, the Applicant is prepared to grant to Council approximately 2650m² for public park purposes and he requests that this area be off-set against the proposed higher density of units.

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RE: APPLICATION FOR TWENTY (20) GROUP HOUSING UNITS SITUATED AT
TIMBERTOP MEAD - JUNIPER PTY LTD

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FILE 9-945 PT.2 (Div 8)

Reference Planning Officer (10/9/81):

(Continued)

In this regard, a precedent has been established whereby Council calculates the unit density on the net developable area. If this principle is followed, the yield for the site would be 13 units if the 2650m² park area was taken from the site area or 15 units if 1183m² (i.e. 10%) park area was taken from the site.

Under normal circumstances, Council would not seek a park provision on land of this size as the park area obtained would be too small to be viable and economically maintained. In this situation, the area proposed for park is steep and heavily treed and although it is considered the area will be of no practical value in terms of usable parkland, it is a way in which the treed character of this area can be preserved.

It is considered that the maximum combination permissible under the Group Title Policy would be to calculate the unit density on the basis of the total area the subject of the application. This would lead to a yield of 17 units instead of the 20 proposed by the Applicant.

A further consideration with the provision of the park area is that it constitutes 21.6% of the site area and therefore, the units are to be concentrated in the balance area, thereby increasing the actual site density to 18 units per hectare for that area to be developed.

With respect to the population density, the population is calculated on the basis of three bedrooms plus one guest room per unit. This gives a density of eight persons per unit. It is considered reasonable to assume that the guest room would be rarely used and more than likely, will be used in conjunction with the adjoining recreation space (see proposed floor plan on file) and as such, should not be included as a bedroom for the purposes of calculating density. This will bring the proposed site population density back to 120 persons for the 20 units applied for, which is still in excess of the 106 persons permitted.

Therefore, in accordance with the Policy, it is considered 17 units should be the maximum for the site, equivalent to 102 persons at six persons per unit.

Dwelling Construction

Satisfactory

Siting Controls

Satisfactory

Public Open Space

The comments on park are contained in the discussion on density. As the Applicant is prepared to offer this area for Park purposes, it is considered reasonable that Council should accept the area. The main function of this area will be the preservation of the existing trees.

Communal Open Space

The provision of 1377m² (9183m² x 15%) is required for the balance area of the site. It would appear that this area is available in one parcel on the western side of the site and throughout the area,

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RE: APPLICATION FOR TWENTY (20) GROUP HOUSING UNITS SITUATED AT
TIMBERTOP MEAD - JUNIPER PTY LTD

FILE 9-945 PT.2 (Div 24)

Reference Planning Officer (10/9/81):

(Continued)

although the actual area cannot be determined from the proposal plan. Furthermore, the communal area would be more functional if centrally located within the development, although the topography of the land may make this difficult having regard to the location of the buildings.

Private Open Space

The areas have not been stipulated, however, it is considered that all units are capable of complying.

Carparking

Complies

Access

The proposal is to take total access out of Timbertop Mead and this complies with the requirements of the Works Department. Internal circulation is difficult because of the steep slope in the land, however, it is considered that the amount of driveway required for access can be minimised with a redesign of the layout.

Objections:

STANDARD LETTER OF OBJECTION (74 OBJECTORS)(AND 13 PERSONAL LETTERS):

The grounds of the objection and the facts and circumstances relied upon by the Objector are as follows:-

- (1) The proposed development would result in the wholesale destruction of existing flora. It is estimated that approximately 80 trees having a girth measurement in excess of 900 ml. metres together with other masses of vegetation will be destroyed. This factor means that the existing bush setting amenity in the area will be largely desecrated resulting in a contravention of Council Policy terms on Group Titles, Paragraph 1.1 (b).
- (2) The topography of the area is such as to inhibit the construction of the proposed development without substantial earthworks and earth removal thereby further detrimentally affecting the general amenity of the area.
- (3) The road access of Timbertop Mead is totally unsuited to the explosion of traffic use which will be generated by this proposal and is not designed for such user and makes such user impossible.
- (4) The substantial increase in traffic volume will cause a serious nuisance to the detriment of existing residents by way of noise and air pollution.
- (5) The plan and particulars supplied with the application fail to comply with Council Policy terms on Group Titles in that:-
 - (a) Number of proposed units exceeds that allowable.
 - (b) The sleeping area provided for substantially exceeds that allowable.
 - (c) No private garden areas are provided for.
 - (d) Access roads appear to be substantially inadequate and do not comply.
 - (e) Footpaths are not provided for.
 - (f) No turning bays are provided for.
 - (g) The plan creates monotony in format.

Further Reference Planning Officer (10/9/81):

The above letter represents the bulk of those objections received and the reasons contained therein are representative of all objections.

Comments

(1) Destruction of Bush Setting Amenity

The area upon which the units will be constructed is largely cleared with the majority of the native vegetation located on the southern end of the property where the park is proposed.

The vegetation which does exist in that part of the site to be developed is mainly wattle and other scrub with a few larger trees which should be capable of preservation by carefully planning the location of the buildings and associated earthworks.

(2) Substantial Earthworks, Affecting Amenity

It is agreed that because of the topography of the site, substantial earthworks will be undertaken, however, prior to Council sealing the Group Title plans, all of the earthworks must be properly stabilised and landscaped to Council's satisfaction. It is anticipated that the disturbance created by the development will only be during the construction stage and this can be controlled by conditions on the construction.

(3) Traffic

All access to the site will be through Timbertop Mead and it is considered that the street has sufficient capacity to handle the additional traffic, which will not exceed that density achieved by normal dwelling houses. Provision is made for on-site carparking in accordance with Council's policy.

It is also considered that any noise and congestion caused by the development will be minimal and quite acceptable for a residential street.

(4) Non-Compliance with the Group Titles Policy

Density

The proposal does exceed the maximum unit and population density permitted under Council's control.

Other Matters

The objectors also raise matters of private garden, access roads, footpath, turning bays and monotony. It is agreed that the proposal plan is inadequate in some respects, however, any approval would require this plan to be in accordance with the Group Titles Policy and to the satisfaction of the Council.

It is considered that with careful and sensitive site planning and effective landscaping, the main reasons for objection can be overcome and the development can harmonise with the area. The application also represents a good solution to the development of the site without undue detriment to the amenity of the area.

Reference Acting Services Installation Engineer (2/12/80):

- (1) The proposal could be sewered by means of gravitating southward to the existing manhole in Timbertop Mead. This is the 13A Pump Station Area Catchment.

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RE: APPLICATION FOR TWENTY (20) GROUP HOUSING UNITS SITUATED AT
TIMBERTOP MEAD - JUNIPER PTY LTD FILE 9-945 PT.2

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Reference Acting Services Installation Engineer (2/12/80): (Cont.)

- (2) Water supply could be extended from the existing 100mm main in Hill Avenue, however, water pressure on the two or three units proposed at the top of the development (i.e. along approximately R.L. 56 metres) would be less than the recommended 22 metres head when the level of Burleigh Reservoir drops below 1.5 metres from the top water level (T.W.L. Burleigh Reservoir = 79.5 metres). Assuming a design level of about 76 metres (or half full), then static head at these high units would be 20 metres, which would possibly be acceptable. However, if fire fighting flows are taken into consideration, then flow friction losses would be too great through a single length (approximately 350 metres) of 100 diameter pipe.

To allow for fire fighting flows and still achieve an acceptable residual head, it is recommended that this development have supply dual points, one at Hill Avenue, as mentioned; the other from the existing 4" A.C. in West Burleigh Road. This line would have to be topped and a main laid along George Street to provide the second supply.

- (3) External charges apply to this development, being:-

Sewerage	\$2,228-00 per hectare
Water	938-00 per hectare.

- (4) Applicant to show that the proposal can obtain a Fire Service in accordance with the Divisions of the Building Code, certified by a qualified engineer.

Reference Chief Draftsman (19/5/81):

Because all access will be taken from Timbertop Mead, this may require that Timbertop Mead from the site to West Burleigh Road be constructed with 40mm of A.C. sheeting to strengthen the pavement.

The Developer shall ensure that no stormwater run-off from the proposed development shall enter the adjoining properties. Roof and surface water is to discharge from the site via an underground drain. Some stormwater may be discharged into the existing drain in Timbertop Mead provided that system can cope with the additional run-off. The remainder of the stormwater shall discharge through an underground drainline constructed by the developer into the existing stormwater system in West Burleigh Road.

It is felt that a concrete box section drain be constructed along the western boundary of the site to collect surface water before it enters adjoining properties.

Further Reference Planning Officer (10/9/81):

It is recommended that as required under the provisions of "The Local Government Act, 1936 to 1981", Section 33 (18)(j), Notice of Council's intention to approve the application subject to the following conditions be served on the Applicant and on the objectors:-

Town Planning Conditions

- (1) The submission of an amended plan of layout to be prepared to the satisfaction of the Chief Inspector to show the following:-

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RE: APPLICATION FOR TWENTY (20) GROUP HOUSING UNITS SITUATED AT
TIMBERTOP MEAD - JUNIPER PTY LTD

FILE 9-945 PT.2

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Further Reference Planning Officer (10/9/81):

- (a) The provision of a minimum of 2640m² of park on the southern area of the site.
 - (b) No more than 17 units to be located within the balance area.
 - (c) The communal facilities shall be centrally located within the development.
 - (d) The area of roadway and associated earthworks are to be minimised while still providing satisfactory access.
 - (e) The size and extent of all areas of private open space.
 - (f) The location of all substantial trees within the development area and the manner in which they will be protected within the development and during construction.
 - (g) Footpaths turning circles and other matters required by Council's policy.
- (2) The submission of architectural concept plans to be approved by the Chief Inspector prior to the issue of the Building Permit. Such plans shall depict buildings of a high amenity which will complement the general character of the area and which will not create a monotonous appearance.
 - (3) The development is to be constructed generally in accordance with the amended plans and architectural concept plans to the satisfaction of the Chief Inspector.
 - (4) Compliance with the requirements of Council's Group Titles Policy.
 - (5) Submission to and approval by Council of satisfactory building plans in accordance with the Building Act and Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme.
 - (6) The existing trees are to be retained, provided that the Chief Inspector may approve of the removal of such trees if the circumstances are such, in his opinion, to warrant same.
 - (7) Entrance portals and other entrance structures are to be provided to the satisfaction of the Chief Inspector.
 - (8) All screen and other fences within the development are to be provided to the satisfaction of the Chief Inspector.
 - (9) Approval of the Fire Brigade to the road system.
 - (10) Compliance with the Health Act and with all regulations made thereunder.

Landscaping Conditions

- (11) The open space and setback 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.

Engineering Conditions

- (12) All roof and surface water shall be collected on the site and discharged via an underground stormwater drain into the existing drain in Timbertop Mead provided that system can cope with additional run-off. The remainder of the stormwater shall discharge through an underground drainline constructed by the developer into the existing stormwater system in West Burleigh Road. Furthermore, a concrete box section drain is

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Further Reference Planning Officer (10/9/81):

(Continued)

- to be constructed along the western boundary of the site to collect surface run-off before it enters adjoining properties.
- (13) Access driveway to Timbertop Mead to be 5.5 metres wide.
 - (14) Should it be required by the Chief Engineer following a detailed examination, Timbertop Mead from the site to West Burleigh Road is to be resheeted with 40mm of A.C. sheeting to strengthen the pavement to the satisfaction of the Chief Engineer.
 - (15) Payment of \$3,746-00 for external charges, being \$2,636-00 by way of sewerage external charges and \$1,110-00 by way of water supply external charges.
 - (16) The provision of sewerage to the satisfaction of the Chief Engineer.
 - (17) The provision of water supply to the satisfaction of the Chief Engineer. This supply shall be from two points, one in Hill Avenue and the other in West Burleigh Road. The internal main shall be 100mm diameter with an internal loop layout to prevent dirty water.
 - (18) The Applicant is to show certification from a qualified engineer that the proposal can obtain a Fire Service in accordance with Division 5 of the Building Act.
 - (19) All internal roads shall be designed and constructed to the satisfaction of the Chief Engineer.

Design and Construction

- (20)(a) Submission of engineering plans and specifications for work set out in Conditions (12), (13), (14), (16), (17) and (19) above to the reasonable satisfaction of the Chief Engineer for approval prior to construction. Such approval by the Chief Engineer does not warrant that such plans and specifications have been checked in detail, nor does it absolve the Applicant from complying with all the conditions of this approval and/or relevant Council By-laws and policies and/or relevant statutes and/or statutory regulations in the execution and/or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.
- (b) All material supplied and all work performed by the Applicant pursuant to this approval of the above plans and specifications shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-laws and/or policies. The Chief Engineer may, be himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision testing or inspection shall relieve the Applicant of any obligation imposed upon such Applicant, pursuant to this clause or any other clause of this approval.
- (21) All internal roadworks, sewerage, water supply and drainage is to be constructed under the supervision of a qualified engineer, who is to certify that these works have been constructed under his direct supervision and that they comply with the approved drawings and specifications.

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

24
(Div 8)

RE: APPLICATION FOR TWENTY (20) GROUP HOUSING UNITS SITUATED AT
TIMBERTOP MEAD - JUNIPER PTY LTD
FILE 9-945 PT.2
(Continued)

24
(Div 8)

Further Reference Planning Officer (10/9/81):

- (22) The requirements of By-law 270 of Chapter II in regard to noise nuisances shall apply to this project and in addition, construction activity shall be limited to the hours of 7.00 a.m. to 6.00 p.m. Monday to Saturday, unless otherwise approved by the Chief Engineer.
- (23) The construction of the development on the site shall not cause any undue disturbance to the neighbourhood by way of excessive dust, smoke, vibration or other matters as may be deemed by the Chief Inspector to be overly detrimental to the amenity of the area.

Park

- (24) The park area of not less than 2640m² shall be dedicated to the Crown in a condition fit for the purpose for which it will be surrendered and shall be selectively cleared, graded, grassed, filled, etc. under the direction of and to the satisfaction of the Chief Inspector.

Administration

- (25) The buildings are to be completed to lock-up stage and all landscaping, sewerage, water supply, roadworks and other works and contributions are to be completed to the satisfaction of the Chief Inspector or Chief Engineer as appropriate, before lodgement of formal plans.
- (26) The Applicant shall submit to Council within two years an application and formal plans for endorsement therein in accordance with the Group Titles Act.

Recommendation:

That arrangements be made for the Applicants to meet with the Health Committee.

25
(Div 9)

RE: PROPOSED REDEVELOPMENT OF GOLDEN MOON MOTEL FOR HOME UNIT DEVELOPMENT
SITUATED CORNER TEEMANGUM DRIVE AND DARWALLA DRIVE, CURRUMBIN - R.H.
FRANKLAND AND ASSOCIATES (OWNER: COOLANGATTA INVESTMENTS PTY LTD)
FILE 12-344

25
(Div 9)

Reference City Planner (11/9/81):

The proposed development is an 11 storey building comprising 43 home units and amenities. The site has an area of 2765m² and is zoned Residential High Density. Proposed zoning under the new Town Plan is Residential "D" with a seven storey height control by consent. The proposed development is at a density of 614 persons per hectare, compared to the allowable 800 persons per hectare, whilst plot ratio is at the permitted maximum.

The site is within the area covered by Council's policy concerning beach shadowing and consideration of Environmental Impact Studies. The Applicant has submitted an Environmental Impact Study report which is on file. The report is considered to be a reasonable assessment of the affect the development will have in the area in terms of height, visual impact, amenity, shadow, traffic and services. It points out that the development is not at maximum potential yield and that adjacent land will not be adversely affected by way of shadow, height, building operations and the like.

87786

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

25
(Div 9)

RE: PROPOSED REDEVELOPMENT OF GOLDEN MOON MOTEL FOR HOME UNIT DEVELOPMENT
SITUATED CORNER TEEMANGUM DRIVE AND DARWALLA DRIVE, CURRUMBIN - R.H.
FRANKLAND AND ASSOCIATES (OWNER: COOLANGATTA INVESTMENTS PTY LTD)

25
(Div 9)

Reference City Planner (11/9/81): (Continued)

FILE 12-344

With respect to shadow, the development complies with the Town Plan requirement in relation to the unconstructed area of road to the south (Pacific Parade) and parkland further south. However, it does exceed the shadow permitted under the beachfront unit policy which allows only a 10 metre shadow beyond the surveyed boulder wall line at 2.00 p.m. on 22nd June.

In this case, the boulder wall line extends southerly from Tomewin Street and then westerly to Teemangum Street. The land affected is parkland developed by Council adjacent to the beach and as the beach area extends a significant distance to the east, it is not the type of area contemplated by Council when adopting the beachfront shadow policy. The beach area is unaffected by the shadow at the specified time and in fact, a very large area of sand between the building and the water would not be shadowed until very late in the afternoon.

The boulder wall construction may need to be further considered at the time of building application, but at this stage, it is felt that Council's policy should be drawn to the Applicant's attention. It could be in the interests of both Council and the developer to locate the wall to protect the parkland as well as the subject site.

It is recommended that the Applicant be advised that an application for a Building Permit will be processed in the normal manner and subject to compliance with the Town Planning Scheme provisions, the Building Act and Council By-laws and including:-

- (a) Foundations designed to withstand scour to RL - 3 metres and
- (b) Provision of an approved boulder wall under Council's Policy for foreshore developments and/or such other arrangements to be agreed with the Chief Engineer.

Recommendation:

That the recommendation of the City Planner be adopted.

26
(Div 6)

RE: TOWN PLANNING SCHEME
 APPLICANT: A.W. AND J.A. SMITH
 OWNERS: A.W. AND J.A. SMITH
 PROPOSED DEVELOPMENT: USE EXISTING BRICK AND TILE DWELLING HOUSE AS OFFICES
 LOCATION OF SITE: 35 CROMBIE AVENUE, BUNDALL
 ZONING: COMPREHENSIVE DEVELOPMENT
 PROPOSED ZONING: COMPREHENSIVE DEVELOPMENT
 AREA: 551M²
 CLASSIFICATION: COMMERCIAL OFFICES
 DATE RECEIVED: 24TH AUGUST, 1981
 ADVERTISED: 28TH AUGUST, 1981
 OBJECTIONS: NIL

FILE 5-1984

26
(Div 6)

Reference Technical Officer/Planning (15/9/81):

The proposal is to use an existing dwelling located at 35 Crombie Avenue as offices. The building is to be used as Architects' offices.

26
(Div 6)

RE: TOWN PLANNING SCHEME - APPLICATION TO USE EXISTING BRICK AND TILE DWELLING HOUSE AS OFFICES SITUATED 35 CROMBIE AVENUE, BUNDALL - A.W. AND J.A. SMITH

26
(Div 6)

FILE 5-1984

Reference Technical Officer/Planning (15/9/81): (Continued)

The proposed use complies with the intent of the Bundall Central Area Policy.

Carparking for this Comprehensive Zone is one space per 50m² of office space. The proposal has 92m² office space, requiring two car park spaces. Two spaces have been proposed in the submitted plans.

No objections to the proposal were received.

It is recommended that the application be approved subject to the following conditions:-

- (1) Provision of fire services in accordance with the Fire Safety Act.
- (2) Compliance with the requirements imposed by the Inspector of Shops and Factories.
- (3) Compliance with the Health Act 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) The landscaping is to be established and maintained to the reasonable satisfaction of the Chief Inspector at all times.
- (6) 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.
- (7) 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.
- (8) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (9) Provision of two (2) 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.
- (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) Disposal of waste water and effluent or by-products by means satisfactory to the Chief Engineer.

Recommendation:

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

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

27
(Div 10)

RE: TOWN PLANNING SCHEME
APPLICANT: C.R. HUISH
OWNER: C.R. HUISH
PROPOSED DEVELOPMENT:

FILE 13-1409 PT.2

27
(Div

APPLICATIONS TO CHANGE EXISTING LAWFUL NON-CONFORMING USE (REAL ESTATE OFFICE AND CAR RENTAL OFFICE AND SERVICING AREA) TO CONVERT EXISTING CAR RENTAL OFFICE AND SERVICING AREA TO OFFICE SPACE

LOCATION OF SITE: CORNER JOHNSTON STREET AND 101 GOLDEN FOUR DRIVE, BILINGA

ZONING: RESIDENTIAL MEDIUM TO HIGH DENSITY

PROPOSED ZONING: RESIDENTIAL "D"

AREA: 819M²

CLASSIFICATION: EXISTING LAWFUL NON-CONFORMING USE

DATE RECEIVED: 19TH AUGUST, 1981

ADVERTISED: 26TH AUGUST, 1981

OBJECTIONS: NIL

Reference Planning Officer (14/9/81):

The proposal is to convert an existing non-conforming use of a car rental office and servicing area to office area. This property was originally a motor vehicle showroom and approval was given by Council to convert it to a Real Estate office and car rental office and servicing area on 19th May, 1981.

The Real Estate office and first floor level caretaker's units are proposed to be retained.

In support of the proposal, the Applicant has submitted that the proposed change of use would be a cleaner use and much more acceptable to the public. It is also submitted that the proposed office would create less traffic congestion and would significantly reduce the number of vehicles operating from the site. Both observations are considered valid.

Six (6) carparking spaces would be required for the Real Estate Office and the proposed office; with an additional space required for the Caretaker's Unit. Nine are provided.

Comments

It is considered that the proposed use is likely to have less effect on the surrounding area than the approved car rental office as the servicing bays will be removed and there will be no need for rental cars to be stored on the premises.

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, Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme and in accordance with the plan approved in this Town Planning Permit.
- (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 and all Regulations made thereunder.
- (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.

27
(Div 10)

27
(Div

RE: TOWN PLANNING SCHEME - APPLICATIONS TO CHANGE EXISTING LAWFUL NON-CONFORMING USE (REAL ESTATE OFFICE AND CAR RENTAL OFFICE AND SERVICING AREA) TO CONVERT EXISTING CAR RENTAL OFFICE AND SERVICING AREA TO OFFICE SPACE SITUATED CORNER JOHNSTON STREET AND 101 GOLDEN FOUR DRIVE, BILINGA - C.R. HUISH
FILE 13-1409 PT.2

Reference Planning Officer (14/9/81):

(Continued)

- (6) 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.
- (7) 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.
- (8) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (9) Provision of eight (8) off-street carparking spaces for the offices and one (1) carparking space for the Caretaker's Residence 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.
- (10) The car park area is to be setback 1 metre from the property boundaries.
- (11) The open space and setback 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.
- (12) Disposal of waste water and effluent or by-products by means satisfactory to the Chief Engineer.
- (13) 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.

Recommendation:

That the recommendation of the Planning Officer be adopted.

87790

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

28
(Div 4)

RE: TOWN PLANNING SCHEME

FILE 3-871

APPLICANT: P.F. WEBBER

OWNER: V.M. FRANKS

PROPOSED DEVELOPMENT: ADMINISTRATIVE OFFICE FOR COMPANY

LOCATION OF SITE: 75 QUEEN STREET, SOUTHPORT

ZONING: RESIDENTIAL MEDIUM TO HIGH DENSITY

PROPOSED ZONING:

AREA: 511M²

CLASSIFICATION: HOME OCCUPATION

DATE RECEIVED: 11TH AUGUST, 1981

ADVERTISED: 19TH AUGUST, 1981

OBJECTIONS: NIL

Reference Technical Officer/Planning (7/9/81):

The proposal is to use a section of the ground floor area of the residence in Queen Street as an Administrative Office. The site has two frontages on opposite sides, giving access to Queen Street and Owens Lane. A previous Permit, No. 3/13 dated 15th August, 1963 was issued for a domestic industry (Real Estate office) and cancelled on 25th May, 1980.

The use involves the bulk receipt of leaflets and the dispatch of those leaflets by the firm's distributors. It is a use which could be considered as a Home Occupation and could be run to comply with the Town Planning Scheme. It should be made a condition of the Permit that no printing be carried out on site.

Carparking

Under the Scheme, four car spaces are to be provided on site, one for the dwelling (three) for the home occupation. Sufficient carparking space exists on site, however, the manner in which they have been laid out is not satisfactory. It should be made a condition of the Permit that the carparking spaces comply with Council's policy on carparking.

One employee is proposed to be employed on the site. It should be made a condition of the Permit.

It is recommended that the application be approved subject to the following conditions:-

- (1) Compliance with the Health Act and all Regulations made thereunder.
- (2) All noise generated is not to exceed that as prescribed in Part VII Division XI of the City of Gold Coast Town Planning Scheme.
- (3) The home occupation is to be conducted in accordance with the performance standards as set out in the Town Planning Scheme and to the reasonable satisfaction of the Chief Inspector.
- (4) An annual fee is to be paid to Council for the right of continuance of the home occupation.
- (5) Provision of four (4) 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.
- (6) There is to be no printing carried out on the site.
- (7) Carparking spaces are to be provided in accordance with Council's policy on carparking.
- (8) No more than two (2) persons are to be engaged in the conduct of the occupation.

Recommendation:

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

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29

RE: SCHEDULE OF BUILDING PERMITS ISSUED FROM 1ST SEPTEMBER, 1981 TO 14TH SEPTEMBER, 1981 (134 PERMITS)

29

Reference Building Surveyor (14/9/81):

It is recommended that the Permits be noted.

Recommendation:
That the Permits be noted.

30

RE: BUILDING ANALYSIS ISSUED FROM 1ST SEPTEMBER, 1981 TO 14TH SEPTEMBER, 1981

30

Reference Building Surveyor (14/9/81):

It is recommended that the Analysis be noted.

Recommendation:
That the Analysis be noted.

BUILDING ANALYSIS

	Fortnightly to 14/9/81		Progressive to 14/9/81		Fortnightly to 15/9/80		Progressive to 15/9/80	
	<u>Units No.</u>	<u>Amount</u>	<u>Units No.</u>	<u>Amount</u>	<u>Units No.</u>	<u>Amount</u>	<u>Units No.</u>	<u>Amount</u>
New Dwellings	-	2,185,617	-	11,268,819	-	1,394,482	-	9,946,520
Duplex Dwellings	-	370,000	-	1,722,000	-	170,000	-	701,000
New Shops	-	-	-	60,000	-	-	-	660,000
New Flats	172	8,950,000	1542	79,514,000	2	40,000	569	25,757,000
Conv. to Flats	-	-	-	-	-	-	5	90,600
Motels	-	-	5	35,000	-	-	-	-
Industrial Buildings	-	2,216,200	26	4,685,601	-	112,000	-	958,500
Hotels	-	-	-	-	-	-	-	-
Guest Houses	-	-	-	-	-	-	-	-
Other Buildings	-	8,010,103	51	14,418,858	-	272,000	-	930,000
Alterations & Addits.	-	360,180	166	1,530,996	-	121,488	-	1,052,361
Swimming Pools	-	260,658	196	1,317,842	-	182,954	-	872,453
	172	22,352,758	1547	114,603,116	2	2,292,924	574	40,968,434
<u>Totals</u>								
Northern Area	34	3,562,893	186	12,981,080	30	693,827	151	6,062,545
Central Area	70	13,798,335	386	87,733,851	47	992,259	314	25,108,764
Southern Area	30	4,991,530	162	13,888,185	18	606,838	157	9,797,125

Council Meeting, 25th September, 1981
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31

PREVIOUS AGENDA ITEM (Council Meeting 11/9/81)(H27)
SIGNS ON PARKED VEHICLES

FILE 5314

31

Reference Town Clerk (4/9/81):

Arising out of discussion at Council Meeting on 28th August, 1981, the matter of signs on parked vehicles has been given further attention. The problem still persists and particular attention to policing is to be given during the week ending 11th September, 1981.

The solution lies in the amendment to Regulation 126(a) of the Traffic Act as requested by Gold Coast Police and approved by Council on 8th May, 1981. As to the progress with this amendment, I have pursued enquiries through Inspector Winters and Sergeant Cosgrove of the Gold Coast Police, Mr. Diggles, Private Secretary to the Minister for Local Government, Main Roads and Police and Mr. Stower, Assistant Secretary (Traffic), Department of Transport. The submission is currently with the Crown Law Office. Mr. Stower promised to contact the Crown Law Office in an endeavour to overcome any difficulties in getting the amendment through and to let me know the result in 10 days.

Also, I have made a request for the Minister, the Honourable R.J. Hinze, M.L.A., to use his efforts to have the passage of this amendment expedited. With the introduction of this amendment, Inspector Winters is satisfied the problem can be tidied up fairly quickly. As soon as this amendment is through, I propose to initiate some moves to ensure that a pre-requisite of any Police Permit for these signs on parked vehicles must be the approval of the Local Authority concerned or of the Main Roads Department in the case of parking on a declared Main Road.

Permit numbers ought to be displayed on the sign and confiscation of the vehicle should be a penalty for failure to remove a vehicle carrying a sign for which no Permit has been issued.

I will make further report to the Health Committee on 22nd September, 1981.

Council Decision (11/9/81)(H27):

That the information be noted. Council further note that 29 trailers with signs attached have been removed within the last four days.

Reference Town Clerk (18/9/81):

With the co-operation of Police and owners of standing vehicles carrying advertising material, the streets were virtually cleared of these advertising devices by 11th September, 1981.

I expect further information on the requested amendments to the Regulations under the Traffic Acts on 6th October, 1981. Meantime, I have asked the Police Department to seek Council's views and take these into account before making decision on applications to permit the standing of vehicles carrying signs.

Now that the position has been brought under control, every effort will be made to maintain it.

Recommendation:

- (1) That the information be noted and surveillance continue to keep the problem under control.
- (2) A report from the Signs Inspector be included in the Department's Monthly Report to Council.

87784

Council Meeting, 25th September, 1981
Report of Health Committee Meeting, 22nd September, 1981

32
(Div 7)

RE: APPROVAL OF CONSTRUCTION WORK AFTER HOURS SITUATED CORNER SURF
PARADE AND OLD BURLEIGH ROAD, SURFERS PARADISE - RAPTIS DEVELOPMENTS
PTY LTD FILE 6-1011

32
(Div 7)

RAPTIS DEVELOPMENTS (AUSTRALIA) PTY LIMITED (FOLIO 126779 17/9/81):

We confirm our conversation of 2.40 p.m. today regarding the above Contract. Due to unforeseen circumstances, the concreting of the fifteenth floor slab has been delayed and it would appear inevitable that we must work back after 6.00 p.m. today to finish this slab.

The cranes will not be working and the noise will be restricted to the mechanical trowelling machines used by our sub-contractors. We trust that you will give your permission in this instance to work the requisite number of hours to finish this work. We anticipate that we should be finished at 8.30 p.m./9.00 p.m. this evening.

Reference Assistant Building Surveyor (17/9/81):

In accordance with Council's policy, it is reported that the Chief Inspector granted approval for the construction work referred to in the above letter to be carried out on the subject site on Thursday, 17th September, 1981 subject to the following conditions:-

- (1) Work to be completed by 8.30 p.m.
- (2) Builder to obtain the prior approval of the Police Department for the subject work.

Recommendation:

That the information be noted.

33
(Div 8)

RE: APPROVAL OF SUNDAY CONSTRUCTION WORK SITUATED 146-156 THE
ESPLANADE, BURLEIGH HEADS - FLETCHER CONSTRUCTIONS FILE 8-562
FLETCHER CONSTRUCTION (FOLIO 126813 17/9/81):

33
(Div 8)

We wish to dismantle the slipform system situated 146-156 The Esplanade, Burleigh Heads which is not possible to dismantle during normal working hours due to the safety requirements. Approximate starting time is 8.30 a.m. on Sunday, 20th September, 1981. Approximate completion time is 4.00 p.m. on Sunday, 20th September, 1981.

We will endeavour to keep all noise and nuisance to a minimum and will appreciate your co-operation in issuing a permit.

Reference Acting Building Surveyor (18/9/81):

In accordance with Council's Policy, it is reported that the Chief Inspector granted approval for the construction work referred to in the above letter to be carried out on the subject site on Sunday, 20th September, 1981 subject to the following conditions:-

- (1) Work to be carried out only between the hours of 9.00 a.m. to 3.00 p.m.
- (2) Builder is to obtain the prior approval of the Police Department for the subject work.

Recommendation:

That the information be noted.

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34
(Div 7)

RE: APPROVAL OF SUNDAY CONSTRUCTION WORK SITUATED OLD BURLEIGH ROAD,
SURFERS PARADISE - UNIT TREND PTY LTD (RAPTIS DEVELOPMENTS PTY LTD)

34
(Div 7)

UNIT TREND PTY LTD (FOLIO 127198 22/9/81):

FILE 6-1011

After having received your permission to work last weekend "jumping" two No. cranes, one of the cranes blew the main crankshaft before we could carry out this work. This crane remained immobile from Friday, 18th September, 1981 until today during which time the engine was dismantled, rebuilt and re-assembled.

As such, we now request your permission to carry out the jumping of the southern-most crane by four tower sections between the hours of 9.00 a.m. and 3.00 p.m. on 27th September, 1981.

Reference Assistant Building Surveyor (22/9/81):

In accordance with Council's policy, it is reported that the Chief Inspector granted approval for the construction work referred to in the above letter to be carried out on the subject site on Sunday, 27th September, 1981 subject to the following conditions:-

- (1) Work to be carried out only between the hours of 9.00 a.m. to 3.00 p.m.
- (2) Builder is to obtain the prior approval of the Police Department for the subject work.

Recommendation:

That the information be noted.

RE: SCHEDULE OF BUILDING PERMITS ISSUED FROM 1ST SEPTEMBER, 1981 TO 14TH SEPTEMBER, 1981 (134 PERMITS)

R.A. NO.	LOCATION	NAME AND ADDRESS (IF NOT AT LOCATION)	PEDS	DESC OF BLDG NO. OF UNITS	EST. VALUE
01-09315-0000-2	13 CLARK STREET, LABRADOR	LABROVA PTY. LTD., c/- DKW DRAFTING SERVICE P.O. BOX 5100, GOLD COAST MAIL CENTRE	S-7	MULTIPLE DWELLING	220,000-00
01-07723-0000-5	6 PARADISE PARADE, PARADISE POINT	R. E. & B.A. MOORE, 71 MAIN AVENUE, BALMORAL	S-2	HOUSE	46,000-00
01-08627-0000-2	BIGGERA WATERS SHOPPING CENTRE, HOLLYWELL ROAD, BIGGERA WATERS	J. KEEFE, 88 ADMIRALTY DRIVE, PARADISE ISLAND	S-3	ADDITIONS - SHOPPING CENTRE	600,000-00
01-07721-0669-1	50 O'GRADY DRIVE, PARADISE PT. KEYS	G.J. & G. PHILP		ERECT PATIO	2,900-00
01-12114-0224-	LOT 224 TRADEWINDS AVE, KEY BISCAYNE	C. HARBROW, 3 SHUTE CRESCENT, PARADISE POINT		SWIMMING POOL	6,000-00
01-07721-0550-X	6 BASS PLACE, PARADISE POINT KEYS	J.B.M MORRIS, 5 ILUKA STREET, MANLY WEST		SWIMMING POOL	6,760-00
01-08465-0000-1	36 GOVERNMENT ROAD, LABRADOR	A.J. & M.W. PAVEY		CLUSTER HOUSING	200,000-00
02-06000-0000-5	316 PINE RIDGE ROAD, COOMBABA	D.K. & C.K. GROVES PTY. LTD.	S-8	MACHINERY SHED	11,654-00
02-03198-0000-X	LOT 171, CMR WALTER RALEIGH & GRETTEL PLACE, HOLLYWELL	G. WHITE, 1 DRYSDALE PLACE, PARADISE POINT		HOUSE	56,000-00
02-03959-0000-6	247 BAYVIEW STREET, RUNAWAY BAY	RUNAWAY BAY MARINE PTY. LTD., P.O. BOX 96, SURFERS PARAD. 27	S-3	RESTAURANT, OFFICES	
02-01772-0106-6	22 BARRINE CRESCENT, PARADISE LAKES	BRIAN DYER c/- METALMARK, 11 INDUSTRIAL AVE, SOUTHPORT		SHOPS	1,000,000-00
02-03294-0000-X	62 COLUMBUS DRIVE, HUNTINGTON HARBOUR	D.M. & D.P. BULLEN		GARAGE	1,699-00
02-06772-0000-7	4 SAMARI AVENUE, RUNAWAY BAY	DENNIS PIE HOLDINGS PTY. LTD.		SWIMMING POOL	6,850-00
02-03059-0000-2	32 BALBOA COURT, HUNTINGTON HARBOUR	K. SULLIVAN		ALTERATIONS	10,000-00
02-03853-0000-X	LOT 61, DIRK HARTOG PLACE, HUNTINGTON HARBOUR	P. WILHELM, 157 CAMPBELL STREET, SORRENTO		SWIMMING POOL	11,000-00
02-01761-0000-2	148 PINE RIDGE ROAD, COOMBABA	D.J. & D.M. ROBERTS		HOUSE	4,500-00
02-04239-0157-9	157 ANEMONE STREET, HOLLYWELL	P.D. & B.G. BURDETT, 2/11 NANKEEN AVENUE, PARADISE POINT	S-2	HOUSE	58,000-00
02-03307-0000-0	88 COLUMBUS DRIVE, HUNTINGTON HARBOUR	MR. & MRS. DENNING, P.O. BOX 75, UPPER MT. GRAVATT	S-1	HOUSE	39,000-00
02-06665-0000-9	5 HUON CRESCENT, RUNAWAY BAY	I. & J. SHORT,		SWIMMING POOL	7,000-00
02-04809-0295-6	24 SIMBAI STREET, RUNAWAY BAY	H.J. & J.M. MARSHALL, P.O. BOX 161, RUNAWAY BAY		HOUSE	62,000-00
02-09597-0000-2	15 GOORAWIN STREET, BIGGERA WATERS	MR. & MRS. M. RAYMOND		EXTERNAL VERANDAH	450-00
03-01762-0000-2	3 IKANA COURT, SOUTHPORT	B.O. & LEIANNE M. PROUDFOOT, 22 BEALE STREET, SOUTHPORT		HOUSE	29,900-00
03-06837-0343-0	LOT 343 ACTIVITY CRESCENT, ERNEST JUNCTION	COASTLINE DRILLING PTY. LTD., HARNEIL PLACE, NERANG		FACTORY OFFICE & CARETAKERS RESIDENCE	180,000-00
03-02266-6042-X	LOT 44 BAILEY CRESCENT, SOUTHPORT	G. MASON, c/- J.F. & J.I. FILDES, 31 CROMBIE AVENUE, SURFERS PARADISE		FACTORY/BULK STORE	250,000-00
03-02578-0000-4	14 GEOFFREY AVENUE, SOUTHPORT	C.M. MOLLOY		ADDITIONS & ALTER.	38,000-00
03-08125-0001-1	9 DAMPIER CRESCENT, SOUTHPORT	L. STAFF,	S-1	SWIMMING POOL	6,500-00
03-04052-0000-3	55 GORDON STREET, LABRADOR	R.N. & G.M. COUTTS		ADDITIONS TO DUPLEX	26,000-00
03-09001-0013-X	LOT 13 KANHOLTZ COURT, ASHMORE	NERANG AUTO WRECKERS, 19 KANHOLTZ COURT, ASHMORE		STORAGE SHED	11,200-00
03-00429-0000-8	210 SCARBOROUGH STREET, SOUTHPORT	FATEHO PTY. LTD., 125 MONACO STREET, RIO VISTA		SWIMMING POOL	6,800-00
03-03438-0000-9	4-6 PHILLIP STREET, SOUTHPORT	SURFERS PARADISE		MULTIPLE DWELLING	220,000-00
03-02266-0608-X	29 BAILEY CRESCENT, SOUTHPORT	SARENA PTY. LTD., P.O. BOX 1708 SOUTHPORT		ALTERATIONS	3,000-00
03-02360-0000-0	10 WILLIAM STREET, SOUTHPORT	G.H. & A. JEFFERIES & G & V MCMILLAN, 72 SUNSET BOULEVARDE	S-2	DUPLEX	55,000-00
03-03486-0000-8	37 MUIR STREET, LABRADOR	I. NEWLAND,		SWIMMING POOL	7,580-00
04-05045-0000-6	9 PINAROO CRESCENT, ASHMORE	A. SAXBY		SWIMMING POOL	7,000-00
04-08979-0000-X	14 COMMODORE DRIVE, PARADISE WATERS	D. & P.M. AMOR, 39 KINGS ROW CENTRE, 20 COMMODORE DRIVE		HOUSE	130,000-00
04-08215-0000-8	55 MITCHEL AVENUE, SILVER BRIDLE	PARADISE WATERS	S-3	SWIMMING POOL	6,000-00
04-00780-0000-9	FERRY ROAD, SOUTHPORT	G. SWATHI, LOT 265, MITCHELL AVENUE, SILVER BRIDLE EDINBURG NOMINEES PTY. LTD., 29 NAMATJIRA COURT, CYPRESS GARDENS		SHOWROOM	90,000-00

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R.A. NO.	LOCATION	NAME AND ADDRESS (IF NOT AT LOCATION)	PEDS	DESC. OF BLDG NO. OF UNITS	VALUATION
04-08583-0000-4	17 TARCOOLA CRESCENT, CHEVRON ISLAND	MR. & MRS. A. STANTON, c/- G.T. KILDEY	D-1	ADDIT & ALTER SWIMMING POOL	35,000-00
04-08892-0000-8	2 BUCCANEER COURT, SURFERS PARADISE	V.J. & J. MAGUIRE		SWIMMING POOL	8,000-00
04-00477-0028-2	30 GARDINERS PLACE, SOUTHPORT	N.L. EDSEER, 66 MARINE PARADE, SOUTHPORT		SWIMMING POOL	6,000-00
04-08019-0000-5	100-112 STANHILL DRIVE, CHEVRON ISLAND	LOPEZ & SONS P/L & AGUA AWARGA P/L, P.O. BOX 461			
04-06285-0000-4	10 HARRAN STREET, BELLEVUE PARK	J.A. & L.J. MCNEE		SWIMMING POOL	8,000-00
04-08889-0000-6	8 BUCCANEER COURT, PARADISE WATERS	C.K. MCCARTHY		SWIMMING POOL	6,000-00
04-05451-0000-4	LOT 13 JODEN STREET, BENOMA	J. EVANS,		BOATSHED	1,600-00
04-07292-0000-1	13 KARDELLA STREET, ASHMORE	A.E. & A.D. FREDERICK		SWIMMING POOL	5,951-00
05-10069-0000-8	23 THE CRESCENT, BENOMA	D. SMITH		SWIMMING POOL	5,500-00
05-00794-0000-3	LOT 498 TALLOWOOD ROAD, ASHMORE	A. & E. CARUSO, 4 JARNO CRESCENT, BELLEVUE PARK	S-2	ADDITIONS HOUSE	10,000-00
05-04850-0460-0	76-80 COTLEW STREET, BELLEVUE PARK	S. MITCHELMOORE, 145 BAMBOO AVENUE, BENOMA	S-3	HOUSE	28,000-00
05-12577-0009-X	26 CAMPBELL STREET, SORRENTO	S.J.E. & J.G. LOXTON, UNIT 6A, HISURF, 150 THE ESPLANADE	S-2	HOUSE	112,000-00
05-07479-0073-X	LOT 9 KERIA CRESCENT, NERANG	N. KRATONIC, 1463 GOLD COAST HIGHWAY, PALM BEACH	S-3	HOUSE	120,000-00
05-08410-0601-9	LOT 73 EVANS DRIVE, BENOMA	W. HAYMOND, 5 MASON STREET, SOUTHPORT	S-3	HOUSE	35,000-00
05-02821-0001-8	113 PARASOL STREET, BELLEVUE PARK	THOROUGHBY INTERNATIONAL P/L, 1ST FLOOR,	S-1	HOUSE	63,000-00
05-09476-0417-9	ASHMORE ROAD, BENOMA	STRADBROKE PLAZA, 66 MARINE PARADE, SOUTHPORT	S-22	ROLLER SKATING COMPLEX	31,000-00
05-08410-0516-X	LOT 417, MARALINGA DRIVE, ASHMORE	A.H. & E.M. GROOM, 9 TEAK PLACE, ASHMORE	S-2	HOUSE	1,800,000-00
05-03450-0062-X	9 BOXTHORNE STREET, BELLEVUE PARK	P.K. SULLIVAN, 12 CONIFER CRESCENT, CYPRESS GARDENS	S-3	SWIMMING POOL	55,000-00
05-03450-0063-X	LOT 52 ABERDEEN AVE, BENOMA WATERS	D. STABLES, 5 MUALLA DRIVE, ASHMORE	S-3	SWIMMING POOL	5,419-00
05-09476-0418-7	LOT 63 ABERDEEN AVE, BENOMA WATERS	P.L. TANCRED, 13 WALLACE, STREET SOUTHPORT	S-1	SWIMMING POOL	6,000-00
05-07479-0076-8	LOT 418 MARALINGA DRIVE, ASHMORE	P. ENGEL, c/- A.V. JENNINGS HOMES, 94 BUNDALL ROAD	S-3	SWIMMING POOL	6,450-00
05-02923-0000-7	76 EVANS DRIVE, BENOMA	SURFERS PARADISE	S-1	HOUSE	90,000-00
05-13435-0000-2	134 CAMPBELL STREET, SORRENTO	A. & N. MURRAY, 15 GLENBROOK AVENUE, BENOMA WATERS	S-2	SWIMMING POOL	39,617-00
05-10427-0000-6	LOT 575 GLENBROOK AVENUE, BENOMA WATERS	J. & J. WOLFE, 37 MARGARET STREET, SOUTHPORT	S-2	HOUSE	7,600-00
05-02822-0039-0	51 FREDA STREET, ASHMORE	BRUCE SMALL PROPERTIES, COMMERCIAL CENTRE, SOUTHPORT	12	OFFICE & FACTORY	42,000-00
05-08410-0615-9	LOT 39, ASHMORE ROAD, BUNDALL	G.E. & M.A. ELLEM, 209 STANHILL DRIVE, CHEVRON ISLAND	S-2	HOUSE	1,400,000-00
05-09476-0385-5	LOT 615 PARASOL STREET, BELLEVUE PARK	J. KURZ, 17 REED STREET, SOUTHPORT	S-2	HOUSE	46,000-00
05-03800-0227-0	45 BLAIR ATHOL DRIVE, SORRENTO	G.M. & J.A. DEVEREAUX, P.O. BOX 1635, BOROKE PNG	S-2	HOUSE	45,000-00
05-21482-0010-6	5 CAVARA STREET, BENOMA	A. & L. EVANS,		TIMBER DECK PATIO	3,000-00
05-10069-0089-9	19 MURUMBA AVENUE, ASHMORE	K. WALLACE		ADDITION(GARAGE)	8,000-00
05-01099-0000-9	9 LONANNA DRIVE, ASHMORE VILLAGE	C.G. & B.M. ELMORTHY		SWIMMING POOL	5,189-00
05-05013-0000-0	60 AVALFT DRIVE, ISLE OF CAPRI	F.N. & J.M. GOULD, 16 FAIRWAY AVENUE, SOUTHPORT		ROOF OVER PATIO	7,000-00
05-03901-0000-8	16 FAIRWAY AVENUE, SOUTHPORT	S. & G. KOSKY NOMINEES, 51 CAVILL AVE, SURFERS PARADISE		SWIMMING POOL	2,500-00
05-08410-0407-5	LOT 801 ARGYLE CT, BUNDALL	G.C. & G.L. MARKWELL, 1/26 ANNE STREET, SOUTHPORT	S-2	SWIMMING POOL	5,700-00
05-01295-0000-7	74 PARASOL STREET, SOUTHPORT	C.V. JOHN		HOUSE	7,385-00
05-10069-0106-2	30 SALERNO STREET, ISLE OF CAPRI	D.T. EDWARDS		ALTERATION HOUSE	50,000-00
05-02907-0000-8	57 MINGALETTA DRIVE, ASHMORE	G. JOHNSTON		SWIMMING POOL	10,000-00
05-03450-0037-0	92 ASHMORE ROAD, SORRENTO	J. & Y. PIGGOT		GARAGE	5,714-00
05-09669-0000-5	13 AYRSHIRE AVENUE, BENOMA	P. HAIR		SWIMMING POOL	5,000-00
05-10069-0111-9	10 WALSH STREET, CURRUMBIN	Y. MUSGROVE, c/- 4 BOOMERANG CRESCENT, SORRENTO	S-2	SWIMMING POOL	7,595-00
05-12577-0000-7	4 BELLATA DRIVE, ASHMORE	EDWARD STREET PROPERTIES P/L, GPO BOX 27, BRISBANE	S-1	SWIMMING POOL	4,445-00
05-12577-0047-X	LOT 32 SAPIUM CRESCENT, BELLEVUE PARK	EDWARD STREET PROPERTIES P/L, GPO BOX 27, BRISBANE	S-1	HOUSE	5,200-00
05-12577-0042-X	LOT 47 SAPIUM ROAD, BELLEVUE PARK	EDWARD STREET PROPERTIES P/L, GPO BOX 27, BRISBANE	S-1	HOUSE	30,000-00
05-12577-0042-X	LOT 42 SAPIUM ROAD, BELLEVUE PARK	EDWARD STREET PROPERTIES P/L, GPO BOX 27, BRISBANE	S-1	HOUSE	36,000-00

Council Meeting, 25th September, 1981
 Report of Health Committee Meeting, 22nd September, 1981

R.A. NO.	LOCATION	NAME AND ADDRESS (IF NOT AT LOCATION)	PEDS	DESC. OF BLDG NO. OF UNITS
05-04800-0467-7	LOT 467, KERRI CRESCENT, BUNDALL.	S. & G. KOSKY NOMINEES P/L, 51 CAVILL AVE, SURFERS PARAD.		SWIMMING POOL 6,700-00
05-08410-0516-X	9 BOXTHORN STREET, BELLEVUE PARK	P. GULON		GARAGE 2,900-00
05-02933-0000-X	124 CAMPBELL STREET, SORRENTO	R.O. & M.E. GRIFFITHS	D-6	SWIMMING POOL 4,000-00
06-03363-0000-5	15 AUSTRALIA AVENUE, SURFERS PARADISE	HOMMOND PTY. LTD., c/- J.F. & J.I. FILDES, 31 CROMBIE AVENUE, SURFERS PARADISE		STRATA TITLE UNITS (6) 200,000-00
06-01626-0000-4	70 SUNRISE BOULEVARDE, SURFERS PARAD.	W. DUHIN	S-4	HOUSE ALTERATIONS 25,000-00
06-00240-0000-4	3464 MAIN BEACH PARADE, SURFERS PARAD.	I. BEAMES, 61 GARFIELD TERRACE, NORTHCLIFFE		HOUSE ALTERATIONS 25,000-00
06-03569-0000-9	4-8 FEDERATION AVE & 121-125 SURF PARADE, BROADBEACH	LEATH WALK PTY. LTD., c/- HARRIS LYONS MANAGEMENT, SUITE 8, SOMERSET HOUSE, 57-61 THOMAS DVE, SURFERS PARAD S-144	S-37	DUPLEX 250,000-00
06-03672-0000-9	7, 9 & 11 FEDERATION AVE, BROADBEACH	ARDROSSAN HOLDINGS P/L, 161 CLARENCE STREET, SYDNEY		
06-03792-0000-4	BROADBEACH HOTEL, CHARLES AVE, B/BEACH	CARLTON & UNITED BREWERIES, G.P.O. BOX 182, BRISBANE		
06-00937-0000-0	22 BEACH PARADE, SURFERS PARADISE	HANDEL PTY. LTD., P.O. BOX 189, BROADBEACH	S-12	MULTIPLE DWELLING 4.5 MILLION
06-01734-0000-7	20 THE ESPLANADE, SURFERS PARADISE	F.A. PIDGEON & SON P/L, 43 BEESLEY STREET, WEST END		MULTIPLE DWELLING 750,000-00
06-03645-0000-1	90 OLD BURLEIGH ROAD, SURFERS	J.V. & P.M. RAWLINGS, 49 SOPHIE AVENUE, MOANA PARK		ADDITIONS - OUT BUILDING 46,000-00
06-00289-0000-0	3649 MAIN BEACH PARADE, MAIN BEACH	G.M. & E.J. JENWINGS		MULTIPLE DWELLING 220,000-00
06-03690-0000-7	61 BROADBEACH BOULEVARDE, BROADBEACH	UNITED EASTERN STOCKS P/L, GPO BOX 918, BRISBANE		SWIMMING POOL 19,105-00
06-01198-0027-0	UNIT 27A, ALLUNGA, MANLAN STREET, SURFERS PARADISE	CHIC PROPERTIES PTY. LTD., 24 ROSSLYN STREET, WEST MELBOURNE		SWIMMING POOL 7,535-00
06-03272-0001-4	32 OLD BURLEIGH ROAD, BROADBEACH	K. BYER, 32 OLD BURLEIGH ROAD, BROADBEACH	67	ADDITIONS TO HOUSE 31,000-00
07-02009-0000-4	2518 GOLD COAST HIGHWAY, MERMAID	URCHIFAN HOLDINGS P/L, 381 PUNR ROAD, RICHMOND, VIC.		ALTERATION TO UNIT 980-00
07-01263-0000-8	13 SURF STREET, MERMAID BEACH	M.J. PARRY		SHOWROOMS/OFFICES 2,956,000-00
07-02077-0000-X	2590 GOLD COAST HIGHWAY, MERMAID	HAMPTON & LARSON PTY LTD, P.O. BOX 152, MERMAID BEACH	S-2	ADDITIONS TO HOUSE 18,000-00
07-00078-0000-X	27 PEERLESS AVENUE, MERMAID BEACH	M. & A. GALIC, 12 SUNDOWNER COURT, MERMAID WATERS	D-6	TOILETS 250-00
07-00749-0000-1	47 HEDGES AVENUE, MERMAID BEACH	C. & P.N. WILKINSON	S-2	MULTIPLE DWELLING 220,000-00
08-01043-0000-0	176 NOBBY PARADE, MIAMI	D.L. & M.E. GILL, 72 CANIOPUS STREET, COORPAROO	S-1	TO DUPLEX 2,000-00
08-01944-0053-9	4 PETUNIA CRT, BURLEIGH HEADS	MIAMI HOMES, 6/113 SCARBOROUGH STREET, SOUTHPORT	S-2	ADDITIONS TO HOUSE 600-00
08-00948-0000-9	CNR CHATNEY AVE & DAWN PDE, MIAMI	J.M. KERR, 61 SHAKESPEARE STREET, COORPAROO		HOUSE 40,000-00
08-03467-0000-2	15 GARDENIA GROVE, BURLEIGH HEADS	EMO PTY. LTD., c/- J.F. & J.I. FILDES, 31 CROWBIE AVENUE, SURFERS PARADISE		HOUSE 50,000-00
08-03665-0001-8	75 WEST BURLEIGH ROAD, BURLEIGH HEADS	W. & J. KAYE & ESAIDA LIMITED, P.O. BOX 125 BURLEIGH	5	FACTORY/DWELLING 75,000-00
09-02261-0000-7	74 OCEAN PARADE, KOALA PARK	R.B. COLWILL, 3918 PACIFIC HIGHWAY, LOGANHOLME	S-3	FACTORY 300,000-00
09-02417-0000-2	10 GABRIELLE GROVE, BURLEIGH HEADS	L.J. & L.D.M. HILLON 1/1 GEORGE STREET, BURLEIGH HEADS	D-2	HOUSE 50,000-00
09-01604-0001-2	LOT 22 TANJENONG PLACE, BURLEIGH HDS	D.J. & J.C. SMITH, 45 SKYLINE TCE, BURLEIGH HEADS	S-3	HOUSE 40,000-00
09-00257-0000-0	CNR WEST ST & 27-31 HILL AVENUE, BURLEIGH HEADS	DILNOR PTY. LTD., c/- J.L. WHEELER & ASSOC, CENTREPOINT, SURFERS PARADISE	53	MULTIPLE DWELLING 2,000,000-00
10-00346-0000-1	97 JEFFERSON LANE, PALM BEACH	L.M. & D.E. ROBINSON	D-2	HOUSE 40,000-00
11-02250-0000-0	3 NYRANG AVENUE, PALM BEACH	P. & J. HOMES, 30 CONIFER CRESCENT, CYPRESS GARDENS	D-5	MULTIPLE DWELLING 220,000-00
11-02439-0467-6	CNR CULGOA & MAWARRA STREETS, PALM BEACH	ANKURA PTY. LTD., 100 ADMIRALTY DRIVE, PARADISE WATERS	9	MULTIPLE DWELLING 200,000-00
11-00462-0000-4	94 SARAWAK AVENUE, PALM BEACH	THE PROPRIETORS "FELICITY"		ADDITIONS MULTIPLE DWELLING 7,000-00
11-02821-0000-2	9 BARBERRY COURT, PALM BEACH	J.P. & S.D. FLYNN		SWIMMING POOL 7,100-00
11-00667-0000-3	75 PARKI PARADE, PALM BEACH	G. CARRETT, 12 BAHLOO AVENUE, PALM BEACH		ADDITIONS HOUSE 5,000-00
11-02439-0672-5	7 MAPLE AVENUE, PALM BEACH	D & J. CRESSWELL		SWIMMING POOL 7,150-00
11-03152-0000-8	172 TALLEBUDGERA DRIVE, PALM BEACH	J.L. & A.G. CAMPBELL		SWIMMING POOL 6,980-00

Council Meeting, 25th September, 1981
 Report of Health Committee Meeting, 22nd September, 1981

<u>R.A. NO.</u>	<u>LOCATION</u>	<u>NAME AND ADDRESS (IF NOT AT LOCATION)</u>	<u>PEDS</u>	<u>DESC. OF BLDG NO. OF UNITS</u>
11-03189-0000-0	166 TALLEBUDGERA DRIVE, PALM BEACH	D.R. & D.L. HUGHES		
11-02866-0000-0	LOT 426, CORNER NO. 2 VIEW COURT AND 21 SPINDLE STREET	N. H. HENDERSON, 5/34 STATION STREET, TUGUN	S-2	SWIMMING POOL 7,000-00 HOUSE 40,000-00
11-02899-0000-4	LOT 454, 51 DOGWOOD DRIVE, PALM BEACH	E.C. & M. NOWLAND		
11-02439-0709-8	20 COOLIBAH STREET, SOUTHPORT	S. & R. CROSS		
12-00832-0000-0	19 BIBY STREET, TUGUN	A. PATANE, 88 GARRICK STREET, COOLANGATTA	S-2	ADDITIONS -PERGOLA 750-00 GARAGE 1,500-00 DUPLEX 70,000-00 HOUSE 40,000-00
12-03026-0000-2	10 ALKIRA STREET, TUGUN	S. STELFATER, P.O. BOX 353, PALM BEACH	S-2	EXTENSION HOUSE 30,000-00 BALCONY EXTENS. 1,500-00
12-02249-0000-2	1 LANSELL AVENUE, CURRUMBIN	G. PARLOW		
12-00886-0000-8	8 WINDERS AVENUE, TUGUN	H.N. & N.E. JANSON		
12-01112-0000-4	8 HILLCREST AVENUE, TUGUN	F.A. & H.M. MITCHELL, 467 GOLDEN FOUR DRIVE, TUGUN	S-3	TUGUN HOUSE 100,000-00
12-03486-0000-7	16 NANGARA STREET, TUGUN	T.K. SIU, "PO-DOO" RESTAURANT, GOLDEN FOUR DRIVE, TUGUN	S-1	SHOPS, OFFICES & RESTAURANT 1,500,000-00
13-00149-0000-5	CNR 87 GRIFFITH & WARNER STREET, COOLANGATTA	WESTERH GARDENS PTY. LTD., P.O. BOX 460, COOLANGATTA		DUPLEX 50,000-00 PERGOLA 300-00
13-01127-0000-6	CNR 49 MILES & STAPYLTON STREET, KIRRA	L.E. MORFIT c/- P.O. BOX 28, COOLANGATTA	10	
13-00247-0000-4	SHOP 3, 147 MUSGRAVE STREET, COOLAN	G.R. BURGER, 147 MUSGRAVE STREET, COOLANGATTA	S-2	

PRESENT: Aldermen D.J.O'Connell (Chairman), E.M. Diamond, J.R. Laws and E.M.D. Peters

In Attendance: Messrs R.G. Chesters and B. Dredge
(City Planner).

35
(Div 6)

PREVIOUS AGENDA ITEM (Council Decision, 11/9/81)(H15)
RE: PROPOSED REDEVELOPMENT OF SURFERS PARADISE R.S.L. SITE SITUATED IN
BEACH ROAD AND FRONTING CAVILL PARK - REPOSITIONING CENOTAPH - THE
RETURNED SERVICES LEAGUE OF AUSTRALIA FILE 6-1269

35
(Div 6)

RETURNED SERVICES LEAGUE OF AUSTRALIA (FOLIO 123906 19/8/81):

We have advice from the developers, Messrs Robb and Brown Ltd that they are submitting the plans for the above development to the Gold Coast City Council for final approval during September, 1981. They have requested that we organise the removal of the cenotaph prior to their commencement of dismantling the existing building.

At present, during the period of rebuilding the R.S.L., we are planning to operate from the two Chinese restaurants which are located in Cavill Avenue backing onto the R.S.L. and T.A.A. properties. These premises are being altered by the developer to make them as suitable, clean and comfortable as practicable for the R.S.L. members pending their return to the new building.

In view of this, we would like the Cenotaph to be relocated in Cavill Park, at least on a temporary basis and in time to celebrate Armistice Day on 11th November.

The R.S.L. hold instructions regarding the taking apart of the Cenotaph and giving the whereabouts of a capsule which was enclosed prior to its completion.

Reference Architect (2/9/81):

In view of the importance of the Cenotaph to the R.S.L., it is recommended that the application to relocate it in Cavill Park be approved, subject to the following conditions:-

- (1) Exact location in Cavill Park as to be determined by the Chief Inspector on temporary basis only.
- (2) Final location to be clearly indicated on the overall development plan within the development site when they are submitted to Council for consideration and approval.
- (3) The R.S.L. and (or the developer) being wholly responsible for the temporary and final repositioning of the Cenotaph.
- (4) No Council financial involvement.
- (5) No damage to lawns, trees, shrubs or plants.
- (6) The Park area temporarily occupied by the Cenotaph be re-instated by the R.S.L. to its original condition on completion.

Council Decision (11/9/81)(H15):

That Council note that Alderman Peters has already had preliminary discussions with the R.S.L. on this subject and that Council agrees to an on-site inspection with the Health Committee and the Surfers Paradise R.S.L. Committee in company with Alderman Peters, before reaching a final decision.

Recommendation:

That Council noted that the Committee, together with the Division Alderman, met with representatives of the R.S.L. and in the event of the R.S.L. proceeding the recommendation of the Architect be adopted.

REPORT OF FINANCE COMMITTEE MEETING HELD ON TUESDAY, 22ND SEPTEMBER, 1981
AT 9-45 A.M.

PRESENT: Aldermen K.L. Thompson (Chairman), Keith Hunt (Mayor) and E.M.D. Peters.

In Attendance: Messrs. R.E.M. Towson (Acting Deputy Town Clerk) and R.E. Flynn (Acting Senior Clerk Finance).

1 RE: COUNCIL' LEASING POLICY - 1979/80 - FINANCIAL YEAR FILE 390521

Reference Section Head Rates (16/9/81):

Council's Decision of 7th December, 1979, Finance Agenda Item 2 resolved in part (A) "That the Leasing Policy as submitted be endorsed".

Action is now required to correct an error contained in the "Leasing Policy" submitted, in respect of the 1979/80 Financial Year. Under the heading of "Recreation Clubs" the organisation, Society of Sculptors was included under Rating Policy Category "C" whereas the Society was eligible for a donation of the 1979/80 general rate of \$144-50 under Category "A".

It is recommended that action be taken to alter Council's Decision of 7th December, 1979 to exclude the Society of Sculptors from Category "C" and include the Society in Category "A".

Recommendation:

That action be taken in accordance with the recommendation.

2 RE: STATE SUBSIDY REDUCTIONS

FILE 4112/81

Recommendation:

(a) That a Joint Meeting of the Finance, Health and Works Committees be held on Thursday, 1st October, 1981 at 10.00 a.m. to discuss information available in relation to State Subsidy cuts.

(b) Council note that it is not intended at this stage to make final decisions because all necessary information is not yet on hand. Because of the amount of information required to be considered on this item, Aldermen should acquaint themselves with the information available as soon as possible.

3. PREVIOUS AGENDA ITEM (Council Decision 11/9/81)(Co-Ord 10)
RE: EMPLOYMENT OF STAFF FILE 2604A

Council Decision (11/9/81)(Co-Ord 10):

That a "holding" action maintaining the status quo in relation to present employment levels be enforced and continue until otherwise decided by Council following the State Government's decision on the Subsidy issue - the ban also to extend to replacement staff except as may be specified with the approval of Council.

Reference Personnel Officer (16/9/81):

The following positions in the Finance Department are currently vacant:-

Junior Payroll Clerk

Duties: Assist with the preparation of the Council payroll.
Reason for Vacancy: Resignation of occupant.

Junior Clerical Officer - Rates

Duties: Provide relief for other clerical staff in the Rates Section.

Reason for Vacancy: Promotion of previous occupant.

Replacement Junior Clerical Officer - Burleigh Heads Office

Duties: Perform typing, clerical, switchboard and cashier duties.

Reason for Vacancy: Occupant on 12 months maternity leave.

Computer Programmer

Duties: Perform computer programming and related duties
Reason for Vacancy: Promotion of previous occupant.

Trainee Computer Operator

Duties: Efficient operation of Council Computer.
Reason for Vacancy: Resignation of Occupant.

Regulated Parking By-Law Inspectors (4 Positions)

Duties: Patrol Council Regulated Parking areas
Reason for Vacancy: New Positions (3), Resignation (1).

Casual Clerical Assistants - Southport Library (3)

Duties: Perform non-professional tasks in the library, two (2) nights per week.
Reason for Vacancy: Council at its meeting held on 29th May, 1981 resolved that provision be made in the 1981/82 Budget for the employment of three (3) students on two (2) nights per week at an annual estimated cost of \$2,500.

It is recommended that approval be given to staff the abovementioned positions.

Recommendation:

(a) That action be taken in appointing the following staff:-

- (i) Junior Clerical Officer - Burleigh Heads
- (ii) Computer Programmer
- (iii) Trainee Computer Operator
- (iv) Two (2) Regulated Parking By-law Officers.

(b) The remaining positions be reviewed in a fortnights time by the Finance Committee.

4 RE: STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR PERIOD ENDED 31ST AUGUST, 1981 FILE 1133 4

Reference Section Head Accounts (16/9/81):

That the Statement of Receipts and Disbursements for period ended 31st August, 1981 is attached.

Recommendation:

- (a) That the Statement of Receipts and Disbursements for period ended 31st August, 1981 be approved.
- (b) That the Chief Engineer be reminded of Council's Decision of 28th August, 1981, Finance Item 28, Recommendation 2.

5 PREVIOUS AGENDA ITEM (Council Decision 28/8/81)(F22) FILE 621223 5
RE: CLOSURE OF REGATTA PARADE NORTH OF YACHT STREET

Council Decision (28/8/81)(F22):

- (a) That Mr. Anthony be provided with a copy of the Agenda Item and that he be advised that only that part of the road north of Yacht Street is contemplated for closure; it is not Council's intention to close the road from Durham Street to Yacht Street.
- (b) That Council's Surveyor arrange to meet with Mr. Anthony "on-site" to inspect the area concerned.
- (c) That Mr. Anthony then be requested to advise Council of his attitude to this proposal.

Reference Council Surveyor (10/9/81):

I met with Mr. Anthony at his home and explained that Council did not intend to close Regatta Parade wouth of Yacht Street and gave him a copy of the Agenda Item as directed. He then agreed that he was under a misunderstanding and there was, in fact, no problem.

Reference Clerk - Agenda and Securities (11/9/81):

It is recommended that the information be noted.

Recommendation:

That the information be noted.

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81
 GENERAL FUND - ADMINISTRATION & FINANCE

PAGE 1

INCOME MONTH	BUDGET YEAR	BUDGET APPROVED VAR'N ALLOCATION	INCOME TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	BUDGET APPROVED VAR'N ALLOCATION	REVISED EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
<u>GENERAL SERVICES</u>											
<u>GENERAL ADMINISTRATION</u>											
15	600	600	91.00	100	SALARIES	LICENCES & PERMITS - FINAN	270740	38937.83	231802	270740	
126	4700	4700	285.72	101	SALARIES	OTHER FEES & CHARGES - ACC	400980	62393.51	338586	400980	
37923	536000	536000	68833.31	102	SALARIES	SEARCH FEES - RATES	377370	48230.15	329140	377370	
	1000	1000		103	SALARIES	CITY ADMIN & BRANCH OFFICE	292860	40490.82	252369	292860	
140	500	500	320.00	104	SALARIES	CENTRAL CORRES & RECORDS	139350	20067.90	119282	139350	
				105	SALARIES	PURCHASING	46300	7112.40	39188	46300	
				106	SALARIES	INDUST & PERSONNEL	80670	9949.53	70720	80670	
				107	VALUATION FEES		65400	65395.10	5	65400	
				108	BANK CHARGES		15000	2107.85	12892	15000	
				109	AUDIT FEES		30280	3919.49	26361	30280	
				110	A.D.P. SERVICES		499530	55614.13	443916	499530	
38205	1357042	1357042	69530.03	117	INTERFUND TRANSFERS						
1899842	1899842	1899842									
<u>CULTURAL ACTIVITIES</u>											
2333	222036	222036	4287.06	121	LIBRARIES - EXISTING SERVICES		2218480	354218.71	1864261	2218480	
					36876	461280					
8000					<u>ECONOMIC SERVICES - OTHER</u>						
					AREA PROMOTION PR & TOURISM		461280	69819.78	391460	461280	
					40939	252430					
					AREA PROMOTION INDUSTRIAL DEVELOPMENT		252430	54828.39	197602	252430	
					2033	21970					
2368	3750	3750	2348.91	127	G.C.C.C. CANTEEN SALES		21970	2104.51	19865	21970	
10348	3750	3750	12823.91								
					2000	274400		2000.00	2000		
					44973	274400		58932.90	215467	274400	

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

GENERAL FUND - DEPARTMENT OF HEALTH

INCOME

EXPENDITURE

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED VAR'N	ALLOCATION	BUDGET YEAR	EXPEND MONTH	APPROVED VAR'N	REVISED VAR'N	ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
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698	5453	5453	735.60	233	OTHER	172	3000	3000	347.63	2652	3000		
825	19191	19191	2044.00	235	LEASE PAYMENTS FEES	499	9320	9320	913.84	8406	9320		
				236	PARKS & GARDENS - SUPERVISION	8178	151500	151500	18863.99	132636	151500		
				237	PARKS & RESERVES	25024	324300	324300	73370.63	250929	324300		
				238	GRASS CUTTING	10224	168900	168900	22237.50	146663	168900		
				239	SPORTING & RECREATION	12594	159000	159000	23289.79	135710	159000		
				240	BUILDING MAINTENANCE	21644	258400	258400	36945.54	221454	258400		
				241	NURSERY	5632	89400	89400	11299.02	78101	89400		
				243	SWIMMING POOLS	757	9000	9000	5890.51	3109	9000		
800	6510	6510	800.00	244	OTHER	577	13500	13500	1046.29	12454	13500		
240	4500	4500	497.30			85132	1183320	1183320	193857.11	989462	1183320		
1865	30201	30201	3341.30										
112785	112770	112770	203786.60	248	ECONOMIC SERVICES OTHER								
					SERVICES TO TOURISTS - CAMP AREAS	30583	401400	401400	49965.60	351434	401400		
6009	6000	6000	6499.56	250	GENERAL FUND - DEPARTMENT OF WORKS								
					GENERAL ADMINISTRATION								
				251	SALARIES - WORKS ADMINISTRATION	29179	401635	401635	59062.69	342572	401635		
				252	SALARIES - SUPERVISION FEES & CHARGES	6186	56400	56400	8269.13	48131	56400		
				255	SALARIES - DESIGN FEES & CHARGES	6313	59100	59100	14151.26	44949	59100		
6357	357667	357667	7139.56		INTERFUND TRANSFERS ADMIN RECOUPMENT								
						41679	517135	517135	81469.08	435652	517135		

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

GENERAL FUND - DEPARTMENT OF WORKS

INCOME

EXPENDITURE

INCOME MONTH BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE INCOME TO DATE BUD NO EXPEND MONTH BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE EXPEND TO DATE ESTIMATED EXPEND YR VAR'N FROM REVISED ALLOC

<u>INCOME</u>		<u>EXPENDITURE</u>	
INCOME MONTH	BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE	BUD NO	EXPEND MONTH BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE EXPEND TO DATE ESTIMATED EXPEND YR VAR'N FROM REVISED ALLOC
<u>COMMUNITY & REGIONAL DEVELOPMENT</u>			
SUBDIVISIONS			
15120	150000	260	179000 19823.43 159177 179000
PROTECTION OF ENVIRONMENT			
DRAINAGE			
		265	275200 44067.60 231132 275200
BEACH RESTORATION PROTECTION			
		266	145400 25195.48 120205 145400
CANALS			
	3000	267	20000 59.18 19941 20000
FLOOD DAMAGE			
	3000	268	25000 69322.26 396278 465600
			38291 465600
<u>ECONOMIC SERVICES</u>			
MAINTENANCE ROADS STREETS BRIDGES			
		270	795800 123772.24 672028 795800
ROAD SERVICES			
3240	700	271	181700 32886.37 148814 181700
RESEAL			
		272	155000 2069.23 152931 155000
M.R.D. MAINTENANCE			
		273	60000 60000 60000
STREET LIGHTING			
		274	404000 61199.21 342801 404000
LICENCES AND PERMITS			
	700	275	
496	700	275	
ROADS CONTRIBUTION TO MAINTANCE ACT			
		276	
		276	
INTERFUND TRANSFERS			
	100000	277	1596500 219927.05 1376574 1596500
3736	101400	277	1596500 219927.05 1376574 1596500
<u>ECONOMIC SERVICES - OTHER</u>			
PLANT WORKING ACCOUNT			
		280	2711188 359672.38 2351516 2711188
426176	5315591	280	2711188 359672.38 2351516 2711188
QUARRIES SUSPENSE ACCOUNT			
		281	773000 105911.84 667088 773000
48074	838200	281	773000 105911.84 667088 773000
STORES SUSPENSE ACCOUNT			
		282	2100000 275768.91 1824231 2100000
132721	2150000	282	2100000 275768.91 1824231 2100000
RECOVERABLE PREPAID PRIVATE WORKS			
		283	50000 53761.67 3762- 50000
16600	50000	283	50000 53761.67 3762- 50000
RECOVERABLE PRIVATE WORKS			
		284	250000 25390.59 224609 250000
5626	260000	284	250000 25390.59 224609 250000

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

GENERAL FUND - DEPARTMENT OF WORKS

INCOME		EXPENDITURE		BUD NO	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE			
2395	179000	179000	6124.35	285	179500	179500
631593	50000	50000				
	8842791	8842791	1261232.09	287	179500	179500
					25658.56	153841
					50000	50000
					6113688	6113688
					3263.04	46437
					849726.99	5263960
					6113688	6113688
					4309640	4309640
					3940586	3940586
					4309640	4309640
					113616	113616
					126670	126670
					13054.29	13054.29
					581.51	581.51
					9418	9418
					22080	22080
					32080	32080
					581.51	581.51
					22080	22080
					31498	31498
					102250	102250
					963.29	963.29
					101287	101287
					102250	102250
					28000	28000
					1201.42	1201.42
					26799	26799
					28000	28000
					211760	211760
					24691.52	24691.52
					187068	187068
					211760	211760
					68460	68460
					13761.42	13761.42
					54699	54699
					68460	68460
					33380	33380
					6102.54	6102.54
					27277	27277
					341600	341600
					45756.90	45756.90
					295843	295843
					341600	341600
					672040	672040
					107205.44	107205.44
					564835	564835
					672040	672040

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

INCOME MONTH	GENERAL FUND		EXPENDITURE		BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
	BUDGET YEAR	INCOME VAR'N ALLOCATION TO DATE	BUD MONTH	BUDGET YEAR			
7479229	39216782	9578241.85	2503704	40399440	4906159.89	35493279	40399440
			FUND BALANCE - GENERAL FUND				
			SURPLUS 1ST JULY 1981				
	1182658	1182657.94	SURPLUS 31ST AUGUST 1981 5854739.90				
			ANTICIPATED SURPLUS 30TH JUNE 1982				
	<u>40399440</u>	<u>4039944010760899.79</u>	<u>40399440</u>	<u>4039944010760899.79</u>			

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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WATER SUPPLY UNDERTAKING FUND

INCOME MONTH	BUDGET YEAR	BUDGET APPROVED VAR'N	REVISED ALLOCATION	INCOME TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	EXPENDITURE		ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
										EXPEND TO DATE	BALANCE REQUIRED		
1944005	7050113		7050113	2085548.01	350								
										GENERAL SERVICES			
										WATER CHARGES/REFUNDS			
										ECONOMIC SERVICES OTHER			
										DAMS - OPERATION & MAINTENANCE			
										8599	143000		
										PUMPING STATIONS - OPERATION & MAINT.			
										31065	356000	143000	143000
										PURIFICATION PLANT - OPERATION & MTCE			
										49308	828000	36643.88	319356
										RESERVOIRS - MAINTENANCE			
										3243	24600	73550.01	754450
										TRUNK MAINS - MAINTENANCE			
										3313	67500	11681.21	12919
										BUILDINGS - MAINTENANCE			
										18	5000	5510.73	61989
										PERFORMANCE TESTING AND CONTROL			
										4726	44130	92.97	4907
										SERVICE CONNECTIONS			
										32785	444700	7692.64	36437
										RETICULATION MAINTENANCE			
										28974	397500	51929.42	392771
										METER MAINTENANCE			
										10115	127400	68193.31	329307
										172151	2437830	127400	397500
										2437830	287805.62	111748	127400
										ECONOMIC SERVICES OTHER ASSETS			
										SALE OF ASSETS			
										PERMANENT WORKS			
										102066	2115065		
										SUBDIVISIONAL - CONST'N EXTERNAL WORK			
										2115065	185058.91	1930006	2115065
										DEPOT IMPROVEMENTS			
										6930	91000	9937.29	81063
										91000			91000
										108997	2206065		
										2206065	194996.20	2011069	2206065
										ECONOMIC SERVICES - OTHER			
										RECOV. EXP. PREPAID PRIVATE WORKS			
										10146	280000		
										RECOVERABLE PRIVATE WORKS			
										13594	20000	33280.00	246720
										23741	300000		
										20000		27195-	20000
										300000	20474.50	219525	300000

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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WATER SUPPLY UNDERTAKING FUND

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	INCOME TO DATE	BUD NO
12232	170000	170000	24726.00	390	
	4000	4000		391	
2159	23000	23000	3817.76	392	
16763	250000	250000	28254.72	393	
	83614	83614	83614.39	394	
<u>31155</u>	<u>530614</u>	<u>530614</u>	<u>140412.87</u>	<u>395</u>	

EXPENDITURE

EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
<u>GENERAL SERVICES</u>							
ADMINISTRATION SALARIES							
	8171	150500	18215.56	132284	150500		
INTERFUND TRANSFERS							
		1262989	1262989	1262989	1262989		
OTHER							
	4830	9500	5425.96	4074	9500		
INTEREST RECEIVABLE							
MRD CONTRIBUTN TO DIVERSION ROAD							
LOAN COMMITMENTS							
	58041	2798593	241035.79	2557557	2798593		
	71044	4221582	264677.31	3956904	4221582		

FUND BALANCE - WATER FUND

375935	9165477	9165477	827993.63	8337522	9165477
SURPLUS 1ST JULY 1981					
SURPLUS 31ST AUGUST 1981					
ANTICIPATED SURPLUS 30TH JUNE 1982					
	9165477	9165477	2880455.13		

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81
SEWERAGE AND CLEANSING FUND

PAGE 13

INCOME MONTH BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE

INCOME MONTH BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE

EXPEND MONTH YEAR BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE

EXPEND MONTH YEAR BUDGET APPROVED YEAR VAR'N ALLOCATION TO DATE

BALANCE REQUIRED ESTIMATED

EXPEND YEAR VAR'N ALLOCATION TO DATE

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EXPEND YEAR VAR'N ALLOCATION TO DATE

GENERAL SERVICES

SEWERAGE & CLEANSING CHARGES/REFUNDS

ECONOMIC SERVICES OTHER

INSPECTION FEES

PUMPING STATION - OPERATION & MAINTNCE

TREATMENT PLANTS - OPERATION & MAINTNCE

EFFLUENT IRRIGATION

TANKER SERVICES

PERFORMANCE TESTING & CONTROL

SEWERS - OPERATION & MAINTENANCE

FORCE MAIN MAINTENANCE

ECONOMIC SERVICES OTHER ASSETS

SEWERAGE EXTENSIONS

DEPOT IMPROVEMENTS

ECONOMIC SERVICES - OTHER

EXTERNAL WORKS SUBDIVISIONS

RECOV. EXP. PREPAID PRIVATE WORKS

10305571 3714739.67 400

570700 94636.53 403

6000 395.96 404

576700 95032.49 410

20269 20269 415

20269 20269 416

150000 150000 425

176000 1375.00 426

3573824 10305571

46896 570700

6000

576700

20269

20269

150000

176000

307500

44503.08

109844.28

169453.63

86940

5318.92

41500

9796.81

126800

17333.45

270200

46508.82

24800

4709.28

2678630

407468.27

2271162

262997

307500

639446

902146

81621

31703

109467

223691

20091

24800

2678630

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STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81
SEWERAGE AND CLEANSING FUND

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	INCOME TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
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2695	50000	50000	50000	2864.16	427	RECOVERABLE PRIVATE WORKS							
						16472	45000		45000	16991.35	28009	45000	
	80000	80000	80000		428	MAIN BEACH SEWERAGE SCHEME			10000		10000	10000	
	56000	56000	56000		429	CHEVRON IS SEWERAGE SCHEME			75000		75000	75000	
	60000	60000	60000		430	BROADBEACH SEWERAGE SCHEME			5000		5000	5000	
4010	228275	228275	228275	4239.16	432	CONTRIBUTION TO G C SEWERAGE SCHEMES			445000	65723.51	379277	445000	
	800275	800275	800275										

GENERAL SERVICES

9056	24800	24800	24800	16981.00	434	ADMINISTRATION SALARIES			107200	18332.20	88868	107200	
	40000	40000	40000		435	INTERFUND TRANSFERS			1274433		1274433	1274433	
	500000	500000	500000	68323.35	437	INTEREST RECEIVABLE			58000	17026.30	40974	58000	
37959	500000	500000	500000										
47015	564800	564800	564800	85304.35	440	LOAN COMMITMENTS - SEWERAGE			4871094	288879.07	4582215	4871094	
						26172	4871094		6310727	324237.57	5986490	6310727	
						44888	6310727						

ECONOMIC SERVICES OTHER CLEANSING

785	10580	10580	10580	1118.82	450	CONTRACTORS REFUSE REMOVAL			2588730	402143.66	2186586	2588730	
63	2200	2200	2200	218.90	451	GARBAGE BINS			35150	5549.21	29601	35150	
						4306	35150						
					452	DEPOT ROADS			10100	2431.53	7668	10100	
8580	124840	124840	124840	25973.31	453	RUBBISH TIPS			463850	58771.07	405079	463850	
					454	BUILDING & DEPOT IMPROVEMENTS			36000	243.00	35757	36000	
						136	36000						
9429	137620	137620	137620	27311.03	455	INSECTICIDES AND MAINTENANCE			37300	1727.56	35572	37300	
						713	37300		3171130	470866.03	2700263	3171130	
						237573	3171130						

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81
 REGULATED PARKING TRUST FUND - BURLEIGH

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INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	INCOME TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
GENERAL SERVICES													
	2921	40000	40000	6686.77	540								
	1405	16000	16000	2773.00	541								
	287	1000	1000	323.89	542								
	320	4550	4550	1171.25	543								
	4934	61550	61550	10952.91	544			10900	1384.25	9516	10900		
								779	18235	7335	7335	7335	18235
										1384.25	16851	16851	18235
ECONOMIC SERVICES - OTHER													
	17000	17000	17000	17000.00	545								
								1586	23450	23450	20525	23450	
	17000	17000	17000	17000.00	546								
								17000	17000	17000	17000	17000	
	21934	78550	78550	27952.91	547			40415	80865	1777.29	38638	40415	
								1396	40415	4702.73	76163	80865	
								2982	80865				
								3762	99100	99100	93014	99100	
	20550	20550	20550	20549.90						6086.98			
	99100	99100	99100	48502.81						42415.83			
								99100	99100	48502.81			

SURPLUS 1ST JULY 1981

SURPLUS 31ST AUGUST 1981
 ANTICIPATED SURPLUS 30TH JUNE 1982

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STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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PLANT RENEWAL AND PURCHASE FUND

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	BUD NO
	1404930	1404930		580
	85000	85000		581
	1489930	1489930		
	5000	5000		582
				583
				584
				585
				586
				587
				588
				589
				590
				592
				593
	5000	5000		595
	1494930	1494930		
	278525	278525	278524.92	
	1773455	1773455	278524.92	

EXPENDITURE

EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
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GENERAL SERVICES

INTERFUND TRANSFERS
INTEREST RECEIVABLE

ECONOMIC SERVICES OTHER

SALE OF ASSETS

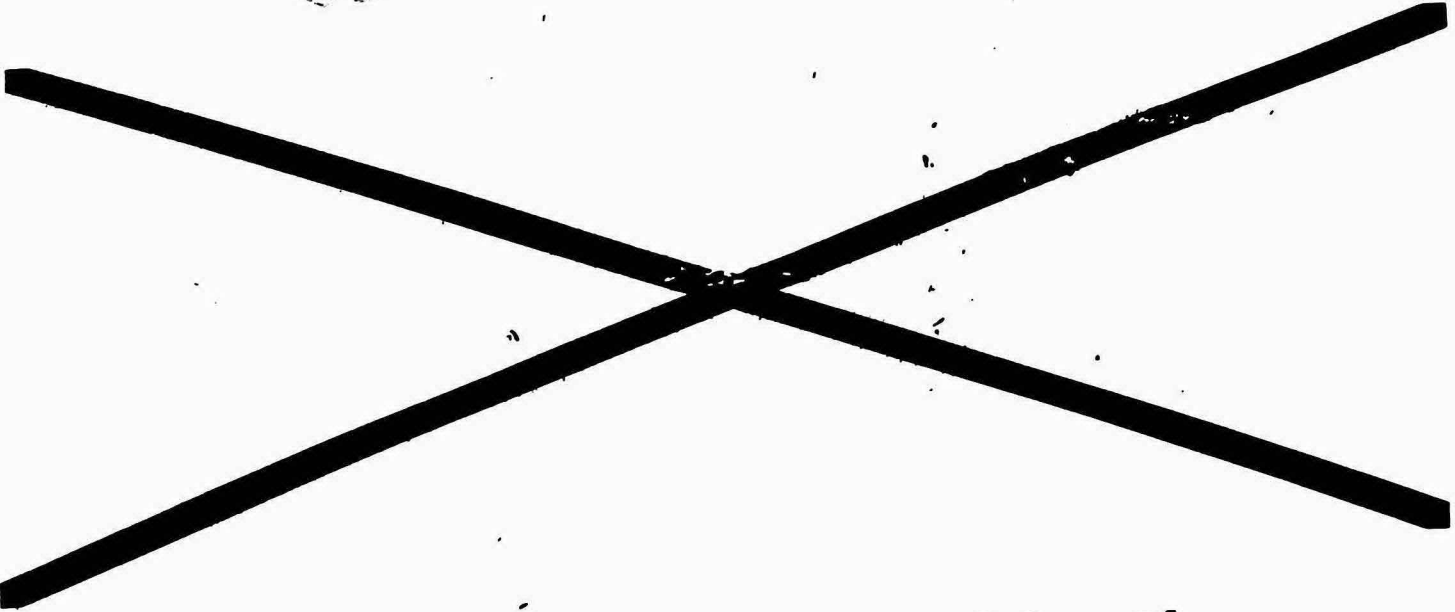
EQUIPMENT REPLACEMENT
EQUIPMENT ADDITIONAL
VEHICLE REPLACEMENT
VEHICLE ADDITIONAL
GRASSCUTTING PLANT REPLACEMENT
GRASSCUTTING PLANT ADDITIONAL
HEAVY EQUIPMENT REPLACEMENT
HEAVY EQUIPMENT ADDITIONAL
TRUCKS REPLACEMENT
TRUCKS ADDITIONAL
PROVISION FOR FUTURE PURCHASES

27200	27200		27200	27200	27200	
90345	90345	10464.30	90345	79881	90345	
214530	214530		214530	214530	214530	
106000	106000	9458.00	106000	96542	106000	
10900	10900		10900	10900	10900	
101000	101000		101000	101000	101000	
285200	285200	142447.00	285200	142753	285200	
208100	208100		208100	208100	208100	
418780	418780		418780	418780	418780	
261400	261400		261400	261400	261400	
50000	50000	8553.42	50000	41447	50000	
1773455	1773455	170922.72	1773455	1602533	1773455	
162213	1773455		1773455	170922.72	1602533	1773455

SURPLUS 1ST JULY 1981


SURPLUS 31ST AUGUST 1981 107602.20
ANTICIPATED SURPLUS 30TH JUNE 1982

1773455 1773455 278524.92



**An error occurred in the
previous few pages (ie. pages skewed,
overlapped, jammed etc).**

**To ensure that all pages are
filmed correctly.
Refilming of a number of
previous pages is now
undertaken.**



STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

LOAN FUND

<u>INCOME</u>	<u>BUDGET YEAR</u>	<u>APPROVED VAR'N</u>	<u>REVISED ALLOCATION TO DATE</u>	<u>INCOME TO DATE</u>	<u>BUD NO</u>	<u>EXPEND MONTH</u>	<u>BUDGET YEAR</u>	<u>APPROVED VAR'N</u>	<u>REVISED ALLOCATION TO DATE</u>	<u>EXPEND TO DATE</u>	<u>BALANCE REQUIRED</u>	<u>ESTIMATED EXPEND YR</u>	<u>VAR'N FROM REVISED ALLOC</u>
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LOAN FUND - GENERAL

601	STREET IMPROVEMENTS & BRIDGES												
	02 SUBSIDY												
	79 CONSTRUCTION 78/79												
	80 CONSTRUCTION 1979/80												
	5052												
	5052												
	DEFICIT 1ST JULY 1981												
	7336												
	DEFICIT 31ST AUGUST 1981												
	7336												
	ANTICIPATED SURPLUS 30TH JUNE 1982												
	12388												
	<u>12388</u>												

LOAN FUND - GENERAL

602	STORMWATER DRAINAGE												
	01 LOAN 1981/82												
	02 SUBSIDY (100000 81/82)												
	80 CONSTRUCTION 1979/80												
	611994												
	81 CONSTRUCTION 1980/81												
	16259												
	82 CONSTRUCTION 1981/82												
	61374												
	77633												
	611994												
	DEFICIT 1ST JULY 1981												
	92110												
	DEFICIT 31ST AUGUST 1981												
	92110												
	ANTICIPATED SURPLUS 30TH JUNE 1982												
	704104												
	<u>704104</u>												

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

LOAN FUND

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	INCOME TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
	13331		13331		603								
	13331		13331				79	CONSTRUCTION 1978/79	93025	93025	93025	93025	
	79694		79694	79694.46				SURPLUS 1ST JULY 1981			93025	93025	
	93025		93025	79694.46				SURPLUS 31ST AUGUST 1981 ANTICIPATED SURPLUS 30TH JUNE 1982		79694.46			
								93025	93025	79694.46			

LOAN FUND - GENERAL

603	MISC COMBINED SCHEMES WITH MRD
02	SUBSIDY
79	CONSTRUCTION 1978/79
	93025
	93025
	SURPLUS 1ST JULY 1981
	SURPLUS 31ST AUGUST 1981
	ANTICIPATED SURPLUS 30TH JUNE 1982
	93025
	93025
	79694.46

606 FLOOD MITIGATION LODERS CK

01	LOAN 1981/82												
	25591	154195							154195	51388.72	102806	154195	
02	SUBSIDY (40000 81/82)												
	25591	154195							154195	51388.72	102806	154195	
	11604		11604	11603.42									
	142591		142591	5243.27									
	142591		142591	5243.27									
	11604		11604	11603.42									
	154195		154195	34542.03									
	154195		154195	51388.72					154195	51388.72			

DEFICIT 31ST AUGUST 1981
ANTICIPATED SURPLUS 30TH JUNE 1982

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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LOAN FUND

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	INCOME	BUD NO
	40000		40000		607
9127	102858		102858	25864.91	
9127	166506		166506		
	309364		309364	25864.91	
	572601		572601	572600.06	
	881965		881965	598464.97	

EXPENDITURE

EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
	881965		881965	78128.15	803837	881965	
	881965		881965	78128.15	803837	881965	
	572601		572601				
	881965		881965	520336.82			
	881965		881965	598464.97			

LOAN FUND - GENERAL

607 FLOOD MITIGATION BENOWA CANAL

01 LOAN 1981/82	43339	881965					
02 SUBSIDY (20000 81/82)			881965	78128.15	803837	881965	
04 ASC CONTRIB 1980/81							
	43339	881965					
SURPLUS 1ST JULY 1981							
SURPLUS 31ST AUGUST 1981							
ANTICIPATED SURPLUS 30TH JUNE 1982				520336.82			
	881965		881965	78128.15	803837	881965	

608 FLOOD MITIGATION BIGGERA CK

01 LOAN 1980/81	11927						
04 REVENUE							
DEFICIT 1ST JULY 1981							
DEFICIT 31ST AUGUST 1981							
ANTICIPATED SURPLUS 30TH JUNE 1982				29298	29298.54		
	41225		41225	41225	29298.54		

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

070022

INCOME		EXPENDITURE				ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED		
<u>LOAN FUND</u>							
<u>LOAN FUND - GENERAL</u>							
620 KIRRA CARAVAN PARK							
	100000	100000		125000	125000	125000	
	58429	58429	24203.00				
	158429	158429	24203.00				
				33429	33428.67		
			9225.67				
	158429	158429	33428.67				
<u>LAND ACQUISITION GENERAL</u>							
	50000	50000		388170	158867.93	229302	388170
	333000	333000	296000.00				
	296000	833000	296000.00	388170	141852.97-	141853	388170
				24815-	17014.96	371155	
			165844.79	444830	444829.83		
	833000	833000	461844.79				

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81.

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LOAN FUND

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	INCOME TO DATE	BUD NO
	756000		756000		625
	618000		618000		
	1374000		1374000		
	267189		267189	267189.04	
	<u>1641189</u>		<u>1641189</u>	<u>267189.04</u>	

EXPENDITURE

EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION TO DATE	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
	1641189		1641189	22810.96	1618378	1641189	
	22810.96-		22810.96-	1641189	22811	1641189	
	1641189		1641189	267189.04			
	<u>1641189</u>		<u>1641189</u>	<u>267189.04</u>			

LOAN FUND BALANCE - GENERAL FUND

250556	5523939	5523939	813736.11	4710203	5523939
SURPLUS 1ST JULY 1981					
SURPLUS 31ST AUGUST 1981			693207.80		
ANTICIPATED SURPLUS 30TH JUNE 1982					
	<u>5523939</u>	<u>5523939</u>	<u>1506943.91</u>		

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

LOAN FUND

INCOME MONTH	<u>INCOME</u>		BUD NO	EXPEND MONTH	BUDGET YEAR	BUDGET APPROVED YEAR	REVISED VAR'N ALLOCATION	<u>EXPENDITURE</u>		BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
	BUDGET YEAR	VAR'N ALLOCATION TO DATE						EXPEND TO DATE	ESTIMATED EXPEND YR			

<u>LOAN FUND - WATER</u>												
644 MOLENDINAR RESERVOIR												
							132343		11887.95	120455	132343	
							01 LOAN 1980/81					
							3163					
							SURPLUS	1ST JULY 1981				
							SURPLUS	31ST AUGUST 1981	120454.14			
							ANTICIPATED SURPLUS	30TH JUNE 1982				
							132343		132342.09			

646 WONGARY TRUNK MAIN												
							01 LOAN 1980/81					
							2147	164751	4611.05	160140	164751	
							04 CONTRIBUTION	A.S.C.				
							2147	164751	4611.05	160140	164751	
							DEFICIT	1ST JULY 1981				
							203178					
							SURPLUS	31ST AUGUST 1981	203178	203177.99		
							ANTICIPATED SURPLUS	30TH JUNE 1982	102133.91			
							367929		309922.95			

							367929		309922.95			
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STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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INCOME		EXPENDITURE		BUDGET APPROVED VAR'N ALLOCATION TO DATE	REVISED EXPEND TO DATE	BALANCE ESTIMATED REQUIRED EXPEND YR	VAR'N FROM REVISED ALLOC
INCOME MONTH	BUDGET YEAR	BUDGET YEAR	EXPEND MONTH				
LOAN FUND - WATER							
649 HORONGARY RESERVOIR							
320000	320000	320000	320000.00				
	59206	59206		32000	4109.61	27890	32000
	379206	379206	320000.00	32000	4109.61	27890	32000
				1979			
				DEFICIT 1ST JULY 1981			
				347206			
				DEFICIT 31ST AUGUST 1981	347206		
				ANTICIPATED SURPLUS 30TH JUNE 1982	347205.80		
	379206	379206	351315.41				
				379206	351315.41		
650 HINZE DAM TMENT PLANT & INTAKE TOWER							
	2000000	2000000		2000000		2000000	2000000
				01 LOAN 1981/82			
				2000000			
				SURPLUS 1ST JULY 1981			
				DEFICIT 31ST AUGUST 1981			
				ANTICIPATED SURPLUS 30TH JUNE 1982			
	2000000	2000000		2000000			
651 HINZE DAM - NERANG TRUNK MAIN							
	933000	933000		1400000		1400000	1400000
	467000	467000		1400000			
	1400000	1400000		1400000		1400000	1400000
				01 LOAN 1981/82			
				1400000			
				02 SUBSIDY (467000 81/82)			
				1400000			
				SURPLUS 1ST JULY 1981			
				DEFICIT 31ST AUGUST 1981			
				ANTICIPATED SURPLUS 30TH JUNE 1982			
	1400000	1400000		1400000		1400000	1400000

87840

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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INCOME MONTH	INCOME		BUD NO	EXPEND MONTH	BUDGET YEAR	BUDGET APPROVED YEAR	REVISED VAR'N ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC	
	BUDGET APPROVED VAR'N ALLOCATION	INCOME TO DATE										
LOAN FUND - SEWERAGE & CLEANSING												
664 CONSTN STGE 9A C & D COOMBABAH												
	1920000	1920000					4922670	299810.02	4622860	4922670		
	2502940	2502940										
164000	4422940	164000.00										
164000	499730	164000.00										
	499730	499730										
	4922670	499730.39							4622860	4922670		
		663730.39										
665 CONSTN STGE 9B COOMBABAH												
	60000	60000										
	613029	613029										
	673029	673029										
	673029	673029										
		729516.25										
	673029	673029										
		729516.25										
669 CONSTN STGE 13 TUGUN-E'ORAA												
	1080000	1080000										
	1198333	1198333										
227000	2278333	227000.00										
227000	2278333	227000.00										
		1336763.55										
		"										
		2278333										
		1563763.55										

2278333 1563763.55
2278333 1563763.55
2278333 1563763.55

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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LOAN FUND

INCOME MONTH	BUDGET YEAR	INCOME APPROVED VAR'N ALLOCATION TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	BUDGET APPROVED VAR'N ALLOCATION TO DATE	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
			675			CONSTN STGE 17A ELANORA MEKRI MAC DISP				
	960000	960000			01	LOAN 1981/82				
	640000	640000			02	SUBSIDY (640000 81/82)	1600000	1600000	1600000	1600000
	1600000	1600000				SURPLUS 1ST JULY 1981	1600000	1600000	1600000	1600000
	1600000	1600000				DEFICIT 31ST AUGUST 1981 ANTICIPATED SURPLUS 30TH JUNE 1982				
						1600000	1600000	1600000		
			677			CONSTN STGE 18 SOUTHPORT SOUTH				
	960000	960000			01	LOAN 1981/82				
	640000	640000				33167 1600000				
	1600000	1600000			02	SUBSIDY (640000 81/82)	34003.20	1565997	1600000	1600000
						33167 1600000				
						SURPLUS 1ST JULY 1981	1600000	1565997	1600000	1600000
	1600000	1600000				DEFICIT 31ST AUGUST 1981 ANTICIPATED SURPLUS 30TH JUNE 1982				
						1600000	34003.20	1565997	1600000	1600000

LOAN FUND BALANCE - SEWERAGE & CLEANSING FUND

623016 14378975	14378975	761046.32	624420 13772393	13772393	1263948.40	12508444	13772393
			DEFICIT 1ST JULY 1981				
			606582				
			DEFICIT 31ST AUGUST 1981				
			1109483.63				
			ANTICIPATED SURPLUS 30TH JUNE 1982				
			14378975				
			14378975				
			1870529.95				
			14378975				
			1870529.95				

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

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LOAN FUND

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	INCOME TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
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1615349 23127242

23127242 2029105.57

936266 23025426

23025426 2152293.12 20873132 23025426

DEFICIT 1ST JULY 1981
101816

225003.19

DEFICIT 31ST AUGUST 1981
101816 101815.64

ANTICIPATED SURPLUS 30TH JUNE 1982

23127242

23127242 2254108.76

23127242 23127242 2254108.76

TOTAL LOAN FUND BALANCE

NO.	DETAILS	YEAR	LOAN	SUBSIDY	TOTAL	PROGRESSIVE		UNEXPENDED BALANCE
						RECEIPTS	DISBURSEMENTS	
601	<u>GENERAL FUND</u> Street Improvements and Bridges	78/79	302,063	53,306	355,369	355,369-00	355,369-00	Complete
	Street Improvements and Bridges	79/80	154,784	27,315	182,099	190,016-08	182,099-00	Ex Complete
602	Stormwater Drainage	80/81	525,000	92,647	617,647	600,996-83	617,647-00	Ex Complete
	Stormwater Drainage	81/82	570,000	63,333	633,333	-	214,550-51	418,782-49
603	M.R.D. Combined Scheme	78/79	107,275	18,931	126,206	112,874-69	33,180-23	93,025-77
606	<u>Miscellaneous Schemes</u> Flood Mitigation Scheme	80/81	66,000	33,000	99,000	81,651-88	99,000-00	Ex Complete
	Loders Creek	81/82	80,000	8,889	88,889	760,506-71	17,193-91	71,695-09
	Loders Creek	80/81	345,000	172,500)*	817,500	-	240,169-89	577,330-11
	Benowa Canal	81/82	40,000	300,000)	44,444	12,060-00	41,378-54	44,444-00
608	Biggera Creek	79/80	8,053	4,027	12,080	301,512-64	304,958-04	DR 29,298-54
611	Coolangatta Creek	80/81	220,000	110,000	330,000	-	-	25,041-96
	Coolangatta	81/82	100,000	11,111	111,111	3,897,355-16	3,902,560-00	111,111-00
612	<u>Beach Erosion</u> Erosion Control	73/74	3,000,000	902,560	3,902,560	500,000-00	3,902,560-00	Ex Complete
	Erosion Control	79/80	400,000	-	400,000	185,280-00	324,588-26	75,411-74
	Erosion Control	80/81	500,000	** 175,000	675,000	300,373-60	364,232-99	675,000-00
613	Erosion Control Palm Beach	79/80	300,000	75,000	375,000	20,747-10	20,747-00	10,767-01
618	<u>Beach Amenities and Tourist Facilities</u> Amenities and Facilities	77/78	16,000	4,747	20,747	7,318,763-69	6,717,674-37	2,073,310-63
	Carried Forward:		6,734,175	2,056,810	8,790,985			

* Albert Shire Council

** Includes \$100,000 Revenue

STATEMENT OF UNEXPENDED LOAN BALANCES AS AT 31ST AUGUST, 1981

NO.	DETAILS	YEAR	LOAN	SUBSIDY	TOTAL	PROGRESSIVE		UNEXPENDED BALANCE
						RECEIPTS	DISBURSEMENTS	
620	Brought Forward Kirra Caravan Park (Revenue/ Subsidy - 37,500) Kirra Caravan Park	80/81 81/82	6,734,175-00 350,000-00 100,000-00	2,056,812-00 119,737-00 11,111-00	8,790,985-00 469,737-00 111,111-00	7,318,763-69 460,511-33 -	6,717,674-37 469,737-00 -	2,073,310-63 Ex Complete 111,111-00
624	Land Acquisition General Land Acquisition General Land Acquisition - Regulated Parking Southport	80/81 81/82 81/82	550,000-00 500,000-00 54,000-00	- - -	550,000-00 500,000-00 54,000-00	513,000-00 - 54,000-00	550,000-00 128,844-79 54,000-00	Ex Complete 371,155-21 Complete
625	Cultural Centre Planning Cultural Centre	79/80 81/82	350,000-00 756,000-00	- 392,500-00	350,000-00 1,148,500-00	350,000-00 -	82,810-96 -	267,189-04 1,148,500-00
642	Water Fund	78/79	681,630-27	340,815-13	1,022,445-40	1,022,445-40	1,022,445-40	Complete
644	Nerang Molendinar Trunk Main	79/80	300,000-00	110,000-00*	410,000-00	410,000-00	289,545-86	120,454-14
646	Molendinar Reservoir Morongary Trunk Main	79/80 80/81	359,100-00 492,000-00	340,000-00** 511,100-00***	699,100-00 1,003,100-00	699,100-00 945,093-71	699,100-00 842,959-80	Complete 160,140-20
649	Morongary Reservoir	80/81	580,000-00	-	580,000-00	580,000-00	611,315-41 DR	31,315-41
650	Hinze Dam Int.Plt. & Int. Tower	81/82	2,000,000-00	500,000-00	2,500,000-00	-	-	2,500,000-00
651	Hinze Dam/Nerang Trunk Main	81/82	933,000-00	233,250-00	1,166,250-00	-	-	1,166,250-00
	Carried Forward:		14,739,905-27	4,615,323-13	19,355,228-40	12,352,914-13	11,468,433-59	7,886,794-81

* Revenue
** Albert Shire Council contributable
*** Albert Shire Council contributable

STATEMENT OF UNEXPENDED LOAN BALANCES AS AT 31ST AUGUST, 1981

PAGE 43

DETAILS	YEAR	LOAN	SUBSIDY	TOTAL	PROGRESSIVE		UNEXPENDED
					RECEIPTS	DISBURSEMENTS	
Brought Forward							
555 Sewerage Fund Planning	80/81	14,739,905-27	4,615,323-13	19,355,228-40	12,352,914-13	11,468,433-59	7,886,794-81
561 Stage 7 Tugun	81/82	300,000-00	200,000-00	500,000-00	429,673-39	353,124-43	146,875-57
562 Stage 8 Labrador	78/79	240,000-00	1,462,714-00	240,000-00	1,151,645-02	1,156,784-00	240,000-00
563 Stage 9 Biggera Waters	80/81	694,070-00	42,000-00	1,156,784-00	63,000-00	47,075-80	Ex Complete
	79/80	63,000-00	412,443-00	105,000-00	1,027,748-21	1,038,882-23	57,924-20
	80/81	615,305-00	* 531,783-00	1,027,748-00	2,664,086-52	2,632,887-84	DR.
564 Stage 9 Biggera Waters	81/82	1,560,000-00	1,040,000-00	3,131,783-00	-	-	498,895-16
Coombabah Collection and Disposal		720,000-00	-	720,000-00	-	-	720,000-00
565 Coombabah C and D	80/81	2,760,000-00	1,840,000-00	4,600,000-00	3,541,060-00	3,177,139-63	1,422,860-37
569 Stage 9B Coombabah W.Q.C.C.	81/82	1,920,000-00	+ 480,000-00	2,400,000-00	1,920,000-00	2,498,058-00	2,400,000-00
573 Stage 9B Coombabah W.Q.C.C.	80/81	1,560,000-00	938,058-00	2,498,058-00	1,043,667-00	151,458-25	Ex Complete
Stage 13 Tugun/Currumbin	81/82	60,000-00	15,000-00	75,000-00	1,598,957-57	1,085,430-55	DR
Stage 13 Tugun/Currumbin	80/81	777,000-00	518,000-00	1,295,000-00	-	-	DR
Stage 13A Tugun/Elanora C & D	81/82	1,080,000-00	740,000-00	1,080,000-00	-	-	DR
Stage 13A Tugun/Elanora C & D	79/80	1,110,000-00	40,000-00	1,850,000-00	-	-	DR
Stage 13A Tugun/Elanora C & D	80/81	60,000-00	40,000-00	1,850,000-00	-	-	DR
Stage 17 Palm Beach	81/82	60,000-00	++ 15,000-00	100,000-00	-	-	DR
Stage 17A Tugun/Elanora C & D	81/82	600,000-00	240,000-00	75,000-00	-	-	DR
Stage 18 Southport South	81/82	960,000-00	-	600,000-00	-	-	DR
		960,000-00	-	1,200,000-00	-	-	DR
		960,000-00	-	960,000-00	-	34,003-20	DR
Fund Deficit 31/8/81		30,839,280-27	12,130,321-13	42,969,601-40	25,792,751-84	26,017,755-03	16,951,846-37
		30,839,280-27	12,130,321-13	42,969,601-40	225,003-19	26,017,755-03	16,951,846-37

*Revenue/Subsidy
 +These subsidies are anticipated only and are
 ++not yet approved by C.O.G. Department.

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81
SEPARATE LOAN RATE FUND - NARROWNECK

INCOME

INCOME MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	INCOME TO DATE	BUD NO	EXPEND MONTH	BUDGET YEAR	APPROVED VAR'N	REVISED ALLOCATION	EXPEND TO DATE	BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
443	1578	1578	1578	443.15	700						1605	1605	1605
443	1578	1578	1578	443.15	701						1605	1605	1605
	27		27	27.38									
	1605		1605	470.53						470.53			

SEPARATE LOAN RATE

INTEREST AND REDEMPTION (TREASURY)
1605
1605

SURPLUS 1ST JULY 1981

SURPLUS 31ST AUGUST 1981
ANTICIPATED SURPLUS 30TH JUNE 1982

1605 1605 470.53
1605 1605 470.53

DETAIL OF SEPARATE LOAN RATE - NARROWNECK

17TH YEAR OF 20YEAR SCHEME

VALUATIONS 1,013,800
ARREARS 1ST JULY, 1981 NIL
GROSS LEVY .173 CENTS IN \$ 1,752
LESS:
STATE GOVT PENSIONER SUB. 9
PROVISION FOR 10% DISC. 174
NETT \$1,569

COMMONWEALTH AID ROADS ACT FUND

100000	100000	104959	104959	104959	104959	104959	104959
4959	4959	4959.16	4959.16	4959.16	4959.16	4959.16	4959.16
104959	104959	104959	104959	104959	104959	104959	104959

URBAN ARTERIAL ROADWORKS
104959

SURPLUS 1ST JULY 1981

SURPLUS 31ST AUGUST 1981
ANTICIPATED SURPLUS 30TH JUNE 1982

11.79 104947 104959
4947.37
104959 104959 4959.16

STATEMENTS OF THE ACCOUNTS IN RELATION TO THE BUDGET FOR THE PERIOD OF THE YEAR ENDING 31/ 8/81

LONG SERVICE LEAVE RESERVE FUND

PAGE 45

INCOME MONTH	INCOME		BUD NO	EXPENDITURE		BALANCE REQUIRED	ESTIMATED EXPEND YR	VAR'N FROM REVISED ALLOC
	BUDGET YEAR	APPROVED VAR'N ALLOCATION		REVISIED EXPEND TO DATE	EXPEND TO DATE			
	146602	146602	750	12552.50				
11132	155144	155144	751	22476.03	142794	118552	142794	
		301746	752	35028.53	24241.71	250000	250000	
	91048	91048		91048.23	392794	368552	392794	
	392794	392794		126076.76	101835.05			

BRISBANE CITY COUNCIL

INSCRIBED STOCK:-

AMOUNT	INTEREST	MATURITY DATE
60,000	7.4	30/06/1985
60,000	5.875	02/12/1988
40,000	7.4	29/06/1991
120,000	11.0	31/03/1992
200,000	11.0	13/01/1993
45,000	6.9	02/07/1993
27,000	5.75	01/03/1997
70,000	8.9	11/10/2003
40,000	9.85	01/12/2004
60,000	7.4	30/11/2011
150,000	9.3	22/05/2019
230,000	11.2	01/05/2020
250,000	12.6	01/11/2000
\$1,352,000		

6

RE: ACCEPTANCE OF QUOTATIONS

FILE 1135

6

Reference Deputy Town Clerk (17/9/81):

The following quotes have been accepted under delegated authority:-

Quotation No. 17	Four (4) 250cc Motor Cycles Donny Pask	\$4,930-00
Quotation No. 30	Three (3) Typewriters Remington	\$2,115-00
Quotation No. 31	100,000 square foot turf Labrador Lawns	\$8,500-00
Quotation No. 33	On-site Caravan Gold Coast Caravans	\$6,150-00
Quotation No. 34	One (1) 6/8 Wheel all Terrain Vehicle Argo	\$5,193-91

It is recommended that the action taken be confirmed.

Recommendation:

(ii) Item 6 - Acceptance of Quotations: (File 1135)

MOTION - by Alderman E.M. Diamond, seconded Alderman J.R. Laws,
That the recommendation be deleted and substituted with the
following:-

"That the action taken be confirmed, but in relation to
Quotation No. 17, Council's approval is given to accept
quotes for two (2) only 250 c.c. Motor Cycles. Purchase
of the remaining two (2) Motor Cycles will be considered
by Council when approval for additional staffing in the
Regulated Parking Cost Centre has been granted."

THE MOTION WAS CARRIED. Division: For: Aldermen J.R.
Laws, D.J. O'Connell, E.M. Diamond, M.L. Field, N.C. Rix
and Keith Hunt. Against: Aldermen E.M.D. Peters, K.L.
Thompson, B.A. Paterson and Sir John Egerton.

RE: QUOTATIONS CALLED

FILE 1135

7

Reference Purchasing Officer (17/9/81):

It is recommended that the attached Quotation Schedule be noted.

Recommendation:

That the information be noted.

8

RE: ACCOUNTS FOR PAYMENT

FILE 1132

8

Reference Section Head Accounts (17/9/81):

It is recommended that the attached Schedule of Vouchers be passed
for payment.

Recommendation:

That the Schedule of Vouchers be passed for payment and Voucher
No. 23476, previously withheld, be approved for payment subject
to Factor Companies and Factoring Companies notifying Council
of arrangements between themselves.

Council Meeting, 25th September, 1981
Report of Finance Committee Meeting, 22nd September, 1981

FILE 1135

6

6

RE: ACCEPTANCE OF QUOTATIONS
Reference Deputy Town Clerk (17/9/81):

The following quotes have been accepted under delegated authority:-

Quotation No. 17	Four (4) 250cc Motor Cycles Donny Pask	\$4,930-00
Quotation No. 30	Three (3) Typewriters Remington	\$2,115-00
Quotation No. 31	100,000 square foot turf Labrador Lawns	\$8,500-00
Quotation No. 33	On-site Caravan Gold Coast Caravans	\$6,150-00
Quotation No. 34	One (1) 6/8 Wheel all Terrain Vehicle Argo	\$5,193-91

It is recommended that the action taken be confirmed.

Recommendation:

- (i) Item 6 - Acceptance of Quotations: (File 1135)
That in recommendations (a), (b) and (c), the date "20th August, 1981" be altered to read "28th August, 1981".

CARRIED.

- (d) The Town Clerk is to ensure Council's Decision of 20th August, 1981 Finance Item 25 is adhered to as it has been a month since this decision was made by Council and there is no excuse for not adhering to it.

FILE 1135

7

7

RE: QUOTATIONS CALLED
Reference Purchasing Officer (17/9/81):

It is recommended that the attached Quotation Schedule be noted.

Recommendation:

That the information be noted.

FILE 1132

8

8

RE: ACCOUNTS FOR PAYMENT
Reference Section Head Accounts (17/9/81):

It is recommended that the attached Schedule of Vouchers be passed for payment.

Recommendation:

That the Schedule of Vouchers be passed for payment and Voucher No. 23476, previously withheld, be approved for payment subject to Factor Companies and Factoring Companies notifying Council of arrangements between themselves.

Council Meeting, 25th September, 1981
Report of Finance Committee Meeting, 22nd September, 1981

FILE 1135

6

6

RE: ACCEPTANCE OF QUOTATIONS

Reference Deputy Town Clerk (17/9/81):

The following quotes have been accepted under delegated authority:-

Quotation No. 17	Four (4) 250cc Motor Cycles Donny Pask	\$4,930-00
Quotation No. 30	Three (3) Typewriters Remington	\$2,115-00
Quotation No. 31	100,000 square foot turf Labrador Lawns	\$8,500-00
Quotation No. 33	On-site Caravan Gold Coast Caravans	\$6,150-00
Quotation No. 34	One (1) 6/8 Wheel all Terrain Vehicle Argo	\$5,193-91

It is recommended that the action taken be confirmed.

Recommendation:

- (a) That action taken is not confirmed as it is contrary to Council's Decision of 20th August, 1981, Finance Item 25.
- (b) That Quotation Nos. 30, 31, 33 and 34 are to be presented in accordance with Council's Decision of 20th August, 1981 Finance Item 25.
- (c) In relation to Quotation No. 17, Council's approval is given to accept quotes for two (2) only 250cc Motor Cycles. Purchase of the remaining two Motor Cycles will be considered by Council when approval for additional staffing in the Regulated Parking Cost Centre has been granted.
- (d) The Town Clerk is to ensure Council's Decision of 20th August, 1981 Finance Item 25 is adhered to as it has been a month since this decision was made by Council and there is no excuse for not adhering to it.

FILE 1135

7

RE: QUOTATIONS CALLED

Reference Purchasing Officer (17/9/81):

It is recommended that the attached Quotation Schedule be noted.

Recommendation:

That the information be noted.

FILE 1132

8

8

RE: ACCOUNTS FOR PAYMENT

Reference Section Head Accounts (17/9/81):

It is recommended that the attached Schedule of Vouchers be passed for payment.

Recommendation:

That the Schedule of Vouchers be passed for payment and Voucher No. 23476, previously withheld, be approved for payment subject to Factor Companies and Factoring Companies notifying Council of arrangements between themselves.

<u>QUOTE NO.</u>	<u>DATE</u>	<u>GOODS & SERVICES</u>	<u>COUNCIL ESTIMATE</u>	<u>PRICE RANGE</u>	<u>NO. OF QUOTES RECEIVED</u>	<u>STATUS OF TENDERS/QUOTE</u>	<u>QUOTE REQUESTED BY</u>	<u>NAME OF BUDGET AND NO.</u>
011	4/8/81	Supply and Delivery of one only 150 mm sewerage or industrial waste pump	\$3,500	\$3,207-00 \$5,319-00	2	B	G. ANDERSON	B.58307 Equipment Replacement
017	6/8/81	Supply and Delivery of four only 250cc motor cycles	\$7,200	\$5,630-00 \$6,220-00	3	C	G. ANDERSON	B.58302 Equipment Replacement B.58407 Equipment Additional
021	18/8/81	Supply and Delivery of two only precut ready to assemble picnic shelters with table and seats to match.	\$6,000	\$7,860-00	1	B	P. RANDERSON	B.35206 Dams Operation and Maintenance.
030	25/8/81	Supply and Delivery of three only electric golfball typewriters	\$9,000	\$2,115-00 \$3,270-00	3	C	D. DUNN	B.29201 Purchase Office Furniture and Equip.
031	27/8/81	Supply and Delivery of 100,000 sq.ft. of "B" Grade couch	\$9,500	\$8,500-00 \$12,500-00	5	C	K. EDMONDS	Various jobs for parks
033	3/9/81	Supply and Delivery of one only site caravan	\$4,500	\$6,150-00 \$6,558-00	2	C	G. ANDERSON	B.59500 Provision for future purchases
034	3/9/81	Supply and Delivery of a 6/8 wheel all terrain vehicle	\$5,500	\$5,193-92	1	C	G. ANDERSON	B.58605 Vehicle Additional
035	3/9/81	Supply and Delivery of a 24 inch self propelled cylinder mower	\$1,350	\$ 960-00 \$1,783-00	3	B	G. ANDERSON	B.58703 Grasscutting Plant Replacement

LEGEND:

A - QUOTES NOT CLOSED
 B - QUOTES CLOSED
 C - ON AGENDA

<u>QUOTE NO.</u>	<u>DATE</u>	<u>GOODS & SERVICES</u>	<u>COUNCIL ESTIMATE</u>	<u>PRICE RANGE</u>	<u>NO. OF QUOTES RECEIVED</u>	<u>STATUS OF TENDER/QUOTE</u>	<u>QUOTE REQUESTED BY</u>	<u>NAME OF BUDGET AND NO.</u>
036	3/9/81	Supply and Delivery of heavy duty tractor mounted slashers (2)	\$3,750	\$1,500-00 \$2,430-00	6	B	G. ANDERSON	B.58701 Grasscutting Plant B.58702 Replacement
038	1/9/81	Supply and Delivery of one 600 mm diameter butterfly valve	\$2,500	\$1,779-36 \$5,564-00	3	B	P. RANDERSON	B.35402 Purification Plant Operation and Maintenance
040	10/9/81	Supply and Delivery of four only ride-on slasher type mowers	\$5,800	\$1,375-00 \$31,000-00	4	B	G. ANDERSON	B.58704 Grasscutting Plant Replacement
041	10/9/81	Supply and Delivery of 10,000 black and tan face bricks	\$2,800	-\$2,575 -00	1	B	R. RYDER	B.317-01 Sporting and Recreation J.811620 Boiling Water Units Kevin Gates Park
042	10/9/81	Supply and Delivery of two only 6' tri slashers	\$4,200	\$3,742-00 \$4,140-00	4	B	G. ANDERSON	B.58803 Grasscutting Plant Additions
043	10/9/81	Supply and Lay carpet tiles to first floor area Coolangatta Library	\$2,000	\$1,399-00 \$1,960-00	7	B	H. LEE	B.295-04 Libraries J.8166 Coolangatta Library complete 1st Floor area.
044	22/9/82	Supply and Fit one only Compactor of approx. two cubic metres.	\$8,500			B	G. ANDERSON	B.58406 Equipment Additional

LEGEND:
 A - QUOTES NOT CLOSED
 B - QUOTES CLOSED
 C - ON AGENDA

<u>QUOTE NO.</u>	<u>DATE</u>	<u>GOODS & SERVICES</u>	<u>COUNCIL ESTIMATE</u>	<u>PRICE RANGE</u>	<u>NO. OF QUOTES RECEIVED</u>	<u>STATUS OF TENDER/QUOTE</u>	<u>QUOTE REQUESTED BY</u>	<u>NAME OF BUDGET AND NO.</u>
045	22/9/81	Supply and Delivery of one double beam ratio recording UV Visible Spectrophotometer with micro processor electronics	\$9,500			B	G. ANDERSON	B.58305 Equipment Replacement
046	22/9/81	Supply and Delivery of one only exhaust fan	\$2,500			B	L. BROWN	J.5686 Coombabah WQCC Contract Contingencies
047	22/9/81	Supply and Erection of precast concrete suburb identification sign.	\$6,000			B	W. LEE	B.316-00 Parks and Reserves J.7257 Silver Bridle Identification Sign
048	24/9/81	Supply and Fix fabricated aluminium flower receptacles at cemetery	\$1,200			A	W. LEE	B.312-01 Cemeteries
049	24/9/81.	Supply and Delivery of two sluice gate valves to suit 750 Dia Pipe	\$2,400			A	A. JACKSON	J.5686 Coombabah WQCC Contract Contingencies
050	17/9/81	Supply and Delivery of Masonary blocks	\$2,500			B	R. RYDER	J.8000 Public amenities building Warma Caravan Park

LEGEND:
 A - QUOTES NOT CLOSED
 B - QUOTES CLOSED
 C - ON AGENDA

QUOTE NO.	DATE	GOODS & SERVICES	COUNCIL ESTIMATE	PRICE RANGE	NO. OF QUOTES RECEIVED	STATUS OF TENDER/QUOTE	QUOTE REQUESTED BY	NAME OF BUDGET AND NO.
051	24/9/81	Supply and Delivery of fourteen Coin-Operated electric barbeques.	\$9,950			A	R. RYDER	B.32400 Other Shelter Shed and Picnic Table Schamburg Park
052	29/9/81	Supply and Delivery of Aluminium and Fibre Glass roof trays.				A	R. RYDER	B.313-01 Public Conveniences Public amenities Warna Caravan Park
053	29/9/81	Supply and Delivery of four coin operated washing machines	\$2,750			A	W. LEE	B.162-50 Tools and Minor Equipment Purchases
054	29/9/81	Supply and Delivery of the following (a) Hot Water calorifier (b) Sectional Hot Water Boiler (c) Automatic Oil Burner (d) In-line circulator	\$3,000			A	B. SMITH	B.24812 Services to tourists camp areas
055	29/9/81	Removal of a house situated at 12 Suter Street	\$ 500			A	J. HARMS	N/A
056	6/10/81	Supply and Delivery of one (1) only high voltage insulation tester	\$3,020			A	G. ANDERSON	B.58408 Equipment Additional
057	6/10/81	Removal of a dwelling situated at 17 O'Connor St. Tugun.	\$ 500			A	J. HARMS	N/A

LEGEND:
 A - QUOTES NOT CLOSED
 B - QUOTES CLOSED
 C - ON AGENDA

<u>QUOTE NO.</u>	<u>DATE</u>	<u>GOODS & SERVICES</u>	<u>COUNCIL ESTIMATE</u>	<u>PRICE RANGE</u>	<u>NO. OF QUOTES RECEIVED</u>	<u>STATUS OF TENDER/QUOTE</u>	<u>QUOTE REQUESTED BY</u>	<u>NAME OF BUDGET AND NO.</u>
058	6/10/81	Supply and Delivery of six (6) only desks	\$1,600			A	W. LEE	B.24004 Building Maintenance
059	6/10/81	Supply and Delivery of five only acoustic fabric covered panels	\$5,000			A	W. LEE	B.340-14 Building
060	6/10/81	Supply and Delivery of moulded fibre-glass playground equipment	\$9,100			A	W. LEE	
061	6/10/81	Supply and Delivery of 20,000 Caravan brochures	\$1,600			A	K. SHUM	B.125-09 Area Promotion P.R. and Tourism
062	29/9/81	Supply and Delivery of three (3) coin operated electric Barbeques.	\$2,150			A	R. STARKEY	P/W 0080

LEGEND:
A - QUOTES NOT CLOSED
B - QUOTES CLOSED
C - ON AGENDA

COUNCIL MEETING. 25TH SEPTEMBER, 1981
REPORT OF FINANCE COMMITTEE MEETING. 22ND SEPTEMBER, 1981

SCHEDULE OF VOUCHERS FOR PAYMENT

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
23621	ACEL PTY LTD	LIBRARY SERVICE	
23622	THE BANK OF ADELAIDE	LOAN COMMITMENTS	400.00
23623	AGLUIP FORD PTY LTD	PLANT REPAIRS & MTC	11455.49
23624	ALGEC P/L	PLANT REPAIRS & MAINTENANCE	93.11
23625	G A & H E ALLEN	CAMP CARETAKER FEE AND/OR COMMISSION	326.07
23626	ALUMINIUM WELDING & FABRICATION	FABRICATED PUMP STATION COVERS & FITTINGS	423.37
23627	ANALYTICAL SERVICES P/L	PIPES	600.00
23628	ANSETT AIRLINES OF AUSTRALIA	AIR FREIGHT & FARES	1430.00
23629	ARC ENGINEERING PTY LTD	STEEL PRODUCTS	519.00
23630	ARROW ENGRAVING & FOUNDRY CO	MEMORIAL PLAQUES	519.21
23631	AUST LIBRARY PROMOTIONAL COUNCIL	PROMOTIONAL GEAR	63.65
23632	K M & D I BELL	CAMP CARETAKER FEE AND/OR COMMISSION	447.25
23633	BGLT IN CO	PLANT REPAIRS & MTC	1304.80
23634	BCRAL CONCRETE	CONCRETE	303.18
23635	HRETT CO PTY LTD	ZINC ANNEAL	358.00
23636	BROWN BUILT LTD - QUEENSLAND	OFFICE FURNITURE	2578.65
23637	BUNDABERG METAL INDUSTRIES P/L	METAL PRODUCTS	1327.12
23638	BYCROFT ENTERPRISES PTY LTD	SOIL & GRAVEL	9342.96
23639	CAREY'S BUILDERS SUPPLIES	CEMENT HARDWARE ETC	973.90
23640	CEMENT AIDS	RAPIDARD CONTAINERS	586.40
23641	R CHALMERS	REFURB BUILDING & DRAINAGE FEES	22.14
23642	CHAMBERS MCNAB & CO	SUPREME COURT ACTION RE: THIESS BROS. PTY. LTD.	99.00
23643	COMMONWEALTH IND CASES PTY LTD	OXYGEN & ACETYLENE ETC	1779.32
23644	T W & P L CLARK	CAMP CARETAKER FEE AND/OR COMMISSION	2353.32
23645	COASTAL AGENCIES	FIRST AID SUPPLIES	454.78
23646	COASTAL CO-OP TRADING SOCIETY LT	HARDWARE	329.37
23647	COASTAL MOWER SERVICE	PLANT REPAIRS & MTC	352.58
23648	COMPUTER ACC	BLACK TIE	42.00
23649	C R F BEARING COMPANY PTY LTD	PLANT REPAIRS & MTC	31.50
23650	SUPERANNUATION FUND INVEST TRUST	LOAN COMMITMENTS	1113.85
23651	A & V J CUNNINGHAM	CAMP CARETAKER FEE AND/OR COMMISSION	15212.50
23652	DASH CLEANING	CLEANING BOAT RAMPS ETC	1054.67
23653	F E DAVIES	PERFUM CAMPING FEES	300.00
23654	DEPARTMENT OF COMMUNICATIONS	RADIO LICENCE RENEWAL	95.00
23655	DUNLOP/IBC LIMITED	BUILDING MATERIALS HARDWARE ETC	5644.00
23656	DUTCH DEVELOPMENT SERVICES	CONSULTANTS FEE	34.80
23657	EMVALE LEAD PIPES LIMITED	PIPES	950.91
23658	EVERHARD INDUSTRIES PTY LTD	CONCRETE PRODUCTS	417.58
23659	FARLEY & LEWERS OLD PTY LTD	CONCRETE	223.46
23660	FISCHER & PORTER PTY LTD	ISOLATING VALVES	556.25
23661	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	391.34
23662	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	99000.00
23663	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	160083.00
23664	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	187875.23
23665	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	71815.00
23666	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	24000.00
23667	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	99000.00
23668	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	220598.00
23669	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	990000.00
23670	G/C BRAKE & TRANSMISSION SERVICE	PLANT REPAIRS & MTC	414930.00
23671	GOLD COAST BUMPER SERVICE	BUMPER BAR	1827.79
23672	GOLD COAST CAR ELECTRICS	PLANT REPAIRS & MAINTENANCE	54.60
23673	GOLD COAST ENG REBUILDERS P/L	PLANT REPAIRS & MAINTENANCE	1893.87
23674	GOLD COAST HYDRAULICS	PLANT REPAIRS & MTC	428.00
23675	GOLD COAST RUBBER STAMPS	RUBBER STAMPS	415.04
23676	GOLD COAST TELEPHONE AND SERV	ANSWERING TELEPHONES	7.00
23677	P & A GILBERT'S CYL HEAD SERVICE	PLANT REPAIRS & MTC	194.80
23678	G J K SCREEN PRINTERS	GARDEN COMP BANNERS	296.00
23679	OLD GOVT PRINTING OFFICE	PRINTING ADVERTISING ETC	96.50
23680	H & L TRANSPORT	FREIGHT	145.20
23681	FRID HALL IMP SUPPLY	GLOVES ETC	5.50
23682	HANDYMAN HIRE & SALES	PLANT REPAIRS & MAINTENANCE	36.20
23683	HARDIE IPLEX PLASTICS	PLASTIC BANDS	110.00
23684	JAMES HARDIE & COY PTY LIMITED	FIBRO PIPES ETC	1260.80
23685	HEAVY DUTY ALIGNMENTS	PLANT REPAIRS & MTC	23683.65
23686	R M & L HOSKINS	CAMP CARETAKER FEE AND/OR COMMISSION	65.00
23687	HUGHES ENGINEERS	PLANT REPAIRS & MTC	1134.50
23688	HUGHES HYDRAULICS	PLANT REPAIRS & MAINTENANCE	205.64
23689	HUGHES CONCRETE DIVISION	CONCRETE PIPES ETC	2597.06
23690	HUGHES PLASTIC DIVISION	PIPES ETC	13289.29
23691	HYFIX CONCRETE GOLD COAST	CONCRETE	833.63
23692	I.H.M AUSTRALIA LTD	BUSINESS MACHINE REQUIREMENTS	2692.99
23693	ICI AUSTRALIA OPERATIONS PTY LTD	CHEMICALS	292.60
23694	INDENC OLD DIVISION	PLANT REPAIR & MTC	4098.41
			997.20
			4171263.63

CARRIED FORWARD

COUNCIL MEETING, 25TH SEPTEMBER, 1981
 REPORT OF FINANCE COMMITTEE MEETING, 22ND SEPTEMBER, 1981

SCHEDULE OF VOUCHERS FOR PAYMENT

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
		BROUGHT FORWARD:	4171263.83
23695	INTERSTATE CHEMICAL CO. P/L	CONCRETE ADDITIVES	352.00
23696	KEITH JEFFERIES PTY LTD	PLANT REPAIRS AND MAINTENANCE	13.50
23697	JEFF'S SLASHING SERVICE	CLEARING OF LAND	400.00
23698	KEMP-HARR ENGINEERING	CAST IRON PIPE FITTINGS ETC	1341.58
23699	D KENNEDY	CLEANING SOUTHPORT LIBRARY	306.05
23700	H G KERSHAW PTY LTD	BEGONIA	12.70
23701	KING & CO	LEGAL FEES	1183.97
23702	R A & D J KING	PLANT REPAIRS & MAINTENANCE	1215.15
23703	ANI KONATSU	PLANT REPAIRS AND MAINTENANCE	558.73
23704	ALAN LAMBERT	PHOTOGRAPHY	60.00
23705	LAWRENCE & HANSON PTY LTD	ELECTRICAL FITTINGS ETC	0.46
23706	MACDONALD JOHNSTON ENG CO P/L	PLANT REPAIRS & MTC	101.24
23707	MALLET FOUNDRY	CAST IRON FITTINGS	2562.62
23708	MAPPING SYSTEMS PTY LTD	PHOTOGRAPHIC REDUCTION OF TOWN PLAN MAPS	884.00
23709	JOHN CRANE MAURI PTY LTD	PLANT REPAIRS & MTC	74.72
23710	C MAYERS	REFUND CAMPING FEES	95.00
23711	MCCUADE DREDGING & CONTRACT P/L	PROGRESS CLAIM 9 CONTRACT #836	81717.55
23712	MIAMI POWER TOOLS	HARDWARE	57.00
23713	MIAMI RADIATOR SERVICE	PLANT REPAIRS & MTC	23.00
23714	A R & H J MICHEL	REFUND RATES OVERPAID	6.00
23715	MOBILE TWO WAY RADIO OLD GROUP	TWO WAY RADIOS	635.00
23716	MAIN ROADS DEPARTMENT	PERMANENT WORKS EXPENDITURE	8.00
23717	I MURPHY	PAPER	140.00
23718	J MURRAY-MORE OLD PTY LTD	PLANT REPAIRS & MTC	1315.32
23719	MUSGRAVE STATIONERY CO	STATIONERY	37.53
23720	MAXOS PRODUCTS PTY LTD	GLASS BEADS	321.15
23721	NATIONAL BATH OF JUST LTD	LOAN COMMITMENTS	3964.00
23722	NERANG STATE SCHOOL	HIRE OF DISPLAY BOARDS	320.00
23723	NEWMAN ASSOCIATE COMPANIES P/L	CONCRETE	1719.06
23724	MICPLUSH P/L	GRAVEL	3312.60
23725	CARDWELL GRIFFIN TELEVISIONS	REPAIRING OF RADIOS	26.50
23726	DR O'HARA TUFF & SOIL SUPPLIES	TUFF	1783.50
23727	CHMA HUNTING PTY LTD	PUMP PARTS	12.39
23728	PRIMROSE COOPER & CROFT	LEGAL FEES ACQUISITION OF LAND	1641.75
23729	PICHEER ASPHALTS PTY LTD	ASFHALTS	1681.27
23730	PETTY CASH	REFUNDMENT	644.39
23731	PRICE-RITE HARLEWARE	HARDWARE	49.49
23732	M QUARTLY	CLEARING OF LAND	110.00
23733	READYPIX GROUP (OLD)	CONCRETE & FITTING	11509.58
23734	REYNOLD CRY P/L	MANUFACTURE OF STEEL PLATES	177.00
23735	PHEBY AUSTRALIA	WATER HEATER	501.00
23736	J J RICHARDS & SONS PTY LTD	REMOVAL OF WASTE	149.00
23737	M S ROSE	HARDWARE	962.92
23738	SANDGATE ENGINEERING	TABLES & SEATS	4700.00
23739	PALL V SCARLAN & ASSOCIATES	PROFESSIONAL FEES	1569.00
23740	SEBRING MOTORS P/L	PLANT REPAIRS & MTC	80.00
23741	THE SOUTH EAST QLD ELEC BOARD	ELECTRICITY	19547.35
23742	STATE GOVERNMENT INSURANCE OFF	EXCESS ON MOTOR VEHICLE POLICY	1300.00
23743	THE SHELL CO OF AUSTRALIA LTD	FUEL	704.13
23744	M SILK	SETTLEMENT OF CLAIM	15.80
23745	R C & E D SINGH	PLANT HIRE/SUPPLY & DEL OF SAND & SOIL	996.60
23746	GALL STANFIELD & CO	ACQUISITION OF LAND	165.00
23747	STATE EMERGENCY SERV SOCIAL FUND	RE-IMBURSEMENT OF EXPENDITURE	43.55
23748	STRATA WELDING ALLOYS PTY LTD	PACK STRATA	146.43
23749	E V & A SUB	CAMP CAPTAKER FEE AND/OR COMMISSION	1340.54
23750	SUREGUARD SAFETY P/L	ROOTS	204.00
23751	R SUHALD	REFUND INTERVIEW EXPENSES	214.80
23752	SWAN & HUDSON PTY LTD	ALIGATOR CLIPS	1046.50
23753	SYLVANIA ELECTRIC AUSTRALIA	TUBES AND BALLASTS	986.67
23754	TRUCK & TRACTOR SALES G C P/L	PLANT REPAIRS & MTC	2376.96
23755	TELECOM AUSTRALIA	PHONE CALLS & RENTAL	754.60
23756	T B T COURIER SYSTEM	FREIGHT	10.72
23757	TNT TRANSPORT SYSTEM	TRANSPORT	1782.59
23758	TOM HUGHES PURSUEAR PTY LTD	MENS WEAR	256.88
23759	TRUSTEE OF L A DEPT REDEM FUND	LOAN COMMITMENTS	2580.35
23760	UNISLASH LIMITED	INVESTIGATIONS AND RECOMMENDATIONS	3428.54
23761	WATERMAIN FITTINGS PTY LTD	TAPPING PIPES	925.95
23762	WATER SCIENCE LABORATORIES P/L	CONSULTANTS FEES	2595.00
23763	J WAY	REFUND CAMPING FEES	20.00
23764	YAKKA INDUSTRIAL LEAD PTY LTD	BOOTS	75.30
23765	GOLD COAST CHARTERS	PRIVATE PLANT HIRE	180.00
23766	G & R MILLS BUILDING SERVICES CO	"	14.33
23767	KENT INSTRUMENTS (AUSTRALIA) P/L	"	1110.00
23768	PEARSON TRANSPORT	"	54.00
		CARRIED FORWARD	4342564.02

COUNCIL MEETING. 25TH SEPTEMBER, 1981
REPORT OF FINANCE COMMITTEE MEETING. 22ND SEPTEMBER, 1981

SCHEDULE OF VOUCHERS FOR PAYMENT

15/09/81 PAGE 03

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
			BROUGHT FORWARD: 4342564.02
NO			
23769	WRECKAIR PTY LTD	PRIVATE PLANT HIRE: -	24.75
23770	TRANSURETY LIMITED	PAY NO. 11	219095.35
23771	S D HUGHES	"	104.50
23772	M P B S	"	1674.50
23773	A N Z BANK	"	3677.00
23774	C B A	"	2721.50
23775	C B C OF S LTD	"	4499.00
23776	COMMONWEALTH TRADING BANK	"	9729.50
23777	NATIONAL BANK	"	2864.00
23778	BANK OF N S W	"	7389.50
23779	PURAL BANK	"	395.00
23780	S G I O BUILDING SOCIETY	"	2838.50
23781	G C C C STAFF PROV FUND	"	29.62
23782	M B F OF AUSTRALIA LTD	"	1807.81
23783	HEALTH INSURANCE COMMISSION	"	2547.33
23784	A W U ACCIDENT PLAN	"	264.90
23785	F & G MUTUAL LIFE ASSN	"	366.29
23786	A M F SOCIETY	"	208.40
23787	NATIONAL MUTUAL LIFE ASSN	"	65.92
23788	S G I O COLLECTION A/C	"	208.24
23789	M L C ASSCE CO LTD	"	879.73
23790	SOUTHPORT AMPULANCE	"	142.00
23791	G C C C SOCIAL CLUB	"	69.00
23792	E S L & CREDIT UNION	"	2445.00
23793	MEALS ON WHEELS	"	11.28
23794	DEPUTY COMMISSIONER OF TAXATION	"	10.00
23795	CLERK OF THE COURT	"	33.40
23796	GOLD COAST CITY COUNCIL	"	91396.33
85517	C A ADAMS	REFUND PARKING OFFICE INCORRECTLY PAID	0.00
85518	R CHALMERS	REFUND OF FOOTPATH SECURITY DEPOSIT	200.00
85519	J & A ENGLISH	REFUND SECURITY DEPOSIT	15000.00
85520	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	77207.00
85521	K H ENGINEERING	REFUND TENDER DEPOSIT RE: CONTRACT NO. S176	500.00
85522	PAINT & PAPER	PAINTING MATERIALS	83.00
85523	PETTY CASH	REIMBURSEMENT	83.95
85524	SUNFISH HOLDINGS PTY LTD	REFUND SECURITY DEPOSIT	15000.00
85525	TRANSURETY LIMITED	PAY NO. 11	4994.15
		TOTAL	4811178.37

87853

COUNCIL MEETING, 25TH SEPTEMBER, 1981
REPORT OF FINANCE COMMITTEE MEETING, 22ND SEPTEMBER, 1981

23478 K. MUCKNOFF
23654 DEPARTMENT OF COMMUNICATIONS
29494 A. PAPAS INT. PTY. LTD.
23475 LUCAS INDUSTRIES AUST. LTD.

WEEK ENDING 13/9/81
MAVIAL AND CANCELLED CHEQUES

4,811,173-37
6,266-15 CR
4,804,912-22 *

MAVIAL AND CANCELLED CHEQUES

CANCELLED CHEQUE 361-25CR
CANCELLED CHEQUE 5,644-00CR
CANCELLED CHEQUE 20-00CR
CANCELLED CHEQUE 240-90CR

TOTAL 6,266-15CR

CASH BOOK EXPENDITURE BALANCE FOR WEEK ENDING 8/9/81

GENERAL FUND 1,980,631-56
WATER FUND 1,267,264-51
SEWERAGE FUND 1,328,254-97
REGULATED PARKING FUND 82,334-10
LOAN FUND 115,705-08
TRUST FUND 30,722-00

CASH BOOK EXPENDITURE BALANCE FOR WEEK ENDING 15/9/81

SUMMARY OF VOUCHERS FOR WEEK ENDING 15/9/81

COUNCIL WAGES AND SALARIES 355,413-50
PRIVATE PLANT HIRE 1,383-08
LOAN COMMITMENT 33,212-34
PLANT REPAIRS AND MAINTENANCE 16,472-61
MATERIALS, GOODS AND SERVICES 4,398,430-69


4,804,912-22

10,243,882-31

4,804,912-22
15,048,794-53

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 1956 TO 1981".

I HAVE EXAMINED THE VOUCHER 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.

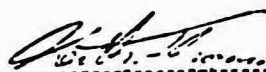


ACTING SECTION HEAD ACCOUNTS
(R. LANE)
17/9 /81



SENIOR CLERK FINANCE
R.E.M. TOMSON
17/9 /81

I CERTIFY THAT THE SCHEDULE OF VOUCHERS HAS BEEN PRESENTED TO THE FINANCE COMMITTEE AT ITS MEETING ON THE 22ND SEPTEMBER, 1981 AND IT IS RECOMMENDED THAT THEY NOW BE APPROVED BY THE COUNCIL FOR PAYMENT.



ALDERMAN K.L. THOMPSON
CHAIRMAN, FINANCE COMMITTEE

REPORT OF FINANCE COMMITTEE INSPECTION MEETING HELD ON THURSDAY, 17TH
SEPTEMBER, 1981 AT 9.00 A.M.

PRESENT: Aldermen K.L. Thompson (Chairman), Keith Hunt (Mayor) and E.M.D. Peters.

In Attendance: Messrs. A.V. Angove (Town Clerk), R.H. Brown (Deputy Town Clerk) and R.E.M. Towson (Senior Clerk Finance)

1

RE: TRUSTEES OF THE SOUTHPORT HACK AND PONY CLUB - SPECIAL LEASE
NO. 35520 OVER PORTION 257 PARISH OF NERANG FILE 45081

1

LAND ADMINISTRATION COMMISSION (FOLIO 112568 21/5/81):

As the above lease expires in the near future, this Department is presently considering further dealing with the subject land.

Future planning by this Department indicates the subject will be required for residential subdivision although the time lapse involved as to when development will begin has not been ascertained. As such, consideration is being given to offering a Permit to Occupy to the present lessees for a term of five years subject to all normal conditions.

Please outline your Council's views and/or requirements on the above proposal at your earliest convenience.

Reference City Planner (9/6/81):

The proposed Permit to Occupy term of only five years would appear to be satisfactory as it would be about that time before any other demand for the land would arise.

The anticipated future uses of the land are:-

- (1) Part for the proposed Smith Street extension leading to Gaven Way. The Gold Coast Area Transportation Study 1980 proposes that this road be constructed post 1985.
- (2) The part to the north of the Smith Street extension is proposed as the College of Advanced Education, however, no timing appears to exist for this.
- (3) The part to the south of the Smith Street extension would be a combination of parkland and residential development with this being developed by the Land Administration Commission.

Reference Clerk Agenda and Securities (25/8/81):

It is recommended that the Land Administration Commission be informed that Council offers no objection to the present lessees being offered a Permit to Occupy for a term of five years subject to all normal conditions.

Recommendation:

That the Engineer report on the proposed leasing, bearing in mind, the provision of the Transportation Study.

GOLD COAST CITY COUNCILREPORT OF WORKS COMMITTEE MEETING HELD ON TUESDAY, 22ND SEPTEMBER, 1981 AT 9-00 A.M.

PRESENT: Aldermen B. A. Paterson (Chairman), Keith Hunt (Mayor),
and M. L. Field

In Attendance: Messrs. P. C. Hill (Chief Engineer),
R. D. Starkey (Deputy Chief Engineer - Water Supply and Sewerage)
and B. McGinnity (Deputy Chief Engineer - Works)

Leave of Absence: Alderman Sir John Egerton

1 PREVIOUS AGENDA ITEM - Council Decision (W3)(8/5/81)
RE: REPORT ON STREET LIGHTING PROGRAMMES 79/80, 80/81 AND 81/82 FILE 3005 1

Reference Assistant Finance Clerk (10/9/81):

For the period 1st April, 1981 to 31st August, 1981, S.E.Q.E.B.,
advises from monthly statements that the following numbers of
lights have been installed and lit:-

DIVISION											
MONTH	1	2	3	4	5	6	7	8	9	10	TOTAL
April	1	-	-	-	2	1	-	3	23	9	39
May	-	-	-	20	36	12	4	-	-	-	72
June	13	10	8	34	-	11	-	-	4	1	81
July	-	2	4	2	14	31	-	1	2	3	59
August	-	-	-	-	4	-	-	-	23	14	41
TOTAL	14	12	12	56	56	55	4	4	52	27	292

Many lights have been installed but not lit. This leaves the
following numbers of Street Lighting Programme Items incomplete
and outstanding from the 1980/81 Programme.

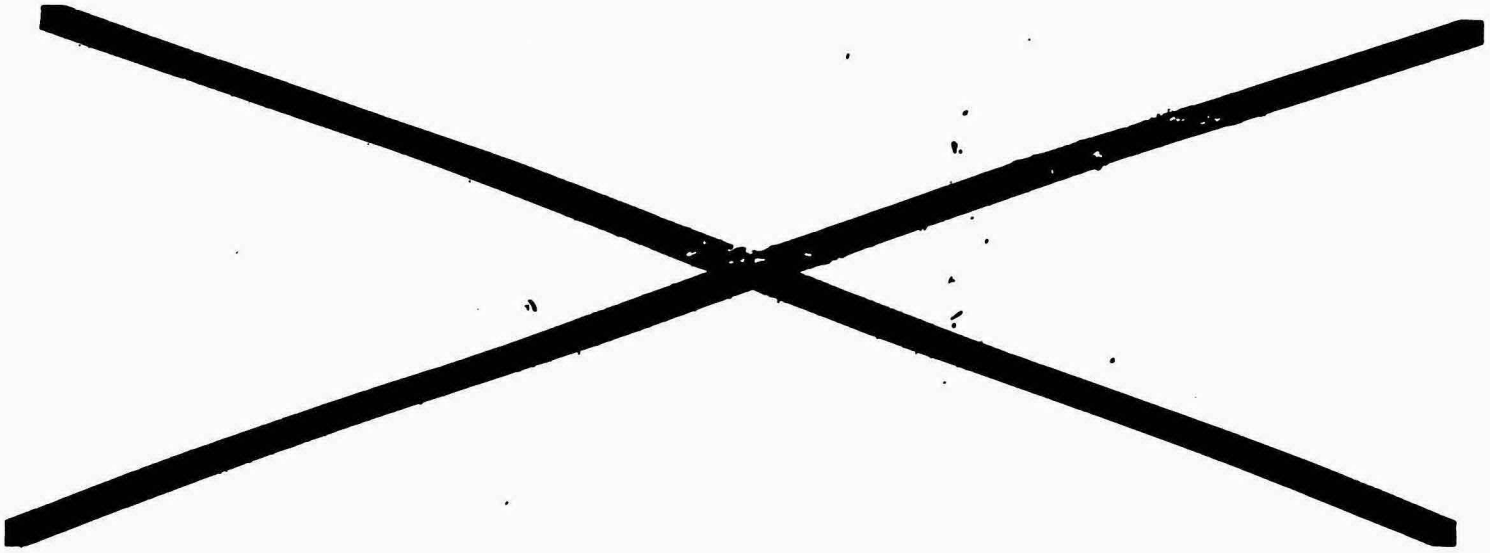
DIVISION											
YEAR OF PROGRAMME	1	2	3	4	5	6	7	8	9	10	TOTAL
1980/81	13	1	4	3	60	10	10	23	25	15	164

The 1978/79 and 1979/80 Street Lighting Programmes have been
finalised. Should the present installations rate continue the
1980/81 Street Lighting Programme will be finalised before the
end of this calendar year as stated by Mr. Bond of S.E.Q.E.B.

Presently S.E.Q.E.B are finalising design works in preparation for
commencement of the 1981/82 Street Lighting Programme. S.E.Q.E.B.'s
southern district office has installed 23 lights on overhead poles
from the 1981/82 Programme in Divisions 9 and 10.

It is recommended that the above report be noted.

Recommendation:
That the information be noted.



**An error occurred in the
previous few pages (ie. pages skewed,
overlapped, jammed etc).**

**To ensure that all pages are
filmed correctly.**

**Refilming of a number of
previous pages is now
undertaken.**



COUNCIL MEETING, 25TH SEPTEMBER, 1981
 REPORT OF FINANCE COMMITTEE MEETING, 22ND SEPTEMBER, 1981

SCHEDULE OF VOUCHERS FOR PAYMENT

15/09/81 PAGE 01

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
23621	ACEL PTY LTD	LIBRARY SERVICE	400.00
23622	THE BANK OF ADELAIDE	LOAN COMMITMENTS	11455.49
23623	AGUIP FORD PTY LTD	PLANT REPAIRS & MTC	93.11
23624	ALGEC P/L	PLANT REPAIRS & MAINTENANCE	326.07
23625	G A & H E ALLEN	CAMP CARETAKER FEE AND/OR COMMISSION	423.37
23626	ALUMINIUM WELDING & FABRICATION	FABRICATED PUMP STATION COVERS & FITTINGS	600.00
23627	ANALYTICAL SERVICES P/L	PIPES	1430.00
23628	ANSETT AIRLINES OF AUSTRALIA	AIR FREIGHT & FARES	519.00
23629	ARC ENGINEERING PTY LTD	STEEL PRODUCTS	519.21
23630	ARROW ENGRAVING & FOUNDRY CO	MEMORIAL PLAQUES	63.65
23631	AUST LIBRARY PROMOTIONAL COUNCIL	PROMOTIONAL GEAR	447.25
23632	K M & S I BELL	CAMP CARETAKER FEE AND/OR COMMISSION	1304.80
23633	BOLT IN CO	PLANT REPAIRS & MTC	303.18
23634	BRAL CONCRETE	CONCRETE	358.80
23635	HRETT CO PTY LTD	ZINCANNEAL	2578.65
23636	BROWNHILT LTD - QUEENSLAND	OFFICE FURNITURE	1327.12
23637	BUNDABERG METAL INDUSTRIES P/L	METAL PRODUCTS	9342.96
23638	BYCROFT ENTERPRISES PTY LTD	SOIL & GRAVEL	973.90
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23642	CHAMBERS MCNAB & CO	SUPREME COURT ACTION RE: THIESS BROS. PTY. LTD.	1779.32
23643	COMMONWEALTH IND CASES PTY LTD	OXYGEN & ACETYLENE ETC	2353.32
23644	T W & P L CLARK	CAMP CARETAKER FEE AND/OR COMMISSION	454.78
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23648	COMPUTER ACC	BLOCK TIME	31.50
23649	C R F BEARING COMPANY PTY LTD	PLANT REPAIRS & MTC	1113.85
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23651	* & V J CUMMINGHAM	CAMP CARETAKER FEE AND/OR COMMISSION	1054.67
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23666	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	990000.00
23667	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	220598.00
23668	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	990000.00
23669	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	414930.00
23670	G/C BRAKE & TRANSMISSION SERVICE	PLANT REPAIRS & MTC	1827.79
23671	GOLD COAST BUMPER SERVICE	BUMPER BAR	54.60
23672	GOLD COAST CAR ELECTRICS	PLANT REPAIRS & MAINTENANCE	1893.87
23673	GOLD COAST ENG REBUILDERS P/L	PLANT REPAIRS & MAINTENANCE	428.00
23674	GOLD COAST HYDRAULICS	PLANT REPAIRS & MTC	415.04
23675	GOLD COAST RUBBER STAMPS	RUBBER STAMPS	7.00
23676	GOLD COAST TELEPHONE AND SERV	ANSWERING TELEPHONES	194.80
23677	P & A GILBERT'S CYL HEAD SERVICE	PLANT REPAIRS & MTC	296.00
23678	G J K SCREEN PRINTERS	GARDEN COMP BARRIERS	94.50
23679	OLD GOVT PRINTING OFFICE	PRINTING ADVERTISING ETC	145.20
23680	H & L TRANSPORT	FREIGHT	5.50
23681	FRED HALL IMP SUPPLY	GLOVES ETC	36.70
23682	HANDYMAN HIRE & SALES	PLANT REPAIRS & MAINTENANCE	110.00
23683	HARDIE IPLEX PLASTICS	PLASTIC BONDS	1260.80
23684	JAMES HARDIE & COY PTY LIMITED	FIBRO PIPES ETC	23683.65
23685	HEAVY DUTY ALIGNMENTS	PLANT REPAIRS & MTC	65.00
23686	R M & L HOSIERS	CAMP CARETAKER FEE AND/OR COMMISSION	1134.50
23687	HUGHES ENGINEERS	PLANT REPAIRS & MTC	205.64
23688	HUGHES HYDRAULICS	PLANT REPAIRS & MAINTENANCE	2597.06
23689	HUXES CONCRETE DIVISION	CONCRETE PIPES ETC	13289.29
23690	HUXES PLASTIC DIVISION	PIPES ETC	333.63
23691	HYFIX CONCRETE GOLD COAST	CONCRETE	2692.99
23692	I.H.M AUSTRALIA LTD	BUSINESS MACHINE REQUIREMENTS	292.60
23693	ICI AUSTRALIA OPERATIONS PTY LTD	CHEMICALS	4098.41
23694	INDENC CID DIVISION	PLANT REPAIR & MTC	997.20
CARRIED FORWARD			4171263.63

87856

COUNCIL MEETING, 25TH SEPTEMBER, 1981
REPORT OF FINANCE COMMITTEE MEETING, 22ND SEPTEMBER, 1981

SCHEDULE OF VOUCHERS FOR PAYMENT

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
		BROUGHT FORWARD:	4171263.83
23695	INTERSTATE CHEMICAL CO. P/L	CONCRETE ADDITIVES	352.00
23696	KEITH JEFFERIES PTY LTD	PLANT REPAIRS AND MAINTENANCE	13.50
23697	JEFF'S SLASHING SERVICE	CLEARING OF LAND	400.00
23698	KEMP-HARR ENGINEERING	CAST IRON PIPE FITTINGS ECT	1341.58
23699	D KENNEDY	CLEANING SOUTHPORT LIBRARY	306.05
23700	H G KERSHAW PTY LTD	BEGONIA	12.70
23701	KING & CO	LEGAL FEES	1183.97
23702	R A & D J KING	PLANT REPAIRS & MAINTENANCE	1215.15
23703	ANI KONATSU	PLANT REPAIRS AND MAINTENANCE	558.73
23704	ALAN LAMBERT	PHOTOGRAPHY	60.00
23705	LAWRENCE & HANSON PTY LTD	ELECTRICAL FITTINGS ETC	0.46
23706	MACDONALD JOHNSTON ENG CO P/L	PLANT REPAIRS & MTC	101.24
23707	MALLET FOUNDRY	CAST IRON FITTINGS	2562.62
23708	MAPPING SYSTEMS PTY LTD	PHOTOGRAPHIC REDUCTION OF TOWN PLAN MAPS	884.00
23709	JOHN CRANE MAURI PTY LTD	PLANT REPAIRS & MTC	74.72
23710	C MAYERS	REFUND CAMPING FEES	95.00
23711	MCCUADE DREDGING & CONTRACT P/L	PROGRESS CLAIM 9 CONTRACT W836	81717.55
23712	MIAMI POWER TOOLS	HARDWARE	57.00
23713	MIAMI RADIATOR SERVICE	PLANT REPAIRS & MTC	23.00
23714	W R & H J MICHEL	REFUND RATES OVERPAID	6.00
23715	MOBILE TWO WAY RADIO OLD GROUP	TWO WAY RADIOS	635.00
23716	MAIN ROADS DEPARTMENT	PERMANENT WORKS EXPENDITURE	8.90
23717	I MULIARN	PAPER	140.00
23718	J MURRAY-MORE OLD PTY LTD	PLANT REPAIRS & MTC	1315.32
23719	MUSGRAVE STATIONERY CO	STATIONERY	37.53
23720	MAXOS PRODUCTS PTY LTD	GLASS BEADS	321.15
23721	NATIONAL BATH OF AUST LTD	LOAN COMMITMENTS	3964.00
23722	NERANG STATE SCHOOL	HIRE OF DISPLAY BOARDS	320.00
23723	NEWMAN ASSOCIATE COMPANIES P/L	CONCRETE	1719.06
23724	NICPLUSH P/L	GRAVEL	3312.60
23725	ORRIBELL GRIFFIN TELEVISIONS	REPAIRING OF RADIOS	26.50
23726	BOL COHARA TUFF & SOIL SUPPLIES	TUFF	1783.50
23727	ORCA HUNTING PTY LTD	PUMP PARTS	12.39
23728	PRIMROSE COOPER & CROMIE	LEGAL FEES & ACQUISITION OF LAND	1641.75
23729	PICHEER ASPHALTS PTY LTD	ASFHALTS	1681.27
23730	PETTY CASH	REIMBURSEMENT	644.39
23731	PRICE-RITE HARDWARE	HARDWARE	49.49
23732	P QUARTLY	CLEARING OF LAND	110.00
23733	READYNIX GROUP (OLD)	CONCRETE & FITTING	11509.98
23734	REYNOLD GRAY P/L	MANUFACTURE OF STEEL PLATES	177.00
23735	RHEEM AUSTRALIA	WATER HEATER	501.00
23736	J J RICHARDS & SONS PTY LTD	REMOVAL OF WASTE	149.00
23737	R S ROSE	HARDWARE	462.82
23738	SANDGATE ENGINEERING	TABLES & SEATS	4700.00
23739	PALL V SCARLAT & ASSOCIATES	PROFESSIONAL FEES	1569.00
23740	SEERING MOTORS P/L	PLANT REPAIRS & MTC	80.10
23741	THE SOUTH EAST QLD ELEC BOARD	ELECTRICITY	19547.35
23742	STATE GOVERNMENT INSURANCE OFF	EXCESS ON MOTOR VEHICLE POLICY	1300.00
23743	THE SHELL CO OF AUSTRALIA LTD	FUEL	704.13
23744	M SILK	SETTLEMENT OF CLAIM	15.80
23745	R C & E D SINGH	PLANT HIRE/SUPPLY & DEL OF SAND & SOIL	996.60
23746	CALL STANFIELD & CO	ACQUISITION OF LAND	165.00
23747	STATE EMERGENCY SERV SOCIAL FUND	RE-IMBURSEMENT OF EXPENDITURE	43.55
23748	STRATA WELDING ALLOYS PTY LTD	PACK STRATA	146.43
23749	E V & A SUE	CAMP CARETAKER FEE AND/OR COMMISSION	1340.54
23750	SUREGUARD SAFETY P/L	BOOTS	204.00
23751	R SUPALD	REFUND INTERVIEW EXPENSES	214.80
23752	SWANN & HUSON PTY LTD	ALIGATOR CLIPS	1046.50
23753	SYLVANIA ELECTRIC AUSTRALIA	TUBES AND BALLASTS	986.67
23754	TRUCK & TRACTOR SALES G C P/L	PLANT REPAIRS & MTC	2376.96
23755	TELECOM AUSTRALIA	PHONE CALLS & RENTAL	754.60
23756	T N T COURIER SYSTEM	FREIGHT	10.72
23757	TNT TRANSPORT SYSTEM	TRANSPORT	1782.59
23758	TOM HEWNS HENSLEAR PTY LTD	MENS WEAR	296.88
23759	TRUSTEE OF L A DEPT REDEM FUND	LOAN COMMITMENTS	2580.35
23760	UNISLARCH LIMITED	INVESTIGATIONS AND RECOMMENDATIONS	3428.54
23761	WATERMAIN FITTINGS PTY LTD	TAPPING PIPES	925.95
23762	WATER SCIENCE LABORATORIES P/L	CONSULTANTS FEES	2595.00
23763	J WAY	REFUND CAMPING FEES	20.00
23764	YAKKA INDUSTRIAL LEAD PTY LTD	BOOTS	75.30
23765	GOLD COAST CHARTERS	PRIVATE PLANT HIRE	180.00
23766	G N H MILLS BUILDING SERVICES CO	"	14.33
23767	KENT INSTRUMENTS (AUSTRALIA) P/L	"	1110.00
23768	PEARSON TRANSPORT	"	54.00
		CARRIED FORWARD	4342564.02

COUNCIL MEETING. 25TH SEPTEMBER, 1981
REPORT OF FINANCE COMMITTEE MEETING. 22ND SEPTEMBER, 1981

SCHEDULE OF VOUCHERS FOR PAYMENT

15/09/81 PAGE 03

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
			BROUGHT FORWARD: 4342564.02
23769	WRECKAIR PTY LTD	PRIVATE PLANT HIRE	24.75
23770	TRANSURETY LIMITED	PAY NO. 11	219095.35
23771	S D HUGHES	"	104.50
23772	M P B S	"	1674.50
23773	A N Z BANK	"	3677.00
23774	C B A	"	2721.50
23775	C B C OF S LTD	"	4499.00
23776	COMMONWEALTH TRADING BANK	"	9729.50
23777	NATIONAL BANK	"	2864.00
23778	BANK OF N S W	"	7389.50
23779	FURAL BANK	"	395.00
23780	S G I O BUILDING SOCIETY	"	2838.50
23781	G C C C STAFF PROV FUND	"	29.62
23782	M B F OF AUSTRALIA LTD	"	1807.81
23783	HEALTH INSURANCE COMMISSION	"	2547.33
23784	A W U ACCIDENT FUND	"	264.90
23785	F & G MUTUAL LIFE ASSN	"	366.29
23786	A M P SOCIETY	"	208.40
23787	NATIONAL ANIMAL LIFE ASSN	"	65.92
23788	S G I O COLLECTION A/C	"	208.24
23789	M L C ASSCE CO LTD	"	879.73
23790	SOUTHPORT AMBULANCE	"	142.00
23791	G C C C SOCIAL CLUB	"	69.00
23792	E S L A CREDIT UNION	"	2445.00
23793	MEALS ON WHEELS	"	11.28
23794	DEPUTY COMMISSIONER OF TAXATION	"	10.00
23795	CLERK OF THE COURT	"	33.40
23796	GOLD COAST CITY COUNCIL	"	91396.33
85517	C A ADAMS	REFUND PARKING OFFENCE INCORRECTLY PAID	0.00
85518	R CHALMERS	REFUND OF FOOTPATH SECURITY DEPOSIT	200.00
85519	J & A ENGLISH	REFUND SECURITY DEPOSIT	15000.00
85520	GOLD COAST CITY COUNCIL	INTERFUND TRANSFER	77207.00
85521	K H ENGINEERING	REFUND TENDER DEPOSIT RE: CONTRACT NO. S176	500.00
85522	PAINT & PAPER	PAINTING MATERIALS	83.00
85523	PETTY CASH	REIMBURSEMENT	83.95
85524	SUNFISH HOLDINGS PTY LTD	REFUND SECURITY DEPOSIT	15000.00
85525	TRANSURETY LIMITED	PAY NO. 11	4994.15
		TOTAL	4811178.37

COUNCIL MEETING, 25TH SEPTEMBER, 1981
REPORT OF FINANCE COMMITTEE MEETING, 22ND SEPTEMBER, 1981

23478 K. MINKOFF
23654 DEPARTMENT OF COMMUNICATIONS
89494 A. PAPPAS ENT. PTY. LTD.
23475 LUCAS INDUSTRIES AUST. LTD.

MANUAL AND CANCELLED CHEQUES

CANCELLED CHEQUE	361-25CR
CANCELLED CHEQUE	5,644-00CR
CANCELLED CHEQUE	20-00CR
CANCELLED CHEQUE	240-90CR
TOTAL	6,266-15CR

WEEK ENDING 15/9/81	4,811,173-37
MANUAL AND CANCELLED CHEQUES	6,266-15 CR
	<u>4,804,912-22 *</u>

SUMMARY OF VOUCHERS FOR WEEK ENDING 15/9/81

COUNCIL WAGES AND SALARIES	355,413-50
PRIVATE PLANT HIRE	1,383-08
LOAN COMMITMENT	33,212-34
PLANT REPAIRS AND MAINTENANCE	16,472-61
MATERIALS, GOODS AND SERVICES	4,398,430-69
	<u>4,804,912-22 *</u>
	10,243,882-31

CASH BOOK EXPENDITURE BALANCE FOR WEEK ENDING 8/9/81

GENERAL FUND	1,980,631-56
WATER FUND	1,267,264-51
SEWERAGE FUND	1,328,254-97
REGULATED PARKING FUND	82,334-10
LOAN FUND	115,705-08
TRUST FUND	<u>30,722-00</u>

CASH BOOK EXPENDITURE BALANCE FOR WEEK ENDING 15/9/81

	4,804,912-22
	<u>15,048,794-53 *</u>

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 1981".

I HAVE EXAMINED THE VOUCHER 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.

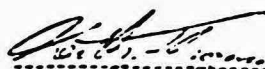


ACTING SECTION HEAD ACCOUNTS
(R. LANE)
17/9 /81



SENIOR CLERK FINANCE
R.E.M. TOMSON
17/9 /81

I CERTIFY THAT THE SCHEDULE OF VOUCHERS HAS BEEN PRESENTED TO THE FINANCE COMMITTEE AT ITS MEETING ON THE 22ND SEPTEMBER, 1981 AND IT IS RECOMMENDED THAT THEY NOW BE APPROVED BY THE COUNCIL FOR PAYMENT.



ALDERMAN K.L. THOMPSON
CHAIRMAN, FINANCE COMMITTEE

REPORT OF FINANCE COMMITTEE INSPECTION MEETING HELD ON THURSDAY, 17TH
SEPTEMBER, 1981 AT 9.00 A.M.

PRESENT: Aldermen K.L. Thompson (Chairman), Keith Hunt (Mayor)
and E.M.D. Peters.

In Attendance: Messrs. A.V. Angove (Town Clerk),
R.H. Brown (Deputy Town Clerk) and R.E.M. Towson
(Senior Clerk Finance)

1

RE: TRUSTEES OF THE SOUTHPORT HACK AND PONY CLUB - SPECIAL LEASE
NO. 35520 OVER PORTION 257 PARISH OF NERANG FILE 45081

1

LAND ADMINISTRATION COMMISSION (FOLIO 112568 21/5/81):

As the above lease expires in the near future, this Department is presently considering further dealing with the subject land.

Future planning by this Department indicates the subject will be required for residential subdivision although the time lapse involved as to when development will begin has not been ascertained. As such, consideration is being given to offering a Permit to Occupy to the present lessees for a term of five years subject to all normal conditions.

Please outline your Council's views and/or requirements on the above proposal at your earliest convenience.

Reference City Planner (9/6/81):

The proposed Permit to Occupy term of only five years would appear to be satisfactory as it would be about that time before any other demand for the land would arise.

The anticipated future uses of the land are:-

- (1) Part for the proposed Smith Street extension leading to Gaven Way. The Gold Coast Area Transportation Study 1980 proposes that this road be constructed post 1985.
- (2) The part to the north of the Smith Street extension is proposed as the College of Advanced Education, however, no timing appears to exist for this.
- (3) The part to the south of the Smith Street extension would be a combination of parkland and residential development with this being developed by the Land Administration Commission.

Reference Clerk Agenda and Securities (25/8/81):

It is recommended that the Land Administration Commission be informed that Council offers no objection to the present lessees being offered a Permit to Occupy for a term of five years subject to all normal conditions.

Recommendation:

That the Engineer report on the proposed leasing, bearing in mind, the provision of the Transportation Study.

GOLD COAST CITY COUNCILREPORT OF WORKS COMMITTEE MEETING HELD ON TUESDAY, 22ND SEPTEMBER, 1981 AT 9-00 A.M.

PRESENT: Aldermen B. A. Paterson (Chairman), Keith Hunt (Mayor),
and M. L. Field

In Attendance: Messrs. P. C. Hill (Chief Engineer),
R. D. Starkey (Deputy Chief Engineer - Water Supply and Sewerage)
and B. McGinnity (Deputy Chief Engineer - Works)

Leave of Absence: Alderman Sir John Egerton

PREVIOUS AGENDA ITEM - Council Decision (W3)(8/5/81)

RE: REPORT ON STREET LIGHTING PROGRAMMES 79/80, 80/81 AND 81/82 FILE 3005 1

Reference Assistant Finance Clerk (10/9/81):

For the period 1st April, 1981 to 31st August, 1981, S.E.Q.E.B.,
advises from monthly statements that the following numbers of
lights have been installed and lit:-

DIVISION											
MONTH	1	2	3	4	5	6	7	8	9	10	TOTAL
April	1	-	-	-	2	1	-	3	23	9	39
May	-	-	-	20	36	12	4	-	-	-	72
June	13	10	8	34	-	11	-	-	4	1	81
July	-	2	4	2	14	31	-	1	2	3	59
August	-	-	-	-	4	-	-	-	23	14	41
TOTAL	14	12	12	56	56	55	4	4	52	27	292

Many lights have been installed but not lit. This leaves the
following numbers of Street Lighting Programme Items incomplete
and outstanding from the 1980/81 Programme.

DIVISION											
YEAR OF PROGRAMME	1	2	3	4	5	6	7	8	9	10	TOTAL
1980/81	13	1	4	3	60	10	10	23	25	15	164

The 1978/79 and 1979/80 Street Lighting Programmes have been
finalised. Should the present installations rate continue the
1980/81 Street Lighting Programme will be finalised before the
end of this calendar year as stated by Mr. Bond of S.E.Q.E.B.

Presently S.E.Q.E.B are finalising design works in preparation for
commencement of the 1981/82 Street Lighting Programme. S.E.Q.E.B.'s
southern district office has installed 23 lights on overhead poles
from the 1981/82 Programme in Divisions 9 and 10.

It is recommended that the above report be noted.

Recommendation:

That the information be noted.

PREVIOUS AGENDA ITEM - Council Decision (W1)(17/7/81)

2 RE: CANAL MAINTENANCE AND SAND PUMPING

FILE 5206 PT.3

2

Reference Technical Assistant to Chief Engineer (23/6/81):

- (A) The canal entrances to the subdivisions at Shearwater and Runaway Bay and to the small harbour off Howard Street are badly silted causing navigation problems. An amount of \$10,000 has been paid in by Lae Enterprises for canal maintenance in this area. It is estimated that Council's dredge would spend four weeks cleaning up these jobs at an estimated cost of \$5,000. The sand pumped from these entrances would be used to renourish the beaches along the Broadwater foreshore fronting the subdivisions.
- (B) Also, a recent survey and probing of Gardiner's Creek shows that the creek has resilted to a situation comparable with that early in 1977 when a small navigation channel was dredged by McQuade at Council's expense. The Department of Harbours and Marine will not accept responsibility for maintenance of this creek. The deposited material consists generally of a bottom layer of sand covered with a layer of muddy silt and it is considered that the material is able to be removed by Council's dredge. It would be deposited on the beach fronting Overell Park and the job would take in the order of four weeks at an estimated cost of \$5,000.

It is recommended that following the completion of work at Coombabah that Council's dredge undertake the above two jobs as a charge against Canal Maintenance.

Council Decision (W13)(3/7/81):

- (1) That the Technical Assistant to Chief Engineer's recommendation part (A) be adopted.
- (2) That the proposal for Gardiners Creek, part (B), be placed on a future agenda for discussions with Officers of the Department of Harbours and Marine, since Gardiners Creek is currently used for navigation by large vessels.

Council Decision (W1)(17/7/81)(PART):

- (1) That a programme of canal maintenance be prepared, bearing in mind the following points:-
 - (a) The \$10,000 contribution from the Developer was for works in his general area that Council would not normally undertake.
 - (b) The Council's existing policy and the need to provide navigable routes through the canal systems.

DEPARTMENT OF HARBOURS AND MARINE (FOLIO 121871 24/7/81):

I refer to your letter dated July 7, 1981 requesting a meeting with officers of this Department for discussions regarding the dredging of Gardiners Creek.

The canal in Gardiners Creek was certified as complete, pursuant to the Canals Acts, in the Government Gazette dated May 8, 1971. Further the canal waterway areas have been dedicated back to the Crown and your Council was so advised by letter dated June 17, 1971.

2 PREVIOUS AGENDA ITEM - Council Decision (W1)(17/7/81)
RE: CANAL MAINTENANCE AND SAND PUMPING FILE 5206 PT.3

DEPARTMENT OF HARBOURS AND MARINE (FOLIO 121871 24/7/81): (Continued) 2

The Canals Act Amendment Act 1979, Section 10 provides for the Local Authority to preserve, maintain and keep clean any canal within its area.

The Department has no funds to carry out any developmental dredging works in Gardiners Creek.

Reference Technical Assistant to Chief Engineer (11/9/81):

\$18,000 has been provided in Budget Item 267-01 Canal Maintenance for work in this financial year. However, this includes \$10,000 which was paid into Council by a developer for canal maintenance in the Runaway Bay/Shearwater general area and which by Council Decision of 17/7/81 is to be used only for jobs which Council would not normally undertake. Hence, it is proposed to transfer this \$10,000 from this Budget Item to Private Works Trust Account for this purpose. In order to undertake a reasonable Canal Maintenance programme, it will be necessary to replace this \$10,000 and it is proposed that this amount be transferred from Budget Item 270-07 Street Sweeping Northern Division into Canal Maintenance Budget Item 267-01. Budget Item 270-07 allowed for 10 months' operation for a second street sweeper in the Northern District. However, this machine has just been ordered and it is not likely to begin operation until November. Therefore, there will be a saving of at least \$10,000 in the item thus allowing for the transfer.

The following tabulation is a collation of various jobs which require maintenance using Council's dredge, as a charge against Canal Maintenance Budget Item 267-01.

<u>Location</u>	<u>Est. Cost</u>	<u>Remarks</u>
Entrance to Runaway Bay, Shearwater & Howard Street Harbours.	5,000	Desiltation approved - Item (W13)(3/7/81)
Stormwater drainage outlets in Howard St. Harbour	750	Siltation caused by stormwater discharge
Entrance to Oates Canal	3,000	Siltation causing navigation problems.
Entrance to canals at Wombat & Boomerang Crescents	1,500	" " " "
Stormwater outlet at 21 The Promenade, Isle of Capri.	750	Siltation from stormwater outlet causing mooring and navigation problems
Stormwater outlet at Vespa Crescent	1,000	" " "
Entrance to Koala Park channel	3,500	Dragline carrying out this work by direction
	\$15,500	

2 PREVIOUS AGENDA ITEM - Council Decision (W1)(17/7/81)
RE: CANAL MAINTENANCE AND SAND PUMPING

FILE 5206 PT.3

Reference Technical Assistant to Chief Engineer (11/9/81): (Continued)

This leaves an unallocated balance of \$2,500 to be expended on complaints which may arise throughout the year. There is a problem area downstream of Punaway Bay Bridge which requires desiltation and it is proposed to use \$1,500 of the developer's contribution to remedy this situation. There is other work provided under Budget Item 328 - Sand Pumping, part of which is to be carried out by Council's dredge. The list of work approved on Page 63 of the Budget is shown below together with remarks on proposed methods of carrying out this work. The jobs will resolve many complaints received throughout the year.

<u>Location</u>	<u>Est. Cost</u>	<u>Remarks</u>
Broadwater Estate	6,000	Replenishment of beach by carting in sand - Complete
Hollywell	6,000	Renourishment of Hollywell Beach - Council Dredge
Biggera Creek - Burrows St.	5,000	Approved - Item(W18)(11/9/81) - McQuade's Dredge
Biggera Creek - Dornboss	3,000	Renourishment of beach along Park & desiltation of creek - Council Dredge
Len Fox Park	13,500	Carry over approved by Council - Job complete - expected saving of \$5,000
Olympic Pool	5,000	Renourish beach north & south of boat ramp - Council Dredge
Gardiners Creek	5,000	Desiltation of creek & navigation problems - Council Dredge
Ferry Road Dip	1,500	Desiltation of small channel - Council Dredge
Kookaburra Court, Sorrento.	2,500	Desiltation of entrance - Council Dredge
Cascade Gardens	2,500	Renourishment of erosion - to be determined
	\$50,000	

With the saving at Len Fox Park due to a higher production rate by McQuade's dredge than expected, it is considered that this money could be well spent on pumping further sand to the beach on the southern side of Loders Creek Caravan Park to cover the rock wall. The bay between the Caravan Park and the Olympic Pool is badly silted as a result of discharge from the Railway Drain and it is intended to dredge this area if the material is suitable, otherwise sand would have to be obtained from the eastern side of the navigation channel in the Broadwater which would require McQuade's dredge.

2 PREVIOUS AGENDA ITEM - Council Decision (W1)(17/7/81)
RE: CANAL MAINTENANCE AND SAND PUMPING FILE 5206 PT.3 2

Reference Technical Assistant to Chief Engineer (11/9/81): (Continued)

It is therefore recommended that:-

- (1) \$10,000 be transferred from Budget Item 267-01 into Private Works Trust Account for use on specific jobs on maintenance of canals in the Runaway Bay/Shearwater general area;
- (2) \$10,000 be transferred from Budget Item 270-07 Street Sweeping Northern Division to Budget Item 267-01 Canal Maintenance to replace the money transferred in (1) above;
- (3) The works shown in the above lists be approved to allow programming of dredge operations;
- (4) The saving of \$5,000 at Len Fox Park be used to provide sand to the beach at the southern end of the Loders Creek Caravan Park;
- (5) \$1,500 be expended from the Private Works Trust Account to desilt the area downstream of Runaway Bay Bridge.

Recommendation:

That the recommendations of the Technical Assistant to Chief Engineer be adopted.

3 PREVIOUS AGENDA ITEM - Council Decision (W22)(24/7/81)
RE: APPLICATION FOR INCLUSION OF FORESHORE ON PROPERTIES FACING
HOWARD STREET, HOLLYWELL FILE 2-4772 3

Reference Chief Draftsman (28/2/80)(PART):

It is recommended that the Boat Harbour be maintained at its present width and that the Land Administration Commission be advised that Council is opposed to this and any similar future application in respect of the Howard Street Area.

Council Decision (W7)(21/3/80):

Following a Works Committee inspection with the Division Alderman held on Wednesday 19th March, 1980 at 8-00 a.m. it is recommended that the recommendation of the Chief Draftsman be adopted.

Council Decision (W9)(13/6/81):

- (a) That Council's previous decision be adhered to; and
- (b) That the Land Administration Commission be advised accordingly and also advised that the very fact that the acquisition of adjacent land is being quoted as a precedent is one of the reasons Council is not prepared to agree to alienation of any more foreshore around this boat harbour particularly in the western end.

Council Meeting, 25th September, 1981
 Report of Works Committee Meeting, 22nd September, 1981

3

PREVIOUS AGENDA ITEM - Council Decision (W22)(24/7/81)
RE: APPLICATION FOR INCLUSION OF FORESHORE ON PROPERTIES FACING
HOWARD STREET, HOLLYWELL FILE 2-4772
 (Continued)

3

Council Decision (W22)(24/7/81):

That Council note that the area was inspected by the Health Committee, representatives of the Land Administration Commission and Works Committee, and that following discussions on site, plans will be prepared and a detailed recommendation made to Council.

Reference Technical Assistant to Chief Engineer (15/9/81):

The plan on file shows a proposal which will meet with the concepts discussed during the joint inspection on Wednesday 22nd July, 1981.

The red line indicates the proposed boundary to which it is proposed to allow annexation to the various properties, if and when the owners so desire. The area which can be annexed is shaded brown. Between this area and the high water mark is an area shaded in purple, which it is proposed to dedicate as Public Esplanade. This will allow sufficient area for the public to be able to walk along the beach, generally above high tide level, and also provides a buffer area which in general can erode or accrete without affecting either old or the proposed new real property boundaries. The area shaded green is a proposed extension to park reserve R1018.

It is therefore recommended that:-

- (1) Action be taken to rescind previous decisions, namely W7 of 21/3/80 and W9 of 13/6/80.
 Subject to completion of these rescissions:-
- (2) Council approve of the proposals described above and shown on the plan on file;
- (3) The approval of the appropriate Government Departments be obtained to dedicate the proposed esplanade and park reserve and approval to allow the respective property owners to annex the areas shaded in brown to their properties, if the owners so desire;
- (4) Following Government Departmental approval, the owners of the various properties be so advised of their rights to annex the respective areas to their properties.
- (5) Mr. Lane of Lot 20 be advised that Council has no objection to him acquiring and annexing that area of land shown in pencil on his plan Z.82.1 which has a 5 metre additional frontage to Vamp Lane and which complies with the recommendation contained herein; and
- (6) Mr. Lane also be given approval to construct the pontoon jetty and proposed mooring as per his plan Z.82.1 providing the landward end of the walkway is no closer than 10 metres to the existing real property boundary at a distance 1 metre westward from Vamp Lane alignment.

Recommendation:

That the recommendations of the Technical Assistant to Chief Engineer be adopted.

4 PREVIOUS AGENDA ITEM - Council Decision (W2)(4/9/81)
 RE: 1981/82 WORKS PROGRAMME - SUBMISSION FOR APPROVAL FILE 202639

Reference Chief Draftsman (15/9/81):

The following list details documents which have been prepared for submission to the relevant State Government Departments for subsidy approval. The works are contained in the 1981/82 Works Programme and are presented herewith for adoption by Council and approval for submission for subsidy approval and construction.

DIV.	JOB NO.	JOB.	DESCRIPTION	PRELIM. EST.	DETAILED EST.
2	8261	Southport Gardens Estate	Kylie Street to Recreation Resv. Pipe open drain	33,000	30,500
4	8401	Gardiners Ck., Southport	Stage II of storm-water drainage extension upstream of Minnie Street	55,000	58,500
4	8402	Stafford Av., Main Beach	Hughes Avenue to Montgomery Avenue Concrete footpath, west side	9,000	7,200
5	8290	Freda Street, Ashmore	Augment stormwater drainage line through Council owned Lot 144 and upgrade inlet capacity	23,000	14,100
5	8285	Cotlew Street, Southport	Extend exist. culverts & provide open concrete drain and fencing to connect to Corruna Park drain	100,000	107,000
7	8407	Anne Avenue, Broadbeach	Full length, conc. f'path both sides (scope of work extended as requested by Div. Alderman)	10,000	17,300
7	8408	Surf Parade, Broadbeach	Chelsea Avenue to Park, con. f'path east side	12,000	12,900
7	8409	Old Burleigh Rd. Broadbeach	Broadbeach Blv. to Armrick Ave., Conc. f'path east side	4,500	4,200
7	8410	Mermaid Avenue Mermaid Beach	Full length, conc. f'path, north west side	7,500	7,000
9	8424	Townson Avenue, Palm Beach	19th Avenue to Mawarra Av., conc. f'path, east side	10,500	10,500

Council Meeting, 25th September, 1981
Report of Works Committee Meeting, 22nd September, 1981

4 PREVIOUS AGENDA ITEM - Council Decision (W2)(4/9/81) FILE 202639
RE: 1981/82 WORKS PROGRAMME - SUBMISSION FOR APPROVAL

Reference Chief Draftsman (15/9/81):

(Continued)

It is recommended that the above works be adopted by Council, the documents be submitted for subsidy approval where applicable and construction be authorised.

Recommendation:

That the recommendation of the Chief Draftsman be adopted.

5 PREVIOUS AGENDA ITEM - Council Decision (W6)(15/5/81) FILE 2633
RE: REPORT ON STAFF AND OVERTIME

Reference Works Administrator (22/4/81)(PART):

- (i) The matter of $\frac{1}{2}$ hour each day per plant operator for minor servicing and other servicing outside the workshop (estimated cost \$80,000 for 1980/81) be further investigated. The arrangements made by other major fleet operators to be looked at.
- (ii) In the interests of productivity, consideration be given to employing additional mechanics, on shift, to cover weekends, and thus obviate weekend overtime for plant servicing; also, whether such extra mechanics could handle minor servicing in (i).
- (iii) With regard to call-outs, the feasibility of creating a small call-out work-force, to work shifts covering weekends, be investigated in detail by the Water Supply Engineer, Sewerage Engineer, and Mechanical and Electrical Engineer and a report be put to Council.
- (iv) In regard to categories B and C, cost centre supervisors in future are to obtain specific written approval in advance from the Chief Engineer, such approval to clearly show the job number, amount of overtime approved, and specific reason.
- (v) Revised overtime levels as shown on Attachment 'A' - Page 1 be approved.

Council Decision (W6)(15/5/81):

- (a) That detailed information be collated over the next four weeks as discussed, to provide information on which decisions could be made relative to the above recommendations (i) to (iv).
- (b) That recommendation (v) be adopted.

Reference Works Administrator (1/9/81):

Following the above Council Decision, detailed information has been collated over a period of four weeks (20/5/81 to 16/6/81), as shown per attachments A and B. It should be appreciated that this manual method is time consuming and cannot be recommended as a permanent method. It should also be noted that this information for this particular four week period, is not representative of a full year. For example:

C.C.14 Majority of overtime was worked early in the 1980/81 financial year due to construction at Coombabah dual force main, so less overtime is indicated on Attachment A Page 1 for above four week period.

5 PREVIOUS AGENDA ITEM - Council Decision (15/5/81)(W6)

RE: REPORT ON STAFF AND OVERTIME

FILE 2633

5

Reference Works Administrator (1/9/81):

(Continued)

C.C.23 Due to the Coombabah laboratory commencing operations late in 1980/81 overtime has to be worked to keep up with the current workload, therefore this four week period will indicate higher overtime than normal.

C.C.31 Due to a backlog of plans W.S. & S. inspectors worked overtime at the end of 1980/81 to cope with current workload, but little overtime was worked earlier in the year.

From this investigation previous assertions are reinforced that current reporting systems into overtime should be improved. It is recommended that high priority be given to computerised management reporting systems, in view of the large sum of money spent on overtime by Council as a whole (\$8000,00-00 p.a. estimate).

Obviously the greatest part of this overtime is either unavoidable or incurred for good reason, but responsible control and policy needs to be based on accurate information which should also allow trends to be assessed.

With regard to recommendation (i) of Council Decision 15/5/81 which referred to ½ hour overtime paid per day for each plant operator for minor servicing, various alternatives were considered, but discarded as not presenting a viable solution and it is felt that removing such overtime completely would create considerable ill will.

Discussions on this with the Works Committee have revealed that some other Government organisations and local authorities pay a higher amount of such overtime to plant operators. Payment made by Gold Coast City Council in this regard, therefore, is not excessive.

Recommendation (ii) had regard to consideration being given to employing additional mechanics on shift, to cover weekends. After discussions with the Industrial Officer, it has become clear that this idea would not be totally feasible. Weekend overtime rates would still have to be paid and expenditure would not be greatly reduced if a shift work force was introduced.

In regard to recommendation (iii) whereby it was suggested that a small call-out workforce working shifts covering weekends, be considered. After discussions with the relevant engineers, it is apparent that the number of skilled men required to form a call-out work force of this nature, would incur a similar or greater expenditure than present overtime figures and would involve additional administrative and supervision costs. However, more productive man hours of work would be received for a comparable monetary cost.

By way of general comment, overtime is undesirable from a productivity cost point of view. I.e. with double time, one hours work costs two hours pay. Also with weekend call-outs, a minimum of three hours at double time is payable for each separate call-out. On one occasion, three separate call-outs on the same Sunday, of one hour each (including travelling) resulted in 18 hours time paid (3 call-outs x 3 hours each x 2 (double time)). If a man was to work during that day, Council would receive eight hours work for sixteen hours paid.

PREVIOUS AGENDA ITEM - Council Decision (15/5/81)(W6)
RE: REPORT ON STAFF AND OVERTIME

5

FILE 2633

Reference Works Administrator (1/9/81):

(Continued)

5

Attachment B shows the concentration of call-out demand on a weekend (based on data obtained from the four week sample). 90 per cent of Saturday call-out overtime hours paid relates to the period between 7 a.m. and 4 p.m. with 70 per cent on Sunday. These hours indicate that most call-outs would be covered by men working a normal day's start and finish times on a weekend.

It would appear that the creation of a Shift-work Call-out Section which would be doing productive work between call-outs and could consist of a number of two-man vehicles roving the city, performing various inspections, safety checks and maintenance checks (de-watering pumps, etc) has some merit. Such a Section should contain an adequate range of expertise to handle all call-outs, etc. other than those of a major or emergency nature. If a call-out required another vehicle, then contact by radio would be immediate and simple. Specific tradesmen such as plumbers and electricians could, by agreement, be rostered to work one weekend day every so many weekends, or alternatively work Saturday and Sunday (at overtime rates) and take Monday and Tuesday off. It could well be an economically and practically feasible proposition to engage extra such tradesmen to counteract shortages due to weekend-rostered men taking Monday and Tuesday off. When dollar cost and productivity for those dollars is taken into account and the fact that a more efficient and effective after hours service would be provided, which would also be able to engage in preventative maintenance, etc, it appears that this is an avenue which should be considered in detail by the relevant Engineers and the Industrial Officer and be subjected to a trial period of, say, six months.

Accordingly, it is recommended:

- (a) That the current procedure for the approval of overtime be reviewed and include emphasis on a tighter control of weekend overtime.
- (b) That the structure of a revised call-out, etc., workforce, along the lines indicated above, be drawn up together with a list of duties and, subject to any necessary agreement required, be put into operation for a trial period of six months.

Recommendation:

- (1) That the recommendation (a) of the Works Administrator be adopted.
- (2) That the structure of a revised call-out and emergent workforce, along the lines as listed above, be drawn up together with a list of duties; and the necessary discussions be held with the relevant unions. When this extra information is available another report be submitted to Committee for further consideration.

OVERTIME EXPENDITURE REPORT FOR PERIOD 20.5.81 TO 16.6.81.

A : Plant Servicing, maintenance, etc., by Plant Operator.
 B : Plant Servicing, maintenance, etc., by Workshop Staff.

C : Fuelling of plant items.

D : Travel and transportation of plant, equipment, etc., to/from job outside normal hours.

E : 36½ hour/week employees directly supervising 40 hour/week men (3-3/4 hours/week overtime regularly).

F : Early start/weekend work/late finish, to avoid traffic, catch tides, or if only available time to work to minimise inconvenience to public, etc.

G : Early start/weekend work/late finish, because of completion deadline imposed.

H : Late finish to complete job and avoid starting for short period next day.

I : Late finish awaiting concrete delivery, etc.

J : Call-out.

K : Administrative and clerical, etc.

L : As required to cope with temporary workload peak.

M : Specific Aldermanic/Department Head request.

N : To carry out essential duties which require seven (7) day week attention.

O : Other (please specify).

C.C.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	TOTAL	%
10					122	16	138	804		54		249				138	42
11		350	71			85						2075				1559	58
12		608			326											3009	66
13																	
14	60			8			28								20	116	100
15	30		54		162	30				336						552	90
20					20						873					893	100
21								97			509					509	100
23											1577	1564				1674	52
24					949											949	100
25					184	96		18	45	47					30	373	82
27						94		13		664						771	66
28					320	135		84		403	40					579	81
29	964	37		93	441	194	108	52	22			4			17	1630	78
30	170	104			51											51	100
31							74					12				12	14
																74	86

WEEKDAY WORK



WEEKEND WORK

C.C.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	TOTAL	%
32								359		464		82		5		910	39
33										476				177	159	653	61
34	130					4		82		93		34		553	127	847	77
35	40					40		77		200						357	45
36	545	19		705	48	265	124	328		439						2035	91
37					207									111		203	9
38	76						306	44	22	239	24				86	797	39
39	27			74			42			742				887	438	1249	61
40	251			32		80	16	132		195		100		2633	375	3164	72
41						236		9		58						537	84
44	217			96				44					35			245	16
45	573			4				89							8	674	103
46	229							12	8	15					295	559	100
47	145					30	12	26	4	4			46		175	405	49
48	359					9	379								67	425	51
49	103						310									460	53
TOTAL \$	3589	406	150	981	1881	1722	486	2270	101	1932	400	3340		892	963	19113	
% WEEKDAY/ WEEKEND	330	721		32		670	1051			2428		3774		173	3501	13620	
% TOTAL	92	36	100	97	100	72	32	100	100	44	100	43		20	51		56
	8	64		3		28	68				56	57		100	80	49	44
	12.0	3.4	.5	3.1	5.8	7.3	4.7	6.9	.3	13.3	1.2	21.8	.5	13.4	5.8	\$32,733	

WEEKDAY WORK WEEKEND WORK

\$ WEEKDAY/
WEEKEND
% TOTAL

COST CENTRE 10 11 12 13 14 15 20 21 23 24 25 27 28 29 30 31

CALL OUTS (HOURS)

Attachment B Page 1

TIME	10	11	12	13	14	15	20	21	23	24	25	27	28	29	30	31
6pm												2				
5pm												1				
4pm												1	1			
3pm												1				
2pm		1										1				
1pm		1														
12.00		1									1/2	1/2				
11am		1									1	2				
10am		2									2	1				
9am		1									2	2				
8am		1									1	2				
7am		1									1	3				
6am																
5pm													1			
4pm		1											1			
3pm		1														
2pm		1														
1pm																
12.00																
11am																
10am																
9am																
8am												1				
7am												1				
6am																

SATURDAYS

SUNDAYS

COST CENTRE	CALL OUTS (HOURS)											Attachment B			Page 2	
	32	33	34	35	36	37	38	39	40	41	44	45	46	47	48	%
6pm							3	3								2.8
				2				2								1.4
5pm				2				1								1.4
4pm				2			3									2.4
3pm				2			6							2		4.2
2pm	1			3			6						½	3		5.0
1pm	4			3			3	1					5	3		7.3
12.00	4			4			6	1					8	5		11.1
11am	5			3			6	5				3	8	5		13.8
10am	6			3			6	9½				3	10	9		17.8
9am	4			1				11				3	10	9		14.5
8am	2							10				3	10	9		13.5
7am	1							4					4	5		4.8
6am																
4pm		18						3								23.8
	1	3		½			1									8.6
3pm	1	3		1			1									7.6
2pm				1												2.2
1pm				1												1.6
12.00	1			2			1	2								6.5
11am	1			3			1	4								9.7
10am	2			3				6								11.9
9am	1			2				7								11.9
8am				2				6								9.7
7am				2				3								5.4
6am		1														1.1

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6 PREVIOUS AGENDA ITEM - Council Decision (W2)(4/9/81)
RE: 1981/82 WORKS PROGRAMME - DIVISION 6 FILE 202639

Reference Chief Draftsman (14/9/81):

The Alderman for Division 6 has requested that the following work be included in the 1981/82 Works Programme:-

<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>PRELIM. EST. \$</u>
The Esplanade, Surfers Paradise	Pedestrian Walkway and Beautification Adjacent to Surfers Paradise Beach (Subject to Contribution from H.S.P)	G.C.C.C. Contribution up to \$20,000
Bundall Road/ Salerno Street, Surfers Paradise	Elliott Street to Hobcen Street Conc. Footpath 1.8m wide, east and north sides	\$37,000
Salerno Street Bridge, Surfers Paradise	Investigation into widening bridge - Planning allocation only	\$ 5,000
The Esplanade, Surfers Paradise	Laycock Street to Trickett Street Concrete footpath, west side	\$ 3,200
The Esplanade, Surfers Paradise	Concrete access ramp to beach for Surf Club vehicles	\$ 2,500
Benowa Road, Benowa	Dunkeith Avenue to the south, median kerb on east side	\$ 2,500

It is recommended that the above work be included in the 1981/82 Works Programme for Division 6.

Recommendation:

That the recommendation of the Chief Draftsman be adopted.

7 RE: STREET LIGHTING PROGRAMME 1981/82 FILE 3012 Pt. 4

Reference Assistant Finance Clerk (10/9/81):

A resident's request has been received for lighting in Kauri Court and Maralinga Drive, Ashmore. Following an inspection of the area it is felt that in Division 5 lights should be installed at:-

1. Maralinga Drive outside Lot No. 423.
2. Maralinga Drive outside Lot No. 415.

Allowance for these lights has been made in the 1981/82 Programme.

It is recommended that these lights be adjusted against those listed as 'to be allocated' in the 1981/82 Programme.

Recommendation:

That the recommendation of the Assistant Finance Clerk be adopted.

8

PREVIOUS AGENDA ITEM - Council Decision (W24)(27/2/81)
RE: SUBDIVISION APPLICATION FOR D.L. AND P.J. CAMERSON AT MARGARET AND LOUISE STREETS, SOUTHPORT FILE 561290
OWNER: D.L. & P.J. CAMERON PTY. LTD.
LOCATION OF SITE: 28 MARGARET STREET, SOUTHPORT
TOTAL AREA: 1214 m² (48 p.)
PROPOSED SUBDIVISION: 2 LOTS OF 607 m² (24 p.)
EXISTING SUBDIVISION: 1 LOT (SUB. 216 ON R.P. 28685)
PRESENT ZONING: RESIDENTIAL LOW DENSITY (DUPLEX)
PROPOSED TOWN PLAN: RESIDENTIAL B
PROPOSED STRATEGIC PLAN: URBAN AREA
DATE RECEIVED: 21/7/81

Council Decision (W24) 27/2/81:

That the applicant be advised (in reply to folio 96898) that the proposed subdivision shown on plan No. 80/524.A273/1 is disapproved for the following reasons:

- (1) Both of the proposed allotments do not comply with Council By-laws in that their areas are less than the required 600 m².
- (2) The proposed extension of Louise Street is considered to be contrary to good traffic engineering practice.

Reference Planning Officer (18/8/81):

Zoning - Residential Low Density (Duplex)

Proposed Zoning - Residential B

Lot Layout - Satisfactory. Following an inspection, it is considered that there should be no requirement to extend Louise Street, notwithstanding that this would reduce the size of the proposed lots below the minimum size. Access can be satisfactorily obtained from the existing Louise Street.

Park Provision - Contribution in lieu of park provision.

Environmental Considerations - Tree Preservation Condition.

Reference Subdivision Engineer (9/9/81):

The previous application for subdivision of this land based on the proposed extension of Louise Street was not acceptable.

This fresh application is based on developing a new allotment off the end of Louise Street. This overcomes one defect in the earlier application by keeping the proposed lots larger than the minimum 600 m² required by the By-laws. However, it would create a totally unsatisfactory traffic position.

The section of Louise Street which leads to proposed Lot 2 has a reserve width of only 7.5 m with no constructed road surface at present. If the footpath width of 3.3 m which exists to the east was continued along the frontage of Lot 2 on R.P. 112863, and kerb and channel constructed on the opposite side on an alignment of 0.5 m, a kerb to kerb width of 3.7 m would be obtained. This width of pavement would have to cater for access to proposed Lot 2, and access to existing Lot 2 on R.P. 112863. Rear access to the Harbours and Marine site, R854, is taken onto Louise Street just to the east of the proposed subdivision.

Taking account of the duplex zoning of the proposed subdivision and adjacent area, and the limited possibility for on-site parking on the minimal size allotment proposed off the end of Louise Street, it

Council Meeting, 25th September, 1981
Report of Works Committee Meeting, 22nd September, 1981

8

8

PREVIOUS AGENDA ITEM - Council Decision. (W24)(27/2/81)
RE: SUBDIVISION APPLICATION FOR D.L. AND P.J. CAMERON AT MARGARET
AND LOUISE STREETS, SOUTHPORT FILE 561290

Reference Subdivision Engineer (9/9/81): (Continued)
is considered subdivision on these lines would create a most unsatisfactory situation for access and parking, and the application should be refused.

Following an inspection, it is recommended that the applicants be advised (in reply to the application under folio 119362) that the subdivision shown on proposal plan No. 80.524.A273.2 is disapproved because it is considered to be contrary to good traffic engineering practice.

Recommendation:
That the Applicant be invited to discuss the matter with Works Committee.

9

9

RE: ASSAULT ON COUNCIL OFFICER - H. KARL

FILE 2604 W

Reference Chief Engineer (10/9/81):

I have received a report from Mr. H. Karl, Council's Sewerage Construction Engineer in the Northern region, relating to an incident in which he states he was assaulted by a ratepayer at the time he had visited the ratepayer's property to inspect some reported damage.

I consider the assault was a serious one and that the matter certainly warrants Council action and have referred it to Council's Solicitors to take action.

It is recommended that:-

- (a) the information be noted and the action taken endorsed;
- (b) Council's Solicitors be requested to take whatever action is possible in relation to the assault.

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

- 8 PREVIOUS AGENDA ITEM - Council Decision (W24)(27/2/81)
RE: SUBDIVISION APPLICATION FOR D.L. AND P.J. CAMERSON AT MARGARET AND LOUISE STREETS, SOUTHPORT FILE 561290
OWNER: D.L. & P.J. CAMERON PTY. LTD.
LOCATION OF SITE: 28 MARGARET STREET, SOUTHPORT
TOTAL AREA: 1214 m² (48 p.)
PROPOSED SUBDIVISION: 2 LOTS OF 607 m² (24 p.)
EXISTING SUBDIVISION: 1 LOT (SUB. 216 ON R.P. 28685)
PRESENT ZONING: RESIDENTIAL LOW DENSITY (DUPLEX)
PROPOSED TOWN PLAN: RESIDENTIAL B
PROPOSED STRATEGIC PLAN: URBAN AREA
DATE RECEIVED: 21/7/81

Council Decision (W24) 27/2/81:

That the applicant be advised (in reply to folio 96898) that the proposed subdivision shown on plan No. 80/524.A273/1 is disapproved for the following reasons:

- (1) Both of the proposed allotments do not comply with Council By-laws in that their areas are less than the required 600 m².
- (2) The proposed extension of Louise Street is considered to be contrary to good traffic engineering practice.

Reference Planning Officer (18/8/81):

Zoning - Residential Low Density (Duplex)

Proposed Zoning - Residential B

Lot Layout - Satisfactory. Following an inspection, it is considered that there should be no requirement to extend Louise Street, notwithstanding that this would reduce the size of the proposed lots below the minimum size. Access can be satisfactorily obtained from the existing Louise Street.

Park Provision - Contribution in lieu of park provision.

Environmental Considerations - Tree Preservation Condition.

Reference Subdivision Engineer (9/9/81):

The previous application for subdivision of this land based on the proposed extension of Louise Street was not acceptable.

This fresh application is based on developing a new allotment off the end of Louise Street. This overcomes one defect in the earlier application by keeping the proposed lots larger than the minimum 600 m² required by the By-laws. However, it would create a totally unsatisfactory traffic position.

The section of Louise Street which leads to proposed Lot 2 has a reserve width of only 7.5 m with no constructed road surface at present. If the footpath width of 3.3 m which exists to the east was continued along the frontage of Lot 2 on R.P. 112863, and kerb and channel constructed on the opposite side on an alignment of 0.5 m, a kerb to kerb width of 3.7 m would be obtained. This width of pavement would have to cater for access to proposed Lot 2, and access to existing Lot 2 on R.P. 112863. Rear access to the Harbours and Marine site, R854, is taken onto Louise Street just to the east of the proposed subdivision.

Taking account of the duplex zoning of the proposed subdivision and adjacent area, and the limited possibility for on-site parking on the minimal size allotment proposed off the end of Louise Street, it

8 PREVIOUS AGENDA ITEM - Council Decision. (W24)(27/2/81)
RE: SUBDIVISION APPLICATION FOR D.L. AND P.J. CAMERON AT MARGARET
AND LOUISE STREETS, SOUTHPORT FILE 561290

Reference Subdivision Engineer (9/9/81):

(Continued)

is considered subdivision on these lines would create a most unsatisfactory situation for access and parking, and the application should be refused.

Following an inspection, it is recommended that the applicants be advised (in reply to the application under folio 119362) that the subdivision shown on proposal plan No. 80.524.A273.2 is disapproved because it is considered to be contrary to good traffic engineering practice.

Recommendation:

That the Applicant be invited to discuss the matter with Works Committee.

9 RE: ASSAULT ON COUNCIL OFFICER - H. KARL

FILE 2604 W

Reference Chief Engineer (10/9/81):

I have received a report from Mr. H. Karl, Council's Sewerage Construction Engineer in the Northern region, relating to an incident in which he states he was assaulted by a ratepayer at the time he had visited the ratepayer's property to inspect some reported damage.

I consider the assault was a serious one and that the matter certainly warrants Council action and have referred it to Council's Solicitors to take action.

It is recommended that:-

- (a) the information be noted and the action taken endorsed;
- (b) Council's Solicitors be requested to take whatever action is possible in relation to the assault.

Recommendation:

That the recommendation of the Chief Engineer be adopted.

Council Meeting, 25th September, 1981
Report of Works Committee Meeting, 22nd September, 1981

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(Div.6)

PREVIOUS AGENDA ITEM - Council Decision (H7) (21/7/81)
RE: SUBDIVISION APPLICATION FOR GOLD COAST TURF CLUB IN UPTON STREET, BUNDALL FILE 561310
APPLICANT: TAYLOR MADDALON & WESTERVELD PTY. LTD.
OWNER: GOLD COAST TURF CLUB
LOCATION OF SITE: UPTON STREET, BUNDALL
TOTAL AREA: 2.66 ha (6.56 ACRES) PLUS BALANCE AREA
PROPOSED SUBDIVISION: 9 ALLOTMENTS PLUS FLOOD CANAL LOT PLUS BALANCE AREA
EXISTING SUBDIVISION: SUBS. 5 TO 7 OF SECT. VI OF PORTION 2, PARISH OF NERANG
ZONING: RESIDENTIAL LOW DENSITY (DWELLING HOUSE) SUBJECT TO REZONING APPLICATION
PROPOSED NEW TOWN PLAN: LIGHT INDUSTRY, PUBLIC OPEN SPACE - GENERAL, PRIVATE OPEN SPACE - ENVIRONMENTAL
NEW STRATEGIC PLAN: PUBLIC AND PRIVATE OPEN SPACE PLUS CANAL
DATE RECEIVED: 25TH MARCH, 1981.

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(Div.6)

Reference Assistant Engineer - Subdivisions (8/9/81):

Two of the main issues to be examined in this application are (a) details of the required park provision and, (b) Council's requirement for construction of a flood channel west on a line 40 metres from and parallel to Upton Street, between this subdivision and the race track.

(A) PARK PROVISION

Reference Planning Officer (3/6/81):

Zoning - Residential Low Density (Dwelling House). (There is a current application to rezone the land to Service Industry. This proposal is satisfactory in principle.)

Proposed zoning - Light Industry

Lot Layout - Satisfactory

Park Provision - The approximate area of subdivision clear of the flood canal is 2.5372 ha, leading to a park requirement of 2537 m (i.e. 10%). It is considered that the park area should be taken in one parcel at the northern end of the property (cnr. Upton Street and Crombie Avenue).

The proposed Town Plan currently on exhibition shows a 25 metre wide strip of open space from Crombie Avenue. This is considered to be sufficient width to form a buffer strip and would lead to a park contribution of approximately 1,000 m². This is satisfactory. (This is also covered under the rezoning application.)

The area should be fenced on its street and southern frontages to prevent it becoming a parking lot associated with the neighbouring industrial development.

Reference Assistant Engineer - Subdivisions (8/9/81): (Continued)

Council's decision of 21st July, 1981 on rezoning of this land included the following:-

"2(d) At the time of subdivision, park provision shall be the area within 20 metres of Crombie Avenue. This area shall be included in the Public Open Space zone with the rezoning application and shall be densely landscaped by the Club to the satisfaction of the Chief Inspector."

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(Div.6) PREVIOUS AGENDA ITEM - Council Decision (H7)(21/7/81)
RE: SUBDIVISION APPLICATION FOR GOLD COAST TURF CLUB IN UPTON
STREET, BUNDALL FILE 561310

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(Div.6)

Reference Technical Assistant to Chief Engineer (11/9/81):
(B) FLOOD CHANNEL (Continued)

The width of channel required for flood mitigation purposes is 35.2 metres between revetment walls (see note later regarding need for western revetment).

The eastern revetment alignment is to be 40 metres from the Upton Street alignment. Plan 1503-1A is in accordance with these requirements.

The eastern side of the channel needs to be concrete revetted and rock protection provided on the eastern batter slope where the existing indurated material does not provide adequate scour protection. On the western side, providing there is no subdivision, a concrete revetment wall is not necessary. The 1 in 2 batter slope can be carried through to cut the existing ground profile and rock protection provided where again, the indurated material is not adequate to prevent scour, but in any case, is to be carried up on the slope to R.L. 1.2 metres State Datum. Any disturbed areas of the natural ground cover above R.L. 1.2 are to be re-established with suitable thick matted grass.

Who provides the land and pays for the channel works is a matter for policy determination by Council. As a guide, other developers along the Benowa Flood Channel have been required to provide the land and construct the channel.

Reference Assistant Engineer - Subdivisions (8/9/81): (Continued)

Other parts of the Council decision of 21/7/81 were as follows:

"2(a) The Gold Coast Turf Club is to transfer the land required for the flood mitigation channel and weir control structure as shown on Drawing No. 1503-1A to Council at no cost in the subdivision of the land for Industrial allotments."

"2(c) The subdivision of the land shall be conditional upon the Club being responsible for the costs of:-

(i) Excavation of the channel, filling of the allotments to the level required by the Chief Engineer and disposal of excess material;

(ii) Rock blanketing of the channel on both sides, a revetment wall on the eastern side, and grassing on the western side to a design to be approved by the Chief Engineer;

according to such arrangements for construction as may be agreed between the Club and the Chief Engineer."

As the developer is to transfer the flood channel land, being proposed Lot 10, at no cost to Council, it is considered that external charges for water supply and sewerage should not be levied on the proposed Lot 10 area.

In addition to the above points it should also be noted that the normal Council requirement of ratio of depth to frontage of proposed allotments is not met, i.e. lots are wider than they are deep, because of the limitations caused by the flood channel at the rear of the lots. As the allotments are to be rezoned

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 (Div.6)

PREVIOUS AGENDA ITEM - Council Decision (H7)(21/7/81)
 RE: SUBDIVISION APPLICATION FOR GOLD COAST TURF CLUB IN UPTON
STREET, BUNDALL FILE 561310

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 (Div.6)

Reference Assistant Engineer - Subdivisions (8/9/81): (Continued)

Light Industry before approval, it is considered that Council could use its discretionary powers to approve the allotment shapes as proposed on the grounds that this is necessary because of the shape, location and topography of the proposed allotments and that they will provide adequate building sites which are in keeping with the amenity of the locality.

The above Council decisions and Officer's comments are included in the conditions that follow.

Following an inspection it is recommended:-

RECOMMENDATION (A)

That the applicant be advised (in reply to folio 106994) that the proposed subdivision shown on Plan No. 1503-1A is approved subject to the following conditions:-

- (1) Rezoning of the land to Service Industry and Public Open Space.
- (2) PROPERTY BOUNDARIES
 - (a) Allotments shall comply with Council's By-laws and policies except where otherwise approved by the Chief Engineer. It should be noted that some of the allotments may require boundary alignment alteration to allow the condition for Park Provision (Cond. 8 below) to be satisfied).

 It is noted that the allotments have a greater frontage than depth. Council approves of the allotment shapes in this case under its discretionary powers.

 The survey plan shall not be materially different from the approved proposal plan.
 - (b) Adequate truncation shall be provided at the Crombie Avenue/Upton Street intersection to the reasonable satisfaction of the Chief Engineer.
 - (c) At the time of lodging engineering design plans or survey plans (whichever is the sooner), the subdivider is to supply a plan showing the proposed street numbering for the allotments, prepared in accordance with Council's street numbering principles.
- (3) WATER SUPPLY AND SEWERAGE
 - (a) Provision of water supply to each allotment to the satisfaction of the Chief Engineer. The subdivider is invited to enter into an agreement whereby Council may construct internal water reticulation. Council's quotation to construct internal water reticulation may be obtained on application to the Water Supply Engineer. Where the subdivider elects to have the water reticulation installed by his Contractor, arrangements are to be made with Council's Water Supply Engineer for the necessary inspections and testing and final connection to the existing system at the subdivider's cost. Inspection fees shall be paid at the then current rates set down in Council's scale of subdivision fees.

PREVIOUS AGENDA ITEM - Council Decision (H7)(21/7/81)
RE: SUBDIVISION APPLICATION FOR GOLD COAST TURF CLUB IN UPTON
STREET, BUNDALL FILE 561310

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Reference Assistant Engineer - Subdivisions (8/9/81): (Continued)

(3) WATER SUPPLY AND SEWERAGE (Continued)

- (b) The subdivider shall bear the cost of laying a 100 mm water main on the western side of Upton Street for the length of the subdivision, which shall have two cross connections, one at the northern end and one at the southern end of the subdivision, from the existing 380 mm main on the eastern side of Upton Street.
- (c) Provision of sewerage reticulation to each allotment to the satisfaction of the Chief Engineer. It is anticipated that the subdivider shall deliver sewage to the existing temporary pump station (A66) situated at the north-western corner of Upton and Crombie Streets. As much of this subdivision's sewerage as possible shall be directed in a northerly direction to pump station A66. The remainder shall gravitate in a southerly direction towards a single pump, temporary pump station to be constructed by the developer at the southern end of the subdivision. The sewage from here shall be pumped via a temporary rising main into the subdivision's northern gravity line. A sewer overflow line shall be constructed between the head manholes of the two gravity systems. Where practicable, sewers shall be laid in the roadway reserve aligned in the footpath.

Any alterations to proposals 3 (b) and (c) shall be to the reasonable satisfaction of the Chief Engineer.

- (d) An all weather access, to the reasonable satisfaction of the Chief Engineer, shall be provided for any sewerage pump station or holding tank constructed in connection with this subdivision.
- (e) Payment of a contribution of \$1,876 per ha towards construction of water supply mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-Laws and Policies, excluding the area of proposed Lot 10.
- (f) Payment of a contribution of \$2,540 per ha towards construction of sewerage mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-Laws and Policies, excluding the area of proposed Lot 10.

(4) STORMWATER DRAINAGE

- (a) Construction of stormwater drainage and grant to Council of any drainage easements necessary, to the reasonable satisfaction of the Chief Engineer.

The applicant's attention is drawn to By-Law 8 (i) of Chapter 21 which states inter alia:-

- (i) "The applicant shall carry the drainage (of roads and allotments) to a point at which it may be lawfully discharged without causing nuisance or annoyance to any person."

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 (Div.6)

PREVIOUS AGENDA ITEM - Council Decision (H7)(21/7/81)
RE: SUBDIVISION APPLICATION FOR GOLD COAST TURF CLUB IN UPTON
STREET, BUNDALL FILE 561310

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 (Div.6)

Reference Assistant Engineer - Subdivisions (8/9/81): (Continued)

- (ii) "If such drainage is to be carried through land not owned by the applicant, he must satisfy the Council that he has obtained or can obtain an easement in favour of the Council for drainage through that land to a place where drainage may be lawfully discharged ---."
- (b) Where filling of the estate would cause water to pond on existing adjoining allotments, the subdivider is required to provide adequate drainage to the reasonable satisfaction of the Chief Engineer.
- (c) An underground drainage system shall be provided through the proposed park, to the reasonable satisfaction of the Chief Engineer, as required.
- (d) The design recurrence interval for stormwater drainage shall be one in 5 year with one in 20 year overlay.
- (5) FLOOD CHANNEL
- (a) The subdivider shall transfer to Council the land required for the flood mitigation channel and weir control structure at no cost to Council as provided in the rezoning conditions.
- (b) Excavation of the channel, filling of alignment and disposal of excess material at the subdivider's cost for the length of this subdivision.
- (c) Construction of a revetment wall on the eastern side with rock protection provided on the eastern batter slope.
- (d) On the western side a 1 in 2 batter slope with rock protection provided to at least R.L. 1.2 metres State Datum. Any disturbed areas of the natural ground cover above the rock protection are to be re-established with suitable thick matted grass.
- (e) All design and construction works associated with the flood canal shall be to the reasonable satisfaction of the Chief Engineer.
- (6) ROADWORKS
- (a) The existing dedicated road Upton Street shall be constructed with kerb and channelling on an alignment of 4.3 m and widening of the existing bitumen pavement to the channelling along the frontage of the estate, on one side only, to the reasonable satisfaction of the Chief Engineer. Tapers shall be provided externally to the subdivision.
- (b) The subdivider is required to show that satisfactory vehicular access can be obtained onto each allotment, to the reasonable satisfaction of the Chief Engineer.
- (c) Minimum road and property levels shall be above recorded flood levels to the reasonable satisfaction of the Chief Engineer. You are advised that Council has recorded the following flood levels:-
 R.L. 3.20 at Upton Street in 1974

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PREVIOUS AGENDA ITEM - Council Decision (H7)(21/7/81)
RE: SUBDIVISION APPLICATION FOR GOLD COAST TURF CLUB IN UPTON
STREET, BUNDALL FILE 561310

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(Div.)

Reference Assistant Engineer - Subdivisions (8/9/81): (Continued)

R.L. 3.57 at Crombie/Campbell Street corner in 1974
Minimum kerb levels shall not be lower than the maximum
recorded flood levels.

Allotments shall be graded at a minimum slope of 1 in 200
towards a road.

- (d) The source and nature of filling material shall be approved in writing by the Chief Engineer prior to the commencement of filling.
- (e) All cut and fill areas, banks, etc. shall be grassed or otherwise treated to ensure that the washing of silt onto roads and into drains is minimised to the reasonable satisfaction of the Chief Engineer.
- (f) A minimum of 100 mm of loam or other approved top dressing shall be applied to all fill areas, and a grass cover established. All possible measures must be taken to prevent a nuisance being created by windblown sand and dust.
- (g) Permanent Survey Marks shall be located and installed by the subdivider to the reasonable satisfaction of the Chief Engineer.
- (h) The developer is to ensure that a "smoke nuisance" is not created in the development of this proposal. Attention is drawn to Chapter 8 of Council's By-Laws in regard to this matter.
- (i) The requirements of By-Law 270 of Chapter 11 in regard to noise nuisances shall apply to this subdivision, and in addition, construction activity shall be limited to the hours of 7.00 a.m. to 6.00 p.m., Monday to Saturday, unless otherwise approved by the Chief Engineer.

(7) DESIGN AND CONSTRUCTION

- (a) Submission of engineering plans and specifications to the reasonable satisfaction of the Chief Engineer for approval prior to construction. Such approval by the Chief Engineer does not warrant that such plans and specifications have been checked in detail, nor does it absolve the subdivider from complying with all the conditions of this approval and/or relevant Council By-Laws and policies and/or relevant statutes and/or statutory regulations in the execution and/or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.
- (b) All material supplied and all work performed by the subdivider pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-Laws and/or policies. The Chief Engineer may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the subdivider of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.

PREVIOUS AGENDA ITEM - Council Decision (H7)(21/7/81)
 RE: SUBDIVISION APPLICATION FOR GOLD COAST TURF CLUB IN UPTON
 STREET, BUNDALL FILE 561310

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 (Div.6)

Reference Assistant Engineer - Subdivisions (8/9/81): (Continued)

- (c) Prior to the commencement of construction, an identifying notice shall be erected in accordance with Council's policy.

(8) PARK PROVISION

(a) The park area shall be located at the corner of Upton Street and Crombie Avenue and shall have a 20 metre frontage onto Upton Street. The boundary between this park area and proposed Lot 1 shall be parallel to Crombie Avenue and the park area shall form part of the allotment that also provides the land for the flood mitigation canal and weir control structure.

(b) The park area shall be landscaped and densely treed to the reasonable satisfaction of the Chief Inspector.

(c) The park area shall be fenced on the street and southern frontages to prevent vehicular access, to the reasonable satisfaction of the Chief Inspector.

(9) TREE PRESERVATION

Any tree with a girth of 450mm or more at waist height shall not be removed without first obtaining the consent of the Chief Inspector. Exceptions will be made in the case of trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines, etc. Prior to any design or construction work commencing, arrangements shall be made with the Chief Inspector for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future subdivisional approval.

- (10) Submission of a copy of the approved proposal plan to the Chief Draftsman, Telecom, Brisbane - for information only.

RECOMMENDATION (B)

That the L.A.C. be advised accordingly (copy of plan 1503 1A to be enclosed) and attention drawn to Condition No.'s 2(a) and 8.

Recommendation:

That the recommendation of the Assistant Engineer - Subdivisions be adopted.

11 RE: LOCAL GOVERNMENT ENGINEERS' CONFERENCE 1981 FILE 2063

Reference Design Engineer (13/8/81):

The Local Government Engineers' Conference for 1981 will be held at Ipswich from 5th to 9th October, 1981. In the past, Council has sent one delegate.

The technical sessions this year are generally as follows:-

- Monday - General Traffic Engineering,
Sewerage Treatment,
Counter Disaster
- Tuesday - Water Supply and Sewerage
- Wednesday - Plant and Machinery Expo, Inspections of Water Supply
and Sewerage facilities and Asphalt Plant.
- Thursday - Roadworks, Traffic, Depot Operation
- Friday - Planning and Building and Associated Services.

Much is gained by attending these conferences, not only from the technical sessions but also from the informal discussions with other delegates with similar interests and problems.

In view of the close proximity of Ipswich to the Gold Coast, it would be possible for several of Council's Engineers and the Plant Superintendent to benefit from attending the conference on the days that are of particular interest to their field of work.

On the Monday and Thursday nights it would be advantageous if delegates stayed overnight and this has been allowed for in the anticipated cost of \$430, details of which are shown below:

Full Registration	3 delegates @ \$110 ea.	...	\$330
Accommodation (Antic. 3 delegates 1 night @ \$ 60)	2 " 1 " @ 40)	...	100
			<hr/>
			\$430

One car each day would be required by all delegates.

Logan City Council adopted a similar approach to the conference last year and it appeared to work very well.

It is recommended that three delegates attend the conference from Gold Coast City Council in 1981 on the basis outlined above and the cost of approximately \$430 be charged to B250.04 and the decision on who should attend be left to the Chief Engineer.

Recommendation:

That the recommendation of the Design Engineer be adopted and Council note that the proposed attendance schedule provides for seven engineers and the Plant Superintendent to attend at various times.

12 RE: PLANT RENEWAL AND PURCHASE FUND - SUPPLY AND DELIVERY OF SEVENTEEN (17) FOUR CYLINDER AUTOMATIC SEDANS FILE 2018P247

Reference Plant Superintendent (2/9/81):

Tenders calling for the supply and delivery of seventeen (17) four cylinder automatic sedans were received from Lockhart Motors, Newman Holden, Midway Holden, Q Ford, Border Ford, Beenleigh Datsun, Wayne Hill Holden, Zupps, Leach Motors, Ira Berk, Southport Motors, Grand Motors, Trio Ford, J. Graham, G. Wise, I. Lockhart, B. Genrich, S. Shambrook and K. Hayes as per the attached schedule.

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Much is gained by attending these conferences, not only from the technical sessions but also from the informal discussions with other delegates with similar interests and problems.

In view of the close proximity of Ipswich to the Gold Coast, it would be possible for several of Council's Engineers and the Plant Superintendent to benefit from attending the conference on the days that are of particular interest to their field of work.

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	2 " 1 " @ 40)	...	100
			<u>\$430</u>

One car each day would be required by all delegates.

Logan City Council adopted a similar approach to the conference last year and it appeared to work very well.

It is recommended that three delegates attend the conference from Gold Coast City Council in 1981 on the basis outlined above and the cost of approximately \$430 be charged to B250.04 and the decision on who should attend be left to the Chief Engineer.

Recommendation:

That the recommendation of the Design Engineer be adopted and Council note that the proposed attendance schedule provides for seven engineers and the Plant Superintendent to attend at various times.

12 RE: PLANT RENEWAL AND PURCHASE FUND - SUPPLY AND DELIVERY OF SEVENTEEN (17) FOUR CYLINDER AUTOMATIC SEDANS FILE 2018P247

12

Reference Plant Superintendent (2/9/81):

Tenders calling for the supply and delivery of seventeen (17) four cylinder automatic sedans were received from Lockhart Motors, Newman Holden, Midway Holden, Q Ford, Border Ford, Beenleigh Datsun, Wayne Hill Holden, Zupps, Leach Motors, Ira Berk, Southport Motors, Grand Motors, Trio Ford, J. Graham, G. Wise, I. Lockhart, B. Genrich, S. Shambrook and K. Hayes as per the attached schedule.

RE: PLANT RENEWAL AND PURCHASE FUND - SUPPLY AND DELIVERY OF SEVENTEEN (17) FOUR CYLINDER-AUTOMATIC SEDANS FILE 2018P247

Reference Plant Superintendent (2/9/81): (Continued)

The vehicles are required as ten (10) replacement and seven (7) additional units for the carpool, Deputy Chief Engineer - Works, Deputy Chief Engineer - Water Supply and Sewerage, plant, entomology, sewerage treatment plant supervision, trade waste inspector, and dog registration sections of Council. The existing vehicles range from four (4) to five (5) years of age and have travelled an average of 65,000 kilometres. They are in fairly good condition and tenderers have shown that they will offer market values for these vehicles with moderate mileage.

This tender has been reconsidered since it was withdrawn from the previous Council meeting of 18th September and it is felt that two alternatives be considered:-

1. That the purchase of these vehicles remain via the lowest unit price.
2. That because of information relative to the economy and performance of the Sigma sedan that two of these be substituted in lieu of two Gemini's previously recommended.

Of all tenders received the lowest unit prices were those of Lockhart Motors, Midway Holden and Trio Ford. Of all vehicles offered, the Sigma GH sedan which has a 4 cylinder 2 litre motor is a very economical vehicle with good performance and excellent resale, and although they are more expensive to purchase, should return the additional value to Council on resale. It is felt that two of the additional vehicles could be replaced with Sigma GH sedans for operational and resale evaluation. The additional funds for this change would be \$3,340. These vehicles all conform to Council's specifications and would be suitable. A separate offer to purchase Plant No. 1151 from I. Lockhart, Plant No. 2073 from B. Genrich, Plant No. 1297 from S. Shambrook and Plant No. 991 from K. Hayes would result in a further \$2,120 reduction to the nett price.

It is recommended that:

1. The tender of Lockhart Motors for fifteen (15) T.E. Gemini's at \$62160.00, Midway Holden for one (1) T.E. Gemini at \$2710.00 Trio Ford for one (1) Laser GL sedan at \$2203.00 and the sale of Plant No. 1151 to I. Lockhart for \$3,410, Plant No. 991 to K. Hayes for \$2,550, Plant No. 2073 to B. Genrich for \$2,400 and Plant No. 1297 to S. Shambrook for \$2,800 ,

or

2. The tender of Lockhart Motors for thirteen (13) TE Geminis at \$52,728, Midway Holden for one (1) TE Gemini sedan at \$2,710, Trio Ford for one (1) Laser GL sedan at \$2,203, Zupps Gold Coast for two (2) Sigma GH sedans at \$12,772, and the sale of Plant No. 1151 to I. Lockhart for \$3,410, Plant No. 991 to K. Hayes for \$2,550, Plant No. 2073 to B. Genrich for \$2,400 and Plant No. 1297 to S. Shambrook for \$2,800

be accepted.

- (i) Item 12 - Plant Renewal and Purchase Fund - Supply and Delivery of Seventeen (17) Four Cylinder Automatic Sedans:
(File 2018P247)

MOTION - by Alderman Keith Hunt, seconded Alderman Sir John Egerton
That in the recommendation "alternative (1)" be substituted for "alternative (2)".

CARRIED.

Reference Plant Superintendent (2/9/81): (Continued)

The vehicles are required as ten (10) replacement and seven (7) additional units for the carpool, Deputy Chief Engineer - Works, Deputy Chief Engineer - Water Supply and Sewerage, plant, entomology, sewerage treatment plant supervision, trade waste inspector, and dog registration sections of Council. The existing vehicles range from four (4) to five (5) years of age and have travelled an average of 65,000 kilometres. They are in fairly good condition and tenderers have shown that they will offer market values for these vehicles with moderate mileage.

This tender has been reconsidered since it was withdrawn from the previous Council meeting of 18th September and it is felt that two alternatives be considered:-

1. That the purchase of these vehicles remain via the lowest unit price.
2. That because of information relative to the economy and performance of the Sigma sedan that two of these be substituted in lieu of two Gemini's previously recommended.

Of all tenders received the lowest unit prices were those of Lockhart Motors, Midway Holden and Trio Ford. Of all vehicles offered, the Sigma GH sedan which has a 4 cylinder 2 litre motor is a very economical vehicle with good performance and excellent resale, and although they are more expensive to purchase, should return the additional value to Council on resale. It is felt that two of the additional vehicles could be replaced with Sigma GH sedans for operational and resale evaluation. The additional funds for this change would be \$3,340. These vehicles all conform to Council's specifications and would be suitable. A separate offer to purchase Plant No. 1151 from I. Lockhart, Plant No. 2073 from B. Genrich, Plant No. 1297 from S. Shambrook and Plant No. 991 from K. Hayes would result in a further \$2,120 reduction to the nett price.

It is recommended that:

1. The tender of Lockhart Motors for fifteen (15) T.E. Gemini's at \$62160.00, Midway Holden for one (1) T.E. Gemini at \$2710.00 Trio Ford for one (1) Laser GL sedan at \$2203.00 and the sale of Plant No. 1151 to I. Lockhart for \$3,410, Plant No. 991 to K. Hayes for \$2,550, Plant No. 2073 to B. Genrich for \$2,400 and Plant No. 1297 to S. Shambrook for \$2,800 ,

or

2. The tender of Lockhart Motors for thirteen (13) TE Geminis at \$52,728, Midway Holden for one (1) TE Gemini sedan at \$2,710, Trio Ford for one (1) Laser GL sedan at \$2,203, Zupps Gold Coast for two (2) Sigma GH sedans at \$12,772, and the sale of Plant No. 1151 to I. Lockhart for \$3,410, Plant No. 991 to K. Hayes for \$2,550, Plant No. 2073 to B. Genrich for \$2,400 and Plant No. 1297 to S. Shambrook for \$2,800

be accepted.

Provision has been made in the 1981/82 Plant Renewal and Purchase Fund B585.01 and B586.01 for this purpose.

Recommendation:

That alternative (2) of the Plant Superintendent's recommendation be adopted.

GOLD COAST CITY COUNCIL - SCHEDULE OF TENDERS RECEIVED
CONTRACT NO: P247 PARTICULARS: SUPPLY AND DELIVERY OF SEVENTEEN (17) FOUR CYLINDER AUTOMATIC SEDANS DATE ADVERTISED: 31/7/81 CLOSING DATE: 31/8/81
PAGE 1

DESCRIPTION	GRAND MOTORS			TRIO FORD			O. FORD			ZUPPS - GOLD COAST			IRA BERK			IRA BERK												
	Make & Model	CC Rating	No. of Cylinders	Delivery	Make & Model	CC Rating	No. of Cylinders	Delivery	Make & Model	CC Rating	No. of Cylinders	Delivery	Make & Model	CC Rating	No. of Cylinders	Delivery	Make & Model	CC Rating	No. of Cylinders	Delivery								
	Toyota Corolla S.E.	1290 cc	4	12 Weeks	Laser GL	1490 cc	4	6 Weeks	Sigma GH	1600 cc	4	6 Weeks	Datsun Stanza GL	1595 cc	4	18 Weeks	Datsun Bluebird GL	1952 cc	4	6 Weeks								
CC TRADE PLANT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT							
39 2123	5234	2200	3034	5703	2900	2803	5598	2650	2948	6386	2400	3986	5308	2200	3108	6000	6449	2200	3800	6449	2200	4249						
56 991	5234	2200	3034	5703	2600	3103	5598	2300	3298	6386	2400	3986	5308	2200	3108	6000	6449	2200	2800	6449	2200	4249						
60 2099	5234	2400	2834	5703	2600	3103	5598	1700	3898	6368	2600	3786	5308	2400	2908	6000	6449	2400	3600	6449	2400	4049						
88 2080	5234	2000	3234	5703	2800	2903	5596	2200	3398	6386	2200	4186	5308	2000	3308	6000	6449	2000	4000	6449	2000	4449						
88 2081	5234	1800	3434	5703	2800	2903	5598	2050	3548	6386	2000	4306	5308	1800	3508	6000	6449	1800	4200	6449	1800	4649						
88 2073	5234	2000	3234	5703	2700	3003	5598	2200	3398	6386	2200	4186	5308	2000	3308	6000	6449	2000	4000	6449	2000	4449						
88 2074	5234	2000	3234	5703	2700	3003	5598	2250	3348	6386	2200	4186	5308	2000	3308	6000	6449	2000	4000	6449	2000	4449						
88 2076	5234	2300	2934	5703	3500	2203	5598	2850	2748	6386	2500	3886	5308	2300	3008	6000	6449	2300	3700	6449	2300	4149						
88 1151	5234	2000	3234	5703	2700	3003	5598	2250	3348	6386	2200	4186	5308	2000	3308	6000	6449	2000	4000	6449	2000	4449						
88 1297	5234	1800	3434	5703	2200	3503	5598	2300	3298	6386	2000	4386	5308	1800	3508	6000	6449	1800	4200	6449	1800	4649						
88 Add. Sedan	5234	-	5234	5703	-	5703	5598	-	5598	6386	-	6386	5308	-	5308	6000	6449	-	6000	6449	-	6449						
88 Add. Sedan	5234	-	5234	5703	-	5703	5598	-	5598	6386	-	6386	5308	-	5308	6000	6449	-	6000	6449	-	6449						
88 Add. Sedan	5234	-	5234	5703	-	5703	5598	-	5598	6386	-	6386	5308	-	5308	6000	6449	-	6000	6449	-	6449						
88 Add. Sedan	5234	-	5234	5703	-	5703	5598	-	5598	6386	-	6386	5308	-	5308	6000	6449	-	6000	6449	-	6449						
88 Add. Sedan	5234	-	5234	5703	-	5703	5598	-	5598	6386	-	6386	5308	-	5308	6000	6449	-	6000	6449	-	6449						
31 Add. Sedan	5234	-	5234	5703	-	5703	5598	-	5598	6386	-	6386	5308	-	5308	6000	6449	-	6000	6449	-	6449						
TOTALS:	88978	20700	68278	96966-30	27500	69466-30	95166	22750	72416	108562	22700	85862	90236	20700	69536	102000	109633	20700	80900	109633	20700	88933						
TOTALS:				\$68278-00				\$69466-30				\$72416-00				\$85862-00				\$69536-00				\$80900-00				\$88933-00

Rust Proofing - Grand Motors - \$ 75-00 Per Vehicle
 Trio Ford - \$110-00 Per Vehicle
 Q. Ford - \$105-00 Per Vehicle
 Zupps Gold Coast - \$110-00 Per Vehicle
 Ira Berk - \$ 85-00 Per Vehicle

GOLD COAST CITY COUNCIL - SCHEDULE OF TENDERS RECEIVED

PAGE 2

CONTRACT NO: P247 PARTICULARS: SUPPLY AND DELIVERY OF SEVENTEEN (17) FOUR CYLINDER AUTOMATIC SEDAN DATE ADVERTISED: 31/7/81 CLOSING DATE: 31/8/81

DESCRIPTION	NEUMAN HOLDEN			NEUMAN HOLDEN			NEUMAN HOLDEN			SOUTHPORT MOTORS			LEACH MOTORS			WAYNE HILL HOLDEN			WAYNE HILL HOLDEN		
	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT
Make & Model	Geminl TE 1584 cc 4 N/A			Geminl SL 1584 cc 4 N/A			Commodore 8VK69 1892 cc 4 N/A			Daihatsu - Charade 993 cc 3 Ex-Stock			Geminl TE 1584 cc 4 N/A			Geminl "S" 1854 cc 4 8 Weeks			Commodore 1892 cc 4 2 Weeks		
CC	4852	-	4852	5078	-	5078	6012	-	6012	5700	2200	3500	5259-75	2000	3259-75	5234-42	2200	3034-42	6385-82	2200	4185-82
TRADE PLANT	4852	-	4852	5078	-	5078	6012	-	6012	5700	2200	3500	5259-75	2200	3259-75	5234-42	2200	3034-42	6385-82	2200	4185-82
39	4852	-	4852	5078	-	5078	6012	-	6012	5700	2400	3300	5259-75	2700	2509-75	5234-42	2100	3134-42	6385-82	2100	4285-82
56	4852	-	4852	5078	-	5078	6012	-	6012	5700	2000	3700	5259-75	2200	3059-75	5234-42	2000	3234-42	6385-82	2000	4305-82
60	4852	-	4852	5078	-	5078	6012	-	6012	5700	1800	3900	5259-75	2000	3259-75	5234-42	1900	3334-42	6385-82	1900	4485-82
2080	4852	-	4852	5078	-	5078	6012	-	6012	5700	2000	3700	5259-75	2400	2059-75	5234-42	2400	2834-42	6382-82	2400	3985-82
2081	4852	-	4852	5078	-	5078	6012	-	6012	5700	2000	3700	5259-75	2400	2859-75	5234-42	2400	2834-42	6382-82	2400	3985-82
2073	4852	-	4852	5078	-	5078	6012	-	6012	5700	2300	3400	5259-75	2400	2059-75	5234-42	2300	2934-42	6385-82	2300	4085-82
2074	4852	-	4852	5078	-	5078	6012	-	6012	5700	2000	3700	5259-75	2500	2759-75	5234-42	1900	3334-42	6385-82	1900	4485-82
2076	4852	-	4852	5078	-	5078	6012	-	6012	5700	1800	3900	5259-75	2400	2859-75	5234-42	2000	3234-42	6385-82	2000	4385-82
1151	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
1297	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
88 Add. Sedan	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
88 Add. Sedan	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
88 Add. Sedan	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
88 Add. Sedan	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
58 Add. Sedan	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
31 Add. Sedan	4852	-	4852	5078	-	5078	6012	-	6012	5700	-	5700	5259-75	-	5259-75	5234-42	-	5234-42	6385-82	-	6385-82
TOTALS:	82484	-	82484	86326	-	86326	102204	-	102204	96500	20700	76200	39415-75	23200	66215-75	38985-14	21400	67585-14	108558-94	21400	87158-94
TOTALS:	\$82484-00		\$86326-00	\$102204-00		\$102204-00	\$76200-00		\$66215-75		\$67585-14	\$87158-94									

Rust Proofing - Newman Holden - \$ 90-00 Per Vehicle
 Southport Motors - \$ 140-00 Per Vehicle
 Leach Motors - \$ 85-00 Per Vehicle

GOLD COAST CITY COUNCIL - SCHEDULE OF TENDERS RECEIVED

CONTRACT NO: P247 PARTICULARS: SUPPLY AND DELIVERY OF SEVENTEEN (17) FOUR CYLINDER AUTOMATIC SEDANS DATE ADVERTISED: 31/7/81 CLOSING DATE: 31/8/81

DESCRIPTION	LOCKHART MOTORS			LOCKHART MOTORS			BEENLEIGH DATSUN			BEENLEIGH DATSUN			BORDER FORD			MIDWAY HOLDEN													
	Make & Model	1584 cc	4	4-6 Wks	Gross	Trade	Nett	Make & Model	1595 cc	4	4-6 Wks	Gross	Trade	Nett	Make & Model	1296 cc	4	5 Wks	Gross	Trade	Nett	Make & Model	1584 cc	4	3-6 Wks	Gross	Trade	Nett	
19	Gemint TE	1584 cc	4	4-6 Wks	4981	2460	2521	Datsun Stanza GL	1595 cc	4	4-6 Wks	5340	2650	2690	Laser GL	1296 cc	4	5 Wks	5500	2220	3280	Gemint S	1584 cc	4	3-6 Wks	6030	2200	2710	
20	Gemint TE	1584 cc	4	4-6 Wks	4981	2460	2521	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2650	2690	Laser GL	1296 cc	4	5 Wks	5500	2420	3080	Gemint S	1584 cc	4	3-6 Wks	6030	2400	2510	
21	Gemint TE	1584 cc	4	4-6 Wks	4981	2660	2321	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2400	2940	Laser GL	1296 cc	4	5 Wks	5500	2220	3280	Gemint S	1584 cc	4	3-6 Wks	6030	2300	2610	
22	Gemint TE	1584 cc	4	4-6 Wks	4981	2260	2721	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2450	2890	Laser GL	1296 cc	4	5 Wks	5500	2020	3480	Gemint S	1584 cc	4	3-6 Wks	6030	2000	2910	
23	Gemint TE	1584 cc	4	4-6 Wks	4981	2060	2921	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2250	3090	Laser GL	1296 cc	4	5 Wks	5500	1820	3680	Gemint S	1584 cc	4	3-6 Wks	6030	2200	2710	
24	Gemint TE	1584 cc	4	4-6 Wks	4981	2260	2721	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2450	2890	Laser GL	1296 cc	4	5 Wks	5500	2020	3480	Gemint S	1584 cc	4	3-6 Wks	6030	2100	2810	
25	Gemint TE	1584 cc	4	4-6 Wks	4981	2560	2421	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2750	2590	Laser GL	1296 cc	4	5 Wks	5500	2020	3480	Gemint S	1584 cc	4	3-6 Wks	6030	2100	2810	
26	Gemint TE	1584 cc	4	4-6 Wks	4981	2260	2721	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2450	2890	Laser GL	1296 cc	4	5 Wks	5500	2320	3180	Gemint S	1584 cc	4	3-6 Wks	6030	2300	2610	
27	Gemint TE	1584 cc	4	4-6 Wks	4981	2060	2921	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2450	3080	Laser GL	1296 cc	4	5 Wks	5500	2020	3480	Gemint S	1584 cc	4	3-6 Wks	6030	1700	3210	
28	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	2250	3090	Laser GL	1296 cc	4	5 Wks	5500	1820	3680	Gemint S	1584 cc	4	3-6 Wks	6030	2000	2910	
29	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	-	5340	Laser GL	1296 cc	4	5 Wks	5500	-	5500	Gemint S	1584 cc	4	3-6 Wks	6030	-	4910	
30	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	-	5340	Laser GL	1296 cc	4	5 Wks	5500	-	5500	Gemint S	1584 cc	4	3-6 Wks	6030	-	4910	
31	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	-	5340	Laser GL	1296 cc	4	5 Wks	5500	-	5500	Gemint S	1584 cc	4	3-6 Wks	6030	-	4910	
32	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	-	5340	Laser GL	1296 cc	4	5 Wks	5500	-	5500	Gemint S	1584 cc	4	3-6 Wks	6030	-	4910	
33	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	-	5340	Laser GL	1296 cc	4	5 Wks	5500	-	5500	Gemint S	1584 cc	4	3-6 Wks	6030	-	4910	
34	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	-	5340	Laser GL	1296 cc	4	5 Wks	5500	-	5500	Gemint S	1584 cc	4	3-6 Wks	6030	-	4910	
35	Gemint TE	1584 cc	4	4-6 Wks	4981	265	4716	Datsun Sunny	1171 cc	4	3-4 Wks	5530	-	5340	Laser GL	1296 cc	4	5 Wks	5500	-	5500	Gemint S	1584 cc	4	3-6 Wks	6030	-	4910	
TOTALS:					84677	25155	59522		90780	24750	66330	94010	24750	69260	93500	18880	74620	83470	21300	62170	102510	21300	62170	102510	21300	62170	102510	21300	62170
TOTALS:							\$59522-00				\$66030-00			\$69260-00			\$74620-00			\$83470-00			\$62170-00			\$102510-00			\$81210

Lockhart Motors - Special No Trade Allowed on Additional Vehicles \$265 Per Vehicle

Just Proofing - Lockhart Motors - \$ 95-00 Per Vehicle
 Border Ford - \$100-00 Per Vehicle
 Midway Holden - \$ 80-00 Per Vehicle

GOLD COAST CITY COUNCIL - SCHEDULE OF TENDERS RECEIVED

CONTRACT NO: P247 PARTICULARS: SUPPLY AND DELIVERY OF SEVENTEEN (17) FOUR CYLINDER AUTOMATIC SEDANS DATE ADVERTISED: 31/7/81 CLOSING DATE: 31/8/81

DESCRIPTION	J. GRAHAM			G. WISE			I. LOCKHART			S. SHAMBROOK			B. GENRYCH			K. HAYES			
	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	GROSS	TRADE	NETT	
CC TRADE PLANT																			
39 2123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
56 991	-	2500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2550	-	-
60 2099	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2590	-	-
88 2080	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 2081	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 2073	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 2074	-	-	-	-	2600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 2076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
80 1151	-	-	-	-	-	-	-	3410	-	-	-	-	-	-	-	-	-	-	-
88 1297	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 Add. Sedan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 Add. Sedan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 Add. Sedan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 Add. Sedan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88 Add. Sedan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
80 Add. Sedan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTALS:	-	2500	-	-	2600	-	-	3410	-	-	2800	-	-	2400	-	-	5140	-	-
TOTALS:		\$2500-00			\$2600-00			\$3410-00			\$2800-00			\$2400-00			\$5140-00		

13

RE: PLANT RENEWAL AND PURCHASE FUND - SUPPLY AND DELIVERY OF
FOUR (4) ONE TONNE UTILITIES FILE 2018P251

13

Reference Plant Superintendent (15/9/81):

Tenderscalling for the supply and delivery of four (4) one (1) tonne utilities were received from Zupps, Border Ford, Lockhart Motors, Maidments Auto, Trio Ford, Ira Berk, Leach Motors, Wayne Hill Holden, Q. Ford, Beenleigh Datsun, Grand Motors, Midway Holden and Motorama Toyota as per the attached schedule.

The vehicles are required as one (1) replacement and three (3) additional units for sewerage treatment plant operation as the replacement and the additional vehicles for existing staff at the nursery, sewerage treatment plant and building drainers sections of Council.

The existing vehicle is a 1977 model and has travelled 105000 km and will require repair if retained. Of all tenders received the lowest nett unit price was received from Q. Ford for a Ford Courier for \$3,273-00 for one unit and Lockhart Motors for \$4,400-00 per vehicle for three (3) units. All of the vehicles are within specifications and would be suitable for Council's use.

It is recommended that the tender of Q. Ford for one (1) only Ford Courier at \$3,273-00 and Lockhart Motors for three (3) Holden Rodeo Isuzu at \$13,200-00 be accepted.

Provision has been made in the 1981/82 Plant Renewal and Purchase Fund B.585.06 and B.586.03 for this purchase.

Recommendation

That the recommendation of the Plant Superintendent be adopted.

CLOSING DATE: 2/9/81

DATE ADVERTISED: 31/7/81

PARTICULARS: Supply & Delivery of Four (4)
1 Tonne Utilities

CONTRACT NO.: P251

Beenleigh Datsun

C.C.	Description	Q Ford			Beenleigh Datsun			Beenleigh Datsun		
		Gross	Trade	Nett	Gross	Trade	Nett	Gross	Trade	Nett
	Make & Model									
	Motor									
	No. of Cylinders									
	Petrol or Diesel Motor									
	Horse Power									
	Wheel Base									
	Delivery									
	Trade Plant:									
	1 Tonne Platform - 2042									
	Additional Utility									
	" "									
	" "									
	Total:									
	TOTAL:									
	Make & Model									
	Motor									
	No. of Cylinders									
	Petrol or Diesel Motor									
	Horse Power									
	Wheel Base									
	Delivery									
	Trade Plant:									
	1 Tonne Platform - 2042									
	Additional Utility									
	" "									
	" "									
	Total:									
	TOTAL:									

39
70
32
54

39
70
32
54

- 5 -

CONTRACT NO.: P251 PARTICULARS: Supply & Delivery of Four (4)
 1 Tonne Utilities DATE ADVERTISED: 31/7/81 CLOSING DATE: 2/9/81

<u>C.C.</u>	<u>Description</u>	<u>Wayne Hill Holden</u>		
	Make & Model Motor No. of Cylinders Petrol or Diesel Motor Horse Power Wheel Base Delivery	Holden W.B. Holden 6 Petrol 31.5 2895 mm 2 Weeks		
	<u>Trade Plant:</u>			
39	1 Tonne Platform - 2042	6,732	1,100-00	5,632-66
70	Additional Utility	6,001		6,001-30
32	" "	6,001		6,001-30
54	" "	6,001		6,001-30
	Total:	\$24,716	\$ 1,100-00	\$23,636-56
	TOTAL:	\$23,636-56		

Remarks:

Wayne Hill Holden - Automatic Transmission plus
 \$473-89 per vehicle.

Council Meeting, 25th September, 1981
Report of Works Committee Meeting, 22nd September, 1981

14 RE: NO STANDING ANYTIME - OCEAN PARADE

FILE 621067

14

MINISTER FOR LOCAL GOVERNMENT, MAIN ROADS AND POLICE (FOLIO 124305
25/8/81)(PRECIS):

Representations on behalf of Mr. J.L. Foster of 3 Reserve Street, Burleigh Heads concerning the notorious traffic problem occurring in the vicinity of the junction of Tabilban, Reserve and Ocean Streets, Burleigh Heads.

Mr. Foster has suggested that "No Standing Any Time" signs be placed along both sides of Ocean Parade up to the Traffic Barrage in an effort to reduce the hazards caused by vehicles parking half-on, half-off the roadway.

Reference Traffic Draftsman (15/9/81):

Following the above letter, this matter was investigated and it is considered that the suggested "No Standing Anytime" signs should not be installed as it would be irresponsible of Council to deny the residents of Ocean Parade the facility of on street parking. The present speed limit of 20 kph should allow adequate visibility and time to negotiate any hazards that might occur through parked cars, although it is felt that the width between kerbs should be sufficient for free traffic movement.

It is recommended that the suggested "No Standing Anytime" signs should not be installed at this stage and the Minister advised accordingly.

Recommendation:

That the Minister be advised that Council is of the opinion that the residents of Ocean Parade should not be denied the facility of on-street parking and that it is considered that no action be taken in this matter at present.

15 PREVIOUS AGENDA ITEM - Council Decision (Co-ord 10)(11/9/81)
RE: WORKS DEPARTMENT - STAFF REQUIREMENTS

15

Council Decision (Co-ord)(11/9/81)

That a 'holding' action maintaining the status quo in relation to present employment levels be enforced and continue until otherwise decided by Council following the State Government's decision on the Subsidy issue - the ban also to extend to replacement staff, except as may be specified with the approval of Council.

Reference Chief Engineer (21/9/81):

Most of the staff requirements are replacements although some are additional staff in accordance with Budget provisions.

For ease of reference it is proposed to deal with each in turn and recommendations have been included in the individual comments.

- (i) Depot Clerk, Palm Beach Sewerage Depot:
 The Clerk from this depot was appointed to the Palm Beach Office.
 Applications have been invited and a recommendation made. This position is necessary irrespective of any possible subsidy cuts.
It is recommended that approval be given for this appointment.
- (ii) Receptionist-Clerk-Typist, Coombabah Water Quality Control Centre:
 This appointment is necessitated by the transfer of the previous Receptionist Typist to other duties within Council. The position is necessary and will remain so irrespective of any subsidy cuts.
 The position has been advertised and interviews held and a recommendation formulated, but decision to appoint was deferred because of overall Council Decision.
The appointment is recommended.
- (iii) Junior Clerk-Typist, Water Supply & Sewerage Section
 This is an additional position and was approved in the 1981/82 Budget and it is necessary to meet the demands of processing the building applications within Council. Applications were called, interviews held and a recommendation has been made.
 The needs of the position are independent of the subsidy cuts and the appointment is recommended.
- (iv) Two Trade Waste Inspectors - Water Supply and Sewerage Section
 These are two additional positions and were approved in the 1981/82 Budget.
 The positions have been advertised and interviews held but no appointment yet made.
 If Trade Waste Policy is to be implemented, these appointments should be made.

15 PREVIOUS AGENDA ITEM - Council Decision (Co-ord 10)(11/9/81)
RE: WORKS DEPARTMENT - STAFF REQUIREMENTS

FILE 2604W

15

Reference Chief Engineer (21/9/81)

(Continued)

(v) One Area Inspector, Water Supply & Sewerage Section

This vacancy exists as a carry-over from the last financial year. The appointment of an Area Inspector has been delayed due to a lack of suitable applicants. This situation has now been resolved and a recommendation for the appointment of a suitable applicant has been formulated, but as yet not engaged. This section is badly under-staffed and approval to appoint this Inspector is required urgently, if the section is to operate efficiently.

The appointment is recommended.

(vi) One Works Inspector - Water Supply and Sewerage Section

This vacancy is a carry-over from last financial year. The appointment of this Inspector was delayed due to a lack of suitable applicants. This situation is now resolved and a suitable applicant has been recommended for appointment, but as yet not engaged.

(vii) Two Sewerage & Water Installation Inspectors - Water Supply Section

The recent resignations of two Inspectors (Messrs. Peel and Webb) have created a critical staff shortage within the section.

One of the above positions has been advertised and an applicant has been recommended but not yet appointed.

The second position is yet to be advertised.

If this section is to keep pace with the high rate of building applications, it is essential that these Inspectors be replaced as soon as possible.

The appointments are recommended.

(viii) Temporary Junior Tracer (SYETP Scheme not affected by Subsidy cuts) - Design Office

Required in the Water Supply and Sewerage Section (replacement for W. Guy who was appointed to another position within Council) to continue updating sewerage house drainage plans. Authority to engage was Council Decision (W2) 29/5/81. It is recommended that the replacement be made.

(ix) Operators Assistant - Mudgeeraba Water Treatment Plant

Twenty-four hour shifts are to be commenced at the Treatment Plant in November.

There are seven existing operators, but nine operators will be required to cover three shifts per day.

The Acting Water Supply Engineer has advised that it is essential that these shifts be worked in order to maintain water quality over peak demand periods.

The period from now to November will be utilised as a training period to train the operators.

These appointments will be necessary irrespective of any subsidy cuts and the appointments are recommended.

PREVIOUS AGENDA ITEM - Council Decision (Co-ord 10)(11/9/81)

15 RE: WORKS DEPARTMENT - STAFF REQUIREMENTS FILE 2604W 15

Reference Chief Engineer (21/9/81): (Continued)

(x) Two Chainmen - Survey Section

Section is presently two chainmen below approved complement. There are six surveyors and two instrument men in the section each requiring at least one chainmen. However, often survey jobs require two chainmen, thus leaving a surveyor without assistance. This set up also allows no margin for annual holidays or sick leave. With the increasing workload in this area it is essential that the number of chainmen be brought up to strength. Also the Senior Surveyor, F. Goetsch, is on long service leave of 3½ months - effective 18/9/81), which will further disrupt the section. It is considered that further consideration could be given to the request in this case and further investigation is recommended.

(xi) Assistant Operator - Elanora Sewerage Treatment Plant

Replacement for this position is considered necessary for the efficient operation of the treatment plant. The position has been advertised, interviews held and a recommendation formulated, but decision to engage has been deferred. This replacement is necessitated by transfer of operators to Coombabah.

(xii) Apprentice Signwriter - Baratta Street

This position is to fill the vacancy left by the resignation of Signwriter A. Solano. It was felt that an apprentice would be better suited to the needs of the Council than a tradesman. Approval was obtained from the Town Clerk to fill the position. The position is yet to be advertised and it is recommended that the position be advertised and filled if a suitable application is received from a suitable local applicant.

(xiii) Cleaner/Laboratory Aide-Coombabah Water Quality Control Centre

The above vacancy has been created by the transfer of G. Crispe to Mudgeeraba Treatment Plant. The Sewerage Engineer has advised that it is vital that this position be filled both for the efficient operation of the Laboratory and for the day to day cleaning of the Centre. The position is yet to be advertised. It is recommended that the position be advertised and an appointment made if a suitable application is received.

(xiv) Assistant Engineer - Northern Construction

This vacancy has been created by the transfer of G. Logan to Sewerage Construction - North. It is essential to fill this vacancy as the engineering and administrative duties of the position are vital to the northern construction programme. The position was advertised on the 19th September, 1981. It is recommended that the position be filled if a suitable application is received.

15 PREVIOUS AGENDA ITEM - Council Decision (Co-ord 10)(11/9/81)
RE: WORKS DEPARTMENT - STAFF REQUIREMENTS FILE 2604W

Reference Chief Engineer (21/9/81): (Continued)

15

(xv) Five Construction Workers - Southern Construction

The District Engineer has advised that he needs to employ five labourers in order to bring the construction workforce up to the minimum level at which he feels he can keep pace with the construction programme. Deferment of these appointments can only be recommended if it is appreciated that the construction programme may not be completed by the end of the financial year as a result thereof.

(xvi) One Backhoe Operator - Northern Sewerage Construction

Northern Sewerage Construction Engineer advises at present he has an inexperienced staff operating the backhoe and has expressed the concern that this is leading to inefficiency and loss of time. He advises that it is necessary to employ an experienced operator to keep pace with the programme. The appointment is recommended as it is considered necessary that the equipment should be kept productive and the operator should be efficient.

(xvii) Construction Workers - Northern Construction

The District Engineer has advised that Northern District requires eight labourers. This would bring the workforce up to 93 (Budget Level 104). The District Engineer feels that a construction workforce of this size will facilitate the Northern District Construction Programme. He advises that if present staff levels are maintained the programme will fall behind. Deferment of these appointments can only be recommended if it is appreciated that the construction programme may not be completed by the end of the financial year as a result thereof.

(xviii) Two Cadet Draftsman and One Draftsman - Design Office

The Design Office is at present some four below Budget strength. There have been recent resignations and it is necessary to employ two Cadet Draftsmen and one Draftsman if Design Office is to keep ahead of the workload. The positions have been previously advertised and interviews held but no suitable applicants applied. The position is being readvertised and it is recommended that if suitable applicants are available appointments be made.

(xix) Four Labourers - Water Supply Section

Four additional labourers will be required for the construction projects, including the Molendinar to Southport trunk main, and the reticulation programme, subdivisional reticulation construction and re-locating or lowering of mains for both Works Department and Main Roads Department. It is essential that the water supply section be allowed to work within existing labour budgets as these projects arise. Completion of planned expenditure of \$2.8M is essential if the water supply system is to maintain adequate supply to all areas of the city. This work is not affected by subsidy cuts and the appointments recommended.

15. PREVIOUS AGENDA ITEM - Council Decision (Co-ord 10)(11/9/81)
RE: WORKS DEPARTMENT - STAFF REQUIREMENTS

FILE 2604W

15

Reference Chief Engineer (21/9/81): (Continued)

(xx) Water Supply Foreman Grade 2

This position is essential to the water supply section to provide supervision for one of the four water supply construction gangs. The position has been advertised and interviews held.

Internal applicant recommended and it is intended that his replacement will be taken from the existing staff, so no additional appointment of staff will be required.
The appointment is recommended.

(xxi) Senior Assistant Design Engineer

This appointment is to replace Mr. B. Herzig who has resigned. The appointee will be required to supervise the Hinze Dam Project and Council approval for this appointment has already been given on 11th September, 1981 (W19), i.e. the same date as the embargo.

Internal applications have closed and a recommendation made.
It is recommended that approval of the appointment be reconfirmed.

(xxii) Assistant Design Engineers - Two positions

These appointments are to replace the recommended applicant for the Senior Assistant Design Engineer and to increase the in-house capability of the Design Section. Council approval for these appointments has already been given on 11th September, 1981 (W19), i.e. at the same time as the embargo.

External applications have closed.

It is recommended that approval of the appointments be re-confirmed.

Recommendation:

(a) That Council note Committee has considered each of the twenty-two individual submissions and wishes to point out that in many cases the appointments in question would not be affected by any cuts in subsidy or modification of Works Programme. Also that in many cases applications had been called, interviews held, and appointments recommended at the time the decision to defer further appointments was made.

(b) That with respect to the various submissions the following action be taken:-

(iv) These appointments be deferred until the Trade Waste Policy has been finalised;

(vi) This appointment be deferred at this stage;

(vii) One of the resignations is from an inspector on the day labour house connection construction and it is recommended that the appointment of a replacement be deferred in this case and only one replacement be made.

(x) This submission be deferred for further information.

(xv) Approval be given for the employment of two labourers and the labour strength be retained at this level until the matter is further reviewed in two weeks time.

Council Meeting, 25th September, 1981
 Report of Works Committee Meeting, 22nd September, 1981

15 PREVIOUS AGENDA ITEM - Council Decision (Co-ord 10)(11/9/81) FILE 2604W 15
RE: WORKS DEPARTMENT - STAFF REQUIREMENTS

Recommendation: (Continued)

- (xvii) That approval be given for the employment of five labourers and the labour strength be retained at this level until it is further reviewed in two weeks time.
 - (xxii) That the applications be processed and interviews held and appointments limited to one only at this stage and this matter be also reviewed in two weeks.
- (c) That the balance of the submissions be approved.

16 PREVIOUS AGENDA ITEM - Council Decision (W11)(6/2/81) FILE 2604W 16
RE: WORKS DEPARTMENT RE-ORGANISATION

Council Decision (W11)(6/2/81)(PART):

Works Committee wishes Council to know that it has been considering a re-organisation of the Works Department based on the use of Two Deputies. In addition, the Chief Engineer has indicated to Committee that he anticipated he may be tendering his resignation in the latter part of this year. Consequently it is recommended -

- (A) That Council approves that a detailed re-organisation chart of the Works Department be prepared providing for two Deputy Chief Engineers.

Council Decision (Co-ord 10)(11/9/81)

That a 'holding' action maintaining the status quo in relation to present employment levels be enforced and continue until otherwise decided by Council following the State Government's decision on the Subsidy issue - the ban also to extend to replacement staff, except as may be specified with the approval of Council.

Reference Chief Engineer (21/9/81):

The re-organisation has been implemented to the extent of the appointment of a second Deputy Chief Engineer. A resignation has been received from Mr. Murr who has been carrying out the duties of the special projects engineer. To date this position has been responsible for projects relating to coastal engineering, sand pumping, flood mitigation and like works. It is considered that it could well be expanded to include special sewerage or water supply works which require unusual control or supervision. With this in mind it is considered that the replacement for Mr. Murr should be given the responsibility for implementation of the special projects. Planning, approvals and liaison with necessary Government Departments be the responsibility of the proposed assistant to the Chief Engineer.

If the proposed organisation is adopted a further result not apparent from the organisation chart is that a Clerical Assistant would be provided for the Engineer-Design and Programming. It is proposed that this assistant would also relieve the Chief Draftsman of a lot of his clerical work, particularly with respect to work programmes for various Divisions.

16 PREVIOUS AGENDA ITEM - Council Decision (W11)(6/2/81)
RE: WORKS DEPARTMENT RE-ORGANISATION FILE 2604W

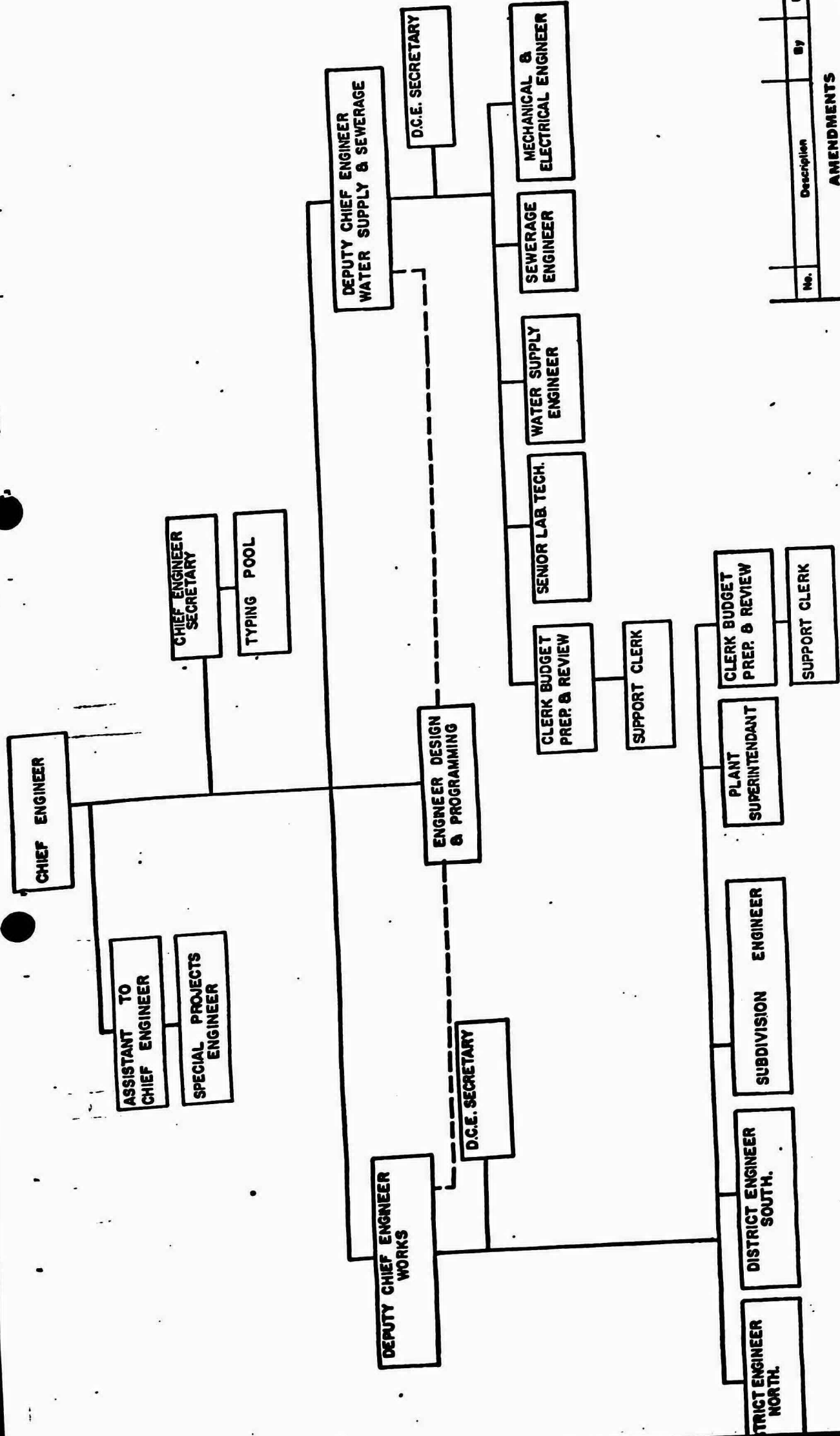
Reference Chief Engineer (21/9/81): (Continued) 16

The implementation of the proposed re-organisation can be carried out with minimal extra staff and it is recommended:

- (1) That the proposed re-organisation be adopted.
- (2) That applications for the Special Projects Engineer to replace Mr. Murr be invited from within the present staff.
- (3) That applications be invited for the position of Assistant to the Chief Engineer.
- (4) That pending the appointment of the Assistant to the Chief Engineer, the Special Projects Engineer to be responsible to the appropriate Deputy Chief Engineer for the respective project in question.
- (5) That applications be invited from within Council staff for the various clerical positions.
- (6) That the proposed re-organisation be reviewed in twelve (12) months time.

Recommendation:

That the recommendation of the Chief Engineer be adopted.



No.	Description	By	Date	Approved	Job No.
Drawn	J.A.				
Traced					

AMENDMENTS

GOLD COAST CITY COUNCIL

GOLD COAST CITY COUNCILREPORT OF WORKS COMMITTEE INSPECTION MEETING HELD ON THURSDAY, 17TH SEPTEMBER, 1981 AT 8-30 A.M.

PRESENT: Aldermen B. A. Paterson (Chairman), Keith Hunt (Mayor)

In Attendance: Mr. B. McGinnity (Deputy Chief Engineer - Works)

Leave of Absence: Alderman Sir John Egerton

17 PREVIOUS AGENDA ITEM - Council Decision (W5)(11/9/81)

RE: NOTICE OF APPLICATION FOR THE RECLAMATION OF LAND FRONTING LOTS 4 AND 5, PORTION 29, BAYVIEW STREET, ANGLERS PARADISE FILE 1-15 AND 1-19¹⁷

Reference Technical Assistant to Chief Engineer (1/9/81):

On file 1-15 is a copy of the advertisement in the Gold Coast Bulletin on 22nd August, 1981 inserted by Bennett and Bennett Pty. Ltd. giving notice that an application for grant of authority by order in Council for the reclamation of land at the above location, as per their plan No. 3 also on file. The proposed alignment on the Broadwater has been plotted onto Council's plan No. 72113B, also on file.

The reclaimed area will be between the existing high water mark and that which existed in the Broadwater in 1883. The proposed reclamation is to provide adequate area for the multiple dwelling construction as applied for by Guamo Pty. Ltd. As shown on Council's plan No. 72113B the proposed alignment falls within that which was approved by Council when considering the Coombabah Effluent Outfall alignment. The proposal is satisfactory and there is no reason why it should not be approved. However, it is considered that the Marine Board should have placed this proposal before Council for its comments before the advertising procedure was initiated.

It is therefore recommended that the Marine Board of Queensland be advised that, while Council has no objection to the proposed reclamation providing that a revetment wall to Council's and the Department of Harbours and Marine's satisfaction is constructed on the Broadwater alignment, at the same time, it is disappointed that the Marine Board did not approach Council for its comments on the proposed reclamation before advertising procedure was initiated.

Council Decision (W5)(11/9/81):

That the matter be noted for inspection.

Recommendation:

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

Council Meeting, 25th September, 1981
 Report of Works Committee Inspection Meeting, 17th September, 1981

18
 (Div.4)

PREVIOUS AGENDA ITEM - Council Decision (W11)(18/9/81)
RE: SUBDIVISION APPLICATION FILE 56883
APPLICANT: GUTTERIDGE, HASKINS AND DAVEY
OWNER: LAND ADMINISTRATION COMMISSION
LOCATION OF SITE: WARDOO STREET, SOUTHPORT.
TOTAL AREA: 5.86 ha. (14.5 acres)
PROPOSED SUBDIVISION: 51 RESIDENTIAL LOTS
EXISTING SUBDIVISION: PART OF SECTION 36, SECTION 28, SECTION 38,
 SECTION 29, SECTION 32, SECTION 30 AND
 PORTION 256
PRESENT ZONING: RESIDENTIAL LOW DENSITY (DWELLING HOUSE)
NEW TOWN PLAN: RESIDENTIAL
NEW STRATEGIC PLAN: URBAN AREA
DATE RECEIVED: 16/2/81

18
 (Div.4)

Reference Assistant Engineer - Subdivisions (5/8/81):

This proposed subdivision is a further stage (Stage 3) of the Land Administration Commission's development of the Wardoo Street/Dandar Drive area. The first two stages are virtually complete and this subdivision is an extension of this overall development in a westerly direction.

Reference Planning Officer (24/7/81):

Zoning - Residential Low Density (Dwelling House)
Proposed Zoning - Residential A
Road Pattern - Satisfactory
Lot Layout - Satisfactory
Park Provision - Satisfactory.

The park layout was determined at an earlier meeting where the concept of smaller parks with interconnected laneways was acceptable. The applicant states that the area is less than 10% and they are determined to offset part of the park provision with land granted for an Ambulance Site and Fire Brigade Site. This is considered to be unacceptable as the park provision is designed to create open space areas for the residents, and therefore the full 10% of the area to be subdivided should be provided. This additional area should be added to the park areas to increase their viability.

Environmental Considerations - Tree Preservation condition.

Reference Assistant Engineer - Subdivisions (5/8/81) continued

The Planning Officer's comments on the park area required are acknowledged and the recommended condition regarding parks includes an area requirement of 0.59 hectares (1.5 acres), being 10% of the area of this subdivision.

Included in this subdivision is an extension of Wardoo Street from the Dandar Drive intersection towards Nerang Road for a length of approximately 300 metres. Under the Gold Coast Area Transport Study, Wardoo Street has a recommended sub-arterial classification so the required road reserve width is 37.5 metres. A recommended condition of this subdivision is to provide this reserve width with one only carriageway of the future dual carriageway road to be constructed under this development as the subdivision is on the eastern side of Wardoo Street. This is in accordance with Council Policy. This construction should

Council Meeting, 25th September, 1981
Report of Works Committee Inspection Meeting, 17th September, 1981

18
(Div.4)

PREVIOUS AGENDA ITEM - Council Decision (W11)(18/9/81)
RE: SUBDIVISION APPLICATION AT WARDOO STREET, SOUTHPORT FOR GUTTERIDGE,
HASKINS AND DAVEY (OWNER: LAND ADMINISTRATION COMMISSION) FILE 56883

18
(Div.4)

Reference Assistant Engineer - Subdivisions (5/8/81): (Continued)

include kerb and channelling on the development side of the road on a 6 metre alignment (this includes a 1.5 metre bikeway reserve on this side), 8.5 metres of bitumen pavement (parking will be prohibited on one side) and median kerbing on the western side, thus providing the eastern carriageway of Wardoo Street over that length. The future western carriageway can be constructed in conjunction with future development on that side.

Following an inspection it is recommended:-

RECOMMENDATION (A)

That the applicant be advised (in reply to folio 102871) that the proposed subdivision shown on Plan No. 8167-100 is approved subject to the following conditions:-

(1) PROPERTY BOUNDARIES

- (a) Allotments shall comply with Council's By-laws and policies except where otherwise approved by the Chief Engineer. It should be noted that some of the allotments do not comply and will require modifications, e.g.
- (i) Lot 91 requires a frontage of 20m. because the side of this allotment is bounded by two other lots.
- (ii) Lot 73 requires regularisation of the frontage to Wardoo Street to the reasonable satisfaction of the Chief Engineer.
- (iii) Allotments adjacent to park areas may require boundary adjustment to allow Condition 6(a)(i) to be satisfied.

Prior to lodging engineering plans for approval, a lot calculations plan is to be submitted for approval by the Chief Engineer. Any subsequent amendments to the allotments are to be advised in writing and are to be to the reasonable satisfaction of the Chief Engineer. Survey plans shall be submitted for Council approval prior to registration.

(b) The road layout is approved subject to a satisfactory engineering design being obtained and shall be modified if necessary to achieve this, to the reasonable satisfaction of the Chief Engineer.

(c) Adequate truncations shall be provided at all intersections, to the reasonable satisfaction of the Chief Engineer.

(d) At the time of lodging engineering design plans or survey plans (whichever is the sooner), the subdivider is to supply a plan showing the proposed street numbering for the allotments, prepared in accordance with Council's street numbering principles.

(2) WATER SUPPLY AND SEWERAGE:-

(a) Provision of water supply to each allotment to the satisfaction of the Chief Engineer. The subdivider is invited to enter into an agreement whereby Council may construct internal water reticulation. Council's quotation to construct internal water reticulation may be obtained on application to the Water

Council Meeting, 25th September, 1981
 Report of Works Committee Inspection Meeting, 17th September, 1981

PREVIOUS AGENDA ITEM - Council Decision (W11)(18/9/81)

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 (Div.4) RE: SUBDIVISION APPLICATION AT WARDOO STREET, SOUTHPORT FOR GUTTERIDGE,
HASKINS AND DAVEY (OWNER: LAND ADMINISTRATION COMMISSION) FILE 56883

18
 (Div.4)

Reference Assistant Engineer - Subdivisions (5/8/81): (Continued)

Supply Engineer. Where the subdivider elects to have the water reticulation installed by his Contractor, arrangements are to be made with Council's Water Supply Engineer for the necessary inspections and testing and final connection to the existing system at the subdivider's cost. Inspection fees shall be paid at the then current rates set down in Council's scale of subdivision fees.

(b) The subdivider shall bear the cost of installing water service conduits under all roads.

(c) Provision of sewerage reticulation to each allotment to the reasonable satisfaction of the Chief Engineer. It is envisaged that the subdivider shall deliver the sewage to the existing manhole 1/5 in the park on the corner of Queen and Wardoo Streets in accordance with overall sewer design for the area.

Any alterations to these proposals shall be to the reasonable satisfaction of the Chief Engineer.

(d) Payment of a contribution of \$938 per ha towards construction of water supply mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and Policies.

(e) Payment of a contribution of \$2,178 per ha towards construction of sewerage mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and Policies.

(3) **STORMWATER DRAINAGE:-**

(a) Construction of stormwater drainage and grant to Council of any drainage easements necessary, to the reasonable satisfaction of the Chief Engineer.

(b) Where the finished levels of a proposed allotment are such that stormwater runoff from the allotment (or part of it) discharges towards the rear boundary, the subdivider is required to construct an underground drainage line adequate, in the reasonable opinion of the Chief Engineer, to discharge the runoff from the allotment including field inlets and junctions for future roof runoff. The pipe shall discharge either into a street drainage system or, if this is not possible, it shall be taken to a point at which it can be lawfully discharged.

The applicant's attention is drawn to By-law 8 (i) of Chapter 21 which states inter alia:-

(a) "The applicant shall carry the drainage (of roads and allotments) to a point at which it may be lawfully discharged without causing nuisance or annoyance to any person."

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(Div.4)

PREVIOUS AGENDA ITEM - Council Decision (W11)(18/9/81)
RE: SUBDIVISION APPLICATION AT WARDOO STREET, SOUTHPORT FOR GUTTERIDGE
HASKINS AND DAVEY (OWNER: LAND ADMINISTRATION COMMISSION) FILE 56883

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(Div.4)

Reference Assistant Engineer - Subdivisions (5/8/81): (Continued)

(b) "If such drainage is to be carried through land not owned by the applicant, he must satisfy the Council that he has obtained or can obtain an easement in favour of the Council for drainage through that land to a place where drainage may be lawfully discharged -----."

(c) Where filling of the estate would cause water to pond on existing adjoining allotments, the subdivider is required to provide adequate drainage to the reasonable satisfaction of the Chief Engineer.

(d) Any stormwater drainage through the proposed parks shall be provided by underground drainage systems, to the reasonable satisfaction of the Chief Engineer.

(e) The design recurrence interval for stormwater drainage shall be one in five year with one in twenty year overlay.

(4) ROADWORKS AND EARTHWORKS:-

(a) All new roads shall be fully constructed with kerb and channelling and full-width bitumen throughout to the reasonable satisfaction of the Chief Engineer. Roads 6 and 7 shall have a minimum reserve width of 19m and shall be 10m between kerbs. Roads 8, 9 and 10 shall have a minimum reserve width of 17m and shall be 8m between kerbs.

(b) Proposed urban arterial road:-

(i) A minimum reserve width of 37.5m shall be provided. This includes 3 metres for future bikeways (1.5 metres on both sides).

(ii) The subdivider shall construct the eastern carriage-way with kerb and channelling and median kerbing (kerb and channelling on a 6m alignment) and bitumen pavement not less than 8.5m between kerbs. Pavement widening shall be provided where necessary for turning movements, near shopping centres, etc.

(c) Water service conduits shall be provided under roadways, to the reasonable satisfaction of the Chief Engineer.

(d) The subdivider is required to show that satisfactory vehicular access can be obtained onto each allotment, to the reasonable satisfaction of the Chief Engineer.

(e) Minimum road and property levels shall be above recorded flood levels to the reasonable satisfaction of the Chief Engineer.

You are advised that Council has recorded the following flood levels:-

R.L. 5.6m S.D. at Baratta Street in 1967.

R.L. 6.1m S.D. at Ward Street in 1967.

Minimum kerb levels shall not be lower than the maximum recorded flood levels.

Allotments shall be graded at a minimum slope of 1 in 200 towards a road unless Condition 3(b) is satisfied.

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PREVIOUS AGENDA ITEM - Council Decision (W11)(18/9/81)
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(Div.4)

Reference Assistant Engineer - Subdivisions (5/8/81): (Continued)

(f) The source and nature of filling material shall be approved in writing by the Chief Engineer prior to the commencement of filling.

(g) All cut and fill areas, banks, etc., shall be grassed or otherwise treated to ensure that the washing of silt onto roads and into drains is minimised to the reasonable satisfaction of the Chief Engineer.

(h) A minimum of 100mm of loam or other approved top dressing shall be applied to all fill areas, and a grass cover established to the reasonable satisfaction of the Chief Engineer by the time the subdivision is presented for acceptance on maintenance. All possible measures must be taken to prevent a nuisance being created by wind-blown sand and dust.

(i) Stage construction is approved subject to the staging plan being to the reasonable satisfaction of the Chief Engineer and to all conditions of approval applicable to each stage being completed to the reasonable satisfaction of the Chief Engineer before a plan of survey is sealed.

(5) DESIGN AND CONSTRUCTION:-

(a) Submission of engineering plans and specifications to the reasonable satisfaction of the Chief Engineer for approval prior to construction. Such approval by the Chief Engineer does not warrant that such plans and specifications have been checked in detail, nor does it absolve the subdivider from complying with all the conditions of this approval and/or relevant Council By-laws and Policies and/or relevant statutes and/or statutory regulations in the execution and/or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.

(b) All material supplied and all work performed by the subdivider pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-laws and/or Policies. The Chief Engineer may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the subdivider of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.

(c) Prior to the commencement of construction, an identifying notice shall be erected in accordance with Council's policy.

(d) Permanent Survey Marks shall be located and installed by the subdivider to the reasonable satisfaction of the Chief Engineer.

(e) The developer is to ensure that a "smoke nuisance" is not created in the development of this proposal. Attention is drawn to Chapter 8 of Council's By-laws in regard to this matter.

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PREVIOUS AGENDA ITEM - Council Decision (W11)(18/9/81)
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Reference Assistant Engineer - Subdivisions (5/8/81): (Continued)

(f) The requirements of By-law 270 of Chapter 11 in regard to noise nuisances shall apply to this subdivision, and in addition, construction activity shall be limited to the hours of 7.00a.m. to 6.00p.m., Monday to Saturday, unless otherwise approved by the Chief Engineer.

(6) PARK PROVISION:-

(a) Council is prepared to accept the park as shown on the proposal plan subject to the following conditions:-

(i) The area of the park provided shall be not less than 0.59 hectares, i.e. 10% of the area of subdivision.

(ii) The park area shall be dedicated to the Crown.

(b) The park shall be developed to a condition fit for the purpose for which it will be surrendered, and shall be selectively cleared, graded, filled, grassed, etc. under the direction of, and to the reasonable requirements of the Chief Inspector.

(7) TREE PRESERVATION:-

Any tree with a girth of 450mm or more at waist height shall not be removed without first obtaining the consent of the Chief Inspector. Exceptions will be made in the case of trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines etc. Prior to any design or construction work commencing, arrangements shall be made with the Chief Inspector for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future subdivisional approval.

(8) STREET LIGHTING:-

Payment is requested of a contribution of \$30 per allotment towards street lighting. On receipt of this amount, Council will authorise the South East Queensland Electricity Board to install street lighting.

(9) ELECTRICITY:-

(a) The subdivider is required to supply evidence, to the reasonable satisfaction of the Chief Engineer, that a supply of electricity will be available to each allotment within a reasonable period after the survey plans have been sealed, and shall arrange this with the South East Queensland Electricity Board.

(b) All new electricity supply lines throughout the estate shall be placed underground.

(c) Provision shall be made for sub-station sites, as required by the South East Queensland Electricity Board.

(10) Submission of a copy of the approved proposal plan to the Chief Draftsman, Telecom, Brisbane - for information only.

Council Meeting, 25th September,

Report of Works Committee (Continued)

CONSIDERATION OF NOTIFIED MOTIONS:

Rescinded 18/2/83

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(i) Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadloff: File 665/82/341

RESOLVED on the MOTION of Alderman E.M. Diamond, seconded Alderman T.McD. Coomber that the following Council Decision adopted on 25th September, 1981 be rescinded:-

"The proposed subdivision shown on plan no. 9454 - 1A is disapproved as the proposal is considered premature as sewerage facilities are not available in the area and external roads are unconstructed and provision of these facilities would place an undue burden on the ratepayers of the City."

RESOLVED on the Motion of Alderman E.M. Diamond, seconded Alderman T.McD. Coomber, that the application be approved subject to the following conditions:-

(1) PROPERTY BOUNDARIES:-

- (a) Allotments shall comply with Council's By-laws and policies except where otherwise approved by the Chief Engineer. The survey plan shall not be materially different from the approved proposal plan;
- (b) Adequate truncations shall be provided at all intersections, to the reasonable satisfaction of the Chief Engineer; and
- (c) At the time of lodging engineering design plans or survey plans (whichever is the sooner), the subdivider is to supply a plan showing the proposed street numbering for the allotments, prepared in accordance with Council's street numbering principles.

(2) WATER SUPPLY AND SEWERAGE

- (a) Provision of water supply to each allotment to the satisfaction of the Chief Engineer. The subdivider is invited to enter into an agreement whereby Council may construct internal water reticulation. Council's quotation to construct internal water reticulation may be obtained on application to the Water Supply Engineer. Where the subdivider elects to have the water reticulation installed by his Contractor arrangements are to be made with Council's Water Supply Engineer for the necessary inspections and testing and final connection to the existing system at the subdivider's cost. Inspection fees shall be paid at the then current rates set down in Council's scale of subdivision fees.

The subdivider shall bear the cost of extending the existing water main on the northern side of McMillan Street to the land being subdivided.

- (b) Provision of sewerage reticulation to each allotment to the reasonable satisfaction of the Chief Engineer. It is envisaged that the subdivider shall deliver the sewage to the existing sewer in Central Street in accordance with Council's sewer master plan for this area. Any alterations to these proposals shall be to the reasonable satisfaction of the Chief Engineer;

externally to the subdivision;

6. CONSIDERATION OF NOTIFIED MOTIONS: (Continued)

(i) Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadaloff: File 665/82/341

- (c) Payment of a contribution of \$2,072 per ha. towards construction of water supply mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and policies; and
- (d) Payment of a contribution of \$5,283 per ha. towards construction of sewerage mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and policies.

(3) STORMWATER DRAINAGE:-

- (a) Construction of stormwater drainage and grant to Council of any drainage easements necessary, to the reasonable satisfaction of the Chief Engineer; and
- (b) Where the finished levels of a proposed allotment are such that stormwater runoff from the allotment (or part of it) discharges towards the rear boundary, the subdivider is required to construct an underground drainage line adequate in the reasonable opinion of the Chief Engineer, to discharge the runoff from the allotment including field inlets and junctions for future roof runoff. The pipe shall discharge either into a street drainage system or, if this is not possible, it shall be taken to a point at which it can be lawfully discharged.

The applicant's attention is drawn to By-law 8 (i) of Chapter 21 which states inter alia:-

- (i) "The applicant shall carry the drainage (of roads and allotments) to a point at which it may be lawfully discharged without causing nuisance or annoyance to any person".
- (ii) "If such drainage is to be carried through land not owned by the applicant, he must satisfy the Council that he has obtained or can obtain an easement in favour of the Council for drainage through that land to a place where drainage may be lawfully discharged---".

(4) ROADWORKS: -

- (a) The new road shall be fully constructed with kerb and channelling and full-width bitumen throughout to the reasonable satisfaction of the Chief Engineer and shall have a minimum reserve width of 17m and shall be 8m between kerbs;
- (b) The existing dedicated road, McMillan Street, shall be constructed with kerb and channelling, on an alignment of 4m on one side only, 9m of gravel pavement, 8.5m of bitumen sealing, and grassing of shoulders, for the extent of the subdivision only, to the reasonable satisfaction of the Chief Engineer. Tapers shall be provided externally to the subdivision;

NOTIFIED MOTIONS: (Continued)
Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadaloff: File 665/82/341

(10) ELECTRICITY:-

- (a) The subdivider is required to supply evidence, to the reasonable satisfaction of the Chief Engineer, that a supply of electricity will be available to each allotment within a reasonable period after the survey plans have been sealed, and shall arrange this with the South East Queensland Electricity Board;
- (b) All new electricity supply lines throughout the estate shall be placed underground; and
- (c) Provision shall be made for sub-station sites, as required by the South East Queensland Electricity Board.

(11) Submission of a copy of the approved proposal plan to the Chief Draftsman, Telecom, Brisbane - for information only."

6. CONSIDERATION OF NOTIFIED MOTIONS: (Continued)

(i) Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadaloff: File 665/82/341

- (c) Payment of a contribution of \$2,072 per ha. towards construction of water supply mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and policies; and
- (d) Payment of a contribution of \$5,283 per ha. towards construction of sewerage mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and policies.

(3) STORMWATER DRAINAGE:-

- (a) Construction of stormwater drainage and grant to Council of any drainage easements necessary, to the reasonable satisfaction of the Chief Engineer; and
- (b) Where the finished levels of a proposed allotment are such that stormwater runoff from the allotment (or part of it) discharges towards the rear boundary, the subdivider is required to construct an underground drainage line adequate in the reasonable opinion of the Chief Engineer, to discharge the runoff from the allotment including field inlets and junctions for future roof runoff. The pipe shall discharge either into a street drainage system or, if this is not possible, it shall be taken to a point at which it can be lawfully discharged.

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- (ii) "If such drainage is to be carried through land not owned by the applicant, he must satisfy the Council that he has obtained or can obtain an easement in favour of the Council for drainage through that land to a place where drainage may be lawfully discharged---".

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6. CONSIDERATION OF NOTIFIED MOTIONS: (Continued)

(i) Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadaloff: File 665/82/341

- (c) Payment of a contribution of \$2,072 per ha. towards construction of water supply mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and policies; and
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(3) STORMWATER DRAINAGE:-

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- (ii) "If such drainage is to be carried through land not owned by the applicant, he must satisfy the Council that he has obtained or can obtain an easement in favour of the Council for drainage through that land to a place where drainage may be lawfully discharged---".

(4) ROADWORKS: -

- (a) The new road shall be fully constructed with kerb and channelling and full-width bitumen throughout to the reasonable satisfaction of the Chief Engineer and shall have a minimum reserve width of 17m and shall be 8m between kerbs;
- (b) The existing dedicated road, McMillan Street, shall be constructed with kerb and channelling, on an alignment of 4m on one side only, 9m of gravel pavement, 8.5m of bitumen sealing, and grassing of shoulders, for the extent of the subdivision only, to the reasonable satisfaction of the Chief Engineer. Tapers shall be provided externally to the subdivision;

6. CONSIDERATION OF NOTIFIED MOTIONS: (Continued)

(i) Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadaloff: File 665/82/341

- (c) Payment of a contribution of \$2,072 per ha. towards construction of water supply mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-laws and policies; and
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(Div(3) STORMWATER DRAINAGE:-

- (a) Construction of stormwater drainage and grant to Council of any drainage easements necessary, to the reasonable satisfaction of the Chief Engineer; and
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- (i) "The applicant shall carry the drainage (of roads and allotments) to a point at which it may be lawfully discharged without causing nuisance or annoyance to any person".
- (ii) "If such drainage is to be carried through land not owned by the applicant, he must satisfy the Council that he has obtained or can obtain an easement in favour of the Council for drainage through that land to a place where drainage may be lawfully discharged---".

(4) ROADWORKS: -

- (a) The new road shall be fully constructed with kerb and channelling and full-width bitumen throughout to the reasonable satisfaction of the Chief Engineer and shall have a minimum reserve width of 17m and shall be 8m between kerbs;
- (b) The existing dedicated road, McMillan Street, shall be constructed with kerb and channelling, on an alignment of 4m on one side only, 9m of gravel pavement, 8.5m of bitumen sealing, and grassing of shoulders, for the extent of the subdivision only, to the reasonable satisfaction of the Chief Engineer. Tapers shall be provided externally to the subdivision;

6. CONSIDERATION OF NOTIFIED MOTIONS: (Continued)

(i) Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadaloff: File 665/82/341

- (c) The unconstructed section of the dedicated roads, Usher Avenue and McMillan Street, between the land being subdivided and Central Street, shall be constructed with a minimum of 8.5m of bitumen sealing on 9.5m of gravel pavement, with shoulders grassed, to the satisfaction of the Chief Engineer. Kerb and channel is not required;
- (d) Water service conduits shall be provided under the road within the proposed subdivision to the reasonable satisfaction of the Chief Engineer and;
- (e) The subdivider is required to show that satisfactory vehicular access can be obtained onto each allotment, to the reasonable satisfaction of the Chief Engineer.

(5) Permanent Survey Marks shall be located and installed by the subdivider to the reasonable satisfaction of the Chief Engineer.

(6) DESIGN AND CONSTRUCTION:-

- (a) Submission of engineering plans and specifications to the reasonable satisfaction of the Chief Engineer for approval prior to construction. Such approval by the Chief Engineer does not warrant that such plans and specifications have been checked in detail, nor does it absolve the subdivider from complying with all the conditions of this approval and/or relevant Council By-laws and policies and/or relevant statutes and/or statutory regulations in the execution and/or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved;
- (b) All material supplied and all work performed by the subdivider pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-laws and/or policies. The Chief Engineer, may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision testing or inspection shall relieve the subdivider of any obligation imposed upon such application, pursuant to this clause or any other clause of this approval;
- (c) Prior to commencement of construction, an identifying notice shall be erected in accordance with Council's policy;
- (d) The requirements of By-law 270 of Chapter 11 in regard to noise nuisances shall apply to this subdivision, and in addition, construction activity shall be limited to the hours of 7.00 a.m. to 6.00 p.m., Monday to Saturday unless otherwise approved by the Chief Engineer;

CONSIDERATION OF NOTIFIED MOTIONS: (Continued)

(i) Local Government Appeal No. 240 of 1981 - Proposed Subdivision at McMillan Street, Labrador for P.H. Gadaloff: File 665/82/341

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- (e) All cut and fill areas, banks, etc., shall have applied a minimum of 100mm of loam or other approved top dressing, and shall be grassed or otherwise treated to ensure that washing of silt onto roads and into drains is minimised to the reasonable satisfaction of the Chief Engineer. All possible measures must be taken to prevent a nuisance being created by windblown sand and dust and;
- (f) The developer is to ensure that a "smoke nuisance" is not created in the development of this proposal. Attention is drawn to Chapter 8 of Council's By-laws in regard to this matter.
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(7) PARK PROVISION:-

Council is prepared to accept the park area in the location as shown on the proposal plan subject to the following conditions:-

- (a) The area of the park provided shall be not less than 967 square metres;
- (b) The access to the park from the cul-de-sac shall be a minimum of 10m in width;
- (c) The park area shall be dedicated to the Crown; and
- (d) The park shall be developed to a condition fit for the purposes for which it will be surrendered, and shall be selectively cleared, graded, filled, grassed, etc., under the direct of, and to the reasonable requirements of the Chief Inspector.

(8) TREE PRESERVATION:-

Any tree with a girth of 450mm or more at waist height shall not be removed without first obtaining the consent of the Chief Inspector. Exceptions will be made in the case of trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines, etc.

Prior to any design or construction work commencing, arrangements shall be made with the Chief Inspector for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future subdivisional approval.

(9) STREET LIGHTING

Payment is requested of a contribution of \$30 per allotment towards street lighting. On receipt of this amount, Council will authorise the South East Queensland Electricity Board to install street lighting.

"The proposed subdivision shown on plan no. 9454 - 1A is disapproved as the proposal is considered premature as sewerage facilities are not available in the area and external roads are unconstructed and provision of these facilities would place an undue burden on the ratepayers of the City."

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RESOLVED on the Motion of Alderman E.M. Diamond, seconded Alderman T.McD. Coomber, that the application be approved subject to the following conditions:-

(1) PROPERTY BOUNDARIES:-

- (a) Allotments shall comply with Council's By-laws and policies except where otherwise approved by the Chief Engineer. The survey plan shall not be materially different from the approved proposal plan;
- (b) Adequate truncations shall be provided at all intersections, to the reasonable satisfaction of the Chief Engineer; and
- (c) At the time of lodging engineering design plans or survey plans (whichever is the sooner), the subdivider is to supply a plan showing the proposed street numbering for the allotments, prepared in accordance with Council's street numbering principles.

(2) WATER SUPPLY AND SEWERAGE

- (a) Provision of water supply to each allotment to the satisfaction of the Chief Engineer. The subdivider is invited to enter into an agreement whereby Council may construct internal water reticulation. Council's quotation to construct internal water reticulation may be obtained on application to the Water Supply Engineer. Where the subdivider elects to have the water reticulation installed by his Contractor arrangements are to be made with Council's Water Supply Engineer for the necessary inspections and testing and final connection to the existing system at the subdivider's cost. Inspection fees shall be paid at the then current rates set down in Council's scale of subdivision fees.

The subdivider shall bear the cost of extending the existing water main on the northern side of McMillan Street to the land being subdivided.

- (b) Provision of sewerage reticulation to each allotment to the reasonable satisfaction of the Chief Engineer. It is envisaged that the subdivider shall deliver the sewage to the existing sewer in Central Street in accordance with Council's sewer master plan for this area. Any alterations to these proposals shall be to the reasonable satisfaction of the Chief Engineer;

Council Meeting, 25th September 1981
Report of Works Committee
Rescinded 18/2/83
17th September 1981

CONSIDERATION OF NOTIFIED SANS:

PI (i) Local Vermin Control No. 240 of 1981 - Proposed Subdivision at
McMillan Street, Labrador for P.H. Gadloff: File 665/82/341

RESOLVED on the MOTION of Alderman E.M. Diamond, seconded Alderman T.McD. Coomber that the following Council Decision adopted on 25th September, 1981 be rescinded:-

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of McMillan Street which extends from the west and ends opposite the proposed cul-de-sac.

An application to subdivide land on the northern side of McMillan was disapproved by the Executive Committee on 21/12/78 (Item 11, Works) as it was considered premature due to lack of services and constructed roads leading to the proposal.

Following an inspection it is recommended that the applicant be advised (in reply to folio 123430) that the proposed subdivision shown on plan no. 9454 - 1A is disapproved as the proposal is considered premature as sewerage facilities are not available in the area and external roads are unconstructed and provision of these facilities would place an undue burden on the rate-payers of the City.

Council Decision (W12)(18/9/81):

That the matter be listed for inspection.

Recommendation:

That the recommendation of the Technical Officer Subdivisions be adopted.

Report of Works Committee Inspection Meeting, 17th September, 1981

PREVIOUS AGENDA ITEM - Council Decision (W12)(12/9/81)
 RE: SUBDIVISION APPLICATION AT MCMILLAN STREET, LAZARADOR FOR
P. GADALOFF FILE 561341

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Reference Technical Officer Subdivisions (27/8/81): (Continued)

2. The nearest sewerage main to this proposal is in Central Street some 470m away. Extension of this facility to this subdivision by Council would place an undue burden on rate-payers. The area is a noted clay area with bad soakage characteristics.
3. A 150mm diameter water main is located on the northern side of McMillan Street which extends from the west and ends opposite the proposed cul-de-sac.

An application to subdivide land on the northern side of McMillan was disapproved by the Executive Committee on 21/12/78 (Item 11, Works) as it was considered premature due to lack of services and constructed roads leading to the proposal.

Following an inspection it is recommended that the applicant be advised (in reply to folio 123430) that the proposed subdivision shown on plan no. 9454 - 1A is disapproved as the proposal is considered premature as sewerage facilities are not available in the area and external roads are unconstructed and provision of these facilities would place an undue burden on the rate-payers of the City.

Council Decision (W12)(18/9/81):

That the matter be listed for inspection.

Recommendation:

That the recommendation of the Technical Officer Subdivisions be adopted.

REPORT OF WORKS COMMITTEE INSPECTION MEETING HELD ON WEDNESDAY, 23RD SEPTEMBER, 1981 AT 8-00 A.M.

PRESENT: Aldermen B. A. Paterson (Chairman), Keith Hunt (Mayor), and K. L. Thompson (Chairman Finance)

In Attendance: Messrs. B. McGinnity (Deputy Chief Engineer - Works)

Leave of Absence: Alderman Sir John Egerton

PREVIOUS AGENDA ITEM - Council Decision (W7)(27/3/81)
RE: PROPOSED SUBDIVISION - CORUNNA PARK ESTATE AT COTLEW STREET, SOUTHPORT
FILE 561240

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Reference Subdivision Engineer (10/9/81):

Application has been made to set the maintenance security amount to allow the first stage (47 lots) of this estate (total 81 lots) to have survey plans sealed.

Construction costs have been supplied and the security required is assessed as follows:-

<u>(a) Roadworks and Drainage:</u>		
Contract value, \$287,796		
Maintenance Security, 10%	\$28,800
<u>(b) Sewerage</u>		
Contract value, \$129,482		
Maintenance security, 10%, \$12,950 (or \$100/lot \$8,100)	\$12,950
<u>(c) Water Supply</u>		
Contract Value, \$41,750		
Maintenance security, 10%	\$ 4,175
		<hr/>
	Total	\$45,925
	say	\$46,000
		<hr/>

It is recommended that the applicants be advised (in reply to folio 124198) that:-

1. security to the value of \$46,000 for the maintenance period to allow sealing of survey plans for Stage I of this estate will be accepted, provided all work associated with that stage has been accepted on maintenance, and provided this has taken place prior to 10th December, 1981; and
2. security for subsequent stages will be separately assessed upon further application.

Recommendation:

That the recommendation of the Subdivision Engineer be adopted.

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PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81) FILE 561303
RE: SUBDIVISION APPLICATION
APPLICANT: QUEENSLAND HOUSING COMMISSION
OWNER: QUEENSLAND HOUSING COMMISSION
LOCATION OF SITE: NORTH OF MITCHELL AVENUE, SILVER BRIDLE, MOLENDINAR
TOTAL AREA: 24.45 HA (60.4 ACRES)
PROPOSED SUBDIVISION: "MOLENDINAR FOREST", BEING 239 LOTS WITH
2.9 KM OF NEW ROAD
EXISTING SUBDIVISION: ONE LOT BEING LOT 1 RP 146021
ZONING: RESIDENTIAL LOW DENSITY (DWELLING HOUSE)
PROPOSED NEW TOWN PLAN: RESIDENTIAL 'A'
NEW STRATEGIC PLAN: URBAN AREA
DATE RECEIVED: 24/3/81

Reference Planning Officer (26/8/81):

- Zoning - Residential Low Density (Dwelling House)
- Proposed Zoning - Residential A
- Road Pattern - Satisfactory
- Lot Layout - Satisfactory
- Park Provision - Amount is satisfactory

The amended plan no. M4241 accompanying letter dated 21st August, 1981 is satisfactory subject to adequate drainage works in the water course which crosses the eastern park area.

Environmental Considerations - Tree preservation condition.

Other Comments - The blocks of flats shown on the proposed plans are contrary to the zoning. The Queensland Housing Commission should be made aware of this and advised that the correct procedure is to rezone the lots.

Reference Assistant Engineer - Subdivisions (2/9/81):

The following points should also be brought to Council's attention with the consideration of this proposed Housing Commission subdivision.

1. Roads

The widths of the road reserves and distances between kerbs for this development have been determined following meetings between officers of both Council and the Housing Commission which resulted in a subsequent Council Decision of 27th March, 1981, setting these road standards.

2. Kerb Type

The Commission have indicated that they would like to use "roll-over" type kerb with conventional kerb being used at cul-de-sac heads. The reason for having conventional type at cul-de-sac heads is accepted as preventing vehicles driving over the kerb onto the pathway while turning around. It is considered however, that conventional type kerbing should also be required along collector roads, having 10 metres or 12 metres between kerbs, because traffic speed along these routes would warrant a type of barrier between road and footpath which "roll-over" type kerb would not provide. Roll-over kerbing could be acceptable on the minor residential streets and cul-de-sacs where the distance between kerbs is 17 metres.

3. Electricity Supply

Council's policy on electricity supply is for all new supply lines throughout subdivisions to be placed underground. The development immediately to the south of this subject land, Silver Bridle

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PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81)
RE: SUBDIVISION APPLICATION - QUEENSLAND HOUSING COMMISSION
SUBDIVISION OFF MITCHELL AVENUE, MOLENDINAR FILE 561303

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Reference Assistant Engineer - Subdivisions (2/9/81): (Continued)

Estate, has overhead power and it could be argued that Molendinar Forest Subdivision, being a Housing Commission development providing housing at the lowest possible cost, should be allowed overhead power as well.

The Housing Commission has indicated they do not use underground power reticulation to development areas containing detached dwellings. The recommended condition of approval regarding power supply (No. 9(a)) is the normal Council requirement for all underground electricity supply lines. Council may, however, use its discretion by alternatively allowing either

- (a) overhead power supply, because it is less costly and the adjacent development has overhead supply, or
- (b) underground power supply along the main north-south road with the remainder of the estate having overhead supply.

4. Existing Residence

Located at the south-eastern corner of this lot 1 is a "Queensland Style" highset house. This house and approximately 3,960m² (0.9 acres) of land is owned and occupied "without title" by Mr. Charlie Otto. The Housing Commission has advised that it is obligated to provide Mr. Otto at least three parcels of land, one containing the existing residence, when the subject land is developed and that these blocks are to be retained by the Otto family. These allotments are the proposed lots 16, 17, and 18. It appears that the land presently owned by Mr. Otto has never obtained title because of lack of approved access. It is understood that the house and land have held such status for over 20 years. Access is presently made over a rough track from Mitchell Avenue. With this Housing Commission development, the south eastern cul-de-sac will provide legal access to Mr. Otto's land. Included in the recommended conditions are the standard type requirements for

- (a) the allotment boundaries to have adequate clearance to the building and
- (b) the water service to lie wholly within the allotment.

This will require Mr. Otto's service, which presently comes from Mitchell Avenue, to be taken from the reticulation system of the new development. Provision of sewerage to the house lot will be needed, and the house should eventually be connected to sewerage.

5. Water Supply

The size of this subdivision and the possibility of further development to the north requires a better water supply than presently available from Mitchell Avenue in Silver Bridle Estate. A 150mm water main will require construction from the existing 150mm main in Sturt Street to the land being subdivided, a length of about 450 metres. A second source of supply can be taken from the 150mm main in Industrial Avenue at the east of the Housing Commission land. It is felt that Council would be obliged to provide for the extension of the Sturt Street 150mm main, therefore

PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81)
RE: SUBDIVISION APPLICATION - QUEENSLAND HOUSING COMMISSION
SUBDIVISION OFF MITCHELL AVENUE, MOLENDINAR FILE 561303

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Reference Assistant Engineer - Subdivisions (2/9/81): (Continued)

the relevant condition recommends that the Commission construct the required water supply works with Council credit cost of this work against the money payable by the Commission for the water supply External Charges contribution.

Following an inspection it is recommended:-

RECOMMENDATION (A)

That the applicant be advised (in reply to folio 107178) that the proposed subdivision shown on Plan No. M4241 is approved subject to the following conditions:

(1) PROPERTY BOUNDARIES

- (a) Allotments shall comply with Council's By-Laws and policies except where otherwise approved by the Chief Engineer. The survey plan shall not be materially different from the approved proposal plan.
- (b) The road layout is approved subject to a satisfactory engineering design being obtained and shall be modified if necessary to achieve this, to the reasonable satisfaction of the Chief Engineer.
- (c) The proposed boundaries shall have adequate clearance to the existing building to the reasonable satisfaction of the Chief Engineer.
- (d) Adequate truncations shall be provided at all intersections, to the reasonable satisfaction of the Chief Engineer.
- (e) 600mm strips shall be provided at the ends of the roads terminating at the northern boundary and shall be the subject of a Nomination of Trustees to Council in trust for town planning purposes.
- (f) At the time of lodging engineering design plans or survey plans (whichever is the sooner), the subdivider is to supply a plan showing the proposed street numbering for the allotments, prepared in accordance with Council's street numbering principles.

(2) WATER SUPPLY AND SEWERAGE

- (a) Provision of water supply to each allotment to the satisfaction of the Chief Engineer. The subdivider is invited to enter into an agreement whereby Council may construct internal water reticulation. Council's quotation to construct internal water reticulation may be obtained on application to the Water Supply Engineer. Where the subdivider elects to have the water reticulation installed by his Contractor, arrangements are to be made with Council's Water Supply Engineer for the necessary inspections and testing and final connection to the existing system at the subdivider's cost. Inspection fees shall be paid at the then current rates set down in Council's scale of subdivision fees.

PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81)
RE: SUBDIVISION APPLICATION - QUEENSLAND HOUSING COMMISSION
SUBDIVISION OFF MITCHELL AVENUE, MOLENDINAR FILE 561303

21
(Div.4)

21
(Div.4)

Reference Assistant Engineer - Subdivisions (2/9/81): (Continued)

- (b) The subdivider shall bear the cost of extending the water main in
 - (i) Industrial Avenue with a 150mm dia. main and
 - (ii) In Sturt Street with a 150mm dia. main from the existing 150mm mains to serve the land being subdivided. Council will credit the cost for the design, supply and construction of the 150mm main along Sturt Street and Mitchell Avenue between the existing 150mm main and the southern boundary of the land being subdivided, against the external charges contribution required under Condition 2(g).
- (c) Provision of sewerage reticulation to each allotment to the reasonable satisfaction of the Chief Engineer. It is envisaged that the subdivider shall deliver the sewage to the existing sewers in the industrial estate to the east. The southern catchment shall gravitate direct to the existing system, the north-west catchment shall be pumped to the southern catchment and the north-east catchment shall be pumped into the industrial area system. Sewer mains shall be located in the roadway reserve where possible and practical. Pump stations shall comprise dual submersible pumps. The subdivider shall grant to Council any easement/s necessary for the sewage pressure mains.
Any alterations to Conditions 2(b) or 2(c) above shall be to the reasonable satisfaction of the Chief Engineer.
- (d) The subdivider shall ascertain the location of the water service serving the existing house and bear the cost of relocating this service to lie wholly within the allotment it serves. This will require connection to the new internal water reticulation system. Prior to sealing the survey plan the subdivider shall give written confirmation of the location of this water service.
- (e) An all weather access, to the reasonable satisfaction of the Chief Engineer, shall be provided for any sewerage pump station or holding tank constructed in connection with this subdivision.
- (f) Where an overflow is to be provided to stormwater, either direct from a sewerage pumping station or from a nearby manhole upstream, the developer shall obtain approval for the overflow from the Water Quality Council and have the overflow included in Council's list of licensed overflows. Council requires a copy of the letter of approval from the Water Quality Council before plans for sewerage reticulation will be approved.
- (g) Payment of a contribution of \$938 per ha towards construction of water supply mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations, in accordance with Council's By-Laws and Policies.

PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81)

RE: SUBDIVISION APPLICATION - QUEENSLAND HOUSING COMMISSION

SUBDIVISION OFF MITCHELL AVENUE, MOLENDINAR

FILE 561303

Reference Assistant Engineer - Subdivisions (2/9/81): (Continued)

- (h) Payment of a contribution of \$2,455 per ha for land connected to Zone B catchment and \$2,178 per ha for land connected to Zone E catchment towards construction of sewerage mains and augmentation of existing mains and the construction of pumping stations and the augmentation of existing pumping stations in accordance with Council's By-Laws and Policies.

(3) STORMWATER DRAINAGE

- (a) Construction of a stormwater drainage and grant to Council of any drainage easements necessary, to the reasonable satisfaction of the Chief Engineer. It is to be noted that upgrading of drainage works downstream may be required to establish a satisfactory outlet.
- (b) Where the finished levels of a proposed allotment are such that stormwater runoff from the allotment (or part of it) discharges towards the rear boundary, the subdivider is required to construct an underground drainage line adequate, in the reasonable opinion of the Chief Engineer, to discharge the runoff from the allotment including field inlets and junctions for future roof runoff. The pipe shall discharge either into a street drainage system or, if this is not possible, it shall be taken to a point at which it can be lawfully discharged.

The applicant's attention is drawn to By-Law 8 (i) of Chapter 21 which states inter alia:-

- (a) "The applicant shall carry the drainage (of roads and allotments) to a point at which it may be lawfully discharged without causing nuisance or annoyance to any person."
- (b) "If such drainage is to be carried through land not owned by the applicant, he must satisfy the Council that he has obtained or can obtain an easement in favour of the Council for drainage through that land to a place where drainage may be lawfully discharged ----."
- (c) Where filling of the estate would cause water to pond on existing adjoining allotments, the subdivider is required to provide adequate drainage to the reasonable satisfaction of the Chief Engineer.
- (d) An underground drainage system shall be provided through the proposed park/parks, to the reasonable satisfaction of the Chief Engineer.
- (e) The design recurrence interval for stormwater drainage shall be as follows:-
- (i) One in five year with one in 20 year overlay, except where varied below.
- (ii) One in one year for park drainage with one in 20 year overlay.

21
(Div.4)

PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81)
RE: SUBDIVISION APPLICATION - QUEENSLAND HOUSING COMMISSION
SUBDIVISION OFF MITCHELL AVENUE, MOLENDINAR FILE 561303

21
(Div.4)

Reference Assistant Engineer - Subdivisions (2/9/81): (Continued)

(4) ROADWORKS AND FILLING

(a) All new roads shall be fully constructed with kerb and channelling and full-width bitumen throughout to the reasonable satisfaction of the Chief Engineer.

The main north-south road shall have a minimum reserve width of 20m and shall be 12m between kerbs. The northern connector road from the vicinity of lots 61/160 to the north-west boundary at lots 73/74 shall have a minimum reserve width of 19m and shall be 10m between kerbs.

Other internal roads shall have a minimum reserve width of 17m and shall be 8m between kerbs.

(b) "Roll-over" type kerb will be accepted for the roads with the required 8m minimum between kerbs with conventional type kerb being required for wider roads and at cul-de-sac heads.

It is to be noted that Council's current policy is that "roll-over" type kerb is permitted only with the approval of the Council's Works Committee.

(c) Water service conduits shall be provided under roadways, to the reasonable satisfaction of the Chief Engineer.

(d) The source and nature of filling material shall be approved in writing by the Chief Engineer prior to the commencement of filling.

(e) All cut and fill areas, banks, etc., shall be grassed or otherwise treated to ensure that the washing of silt onto roads and into drains is minimised to the reasonable satisfaction of the Chief Engineer.

(f) A minimum of 100mm of loam or other approved top dressing shall be applied to all cut and fill areas, and a grass cover established. All possible measures must be taken to prevent a nuisance being created by windblown sand and dust.

(5) DESIGN AND CONSTRUCTION

(a) Submission of engineering plans and specifications to the reasonable satisfaction of the Chief Engineer for approval prior to construction. Such approval by the Chief Engineer does not warrant that such plans and specifications have been checked in detail, nor does it absolve the subdivider from complying with all the conditions of this approval and/or relevant Council By-Laws and policies and/or relevant statutes and/or statutory regulations in the execution and/or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.

PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81)21
(Div.4)RE: SUBDIVISION APPLICATION - QUEENSLAND HOUSING COMMISSIONSUBDIVISION OFF MITCHELL AVENUE, MOLENDINAR

FILE 561303

21
(Div.4)Reference Assistant Engineer - Subdivisions (2/9/81): (Continued)

- (b) All material supplied and all work performed by the subdivider pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-Laws and/or policies. The Chief Engineer may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the subdivider of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.
- (c) Prior to the commencement of construction, an identifying notice shall be erected in accordance with Council's policy.
- (d) Stage construction is approved subject to the staging plan being to the reasonable satisfaction of the Chief Engineer and to all conditions of approval applicable to each stage being completed to the reasonable satisfaction of the Chief Engineer before a plan of survey is sealed.
- (e) Permanent Survey Marks shall be located and installed by the subdivider to the reasonable satisfaction of the Chief Engineer.
- (f) The developer is to ensure that a "smoke nuisance" is not created in the development of this proposal. Attention is drawn to Chapter 8 of Council's By-Laws in regard to this matter.
- (g) The requirements of By-Law 270 of Chapter 11 in regard to noise nuisances shall apply to this subdivision, and in addition, construction activity shall be limited to the hours of 7.00 a.m. to 6.00 p.m., Monday to Saturday, unless otherwise approved by the Chief Engineer.

(6) PARK PROVISION

Council is prepared to accept the park area shown on the proposal plan subject to the following conditions:-

- (a) The area of the park provided shall be not less than 2.45 hectares.
- (b) The park area shall be dedicated to the Crown.
- (c) The park shall be developed to a condition fit for the purpose for which it will be surrendered, and shall be selectively cleared, graded, filled, grassed, etc., under the direction of, and to the reasonable requirements of the Chief Inspector.

(7) TREE PRESERVATION

Any tree with a girth of 450mm or more at waist height shall not be removed without first obtaining the consent of the Chief Inspector. Exceptions will be made in the case of trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines, etc.

Council Meeting, 25th September, 1981

Report of Works Committee Inspection Meeting, 23rd September, 1981

PREVIOUS AGENDA ITEM - Council Decision (W16)(27/3/81)

21
(Div.4)

RE: SUBDIVISION APPLICATION - QUEENSLAND HOUSING COMMISSION
SUBDIVISION OFF MITCHELL AVENUE, MOLENDINAR FILE 561303

21
(Div.4)

Reference Assistant Engineer - Subdivisions (2/9/81): (Continued)

Prior to any design or construction work commencing, arrangements shall be made with the Chief Inspector for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future subdivisional approval.

(8) STREET LIGHTING

Payment is requested of a contribution of \$30 per allotment towards street lighting. On receipt of this amount, Council will authorise the South East Queensland Electricity Board to install street lighting.

(9) ELECTRICITY

The subdivider is required to supply evidence, to the reasonable satisfaction of the Chief Engineer, that a supply of electricity will be available to each allotment within a reasonable period after the survey plans have been sealed, and shall arrange this with the South East Queensland Electricity Board.

(a) All new electricity supply lines throughout the estate shall be placed underground.

(b) Provision shall be made for sub-station sites as required by the South East Queensland Electricity Board.

(10) Submission of a copy of the approved proposal plan to the Chief Draftsman, Telecom, Brisbane - for information only.

RECOMMENDATION (B)

That the Queensland Housing Commission be advised that the allotments shown as "multiple dwelling lots" on plan no. M4241 are contrary to the Town Plan Zoning for that land use. Rezoning of those lots is required to utilize the land as proposed.

RECOMMENDATION (C)

That the L.A.C. be advised accordingly (copy of plan M4241 to be enclosed) and attention drawn to Condition No. 6.

Recommendation:

That the matter be deferred for further discussion with the Applicant in respect to access to the subdivision.

GOLD COAST CITY COUNCILREPORT OF JOINT WORKS, HEALTH AND FINANCE COMMITTEE MEETING HELD ON MONDAY,
21ST SEPTEMBER, 1981 AT 2-00 P.M.

PRESENT: Aldermen B. A. Paterson (Chairman), Keith Hunt (Mayor),
D. J. O'Connell (Chairman Health), K. L. Thompson (Chairman Finance),
J. R. Laws, M. L. Field, E. M. Diamon and E. M. D. Peters.

In Attendance: Messrs. P. C. Hill (Chief Engineer),
R. D. Starkey (Deputy Chief Engineer - Water Supply and Sewerage),
R. E. M. Towson (Acting Deputy Town Clerk) and B. Dredge (City Planner)

Leave of Absence: Alderman Sir John Egerton

PREVIOUS AGENDA ITEM - Council Decision (W15)(11/9/81)
RE: REVIEW OF CHARGES APPLICABLE TO SUPPLY OF ESSENTIAL SERVICES
FILE 2809

Council Decision (F26)(28/8/81)(PART):

(9) That Council's Headworks Charges for Water and Sewerage works be immediately reviewed by the Works Committee.

Council Decision (W15)(11/9/81):

That a Joint Meeting of Works, Health and Finance Committees be held at 2-00 p.m. on Monday, 21st September, 1981, to discuss matters contained in the report.

Reference Deputy Chief Engineer - Water Supply & Sewerage (31/8/81):

The report has been prepared reviewing Developmental Charges for Engineering Services for the following:-

Part A Rezoning - Headworks Charges
Part B Subdivision - External Charges

The report in each instance outlines the authority for imposing the charge, the purpose of the charge, composition of the charge and the method of determining such charge. Council authority is clearly defined for Parts A and B.

In line with previous Council Decision for the utilisation of headworks and external charges for works within the whole of the City, and not for specific areas, these revised charges have been based on a singular uniform rate for the whole of the City. Briefly the charges proposed in the revised report are as follows:-

Rezoning - Headworks:	Water Supply	- \$110/person
	Sewerage	- \$88/person
Subdivisional - External:	Water Supply	- \$2,640/ha for residential properties
	Sewerage	- \$4,410/ha for residential properties.

GOLD COAST CITY COUNCIL

1981/82

DEVELOPMENT CHARGES

FOR


ENGINEERING SERVICES



**An error occurred in the
previous few pages (ie. pages skewed,
overlapped, jammed etc).**

**To ensure that all pages are
filmed correctly.**

**Refilming of a number of
previous pages is now
undertaken.**



PREVIOUS AGENDA ITEM - Council Decision (W15)(11/9/81)
 RE: REVIEW OF CHARGES APPLICABLE TO SUPPLY OF ESSENTIAL SERVICES
 FILE 2809

Reference Deputy Chief Engineer - Water Supply and Sewerage (31/8/81):
 (Continued)

Comparative costs with other Local Authorities are set out below:

	Brisbane City Council	Albert Shire Council	Logan Shire Council
Rezoning - Headworks: Water Supply Sewerage	\$4,248 (south side) \$4,250/ha average	\$2,000/ha \$6,000/ha	\$2,200/ha \$3,600/ha
Subdivisional - External: Water Supply and Sewerage	Fee charged depends on individual de- velopment	Same as Re- zoning Head- works Charges	Same as Re- zoning Head- works Charges

It should be noted that the report proposes that all charges should be subject to indexation based on movements of C.P.I. in Brisbane as from 30th June, 1981. This proposal will enable the charges to be progressively updated and will not be required to be constantly reviewed unless it is considered necessary to do so.

It should also be noted that the external charges for other than residential rezoning have also been reviewed in relation to the additional population densities applicable to the particular area.

It is therefore recommended that Part A and Part B of the report be adopted and the charges described therein be imposed.

Recommendation:

That the report be adopted and rezoning and subdivisional water supply and sewerage charges previously set in 1978 be increased to meet Council's increased costs of public utility services as outlined in Parts A and B of the report, i.e.

Rezoning - Headworks Charges:

Water Supply - \$110/person (For each additional person permitted
 Sewerage - \$ 88/person (by the increased zoning density.

Subdivision - External:

Water Supply - \$2640/ha for residential properties *
 Sewerage - \$4410/ha for residential properties *

* The basis for justification of higher charges for higher density zonings is set out in Page 4 of the report for other than residential zonings.

GOLD COAST CITY COUNCIL

1981/82

DEVELOPMENT CHARGES

FOR

ENGINEERING SERVICES

PART A REZONING - HEADWORKS CHARGES
PART B SUBDIVISION - EXTERNAL CHARGES

This report has been prepared to update the existing Water Supply and Sewerage External Charges.

Previous reports prepared on External Water Supply Charges to subdivisions are:-

- (i) Report on Subdivisional Water Supply and Sewerage Requirements, dated 1/7/71.
- (ii) Supplementary Report to the Report on Subdivisional Water Supply and Sewerage Requirements, dated 20/3/72.
- (iii) Report on External Water Supply and Sewerage Charges, dated October, 1975.
- (iv) Updating of the 1975 charges in the Budget preparation 1978/79.

External charges have been calculated in accordance with the Amendment to Section 34 of the "Local Government Acts of 1936-1980".

PART A REZONING - HEADWORKS CHARGES

1. Authority for Imposing Headworks Charges

Local Government Act Section 33 6A (d) set out below:-

"(d) Upon an application being referred to the Local Authority pursuant to paragraph (c), the Local Authority may -

- (i) approve it;
- (ii) refuse to approve it; or
- (iii) approve it subject to reasonable and relevant conditions."

The operative clause for the purposes of imposing headworks charges being Clause (iii).

2. Purpose of Charges

Rezoning - Headworks Charges are imposed as a reasonable requirement of a Rezoning approval to reimburse Council for the capital cost of providing or replacing additional headworks necessitated by any increased population permitted by the new zoning.

3. Composition of Charges

Headworks charges are interpreted as a contribution towards the provision of services for the following amenities.

(a) Water Supply

- (i) Water Catchments and Storage (Hinze Dam)
 - (ii) Water Purification (Molendinar Plant)
 - (iii) Service Reservoirs
-) Details shown in Appendix 1 and 2

(b) Sewerage

All costs envisaged for the Gold Coast Sewerage Scheme as scheduled below.

- (i) Future works - Details shown in Appendix 3.
- (ii) Existing works - Details shown in Appendix 3.

4. Determination of Headworks Charges - Rezoning

Contributions for headworks charges for rezoning applications shall be determined for each rezoning or consent proposal as follows.

(i) Water

$$\text{Headworks Charge} = A \times P \times C$$

where

A = Area of proposal in hectares

P = The increase in population density per hectare created by the proposal

C = Unit Cost per head for Headworks as determined in Schedule I.

4. (i) Water (Continued)

(For June 1981 headworks charge is \$110 per person - with indexation of such figure being applied based on Consumer Price Index movements applicable as from 30/6/81 (332.3 Brisbane).

(ii) Sewerage

Headworks Charge = $A \times P \times C$

where

A = Area of proposal

P = The increase in population density per hectare created by the proposal

C = Unit cost/head for headworks evolved from Appendix 3

(For June 1981, unit headworks charge is \$88 per person, thereafter it shall be indexed in accordance with future C.P.I. movements.)

PART B SUBDIVISIONAL - EXTERNAL CHARGES

1. Authority for Charge

Authority for external charges is contained in:-

(a) Section 34 (12) 1 of the Local Government Act 1936 - 1981. For the purposes of defining the extent of works included in the above authority (a), this section of the act is set out below:-

"(1) Whether in accordance with a by-law of the Local Authority, the applicant, in respect of water supply or sewerage or both water supply and sewerage, should be required to -

(i) provide for the reticulation thereof to the land to be subdivided;

(ii) contribute towards the cost of the provision thereof (other than by reticulation) to the land to be subdivided by way of a contribution towards the cost (whether incurred before or after the making of the application) in connection with the construction of mains, or the augmentation of existing mains, or the construction of pumping stations, or the augmentation of existing pumping stations, required to be undertaken by the Local Authority for such provision, other than the cost of constructing a main or pumping station which is in existence at the date of the coming into operation of the by-law;"

(b) Council's Subdivisional By-law 21 Clause 9.

Date of Approval By-law 21 - 21/7/73

2. Purpose of Charge

External charges are to be applied to reimburse Council for the cost of services external to the estate in respect to all subdivisions where the subdivision creates additional demands on the City's Water Supply and Sewerage services as defined in Section 34 (12) 1 of the Local Government Act 1936 to 1981.

3. Composition of Charges

These charges are regarded as a contribution towards the cost of providing the following services and are composed of the following works:

(a) Water Supply

- (i) Distribution and Trunk Water Mains
 - (ii) Booster Pump Stations
 - (iii) Local External Works - For details see Appendix 6.
-) Details are shown in Appendices 4 and 5 for existing and future Cost of External Works.

(b) Sewerage

- (i) Trunk Sewers
- (ii) Sewage Pumping Stations & Sewage Booster Stations
- (iii) Raw Sewer Pressure Mains

3. (b) Sewerage (Continued)

As the Gold Coast Sewerage Scheme has been established as a group of "local" areas contributing into a major sewage transportation system conveying sewage to a Regional Water Quality Control Centre, Appendix 7 has developed rates for hectares using actual costs incurred in a typical situation.

4. Determination of External Charges

External charges applicable to new subdivisions are determined as follows -

Water Supply

External Charge = Area x cost per hectare x $\frac{\text{current C.P.I. (Brisbane)}}{332.3 \text{ (June 1981)}} \times \text{Zoning Factor}$

Typical June 1981 External Charges for the various zones are set out below -

Residential	(30 persons/hectare)	= \$ 2,640 per hectare
Duplex	(45 persons/hectare)	= \$ 3,036 per hectare
Industrial	(60 persons/hectare)	= \$ 2,798 per hectare
Residential Medium	(400 persons/hectare)	= \$18,216 per hectare
Residential Med. High	(600 persons/hectare)	= \$27,984 per hectare
Residential High	(800 persons/hectare)	= \$37,752 per hectare

Sewerage

External Charge = Area x cost per hectare x $\frac{\text{current C.P.I. (Brisbane)}}{332.3 \text{ (June 81)}} \times \text{Zoning Factor}$

Typical June 1981 charges are set out below -

Residential	= \$ 4,410 per hectare
Duplex	= \$ 6,615 per hectare
Industrial	= \$ 8,820 per hectare
Residential Medium	= \$ 57,330 per hectare
Residential Med. High	= \$ 88,200 per hectare
Residential High	= \$119,070 per hectare

The above figures will be subject to indexation based on movements in the C.P.I. (Brisbane) as from 30th June, 1981.

WATER SUPPLY HEADWORKS CHARGES

EXISTING WORKS - Expenditure 1973 - 1981

DESCRIPTION	CAPITAL COST \$
A. <u>HINZE DAM</u> 1971/75 Augmentation	
1. Construction of Diversion Road	3,180,285 *
2. Dam Construction	16,417,491 *
3. Landscaping	20,546
(M.R.D. Portion \$869,000 Subsidisable Exp. = \$2,311,285 File 4106637)	
B. <u>GOLD COAST STAGE II WATER PURIFICATION WORKS</u>	1,213,820
Sludge disposal	150,000
C. <u>RESERVOIRS</u>	
1. Molendinar	671,701
2. Worongary	810,912
Total Expenditure 1971 - 1981	\$22,464,755
Future Works to 2021 (From Appendix 2)	49,570,000
Total Headworks 1971 - 2021	72,034,755
Less Subsidy on items *	6,341,497
Nett Value of Headworks	\$65,693,258

Equivalent Population Served at 2021 = 594,400 (refer Report "Proposed Water Supply Agreement between Albert Shire Council and Gold Coast City Council September 1981.)

Total Cost per Person = \$110

WATER SUPPLY HEADWORKS CHARGES - FUTURE WORKS1981 - 2001

DESCRIPTION	TOTAL ESTIMATED COST \$
1. <u>RESERVOIRS</u> (See Table 1.4 D.L.G. Report October 1979)	
Currumbin No. 2	
Currumbin No. 3	450,000
Elanora No. 2	450,000
Elancra No. 3	600,000
*Burleigh Heads No. 4	600,000
Worongary No. 2	750,000
Worongary No. 3	800,000
Molendinar No. 5	750,000
Molendinar No. 6	850,000
Molendinar No. 7	850,000
Molendinar No. 8	850,000
Molendinar No. 9	850,000
West Southport No. 2	850,000
West Southport No. 3	500,000
	500,000
2. <u>PURIFICATION PLANTS</u>	
Molendinar Water Purification Plant Stage I	
Molendinar Water Purification Plant Stage II	12,200,000
	6,600,000
3. <u>MISCELLANEOUS</u>	
<u>Hinze Dam</u>	
Hinze Dam Balance Tank	120,000
Equipping Lower Intake Tower	550,000
Raising of Hinze Dam Embankment and Intake Towers	20,000,000
Sludge Handling Facilities at Mudgeeraba Water Purification Plant - Stage II	450,000
TOTAL	\$49,570,000

SEWERAGE HEADWORKS CHARGES
 EXISTING AND FUTURE

SCHEME	\$ COST	DESIGN POPULATION		\$ G.C.C.C.		
		G.C.C.C.	A.S.C.			
A. Completed Since 1973	Actual Cost					
	To Date					
E.F.M. Tugun to Elanora	870,305	100%	0	870,305	} 40% Subsidy	
E.F.M. Elanora to Pizze Park *	1,033,831	152,600	37,480	829,980		
Coombabah W.Q.C.C.	7,317,138	386,900	17,200	7,005,693		
Coombabah Access Road	400,107	386,900	17,200	383,076		
Coombabah Effluent Booster	344,541	386,900	17,200	329,726		
Coombabah Effluent Pump Station	1,157,559	386,900	17,200	1,107,783		
E.F.M. Coombabah to Broadwater	2,035,000	386,900	17,200	1,948,400		
E.F.M. Bundall Road Bridge	52,989	152,600	206,300	22,530		
Benowa Storage Lagoons*	50,416	152,600	206,300	21,426		
Upgrade Tugun W.Q.C.C.	190,015	100%	0	190,015		
Irrigation - Runaway Bay	80,193	386,900	17,200	76,745		
- Salk Oval	43,719	100%	0	43,719		
G.C.C.C. existing headworks costs less subsidy = \$12,829,398 X 0.6 = \$7,697.						
B. Uncompleted & Near Future Works	Est. Cost to Complete					
F.F.M. Merrimac Jct. to Nerang River	950,000	152,600	206,300	403,900		} 20% Subsidy
E.F.M. Pizze Park to Merrimac Jct.	705,000	152,600	37,480	565,900		
E.F.M. Elanora to Pizze Park *	166,169	152,600	37,480	133,404		
Irrigation - Tugun to Elanora	118,000	152,600	29,200	99,000		
Irrigation - Elanora to Pizze Park	180,000	152,600	37,480	144,500		
Irrigation - Pizze Pk. to Nerang River	212,000	152,600	206,300	90,100		
Elanora W.Q.C.C. Augmentation	7,000,000	116,500	37,480	5,296,142		
E.F.M. Nerang River to Training Walls	2,332,000	152,600	206,300	991,500		
Training wall Diffusers and Connection	1,785,000	539,300	223,590	1,261,995		
Elanora Effluent Booster	100,000	152,600	37,480	80,300		
Benowa Effluent Booster	100,000	152,600	206,300	42,500		
Benowa Effluent Lagoon*	140,484	152,600	206,300	59,732		
Irrigation - Coombabah	116,000	386,900	17,200	111,100		
Irrigation - Nerang to Training Walls	209,000	152,600	206,300	88,900		
E.F.M. Land's End to Training Walls (1)	3,000,000	386,900	17,200	2,872,309		
G.C.C.C. Future headworks costs less subsidy = \$12,241,282 X 0.8 = \$9,793.						

* Partially Completed

SEWERAGE HEADWORKS CHARGES
EXISTING AND FUTURE

APPENDIX 3

Page 2

SCHEME	\$ COST	DESIGN POPULATION		\$ G.C.C.C.	
		G.C.C.C.	A.S.C.		
<u>C. Works After 1990</u>					
E.F.M. - Elnora to Benowa	3,213,000	152,600	37,480	2,579,460	} 0% Subsidy
E.F.M. - Outfall	3,000,000	539,500	223,590	2,121,816	
Coombabah W.Q.C.C. Augmentation	20,000,000	386,900	17,200	19,148,726	
Elnora W.Q.C.C. Augmentation	8,000,000	116,500	37,480	6,052,734	
				\$29,902,736	29,902,736
TOTAL HEADWORK COSTS					\$47,393,400

* Partially Completed

Ultimate Population = 539,500

$$\therefore \text{Headworks Cost Per Person} = \frac{47,393,400}{539,500} = \$87.85$$

Say \$88.00

WATER SUPPLY EXTERNAL WORKS CHARGES

EXISTING WORKS - Expenditure 1973 - 1981

DESCRIPTION	CAPITAL COST \$	APPORTIONMENT OF CAPITAL WORKS	
		G.C.C.C. 62%	A.S.C. 38%
1. TRUNK SUPPLY MAINS			
(i) Nerang to Molendinar	1,018,612	631,539*	387,073
2. DISTRIBUTION MAINS			
(i) Worongary - Broadbeach	1,532,527	766,264	
(ii) Broadbeach - Surfers Paradise	179,247	147,247	-
(iii) Southport West - Paradise Point	490,855	490,855	-
3. BOOSTER PUMP STATIONS			
(i) Mudgeeraba	451,463	279,907*	171,356
		2,315,812	
Less Subsidy on items *		- 303,815	
Total Cost Existing Works		2,011,997	
Cost Future Works (Appendix 5)		10,558,400	
Cost of ALL External Works		\$12,570,397	
Subdividable Area of G.C.C.C.		12142 hectares	
Cost per hectare for major external works		\$ 1,035	
Cost per hectare for local external works		\$ 1,605 (See Appendix 6)	
∴ Total cost/hectare external works for residential zoning		\$ 2,640	
Total Cost/hectare Duplex		\$ 3,036	All costs will be indexed in accordance with movement in the Consumer Price Index C.P.I. 30/6/332.3 (Brisbane).
" " Industrial		\$ 2,798	
" " Residential Med.		\$ 18,216	
" " Residential Med. to High		\$ 27,984	
" " Residential High		\$ 37,752	

WATER SUPPLY EXTERNAL CHARGES - FUTURE WORKS

1981 TO 2021

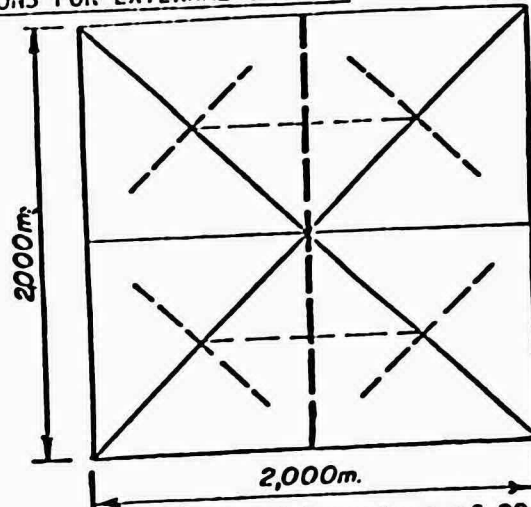
DESCRIPTION	TOTAL ESTIMATED COST \$	APPORTIONMENT OF CAPITAL WORKS	
		G.C.C.C.	A.S.C.
1. TRUNK SUPPLY MAINS (Estimate at July 1981 Refer Table 1.4 D.L.G. October 1979 report)			
Hinze Dam - Nerang	3,380,000	2,095,600	1,284,400
Molendinar - Worongary	3,470,000	2,151,400	1,318,600
Worongary - Mudgeeraba	1,210,000	750,200	459,800
Mudgeeraba - Reedy Creek	1,650,000	1,023,000	627,000
Reedy Creek - Burleigh Heads	1,100,000	682,000	418,000
Reedy Creek - Elanora	1,450,000	899,000	551,000
Elanora - Currumbin	550,000	341,000	209,000
2. DISTRIBUTION MAINS			
Worongary - Broadbeach Stage II	2,100,000	838,350	1,261,650
Elanora - Palm Beach	280,000	147,180	132,820
3. BOOSTER PUMPING STATIONS			
Hinze Dam Trunk Main	1,320,000	818,400	501,600
Worongary	330,000	204,600	125,400
Reedy Creek	330,000	204,600	125,400
Replace Pump and Motors Mudgeeraba Booster	650,000	403,000	247,000
		\$10,558,400	

APPENDIX 6

LOCAL EXTERNAL CHARGES

The calculations of the required mains have been made using a theoretical square area of sides 2 km x 2 km giving an area of 400 ha. This area is then divided into eight equal areas each area being fed by a 375 mm main off a 600 mm trunk main. The area and tabulation costs are given in Appendix 'A'.

CALCULATIONS FOR EXTERNAL CHARGES



- 375mm. dia.
- 600mm. dia.
- TRUNK MAIN
- AREA BOUNDARIES

Costing (Based on residential zonings of 30 persons per hectare and June 1981 C.P.I.)

2000 metres	600mm dia. at \$175/metre	\$350,000
4000 metres	375mm dia. at \$ 73/metre	\$292,000
		<u>\$642,000</u>

Rate per hectare Residential Zoning = $\frac{642,000}{\text{Area}} = \$1,605$

EXTERNAL CHARGES FOR

Where zonings having population densities in excess of 30 persons per hectare are proposed external charges will be increased by zoning factors as set out in the table below.

ZONING	POPULATION PER HECTARE	POPULATION FACTOR	WATER CONSUMPTION FACTOR	ZONING FACTOR
Residential - Low Density	30	1.0	1.0	1.0
Residential - Duplex	45	1.5	.766	1.15
Industrial	60	2.0	.53	1.06
Residential - Med.	400	13.0	.53	6.9
Residential - Med. to High	600	20.0	.53	10.6
Residential - High	800	27.0	.53	14.3

Basis of calculation of water consumption factor - Assume 640 l/c/d = 1.0
340 l/c/d = .53
490 l/c/d = .766

External Charge = Cost/hectare x Area x Zoning Factor x $\frac{\text{Current C.P.I. Brisbane}}{332.3 \text{ (June 1981)}}$

(Rate Shown for June 1981 = \$2640 as per Appendix 4)

SEWERAGE EXTERNAL WORKS

Area	Item	Completion Date	Completed Cost \$	Area Served Hectares	Adjusted Cost June 1981	Cost/Hectare \$
<u>Local External Works (Labrador)</u>						
A42	Pump Station Rising Main	-/3/78	171,562		233,340	
A20/41	Pump Station Rising Main	-/3/78	6,000		8,161	
A18/19	Pump Station Rising Main	-/8/78	41,748		55,295	
	Pump Station Rising Main	-/8/78	20,009		26,502	
	Pump Station Rising Main	-/5/79	111,044		138,400	
	Pump Station Rising Main	-/5/79	40,653		50,668	
				214-61	512,366	2,387
<u>Major External Works - Rising Mains</u>						
D14 - Coombabah	900 mm Rising Main					
A1 - A2	600 mm " " " " " "				1,000,000	316
A2 - Stephens St.	" " " " " "				519,578	
Stephens St. - A2	" " " " " "				109,694	
A42 - G.C. H'way	" " " " " "				388,300	
H'way - D12	" " " " " "				337,795	
D12 - D14	" " " " " "				291,140	
					126,449	
<u>Booster Pump Stations</u>						
Labrador	Pump Station Building				67,392	
	Pump Equipment				199,746	
	Connect to Main				38,600	
Biggera	Pump Station Building				233,501	
	Pumping Equipment				340,908	
	Chlorination				3,086	
	Flow Meters				16,953	
	Connect to Main				5,300	
	Oxygen Injection				32,869	
	Upgrading A1 & A2				111,689	
	Total Cost:				2,823,000	1,707
						4,410