

NOTICE OF THE 773rd ORDINARY MEETING OF THE COUNCIL OF THE CITY OF GOLD COAST, TO BE HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST - ON FRIDAY, 11th JUNE, 1982 AT 10:00 A.M.

A G E N D A

1. LEAVE OF ABSENCE:
2. CONFIRMATION OF MINUTES OF THE 772nd ORDINARY MEETING OF COUNCIL HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST - ON FRIDAY, 4th JUNE, 1982.
3. BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETINGS:
4. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS:
 - (a) Co-ordination: 7th June, 1982
 - (b) F i n a n c e: 8th June, 1982
 - (c) Joint Finance and Works: 3rd June, 1982
 - (d) Joint Finance and Health: 9th June, 1982
 - (e) W o r k s: 8th June, 1982
 - (f) Works Inspection: 9th June, 1982
 - (g) H e a l t h: 8th June, 1982
 - (h) Health Inspection: 9th June, 1982
 - (i) Special Health: 7th June, 1982
5. CONSIDERATION OF NOTIFIED MOTIONS:
 - (i) By Alderman D.J. O'Connell re Town Planning Permit No. 10/687 - Change of Use (Shop to Commercial Premises - Bank) Corner 1114-1116 Gold Coast Highway and 2 Fifth Avenue, Palm Beach: (File 10-150)

Council resolved on the 30th April, 1982 that following withdrawal of Local Government Appeal it is prepared to rescind condition (9) of Permit 10/687. Advice has been received from the Applicant's Solicitors of Notice of Discontinuance. Therefore, in accordance with the above decision -

"That the resolution of Council, adopted at its 765th Ordinary Meeting held on the 5th March, 1982 be amended by rescinding Condition (9) as follows:-

'(9) Provision of an access easement to the west of the site in favour of Subdivision 6 of Section 9 of Resubdivision 1 of Subdivision 3 of Portion 34, County of Ward and Parish of Tallebudgera, immediately to the south of the subject property.'"
6. RECEPTION OF NOTIFIED MOTIONS:
7. PRESENTATION OF PETITIONS:
8. ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:
 - (i) By Alderman K.L. Thompson to Acting Town Clerk re City Planner - Minutes of 772nd Ordinary Meeting, 4th June, 1982: (File 2601488)
 - (a) When was this position advertised?
 - (b) How many applications were received?
 - (c) When will this matter come on a Co-ordination Committee Agenda?

8. ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN: (Continued)
By Alderman K.L. Thompson to Acting Town Clerk re City Planner - Minutes of 772nd Ordinary Meeting, 4th June, 1982: (Continued)

Answers:

- (a) Position advertised in various Queensland and Interstate newspapers in late February/early March, 1982, closing 17th March, 1982.
- (b) Fourteen (14).
- (c) A recommendation will be made via the Co-ordination Committee Agenda at its next meeting.

9. GENERAL BUSINESS:

City Council Chambers, Gold Coast -
7th June, 1982.

A. V. Angove

A. V. ANGOVE
TOWN CLERK

Distribution:

Aldermen:

Keith Hunt (Mayor)
T.McD. Coomber
E.M. Diamond
Sir John Egerton
L.J. Hughes
J.R. Laws
D.J. O'Connell
B.A. Paterson
G.N. Taylor
K.L. Thompson

Town Clerk
Deputy 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)

Chief Engineer
Deputy Chief Engineer
District Engineer - North
District Engineer - South
Water Supply Engineer
Chief Draftsman
Chief Inspector
Deputy Chief Inspector
City Planner
Press (10)
Gallery (4)
Spares (3)

GOLD COAST CITY COUNCILMINUTES OF THE 773rd ORDINARY MEETING OF COUNCIL HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST - ON FRIDAY, 11th JUNE, 1982 AT 10:03 A.M.

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

In Attendance: Messrs. A.V. Angove (Town Clerk), R.H. Brown
(Deputy Town Clerk), B.C. McGinnity (Chief Engineer) and
H.W. Brown (Acting Chief Inspector).

1. LEAVE OF ABSENCE:

MOTION - by Alderman E.M. Diamond, seconded Alderman L.J. Hughes
That leave of absence from the Meeting be granted to
Alderman T. McD. Coomber.

CARRIED.2. CONFIRMATION OF MINUTES:

Minutes of proceedings of the 772nd Ordinary Meeting of Council held
in the City Council Chambers, Gold Coast, on Friday, 4th June, 1982
were confirmed on the MOTION of Alderman E.M. Diamond, seconded
Alderman D.J. O'Connell.

CARRIED.3. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS:

(a) Co-ordination: The Chairman (Alderman Keith Hunt) presented and
MOVED, seconded Alderman D.J. O'Connell, the reception and consi-
deration by Council of the Report of the Co-ordination Committee
Meeting held on 7th June, 1982.

CARRIED.ADOPTION OF CO-ORDINATION COMMITTEE REPORT:

The recommendations contained in the Report of the Co-ordination
Committee Meeting held on 7th June, 1982 were adopted on the
MOTION of Alderman Keith Hunt, seconded Alderman D.J. O'Connell,
subject to the following:-

(i) Item 1 - R.A.C.Q. Map - Paid Advertising: (File 4809 Pt.6)
MOTION - by Alderman Sir John Egerton, seconded Alderman D.J. O'Connell
That the following be added to the recommendation:-

"(d) That the R.A.C.Q. be requested to send a token
number of copies of the publication for distribution
to Aldermen and Council Officers."

CARRIED.

(ii) Item 12 - Bus for Disabled People - Bus Co-ordinating
Committee: (File 13031)

MOTION - by Alderman Sir John Egerton, seconded Alderman L.J. Hughes
That the recommendation be numbered (1) and the following
added:-

"(2) That Council make a public appeal to people with
restricted "D" Class licences to contact Council
Officer, Mr. G. Tite and formulate a roster to
drive this bus."

CARRIED.

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

(b) F i n a n c e, Joint Finance and Works and Joint Finance and Health: The Chairman (Alderman K.L. Thompson) presented and MOVED, seconded Alderman B.A. Paterson, the reception and consideration by Council of the Reports of the Finance Committee Meeting held on 8th June, 1982, Special Joint Finance and Works Committee Meeting held on 3rd June, 1982 and Special Joint Finance and Health Committee Meeting held on 9th June, 1982, with the following alteration:-

(i) Item 8 - Acquisition of Property at 9 Seventh Avenue, Palm Beach for Off Street Car Parking and Access: (File 10-817)

That the item be deferred to enable a report by Town Planning Section to be prepared and presented to Council as a matter of urgency.

CARRIED.

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

The recommendations, as amended, contained in the Reports of the Finance Committee Meeting held on 8th June, 1982, Special Joint Finance and Works Committee Meeting held on 3rd June, 1982 and Special Finance and Health Committee Meeting held on 9th June, 1982 were adopted on the MOTION of Alderman K.L. Thompson, seconded Alderman B.A. Paterson, subject to the following:-

(ii) Item 2 - Lease of Southport Olympic Pool: (File 3905222)

MOTION - by Alderman J.R. Laws, seconded Alderman L.J. Hughes

That the recommendation be altered to read:-

"That the tender submitted by Mr. R. Nay be accepted and indexed annually according to C.P.I. movement, and subject to no increase in admission charges during the coming season without Council approval.

AMENDMENT - by Alderman G.N. Taylor, seconded Alderman B.A. Paterson

That the item be referred back to the Finance Committee for further consideration and all interested Aldermen to attend.

DEFEATED.

THE MOTION BY ALDERMAN J.R. LAWS WAS CARRIED. Division:
For: Aldermen Keith Hunt, L.J. Hughes, E.M. Diamond, J.R. Laws, D.J. O'Connell and Sir John Egerton. Against: Aldermen B.A. Paterson, K.L. Thompson and G.N. Taylor.

(c) W o r k s: The Chairman (Alderman E.M. Diamond) presented and MOVED, seconded Alderman L.J. Hughes, the reception and consideration by Council of the Reports of the Works Committee Meeting held on 8th June, 1982 and the Works Committee Inspection Meeting held on 9th June, 1982. CARRIED.

(i) Item 11 - Plan of Subdivision and Transfer of Land - Burleigh Beach Tower at Goodwin Terrace and Gold Coast Highway, Burleigh Heads: (Files 9-122 and 561286)

Alderman G.N. Taylor declared a pecuniary interest in this item.

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

(c) ADOPTION OF WORKS COMMITTEE REPORTS:

The recommendations contained in the Reports of the Works Committee Meeting held on the 8th June, 1982 and the Works Committee Inspection Meeting held on the 9th June, 1982 were adopted on the MOTION of Alderman E.M. Diamond, seconded Alderman L.J. Hughes.

CARRIED.

Welcome:

His Worship the Mayor, Alderman Keith Hunt, extended a cordial welcome to visitors from Logan City Council - Alderman F. Brinkman (Chairman of Health Committee) and Mr. J. Green (Chief Inspector).

(d) H e a l t h: The Chairman (Alderman D.J. O'Connell) presented and MOVED, seconded Alderman J.R. Laws, the reception and consideration by Council of the Reports of the Health Committee Meeting held on 8th June, 1982, the Health Committee Inspection Meeting held on 9th June, 1982 and Special Health Committee Meeting held on 7th June, 1982, with the following alteration:-

(i) Item 26 - Proposal to use part of the Public Park as a Retardation Basin - Hudson Conway - at Benowa Road and Drury Avenue, Southport: (File 5708450)

That the recommendation be altered to read:-

"That the application be approved in principle subject to the applicant undertaking extensive landscaping within the park to the satisfaction of the Chief Inspector and subject to all associated engineering works being designed and constructed to the satisfaction of the Chief Engineer, prior to the works commencing."

CARRIED.

ADOPTION OF HEALTH COMMITTEE REPORTS:

The recommendations, as amended, contained in the Reports of the Health Committee Meeting held on the 8th June, 1982, the Health Committee Inspection Meeting held on 9th June, 1982 and Special Health Committee Meeting held on 7th June, 1982 were adopted on the MOTION of Alderman D.J. O'Connell, seconded Alderman J.R. Laws, subject to the following:-

(ii) Item 19 - Non-compliance with Conditions for Approval of Relaxation of Car Parking Requirements - Tugun Fruit Market: (File 12-661)

MOTION - by Alderman E.M. Diamond, seconded Alderman L.J. Hughes

That the following be added to the recommendation:-

"In company with the Division Alderman."

CARRIED.

(iii) Item 23 - Town Planning Scheme to Construct an Unlit Tennis Court for use in conjunction with Multi-unit Buildings at 31-47 Hayle Street, 10-12 Nathan Street and 5-11 Short Street, Burleigh Heads - Burling Brown and Partners: (File 9-193)

Alderman G.N. Taylor declared a pecuniary interest in this item.

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

(d) H e a l t h: (Continued)

(iv) Item 16 - Request for Contribution towards Cost of Dividing Fence situated at 9 Blake Street, Southport - M. Lawson: (File 4-2483)

MOTION - by Alderman B.A. Paterson, seconded Alderman D.J. O'Connell
That the following be added to the recommendation:-
"In company with the Division Alderman."
CARRIED.

4. CONSIDERATION OF NOTIFIED MOTIONS:

(i) Town Planning Permit No. 10/687 - Change of Use (Shop to Commercial Premises - Bank) Corner 1114-1116 Gold Coast Highway and 2 Fifth Avenue, Palm Beach: (File 10-150)

MOTION - by Alderman D.J. O'Connell, seconded Alderman J.R. Laws
That the resolution of Council, adopted at its 765th Ordinary Meeting held on the 5th March, 1982 be amended by rescinding Condition (9) as follows:-

"(9) Provision of an access easement to the west of the site in favour of Subdivision 6 of Section 9 of Resubdivision 1 of Subdivision 3 of Portion 34, County of Ward and Parish of Tallebudgera, immediately to the south of the subject property."
CARRIED.

5. PRESENTATION OF PETITIONS:

(i) Objection to the Gold Coast Waterways Authority Plans for the Development of the Broadwater and Spit: (File 3207 Pt.5)

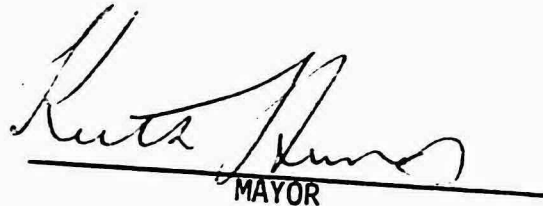
Alderman B.A. Paterson presented 110 letters, all identical in content, objecting to the Gold Coast Waterways Authority plans for the development of the Broadwater and Spit.

MOTION - by Alderman B.A. Paterson, seconded Alderman K.L. Thompson
That the letters be received and referred to the next Joint Health, Works and Finance Committee Meeting. CARRIED.

THIS CONCLUDED THE BUSINESS OF THE MEETING.

RISING OF THE COUNCIL 10:33 A.M.

MINUTES CONFIRMED THIS EIGHTEENTH DAY OF JUNE, 1982.


MAYOR


TOWN CLERK

REPORT OF CO-ORDINATION COMMITTEE MEETING HELD ON MONDAY, 7th JUNE, 1982
AT 2:15 P.M.

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

In Attendance: Mr. A.V. Angove (Town Clerk)
 and Mr. C. Aylward (Industrial Officer)

1. R.A.C.Q. MAP - PAID ADVERTISING: File 4809 Pt.6 1.

ROYAL AUTOMOBILE CLUB OF QUEENSLAND (Folio 149097 23/4/82):

In confirmation of the telephone conversation our Mr. John Marriott had with Mr. Ken Shum on 23rd April, we enclose a mock-up of the new Gold Coast Map, which is to be published in July/August 1982. (on file)

The print run of 75,000 will be issued free over twelve (12) months to members of the RACQ and kindred interstate motoring organisations, who will be motoring to the Gold Coast.

More than half the maps will be distributed by our kindred associations in other States. The map will be printed in four colours on both sides. Sheet size is 62cm x 84cm.

One side will show all streets in two sections from Paradise Point in the north to the Tweed Heads in the south and west to Nerang and Mudgeeraba. The other side has a full street index, individual street maps of the main business districts - Southport, Surfers Paradise, Burleigh Heads, Coolangatta/Tweed Heads, a map of Gold Coast and Hinterland and a map of the Mount Tamborine area.

The map is an excellent advertising medium, as every member receiving a copy will be driving to the Gold Coast, and with the prospect that each car carries four people on the average, there would be more than 300,000 potential visitors to the Gold Coast.

The mock-up shows the layout of the map and available advertising space. The rates for the various sized spaces are as follows:-

Inside cover	19.5cm x 13 cm	-	\$2,750
Full panel	19.5cm x 13 cm	-	\$2,400
Half panel	19.5cm x 6.3cm	-	\$1,225
Medium size	13 cm x 7 cm	-	\$950
Small size	7 cm x 6.3cm	-	\$450

If Council is interested in promoting the Gold Coast in this new map to be printed in July/August 1982, the cost could be allowed for in the 1982/83 budget.

Reference Public Relations Officer (24/5/82):

The above letter has been received from the RACQ as a consequence to discussions I had with their Queensland Manager. The RACQ map is a very detailed and popular publication, and in view of the means of distribution, it will be an effective promotional medium. It would be beneficial for Council to advertise in such a publication. The most suitable attraction to advertise would be the Council Offices.

It is therefore recommended -

- (1) That Council acquire advertising space (7cm x 6.3cm) in this publications. (Funds to come from B125-02 Cost \$450).
- (2) That the Council Offices be advertised.

Council Meeting, 11th June, 1982
Report of Co-ordination Committee Meeting, 7th June, 1982

1. R.A.C.Q. MAP - PAID ADVERTISING: (Continued) File 4809 Pt.6 1.

Recommendation:

- (a) That a photo of the Council Administration Centre, together with advice for further information to contact telephone number 31 9380, be provided at a cost of \$450. (Budget Item 125-02)
- (b) That Council proceed with negotiations to
- (i) Item 1 - R.A.C.Q. Map - Paid Advertising: (File 4809 Pt.6)
- MOTION - by Alderman Sir John Egerton, seconded Alderman D.J. O'Connell
- That the following be added to the recommendation:-
- "(d) That the R.A.C.Q. be requested to send a token number of copies of the publication for distribution to Aldermen and Council Officers."

CARRIED.

2. ELECTION OF LOCAL AUTHORITY REPRESENTATIVE - GOLD COAST HOSPITALS BOARD: 2.
File 34071

GOLD COAST HOSPITALS BOARD (Folio 151817 21/5/82):

Advising that Mr. Trevor McDougall Coomber of 11 Bunya Place, Palm Beach, being the only nomination for Local Authority Representative on the Gold Coast Hospitals Board, has been declared duly elected.

Reference Acting Town Clerk (26/5/82):

It is recommended that the information be noted.

Recommendation:

That the information be noted and Alderman T.McD. Coomber be congratulated on his appointment as Local Authority Representative on the Gold Coast Hospitals Board.

3. PREVIOUS AGENDA ITEM - Council Meeting 6/11/81 (Co-ord. 16) 3.
TRADE UNION TRAINING COURSE: File 260240

SOUTH COAST PROVINCIAL TRADES & LABOR COUNCIL (Folio 150883 17/5/82):

Our next Trade Union Training Course will be held on Friday, Saturday and Sunday, the 4th, 5th and 6th June and we again appeal to Council to grant leave for ten Trade Union Delegates to attend such a Course without loss of pay for Friday, the 4th, as has been done in the past.

Reference Industrial Officer (27/5/82):

The South Coast Provincial Trades & Labor Council has requested that ten delegates be allowed a paid day off on Friday, 4th June, to attend a Training Course conducted by the Trade Union Training Authority.

Council has allowed this day off with pay to ten delegates on three other occasions.

It is recommended that Council confirm the action in approving the attendance of ten delegates to attend TUTU Training Course on 4th June and that they be paid for the day.

Recommendation:

That the recommendation of the Industrial Officer be adopted.

Council Meeting, 11th June, 1982
 Report of Co-ordination Committee Meeting, 7th June, 1982

1. R.A.C.Q. MAP - PAID ADVERTISING: (Continued) File 4809 Pt.6 1.

Recommendation:

- (a) That a photo of the Council Administration Centre, together with advice for further information to contact telephone number 31 9380, be provided at a cost of \$450. (Budget Item 125-02)
- (b) That Council proceed with negotiations to have the photo of the Council Building placed on the front page of the next edition of the map, due next year.
- (c) That the R.A.C.Q. be requested to send the proposed road map to the Council for checking by Council's Chief Draftsman prior to publication.

2. ELECTION OF LOCAL AUTHORITY REPRESENTATIVE - GOLD COAST HOSPITALS BOARD: File 34071 2.

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Advising that Mr. Trevor McDougall Coomber of 11 Bunya Place, Palm Beach, being the only nomination for Local Authority Representative on the Gold Coast Hospitals Board, has been declared duly elected.

Reference Acting Town Clerk (26/5/82):

It is recommended that the information be noted.

Recommendation:

That the information be noted and Alderman T.McD. Coomber be congratulated on his appointment as Local Authority Representative on the Gold Coast Hospitals Board.

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Council has allowed this day off with pay to ten delegates on three other occasions.

It is recommended that Council confirm the action in approving the attendance of ten delegates to attend TUTU Training Course on 4th June and that they be paid for the day.

Recommendation:

That the recommendation of the Industrial Officer be adopted.

Council Meeting, 11th June, 1982
Report of Co-ordination Committee Meeting, 7th June, 1982

4. PREVIOUS AGENDA ITEM - Council Meeting 23/4/82(Co-ord.1)
(C.P.) CLAIM BY BUILDING INSPECTORS: File 26027/4

4.
(C.P.)

Council Decision (23/4/82)(Co-ord.1):

- (a) The Building Surveyor report on the number of Building Inspectors required to keep staffing to a satisfactory level.
- (b) The Committee is not opposed to an application to have a special Gold Coast Award for Building Inspectors along the lines of the Brisbane City Council.
- (c) The Building Surveyor is to prepare a report and put forward classifications for Building Inspectors responsible for special Class buildings, with the view of drawing up an Agreement.

MUNICIPAL OFFICERS' ASSOCIATION OF AUSTRALIA (Folio 148173 16/4/82):

At a meeting with the Mayor, Deputy Mayor and the Planning and Co-ordination Committee on Thursday, 1st April, 1982, the current claim for increased salary rates for Gold Coast City Council Building Inspectors was discussed at length.

The meeting concluded with the Mayor's commitment to seek Council's endorsement for the following Planning and Co-ordination Committee recommendation:

"That Council will not oppose a separate award for the Gold Coast along the lines of the Brisbane City Council award."

The MOA delegation gave an undertaking to put the above proposition to a meeting of Gold Coast City Council Building Inspectors at 5.00 p.m. that same day. At that meeting the Building Inspectors resolved to accept the Planning and Co-ordination Committee's proposal.

The Association is informed that Gold Coast City Council meets next Tuesday, 20th April. Would you please advise the Association of Council's decision in this matter as soon as possible so that arrangements can be made with the appropriate Gold Coast City Council officer to implement any award changes resultant on Council's decision.

MUNICIPAL OFFICERS' ASSOCIATION OF AUSTRALIA (Folio 149990 4/5/82):

The Association has today lodged an Application to certify an Agreement with the Melbourne Registry of the Australian Conciliation and Arbitration Commission. A copy of the Application together with a copy of the Memorandum of Agreement is enclosed. (On file)

The standard documentation required by The Conciliation and Arbitration Act 1904 is also enclosed. Would you please complete five copies of both the affidavit and the Memorandum of Agreement and return them to this office as soon as possible. Additional copies of both documents are included for your records.

The terms of the Agreement are self-explanatory, but an Association Officer will be pleased to answer any queries you might have concerning the Agreement.

BUILDING INSPECTORS COMMITTEE (Folio 150548 14/5/82):

At a meeting of the Building Inspectors of the Gold Coast City Council on 13th May, 1982, the following motions were put forward and carried unanimously:-

Council Meeting, 11th June, 1982

Report of Co-ordination Committee Meeting, 7th June, 1982

4. CLAIM BY BUILDING INSPECTORS: (Continued) File 26027/4
(C.P.) BUILDING INSPECTORS COMMITTEE (Folio 150548 14/5/82): (Continued) (C.P.)

- "(i) That this meeting endorsed the Memorandum of Agreement served by the Municipal Officers Association of Australia on the Gold Coast City Council dated 4th May, 1982.
(ii) This meeting requests an answer on this Memorandum of Agreement from the Council's Co-ordination Committee Meeting to be held on 17th May, 1982."

Reference Industrial Officer (17/5/82):

A claim in the form of a draft Agreement has been received from the MOA.

It is recommended that as the claim was received on 14th May, 1982 a decision be deferred to allow consideration of the matters raised.

Council Decision (21/5/82)(Co-ord.5):

That the recommendation of the Industrial Officer be adopted.

BUILDING INSPECTORS COMMITTEE (Folio 152092 28/5/82):

A recent meeting of the Gold Coast City Council Building Inspectors on the 27th May, 1982 unanimously resolved to request Council to treat urgently their claim for an approval to their proposed Memorandum of Agreement dated 4th May, 1982, and as such to have the matter dealt with by Council at its meeting to be held on the 4th June, 1982.

The urgency of the matter relies on the fact that the Municipal Officers Association could have the matter listed for hearing by the Arbitration Commission on the 9th June, 1982.

Your co-operation in this matter is respectfully requested.

Council Decision (30/4/82)(H22): Part -

B. The gradings as submitted by the Building Surveyor be adopted and the matter of additional remuneration for Grades 2 to 4 be referred to the Co-ordination Committee for consideration.

Reference Industrial Officer (28/5/82):

A Memorandum of Agreement has been received from the M.O.A. in which the salaries claimed are the same as the Brisbane City Council.

A Council Decision of 21st May, 1982 confirmed different gradings drawn up by the Building Surveyor. In his report, the Building Surveyor lists four grades of Building Inspectors with a years of service scale to each grade. He has not made any recommendations re salary.

A proposed salary and grade structure would be as follows:-

Building Inspector:

<u>Grade</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
1	\$17,366	\$17,635	\$18,037	\$18,436 (as MOA Award)
2	\$19,102	\$19,371	\$19,640	
3	\$20,000	\$20,238	\$20,450	\$20,725
Snr. Inspector	\$20,952	\$21,205	\$21,458	

An alternative is to have a grades only scale as below:-

Building Inspector:

<u>Grade 1</u>	<u>Grade 2</u>	<u>Grade 3</u>	<u>Grade 4</u>
\$18,436	\$19,640	\$20,238	\$21,205

4. CLAIM BY BUILDING INSPECTORS: (Continued) File 26027/4

(C.P.)

4.
(C.P.)

Reference Industrial Officer (28/5/82): (Continued)

There are many difficulties inherent in tying our Building Inspectors to the Brisbane City Council Award. There are likewise difficulties in administering either of the abovementioned proposals.

I submit for consideration that the rates of pay prescribed for Building Inspectors under the M.O.A. Award be increased by 10%. The effect of such an increase and the relationship to the Brisbane City Council Award is shown below. Incremental pay received by Brisbane City Council Inspectors and ranging from \$120 for 1st Year to \$805 for 6th Year is not included. (There is no provision for incremental pay in the Gold Coast Agreement.)

Classification	No. Employed	Present	Brisbane from 3rd Year and thereafter	Proposed 10% Increase
Building Surveyor	1	\$26,513	\$36,560	\$29,164
Asst. Bldg. Surveyor	T.B.A.	\$22,869	\$33,045	\$25,155
Bldg. Insp. 1st Yr.	5	\$17,366	\$19,731	\$19,102
Bldg. Insp. 2nd Yr.	4	\$17,635	\$19,985	\$19,398
Bldg. Insp. 3rd Yr.	3	\$18,037	\$20,238	\$19,840
Bldg. Insp. 4th Yr.	11	\$18,436		\$20,279

Brisbane City Council Annual Salaries

Classification	During 1st Year of service	During 2nd Year of service	During 3rd Year of service and thereafter
Building Surveyor	\$34,597	\$35,583	\$36,560
Asst. Bldg. Surveyor	\$31,248	\$32,153	\$33,045
Snr. Checking Offr.	\$22,758	\$23,011	\$23,265
Snr. Bldg. Inspector	\$20,952	\$21,205	\$21,458
Bldg. Inspector	\$19,731	\$19,985	\$20,238

It could be anticipated that any concessions granted to the Building Inspectors could cause similar claims from other classifications, e.g. Health Inspectors, Plumbing Inspectors, to name but two.

It is recommended that the Building Inspectors' and Surveyors' salaries be increased by 10% on M.O.A. rates, retrospective to 1st April, 1982 and that an agreement be prepared.

Recommendation:

(a) That Council be advised that following discussions with the Building Surveyor and a representative of the Building Inspector Officers of the Council, it is recommended that the additional remuneration to apply to Grades 2 to 4 of the Building Inspectors be as follows:-

Grade 2	5.07%	1st Grade 4th Year Inspector Award Rate of \$18,436	- now \$19,371
Grade 3	9.77%	do.	- now \$20,238
Grade 4	15.00%	do.	- now \$21,205

The above salary levels to include all extras such as supervision etc. and to be retrospective to 30th April, 1982.

- (b) That the Building Inspectors be advised that Council would not oppose an application by the Municipal Officers' Association to the Court for a variation of the existing salary rates applicable to Building Inspectors - 1st to 4th Year - i.e. Grade 1 Inspectors.
- (c) That the salary of the present Building Surveyor, Mr. J. Lamb, be fixed at a maximum of 85.2% of the salary applicable to the Building Surveyor, minimum three years service, of Brisbane City Council - i.e. 46.8% above proposed salary of the Grade 4 Inspectors, and the salary of the Assistant Building Surveyor be maximum 80% of that applicable to the Building Surveyor.

Council Meeting, 11th June, 1982

Report of Co-ordination Committee Meeting, 7th June, 1982

5. PREVIOUS COUNCIL AGENDA - (Council Meeting 24/7/81)(Co-ord. 1) . 5.
DISABILITY ALLOWANCE OF \$14-30 PER WEEK FOR METAL WORKERS:

File 260239

Council Decision (24/7/81)(Co-ord.1):

- (a) That Council be advised the Committee made contact with Industrial Officer of Local Government Association and other Local Authorities.
- (b) That Council agrees to a weekly disability allowance of \$14-30 in lieu of on site and disability payments under Clauses 12 and 25 of the Mechanical Engineering Award, subject to such arrangement being fully covered in an Industrial Agreement ratified by the Court.

GOLD COAST CITY COUNCIL (MECHANICAL ENGINEERING) INDUSTRIAL AGREEMENT

This Agreement, made in pursuance of Industrial Conciliation and Arbitration Act 1961-1980 this sixteenth day of September, 1981 between the Gold Coast City Council of the one part, and The Amalgamated Metal Workers' and Shipwrights' Union of Employees, Queensland, of the other part, witnesseth that it is hereby mutually agreed as follows:-

Application of Agreement:

1. Notwithstanding the provisions of the Mechanical Engineering Award - State, the following conditions of employment shall apply:-

Disability Allowance:

2. Tradesmen and their assistants, employed by the Gold Coast City Council, whose wages are provided for in the Mechanical Engineering Award - State, shall be paid an allowance of \$14-30 per week in addition to their ordinary rates of pay.

This allowance shall be paid in substitution for the following award allowances:-

Clause 12, Subclauses 1, 2, 5 and 6(a); Clause 25.

The said amount of \$14-30 shall form part of the weekly wage rate in the calculation of payments for overtime, annual leave, long service leave, sick leave, public holidays and workers' compensation.

Operation of Agreement:

3. This Agreement shall take effect and have the force of law as from the First day of August, 1981, and shall remain in force until First day of August, 1982.

AMALGAMATED METAL WORKERS' & SHIPWRIGHTS' UNION (Folio 134766 1/12/81):

With reference to the Registered Agreement between the Council and the A.M.W. & S.U. for the payment of a Disability Allowance of \$14-30, I am seeking on behalf of employees who are members of the V.B.E.F., F.I.A. and Watchmakers and Jewellers Union, that the Council agree to extend the agreement with A.M.W. & S.U. to include those other Unions.

AMALGAMATED METAL WORKERS' & SHIPWRIGHTS' UNION (Folio 151616 24/5/82):

I am writing to you to seek agreement with the Council to have industrial agreement between the Council and the A.M.W. & S.U. on a Disability Allowance extended to cover members of Federated Watchmakers' and Jewellers' Union, Federated Ironworkers' Union and V.B.E.F.

5. DISABILITY ALLOWANCE OF \$14-30 PER WEEK FOR METAL WORKERS: (Contd.) 5.
File 260239
AMALGAMATED METAL WORKERS' & SHIPWRIGHTS' UNION (Folio 151616 24/5/82):
(Continued)

As those employees who are members of Watchmakers' and Jewellers' Union are the only employees in the workshops who are not getting the allowance and are subject to having to incur similar disabilities as those other employees stated, I believe that an anomaly exists.

To correct this anomaly I believe the Council should agree to extend the coverage of the industrial agreement to include those Unions.

Reference Industrial Officer (28/5/82):

The A.M.W. & S.U. seeks to extend the agreement between Council and the Union to cover members of the Federated Watchmakers, Federated Ironworkers and Vehicle Builders Employees Federation. In effect, this means that four members of the Watchmakers' and Jewellers' Union only will be affected as the other Unions already receive the allowance being paid under the Metal Trades Award.

These four members of the Watchmakers' & Jewellers' Union perform similar duties to those that attract the Disability Allowance for other Unions.

In order to cover all Union members at the workshop, it is recommended that the Federated Ironworkers, Vehicle Builders Employees Federation and Federated Watchmakers' & Jewellers' Union be added, and the agreement registered.

Recommendation:

That Council agrees to enter into an Agreement to pay a weekly Disability Allowance of \$14-30 to its employees engaged under the Watchmakers' and Jewellers' Award. This Disability Allowance to be in lieu of on-site and other disability payments.

6. PREVIOUS AGENDA ITEM - (Council Meeting 21/5/82)(Co-ord.7) 6.
NINE DAY FORTNIGHT AND SHORTER WORKING WEEK: File 260240

Council Decision (21/5/82)(Co-ord.7):

That before Council makes a decision, a draft Agreement be prepared by the Unions in conjunction with Council's Technical Committee and Alderman Sir John Egerton.

THE LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND (Folio 152207 28/5/82):
Precis -

Advising that where member Councils have not as yet initiated or where negotiations have not reached any firm conclusion, then they should inform the local union negotiators that the Local Government Association has been approached on an industry-wide basis. No further negotiations should be entered into pending satisfactory progress at the industry level.

Recommendation:

That the Local Government Association be informed that Council's negotiations have reached a firm conclusion and that the Association be supplied with a copy of the draft Agreement on which its comments be sought prior to submission to Council for decision.

Council Meeting, 11th June, 1982
Report of Co-ordination Committee Meeting, 7th June, 1982

7. PREVIOUS AGENDA ITEM - (Council Meeting 30/4/82)(Co-ord.11)
EXECUTIVE REPRESENTATIVE - DISTRICT No. 4 - LOCAL GOVERNMENT
ASSOCIATION OF QUEENSLAND: File 450110 Pt.3

Council Decision (30/4/82)(Co-ord.11):

That Alderman K.L. Thompson be this Council's nominee for Member of the State Executive of the Association representing District No. 4.

SOUTH EASTERN DISTRICT LOCAL GOVERNMENT ASSOCIATION (Folio 152198 28/5/82):

The election has now been completed and I have to advise that Clr. J.E.C. Pennell, Chairman of Boonah Shire Council, has been re-elected as the representative for No. 4 District of the Association for the ensuing three years.

Reference Acting Town Clerk (2/6/82):

It is recommended that the information be noted.

Recommendation:

That the information be noted.

8. PREVIOUS AGENDA ITEM - (Council Meeting 1/5/81)(Co-ord.6)
COUNCIL JOURNALIST: File 26027/3

MUNICIPAL OFFICERS' ASSOC. OF AUST. QUEENSLAND STATE BRANCH
(Folio 147387 7/4/82):

It has come to the notice of this Association that your Council is employing a journalist and has been for some time without an appropriate Award classification for such a position.

So that this employee may be covered by the Municipal Officers' (Queensland) Consolidated Award, 1975, will you please advise this Association and the Local Government Association of the employment conditions of this person.

A copy of this letter is being forwarded to the Local Government Association for their information.

MUNICIPAL OFFICERS' ASSOC. OF AUST. QUEENSLAND STATE BRANCH
(Folio 152253 31/5/82):

As we have received no reply to our letter of 7th April, 1982, please be advised that we will shortly apply to the Australian Conciliation and Arbitration Commission to vary the M.O.A.(Qld.) Award in the following manner:-

By adding the following classification to the Award:-

Journalist	Salary Scale	P.60
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If this Association does not receive a reply to our letter of 7th April by 11th June, 1982, then this Association will take this to mean your Council has no objection to the proposed variation and will notify the Commission that this classification will be inserted into the Award with the consent of the Gold Coast City Council.

Council Meeting, 11th June, 1982

Report of Co-ordination Committee Meeting, 7th June, 1982

93568

8. COUNCIL JOURNALIST: (Continued) File 26027/3 8.

Reference Industrial Officer (1/6/82):

Currently Council employs Mrs. N. Dwyer in the grading of Public Relations Officer. However, she is commonly referred to as the Journalist carrying out journalistic functions and, as such, would satisfy the requirements of the Award to be classified as a Journalist if the grading was introduced to the Award at a Salary Scale of P60 (\$30,618).

It is recommended that the matter of the insertion of the new classification of Journalist to the M.O.A. Award at Salary Scale of P60 be endorsed and referred to the Local Government Association for implementation.

Recommendation:

That the M.O.A. be advised that upon inclusion in the Award of a classification for Journalist, it would be Council's intention to classify Mrs. N. Dwyer as the Council's official Journalist.

9. PREVIOUS AGENDA ITEM - (Council Meeting 30/4/82)(Co-ord.5) 9.
SHOW HOLIDAY: File 2035

Council Decision (12/2/82)(Co.ord.3):

Council notes that Monday, 9th August, 1982 has been appointed to be a Show Holiday in the City of Gold Coast.

Council Decision (26/2/82)(Co-ord.11):

That in view of the changed attitude of the Gold Coast Show Society, the Minister for Employment and Labour Relations be requested to cancel the holiday appointed for 9th August, 1982 and in lieu have gazetted a Public Holiday on 27th August, 1982, this being the first day of the Gold Coast Annual Show.

GOLD COAST COMBINED CHAMBER OF COMMERCE & INDUSTRY (Folio 152494 31/5/82):

On behalf of this Chamber, I hereby request that Council makes application to the Honourable W.E. Knox, M.L.A., to have the gazetted Holiday noted above rescinded. I further request that application be made for a Public Holiday on 9th August instead. The reasons for the change are as follows:-

1. Two Public Holidays on different dates for Albert Shire and Gold Coast e.g. 9th August and 27th August respectively must create problems for all concerned. This has an effect upon goods deliveries and public transport. We also have employees living under one authority and working in the other.
2. Schools in the area must also experience a degree of upheaval with children living under one authority and receiving their education in the other, e.g. Marymount College and Merrimac Primary.

Council Meeting, 11th June, 1982
 Report of Co-ordination Committee Meeting, 7th June, 1982

9. SHOW HOLIDAY: (Continued) File 2035

GOLD COAST COMBINED CHAMBER OF COMMERCE & INDUSTRY (Folio 152494 31/5/82): (Continued)

3. Friday is normally the day when trade is at its peak for the week. Furthermore, 27th August falls in the peak Victoria/New South Wales holiday period when the influx of tourists is second only to Christmas and New Year. In view of this a great majority of retail and business houses will wish to remain open on 27th August. To achieve this it will be necessary to pay penalty rates to all staff involving 2½ times the normal pay rate.

It is obvious to all that in these highly competitive times cash flow in the business sector is of prime importance. Employers should not have to contend with additional running costs where it may be avoided.

I therefore respectfully solicit Council's consideration to the wishes of the traders in this City and act accordingly.

Reference Assistant Town Clerk (3/6/82):

The Combined Chamber of Commerce & Industry had advised Council that the Minister for Employment and Labour Relations had been requested "to give serious consideration to abolishing the Public Holiday for Friday, August 27, 1982" - (Folio 146277).

The Minister has advised the Chamber that the Local Authority is the body through which Show Holidays are appointed and that he could only suggest that the Chamber approach the Council on the matter.

Consequently, the Chamber is requesting that Council ask the Minister to cancel the holiday gazetted for 27th August and again appoint 9th August, 1982 as the Show Holiday. The Show Society has not changed its attitude and requests the holiday remain for 27th August, 1982.

It is recommended that no action be taken on the Chamber's request.

Recommendation:

- (a) That Council's Decision of 26th February, 1982 be adhered to.
- (b) That the Gold Coast Show Society be requested to contact Albert Shire Council with a view to having declared throughout that Shire a holiday for the Gold Coast Show. Council's view being that the holiday should be on a regional basis rather than City only basis.
- (c) That the Society be advised that Council is concerned that the Society and the Gold Coast Combined Chamber of Commerce and Industry cannot agree on a suitable date for the holiday and requests the Society to confer with the Chamber with a view to having this matter resolved prior to the 1983 Annual Show.

10. VISIT BY R.A.A.F. LAVERTON BIG BAND: File 4805C Pt.7 10.

Reference Council Journalist (4/6/82):

The Mayor has received a request from the Executive Director of the Gold Coast Festival, Tropicarnival, Mr. Paul Sharratt for Council to host a luncheon for members of the R.A.A.F. Laverton Big Band who are to give a free concert in the grounds of the Gold Coast City Council, Bundall Road, on Sunday, 20th June at 2:00 p.m.

The concert is designed to promote a public awareness of the festival of which this Council is a major sponsor.

A march through the streets of Surfers Paradise would precede the concert and festival sponsors would be invited for refreshments at the conclusion of the programme.

As Council is the main sponsor of this festival which is intended to unite the Gold Coast community in a wide ranging programme of events, and to further promote the area as a tourist venue, it is recommended that Council support the function as suggested. Funding is available through Budget No. 125.10 - estimated cost \$450.

Recommendation:

That the recommendation of the Council Journalist be adopted.

11. REQUEST FOR GOLD COAST CITY SPONSORSHIP FOR COMMONWEALTH GAMES TELETHON: Files 2002 and 48187 11.

XII COMMONWEALTH GAMES - GOLD COAST LIAISON GROUP (25/5/82): Precis -
From the afternoon of Friday, 11th June, through for approximately 24 hours, Channel 9 will be conducting a Telethon throughout the Brisbane, Gold Coast and Sunshine Coast region in support of the Commonwealth Games Foundation. It is anticipated that this Telethon could raise in the order of \$150,000 towards the holding of the Games, and is therefore a most significant fund-raising activity, well worthy of support.

The cost of the fireworks display is expected to be \$2,500, and the Commonwealth Games Foundation would be most grateful if the Gold Coast City Council could see its way clear to act as sponsor for this particular activity.

The Commonwealth Games Foundation is particularly keen to have the Gold Coast City Council identify itself with this Telethon and by separate letter we are inviting the Mayor of the Gold Coast to officially send a message by runner from Sea World to the Lord Mayor of Brisbane on Saturday, 12th June.

We should be most grateful if you would convey this request to Council and obtain for us a decision as quickly as is practicable. We should particularly appreciate the earliest possible advice if you feel that Council may not be prepared to sponsor this activity, since we would then be faced with the task of finding a corporate sponsor.

Reference Council Journalist (4/6/82):

A request has been received from the Commonwealth Games Foundation asking Council to sponsor a Fireworks Display in conjunction with the Channel 9 Commonwealth Games Telethon on Friday and Saturday, 11th and 12th June.

11. REQUEST FOR GOLD COAST CITY SPONSORSHIP FOR COMMONWEALTH GAMES TELETHON: (Continued) Files 2002 and 48187 11.

Reference Council Journalist (4/6/82): (Continued)

The Brisbane City Council is sponsoring a similar "Turn on the Lights" Programme in that City and householders are being asked to switch on their lights to complement the fireworks display. Channel 9 helicopters are to fly over both Cities to televise the scene.

Part of the fireworks display would read "Gold Coast City Supports the Commonwealth Games '82". Cost to Council would be \$2,000.

The Mayor has also been asked to appear on television on Saturday morning to present a scroll for delivery to the Lord Mayor of Brisbane.

In view of the significance of the 1982 Games to the City of Gold Coast and the promotional advantage of the telethon programme, it is recommended that Council allocate \$2,000 for a Fireworks Display for Commonwealth Games promotion. Funds are available from Budget No. 125-14.

Recommendation:

That the recommendation of the Council Journalist be adopted.

12. PREVIOUS AGENDA ITEM - (Council Meeting 11/9/81)(H35) - BUS FOR DISABLED PEOPLE - BUS CO-ORDINATING COMMITTEE: File 13031 12.

Council Decision (11/9/81)(H35):

- (1) That Council take over the registration of a bus for the disabled and undertake general maintenance of same.
- (2) That adequate insurance cover be arranged.

INTERNATIONAL YEAR OF DISABLED PERSONS - GOLD COAST REGIONAL COMMITTEE (14/5/82): Precis -

Expressing appreciation to the Gold Coast City Council for accepting ownership of the specially equipped bus for disabled people and requesting Council to consider a proposal to ensure that the bus is utilised to its fullest potential.

The IYDP Committee and the Recreation for the Handicapped Committee are establishing a semi-autonomous committee to co-ordinate and supervise the use of the bus. This committee will be an official sub-committee of Recreation for the Handicapped, which is a legally constituted body registered as a voluntary charitable organisation by the Justice Department.

The Committee requests Council to seriously consider subsidising the wages of a driver as the employment of a full-time driver is the only way they will be able to maximise the use of the bus and provide the best service to the many Gold Coast residents who have a disability.

Reference Council Journalist (4/6/82):

A letter has been received from the Gold Coast Regional Committee of the International Year of Disabled regarding the use of the specially equipped bus for disabled people which is now under Council ownership.

The suggestion is made that a Committee be formed to co-ordinate the use of the bus and ensure that a maximum number of disabled persons derive benefit from it.

12. BUS FOR DISABLED PEOPLE - BUS CO-ORDINATING COMMITTEE:(Contd.) 12.

Reference Council Journalist (4/6/82): (Continued)

The letter further suggests that Council subsidise the payment of a regular bus driver on a dollar for dollar basis with the Committee.

Plant Superintendent, Mr. G. Tite, has arranged for the bus to be garaged at the Baratta Street Depot and has organised an identity system for drivers and regular maintenance supervision.

In view of his need to work closely with I.Y.D.P. workers,

(ii) Item 12 - Bus for Disabled People - Bus Co-ordinating Committee: (File 13031)

MOTION - by Alderman Sir John Egerton, seconded Alderman L.J. Hughes

That the recommendation be numbered (1) and the following added:-

"(2) That Council make a public appeal to people with restricted "D" Class licences to contact Council Officer, Mr. G. Tite and formulate a roster to drive this bus."

CARRIED.

13. CONFERENCE LEGACY CLUBS OF AUSTRALIA: File 4805"G" Pt.7 13.

Reference Council Journalist (7/6/82):

A letter has been received from the Gold Coast Legacy Club asking for Council's assistance in welcoming Legatees to the 54th Annual Conference of Legacy Clubs of Australia to be held in this City, 16th to 19th September, 1982.

This is the first conference of its kind to be held on the Gold Coast and it is expected to 600 people, including Legatees and their wives, will be in attendance.

Council is asked to host a Civic Reception for 50 delegates and a suggested date of Friday, 17th September, 1982 has been nominated.

It is recommended that in view of the significance of Legacy's work for the wives and children of our ex-servicemen, which is well understood by the Community, that the Civic Reception be arranged as suggested. Funding to be allocated from Budget 12510 estimated cost \$200.

Recommendation:

That the recommendation of the Council Journalist be adopted.

Council Meeting, 11th June, 1982

Report of Co-ordination Committee Meeting, 7th June, 1982

12. BUS FOR DISABLED PEOPLE - BUS CO-ORDINATING COMMITTEE:(Contd.) 12.

Reference Council Journalist (4/6/82): (Continued)

The letter further suggests that Council subsidise the payment of a regular bus driver on a dollar for dollar basis with the Committee.

Plant Superintendent, Mr. G. Tite, has arranged for the bus to be garaged at the Baratta Street Depot and has organised an identity system for drivers and regular maintenance supervision.

In view of his need to work closely with I.Y.D.P. workers, it is recommended that Mr. Tite be appointed as Council's Officer and representative to the proposed Bus Committee, but that Council defer any discussion of funding until the system of using a voluntary driver pool can be more thoroughly assessed. The scheme has only been in operation for a period of two weeks.

Recommendation:

That the recommendation of the Council Journalist be adopted.

13. CONFERENCE LEGACY CLUBS OF AUSTRALIA: File 4805"G" Pt.7 13.

Reference Council Journalist (7/6/82):

A letter has been received from the Gold Coast Legacy Club asking for Council's assistance in welcoming Legatees to the 54th Annual Conference of Legacy Clubs of Australia to be held in this City, 16th to 19th September, 1982.

This is the first conference of its kind to be held on the Gold Coast and it is expected to 600 people, including Legatees and their wives, will be in attendance.

Council is asked to host a Civic Reception for 50 delegates and a suggested date of Friday, 17th September, 1982 has been nominated.

It is recommended that in view of the significance of Legacy's work for the wives and children of our ex-servicemen, which is well understood by the Community, that the Civic Reception be arranged as suggested. Funding to be allocated from Budget 12510 estimated cost \$200.

Recommendation:

That the recommendation of the Council Journalist be adopted.

Council Meeting, 11th June, 1982

Report of Co-ordination Committee Meeting, 7th June, 1982

14. VISIT BY AUBRIC EXECUTIVE

File 4805C pt.7 14.

Reference Public Relations Officer (4/6/82):

The executive of the Australian Uniform Building Regulations Interstate Committee (AUBRIC) are holding their Annual Conference in Brisbane on 10th and 11th June, 1982.

They will be visiting the Gold Coast Administration Centre on Friday, 11th June, to meet with the Building Surveyor to discuss problems encountered with the present regulations.

The Queensland Standard Building By-laws, together with those of other States such as New South Wales and South Australia, are based upon the Australian Model Uniform Building Code (AMUBC), and most amendments to the Queensland By-laws are based upon amendments to AMUBC.

It is proposed that the group will arrive at approximately 1.30 p.m., have lunch, a short meeting with the Building Surveyor and then inspect building development on the Coast, particularly that type in which Council has experienced difficulties in the application of the By-laws.

It is recommended that Council sponsor a function to entertain the executive at an approximate cost of \$200 - Budget Item 125.07.

Recommendation:

That the recommendation of the Public Relations Officer be adopted.

REPORT OF FINANCE COMMITTEE MEETING HELD ON TUESDAY, 8TH JUNE, 1982,
AT 11-00 A.M.

PRESENT: Aldermen K.L. Thompson (Chairman), B.A. Paterson
and G.N. Taylor.

In Attendance: Messrs. R.H. Brown (Deputy Town
Clerk) and B. McKee (Acting Senior Clerk Finance).

1 PREVIOUS AGENDA ITEM - (Council Decision 19/2/82)(F1) FILE 3107
RE: FUNDING OF FIRE SERVICES

Council Decision (4/12/81)(Co-ord.4): - (Part)

(b) That Council is opposed to a compulsory Fire Brigade
Board levy to be imposed on the ratepayers as a whole.

Reference Acting Town Clerk (14/12/81):

As a result of the latest Council Decision (4/12/81 Co-ord.4), the
Minister for Environment, Valuation and Administrative Services was
advised that "Council has resolved that it is opposed to the principle
of becoming a collection agency for a levy to be compulsorily imposed
on all dwelling accommodation buildings in the City".

At the present time those who do not insure or who underinsure are
being subsidised (in the provision of fire services) by those who
fully insure their properties.

As expressed by this Council by resolution there is reticence about
collecting a levy on behalf of the State. In the contrary view it
is stated that it would be wasteful for the State to create a system
for collection which would duplicate the system already available
through Local Government.

Although not stated, it appears that the State would like Local
Authorities to act as its agent which infers that any costs incurred
would be met by the State, e.g., say a 2½% on collections to cover
Council's costs (estimated collection at \$30 per house or units is
\$1,407,750 which would return to Council \$35,193-75).

The mechanics of the proposal would not be difficult to establish;
however, the net result of a Rate Notice increased by \$30 would be
almost impossible to explain as few ratepayers take note of the
details in their Rate Notice - only taking account of the difference
between the charge made compared to that made in the preceding year.

1

PREVIOUS AGENDA ITEM - (Council Decision 19/2/82)(F1)
RE: FUNDING OF FIRE SERVICES

FILE 3107

Reference Acting Town Clerk (14/12/81): (Continued)

As the proposal outlined in the Minister's letter places a considerable responsibility on Council, if it becomes law, then Council should advise the Minister for Environment, Valuation and Administrative Services that it now favours a representation of 4/7 from Local Authorities on Fire Boards.

It is recommended that the Minister for Environment, Valuation and Administrative Services be advised that Council favours the representation from Local Authorities on Fire Boards being fixed at four out of the seven members.

Council Decision (29/1/82)(Co-ord.4): - (Part)

Council Decision (11/6/82)(F1):

"1.(b) That following the release of additional information by the Minister for Environment, Valuation and Administrative Services and for the purpose of the joint meeting to be organised by Logan City Council, Council adopt the following as its policy:-

(1) That Council opposes the new Fire Brigade Funding Scheme unless the following changes are made:-

(i) The levy covers all properties from its inception.

(ii) Insurance companies abolish the Fire Brigade levy on insurance contracts from the inception of the new scheme."

CARRIED.

MOTION - by Alderman K.L. Thompson, seconded Alderman G.N. Taylor

(1) That it become Council Policy to support the new Fire Brigade Funding Scheme subject to:-

(a) The elimination of Fire Brigade levies on domestic insurance policies;

(b) the extension of the scheme to cover commercial and industrial properties by the State Government within the three years;

(c) the immediate elimination of the Local Authority Fire Brigade Precept concurrent with the introduction of the domestic scheme;

(d) the introduction of the scheme at the commencement of Local Authorities' annual financial year.

(2) The Minister for Environment, Valuation and Administrative Services be so informed and he be requested to explain for Council how the system will work if it is introduced at the beginning of a calendar year as Council levies its rates at the start of each financial year.

(3) The Minister be informed that Council is in favour of Local Authority representation on the Board being increased to four members out of seven.

CARRIED.

(ii) Insurance companies abolish the fire brigade levy on insurance contracts from the inception of the new scheme.

(iii) That local authority representation on Fire Board be increased to four (4) members out of seven (7).

92575

Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

1

PREVIOUS AGENDA ITEM - (Council Decision 19/2/82)(F1)
RE: FUNDING OF FIRE SERVICES

FILE 3107

1.

Reference Acting Town Clerk (14/12/81): (Continued)

As the proposal outlined in the Minister's letter places a considerable responsibility on Council, if it becomes law, then Council should advise the Minister for Environment, Valuation and Administrative Services that it now favours a representation of 4/7 from Local Authorities on Fire Boards.

It is recommended that the Minister for Environment, Valuation and Administrative Services be advised that Council favours the representation from Local Authorities on Fire Boards being fixed at four out of the seven members.

Council Decision (29/1/82)(Co-ord.4): - (Part)

(b) That Council re-affirm its decision of 4th December, 1981, opposing the proposed Fire Brigade Levy.

Reference Acting Deputy Town Clerk (28/5/82):

Further information has been received from the Minister for Environment, Valuation and Administrative Services clarifying points of practical application of the proposed system (Vide Item attached). Initial costs of establishing a system to administer the collection and recovery of this scheme would be considerable, however, on the plus side Council will receive a commission on collections and have approximately four (4) months investment potential.

Anticipated Income		...\$ -
Commission 2½% (Est.) of \$1,407,750	=	35,193
Investment 16% of \$1,407,750 at four (4) months	=	75,080
Estimated Income		<u>\$110,273</u>

Council, at its meeting on 19th February, 1982, agreed that a uniform approach on the matter of funding Fire Services should be made to the State Government by the areas presently serviced by the South Coast Fire Brigade. To this end, Logan City Council has been requested to set a date and venue for the proposed meeting.

Recommendation:

- (a) That Logan City Council be requested to advise the date and venue for the proposed meeting.
- (b) That following the release of additional information by the Minister for Environment, Valuation and Administrative Services and for the purpose of the joint meeting to be organised by Logan City Council, Council adopt the following as its policy:-
 - (1) That Council oppose the new fire brigade funding scheme unless the following changes are made:-
 - (i) The levy covers all properties from its inception.
 - (ii) Insurance companies abolish the fire brigade levy on insurance contracts from the inception of the new scheme.
 - (iii) That local authority representation on Fire Boards be increased to four (4) members out of seven (7).

REPORT OF FINANCE COMMITTEE MEETING HELD ON TUESDAY, 8TH JUNE, 1982,
AT 11-00 A.M.

PRESENT: Aldermen K.L. Thompson (Chairman), B.A. Paterson
and G.N. Taylor.

In Attendance: Messrs. R.H. Brown (Deputy Town
Clerk) and B. McKee (Acting Senior Clerk Finance).

1 PREVIOUS AGENDA ITEM - (Council Decision 19/2/82)(F1)
RE: FUNDING OF FIRE SERVICES

FILE 3107

1

Council Decision (4/12/81)(Co-ord.4): - (Part)

(b) That Council is opposed to a compulsory Fire Brigade
Board levy to be imposed on the ratepayers as a whole.

Reference Acting Town Clerk (14/12/81):

As a result of the latest Council Decision (4/12/81 Co-ord.4), the Minister for Environment, Valuation and Administrative Services was advised that "Council has resolved that it is opposed to the principle of becoming a collection agency for a levy to be compulsorily imposed on all dwelling accommodation buildings in the City".

At the present time those who do not insure or who underinsure are being subsidised (in the provision of fire services) by those who fully insure their properties.

As expressed by this Council by resolution there is reticence about collecting a levy on behalf of the State. In the contrary view it is stated that it would be wasteful for the State to create a system for collection which would duplicate the system already available through Local Government.

Although not stated, it appears that the State would like Local Authorities to act as its agent which infers that any costs incurred would be met by the State, e.g., say a 2½% on collections to cover Council's costs (estimated collection at \$30 per house or units is \$1,407,750 which would return to Council \$35,193-75).

The mechanics of the proposal would not be difficult to establish; however, the net result of a Rate Notice increased by \$30 would be almost impossible to explain as few ratepayers take note of the details in their Rate Notice - only taking account of the difference between the charge made compared to that made in the preceding year.

92575
Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

1

PREVIOUS AGENDA ITEM - (Council Decision 19/2/82)(F1)
RE: FUNDING OF FIRE SERVICES

FILE 3107

1

Reference Acting Town Clerk (14/12/81): (Continued)

As the proposal outlined in the Minister's letter places a considerable responsibility on Council, if it becomes law, then Council should advise the Minister for Environment, Valuation and Administrative Services that it now favours a representation of 4/7 from Local Authorities on Fire Boards.

It is recommended that the Minister for Environment, Valuation and Administrative Services be advised that Council favours the representation from Local Authorities on Fire Boards being fixed at four out of the seven members.

Council Decision (29/1/82)(Co-ord.4): - (Part)

(b) That Council re-affirm its decision of 4th December, 1981, opposing the proposed Fire Brigade Levy.

Reference Acting Deputy Town Clerk (28/5/82):

Further information has been received from the Minister for Environment, Valuation and Administrative Services clarifying points of practical application of the proposed system (Vide Item attached). Initial costs of establishing a system to administer the collection and recovery of this scheme would be considerable, however, on the plus side Council will receive a commission on collections and have approximately four (4) months investment potential.

Anticipated Income

Commission 2½% (Est.) of \$1,407,750	=	\$ -
		35,193
Investment 16% of \$1,407,750		
at four (4) months	=	75,080

Estimated Income

\$110,273

Council, at its meeting on 19th February, 1982, agreed that a uniform approach on the matter of funding Fire Services should be made to the State Government by the areas presently serviced by the South Coast Fire Brigade. To this end, Logan City Council has been requested to set a date and venue for the proposed meeting.

Recommendation:

(a) That Logan City Council be requested to advise the date and venue for the proposed meeting.

(b) That following the release of additional information by the Minister for Environment, Valuation and Administrative Services and for the purpose of the joint meeting to be organised by Logan City Council, Council adopt the following as its policy:-

(1) That Council oppose the new fire brigade funding scheme unless the following changes are made:-

(i) The levy covers all properties from its inception.

(ii) Insurance companies abolish the fire brigade levy on insurance contracts from the inception of the new scheme.

(iii) That local authority representation on Fire Boards be increased to four (4) members out of seven (7).

From the Office of the Minister for Environment,
Valuation and Administrative Services

93576

Proposed New Fire Brigade Funding Scheme

ANSWERS TO QUESTIONS MOST FREQUENTLY ASKED BY LOCAL AUTHORITIES

- Will the Fire Service Levy be imposed throughout each Local Authority area?
No. The Levy will be imposed only on property within an urban Fire Brigade District.
- Will the Levy be related to valuation of property?
No. Levy rates will be struck for vacant land and for improved land, with variations depending upon the quality of Fire Service provided. Earlier proposals have been refined to eliminate differentials in Levy related to land area.
- Will the Levy be imposed on all properties within Fire Brigade Districts?
Yes. However, for the first stage it will be imposed only on vacant land, family dwellings, and home units; the scheme will be developed to include all other properties at a later stage.
- Will the amount of Levy be less for property serviced by auxiliary Fire Stations?
Yes. Four levels of Levy are envisaged: for fully permanently manned Stations, for predominantly permanent Stations, for predominantly auxiliary Stations, and for all-auxiliary Stations. The highest Levy will apply in respect of areas served by fully permanent Stations, and the lowest for areas served by all-auxiliary Stations.
- Will the State Government continue to contribute 12½% of Fire Brigade costs?
Yes. There is no intention by this Government to reduce its contribution.
- Will the Levy be imposed upon Housing Commission houses?
Persons purchasing such houses will be required to pay the Levy. Housing Commission homes for rental would be covered by the State Government contribution to Fire Services, as presently occurs.
- Why should Local Authorities be required to collect the Levy?
The State Government has no suitable administrative system for such a collection, and to create one would involve unduly high additional administrative costs. Moreover, only the Local Authority has up to date records of the development of vacant land since the previous re-valuation.
- How could Local Authorities avoid unfair accusations of imposing rate increases if the Levy is included as a component on the rate notice?
The Government will provide a Disclaimer Notice for insertion in each rate notice envelope stating clearly that the Levy is imposed NOT by the Local Authority but by the Fire Services Council.
- Will the Local Authority be obliged to include the Levy as a component of rates?
No. The Local Authority will be given a choice of collecting the Levy as an item on the rate notice or of issuing a separate collection notice. However, this latter method would be much more expensive, and conducive to generation of bad debts.
- Will the Local Authority be able to offer a discount for early payment of the Levy?
Yes, but only if the Levy is included as an item on the rate notice. The Local Authority will be empowered to make such adjustment as is necessary to the Levy figure to ensure that the nett payment equates with the amount of Fire Levy required.

93577

- Will Local Authorities be reimbursed for all costs incurred in collecting the Levy?
Yes. Local Authorities will receive an annual commission. This will be paid as a percentage of sums collected, and should be sufficient to cover initial costs and produce a margin over on-going costs.
- Will the payment of a collection fee to Local Authorities bring about a reduction in Local Government Subsidy?
No. The payment is a special one to offset costs incurred by the Local Authority in collecting the Levy on behalf of the Fire Service.
- Will the Local Government Fire Brigade Precept remain?
Every consideration will be given to reducing the Precept. However this can only be done progressively as the scheme is enlarged to include non-residential properties.
- Will Local Authorities be responsible for bad debts?
No. Local Authorities would be expected to follow the same procedures for recovery of the Levy as for rates, but the Local Authority will not be responsible for non-payment.
- When would Local Authorities be required to remit the Levy to the Fire Services Council?
The Fire Services Council would require funds from each Local Authority in early December and in late May. However Local Authorities would be required to remit only the total of Levies so far collected; they would not be required to meet any shortfall. The Local Authority may have the use of monies collected until funds are required by the Council.
- What will happen if developing reticulated water areas are outside Fire Brigade District boundaries?
All Fire Brigade District boundaries are to be reviewed prior to implementation of the proposed new funding, and regularly thereafter. The District boundaries should properly delineate the area adequately serviced by the Fire Brigade, and Local Authority views will be sought in each instance.
- Will there be any change in the process of preparing annual Fire Brigade Budgets?
No. Each Fire Brigade Board will continue to prepare its annual estimates for submission to the State Fire Services Council for approval, and working funds will be distributed to each Board by the Council at appropriate intervals during the financial year.
- Will the Local Authority have a greater influence on the operation of its Local Fire Brigade?
Yes. It is proposed to increase Local Authority representation on Fire Brigade Boards, to enable greater Local Government input.
- Will property insurance charges be reduced?
Yes. Insurance Companies will no longer charge a Fire Brigade Levy, and, depending upon the timing of enabling legislation, would commence decreasing the amount of Levy as from 1 January 1983. However it must be accepted that forces in the market place may well require basic premiums to increase by appropriate amounts in future years.
- When would the proposed new scheme commence operation?
Depending upon the timing of enabling legislation, the scheme would commence 1 July 1983. This delay would allow sufficient time for Local Authorities to gear up for collection, and would enable Insurance Companies to begin the process of phasing out Fire Brigade Levies from 1 January 1983.

With the compliments of
W. D. HEWITT
MINISTER
20 May 1982

2
(C.P.)
(Div.4)

PREVIOUS AGENDA ITEM - (Council Meeting 5/3/82)(H40)
RE: LEASE OF SOUTHPORT OLYMPIC POOL

FILE 3905222 Pt.2 (C.P.)
(Div.4)

Reference Assistant Deputy Chief Inspector (25/2/82):

Mr Vaughan has had to resign because of ill health. The use of the pool during the months of April and May is very small. All of the Club Carnivals are completed and it is just open for the enjoyment of the public.

The expenditure to maintain the pool for six weeks would amount to at least \$5,118-00 against receipts for this time which is estimated at \$400-00 - \$500-00. Because of the small usage made of the pool, it is recommended that:-

- (1) The acceptance of Mr Vaughan's resignation with regret and wish him well for the future.
- (2) The Council close the pool from 31st March, 1982, to allow for maintenance work to be carried out in preparation for the new lessee.
- (3) New tenders be called for the lease of the pool.

Council Decision (5/3/82)(H40):

That the recommendation of the Assistant Deputy Chief Inspector be adopted.

Reference Clerk Agenda and Securities (5/5/82):

Tenders called on 3rd April, 1982, in Courier Mail, Gold Coast Bulletin, Daily News, Sydney Morning Herald and Melbourne Age newspapers, closed on 3rd May, 1982.

Tender application forms were distributed to 25 interested persons. Five (5) tenders were received as per schedule on file.

The lease is for a period of four (4) years and 10 months from 1st July, 1982.

Reference Deputy Chief Inspector (11/5/82):

T. Rayner is the lessee of the Vic Laws Olympic Pool at Miami. C. Lynn represented Queensland at Water Polo as a junior in 1976 and 1977 and as a senior in 1978 to 1982. References have been supplied for both applicants and both are competent swimmers, having obtained bronze medallions.

Mr Jupp, at present, manages a pool at South Tweed Heads and will operate the pool with his parents who are accomplished swimmers. Both Mr Jupp and his father hold bronze medallions. References are satisfactory.

Mr Nay's tender of \$2,000 is well below that of the aforementioned applicants. He is well known for his success in the Iron Man contests and is regarded highly by P. Gallagher of Cecil Hotel and other people.

The pool has been repaired in part and further work is being done to remedy all defects before the new lessee commences.

The highest tender is offered by C. Lynn and T. Rayner who has advised that Mr Lynn will operate this pool with the assistance of T. Rayner in both water treatment and condition of lawns and gardens. T. Rayner claimed that C. Lynn has worked at two (2) pool complexes in the Brisbane area and would be qualified to operate. Both men would be prepared to undertake the Sewerage and Water Supply and Water Treatment Operator's Course.

Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

2
(C.P.)
(Div.4)

PREVIOUS AGENDA ITEM - (Council Meeting 5/3/82)(H40)
RE: LEASE OF SOUTHPORT OLYMPIC POOL

FILE 3905222 Pt.2

2
(C.P.)
(Div.4)

Reference Deputy Chief Inspector (11/5/82): (Continued)

It is recommended that the tender of \$9,000 submitted by C. Lynn and T. Rayner be accepted for the lease of the Southport Olympic Pool.

F- (ii) Item 2 - Lease of Southport Olympic Pool: (File 3905222)

MOTION - by Alderman J.R. Laws, seconded Alderman L.J. Hughes
w

That the recommendation be altered to read:-

"That the tender submitted by Mr. R. Nay be accepted and indexed annually according to C.P.I. movement, and subject to no increase in admission charges during the coming season without Council approval.

R

3

RE: PROPOSED CORNER TRUNCATION - TURANA STREET AND PINE RIDGE ROAD, COOMBABAH

FILE 2-2925

3

Reference Acquisition Clerk (31/5/82):

An area of approximately 30m² of vacant land is required for the corner truncation of Turana Street and Pine Ridge Road, Coombabah.

The property is owned by S.W. and F.M. Phillips. Negotiations commenced on 10th May, 1982, and agreement reached on 17th May, 1982. A valuation was obtained and the assessed value for compensation was \$1,400. This amount was offered to the owners subject to Council approval which was accepted.

It is therefore recommended that:-

- (a) Compensation of \$1,400 be paid to the owners for approximately 30m² of land.
- (b) All costs of plans and registration and legals be at Council expense.
- (c) The plan be signed and sealed by Council.

Recommendation:

That action be taken in accordance with the recommendation.

Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

2
(C.P.)
(Div.4)

PREVIOUS AGENDA ITEM - (Council Meeting 5/3/82)(H40)
RE: LEASE OF SOUTHPORT OLYMPIC POOL

FILE 3905222 Pt.2

2
(C.P.)
(Div.4)

Reference Deputy Chief Inspector (11/5/82): (Continued)

It is recommended that the tender of \$9,000 submitted by C. Lynn and T. Rayner be accepted for the lease of the Southport Olympic Pool.

Reference Acting Deputy Town Clerk (28/5/82):

It is recommended that the tender of \$7,500 submitted by B., R. and W. Jupp be accepted for the lease of the Southport Olympic Pool.

Recommendation:

That action be taken in accordance with the recommendation of the Acting Deputy Town Clerk.

3

RE: PROPOSED CORNER TRUNCATION - TURANA STREET AND PINE RIDGE ROAD,
COOMBABAH

FILE 2-2925

3

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It is therefore recommended that:-

- (a) Compensation of \$1,400 be paid to the owners for approximately 30m² of land.
- (b) All costs of plans and registration and legals be at Council expense.
- (c) The plan be signed and sealed by Council.

Recommendation:

That action be taken in accordance with the recommendation.

TENDERS - SOUTHPORT OLYMPIC POOL

93580

	Tender	3 Months Rental Lodged	Security Deposit Lodged
1	W.A. and R.W. Furlong (1) To be negotiated on change of conditions. (2) \$100 per annum rent - Council subsidy of \$10,000. <u>Conditions include:</u> Council to pay electricity charges, rates, chemicals, cleaning, public risk insurance - Swimming season reduced to 8 months per year.	Nil	Nil
2	B., R. and W. Jupp \$7,500 per annum	\$1,800	\$500 References attached to application
3	C. Lynn and T. Rayner * \$9,000 per annum	\$2,700	\$500 References attached to application.
4	R. Nay \$2,000 per annum	\$ 500	\$500
5	W. Chalmers Nil supplied - would like further information prior to nominating a tender price.		

* Note: T. Rayner is presently the lessee of the Vic Laws Olympic Pool at Miami.

Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

4

RE: ASSISTANCE TO AGED PERSONS' HOMES

FILES 13-1222 Pt.2 4
and 5-20487 Pt.2

Reference Acting Deputy Town Clerk (2/6/82):

Submissions have been received for various Aged Persons' Homes throughout the city for some relief from Sewerage Charges. Grounds for claiming such relief are as follows:-

- (1) Residents of the Homes are pensioners, most are in receipt of Age Pensions and, in fact, well over 50% are 80 years of age. It is therefore claimed that this class of person would produce less volume of waste material than a normal healthy adult.
- (2) If these old people were living in their own homes, they would be eligible for the 40% rebate on rates.

Generally, volumes from an Aged Persons' Home unit would be less than an average home per pedestal, however, the basis of any rate or charge is to attempt to share the burden of capital, treatment and maintenance costs equally across the city. Differentiation by volumes would be difficult to implement and would create enormous administrative problems.

Aged Persons' Homes are relieved of the payment of General Rates by virtue of their non rateable status in accordance with Section 24 of The Local Government Act, 1936-1981. Hence this benefit is passed onto residents of the homes concerned, while the cost of providing and maintaining facilities such as roads and drainage, etc., to the homes is borne by the ratepayer of the city.

It is recommended that Council adhere to its policy that no concession be granted on Sewerage Charges as these are levied to recover actual cost involved in provision, maintenance and operation of the system.

Recommendation:

That rate concessions to Aged Persons' Homes additional to existing General Rate Remissions be not granted.

5

RE: QUOTATIONS CALLED

FILE 1135

5

Reference Acting Section Head Accounts (3/6/82):

It is recommended that the attached Schedule of Quotations be noted for information.

Recommendation:

That the information be noted.

<u>QUOTE NO.</u>	<u>DATE QUOTES CLOSED</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 NO.</u>
035	3/9/81	Supply and Delivery of a 24 inch self propelled cylinder mower.	\$1,350	\$960-00 \$1,783-00		LEGEND (A) Quotes not closed (B) Quotes closed (C) Quotes on Agenda (B)	G. Anderson	B.58703 Grasscutting Plant Replacement
089	5/11/81	Supply and Delivery of 1 only heavy duty drain cleaning machine.	\$1,000	\$1,575-20 \$4,152-45	3	(B)	G. Anderson	B.58303 Sewer Rodding machine CL.38
096	12/11/81	Fabrication and Delivery of precast concrete wall units.	\$4,000			(B)	G. Krasanski	B.331-82 Roads, Streets Bridges and Subsidy 81/82. J.8439 Pedestrian walk way and beautification adjacent Surfers Paradise Beach.
129	23/2/82	Hiring of beach equipment at Main Beach for four (4) year period.	\$400	\$500-00 \$2,600-00	4	(U)	H. Brown	-
161	22/4/82	Sale of three only second hand photocopiers.			0	(B)	R. Staerk	-
166	29/4/82	Supply and Delivery of Electric coin operated barbecues.	\$3,000	\$2,760-00 \$2,948-00	3	(B)	M. Lee	Awaiting interim budget approval for Health Department.
172	4/5/82	Printing and delivery of 20,000 four sided folders.	\$9,000	\$4,294-00 \$10,440-00	4	(B)	K. Shum	B.125-11 Public Awareness Campaign.
177	18/5/82	Supply and erection of a 1.8mm high chain wire fence at Cotlew St. Southport.	\$2,600	\$1,380-00 \$2,182-00	3	(C)	E. Eaton	B.329-82 Stormwater Drainage 81/82 J.828526 Cotlew St. Extend culverts and open concrete drain.
178	27/5/82	Supply and delivery of 3 only electric golf ball typewriters.	\$3,500	\$2,424-00 \$3,492-30	3	(B)	R. Staerk	B.292-22 Office Furniture - Committees' Secretaries.

<u>QUOTE NO.</u>	<u>DATE QUOTES CLOSED</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 NO.</u>
179	27/5/82	Supply and delivery of 12 only coin operated electric barbecues.	\$8,400	\$8,052-00 \$8,346-00	3	(C)	W. Lee	B.33383 J.8610 Paradise Pt. Oval B.33383 J.8611 Lenworth Park B.33383 J.8612 The Esplanade, S'port B.33383 J.8613 The Esplanade, Nth. Burleigh.
180	27/5/82	Supply and delivery of one (1) only submersible sewerage pump.	\$3,500	\$2,398-00 \$2,670-25	3	(C)	I. Clark	B.405-21 Treatment Plant Operation and Maintenance, Tugun.
182	8/6/82	Supply and delivery of 250 gross rolls of 500 550 sheet toilet paper	\$8,500			(A)	L. Perry	B.215-01 J.3881 Street Cleaning and Watering.
183	8/6/82	Supply and delivery of 20 only 8" two stroke spin mowers	\$4,040			(A)	D. Sandercock	B.162-66 Small Plant Central Parks & Res. B.162-67 Small Plant South Park & Res.
184	8/6/82	Supply and delivery of 4 only Professional two stroke rear catcher mowers	\$1,156			(A)	D. Sandercock	B.162-67 Southern Park & Res.
185	24/6/82	Sale of quantity of 4 and 6 inch Earthenware pipes and fittings.	\$7,300			(A)	D. Reiser	B.416-01

6

RE: QUOTATIONS ACCEPTED

FILE 1135

6

Reference Purchasing Officer (2/6/82):

Quotations were invited and received for the following:-

Q.177-81/82 Supply and erection of a 1.8mm high chain wire fence at Cotlew Street, Southport. J.828526 Extend culverts and open drain.

<u>Council Estimate</u>	<u>Quoter</u>	<u>Price</u>
\$2,600	Statewide Fencing	\$1,720-00
	Security Fencing 122m	1,380-00
	142m	1,606-00 *
	Boral Cyclone	2,182-00

Security Fencing quoted on 122m of fencing only, not 142m which is the required length. They have confirmed by telephone that they would do the full job at the same unit rate as they quoted for 122m. On this basis, their quote for 142m would be \$1,606-00 which is \$114 below the next lowest quote.

It is recommended that the work be given to Security Fencing at a cost of \$1,606-00 for 142m of fencing.

Q.180-81/82 Supply and delivery of one (1) only submersible sewerage pump. B.405-21 Operation and maintenance, Tugun Treatment Plant.

\$3,500	Aerobic Sewerage	2,670-25
	Forrers Pumps	2,655-00
	A.J.P. Engineering	2,398-00 *
Aerobic Sewerage	Tsurumi TOS75UB	Power 7.3 k.w.
Forrers	Forrers Model 4S10/3	Power 7.5 k.w.
A.J.P. Engineering	FLYGT CP3126 MT430	Power 5.62 k.w.

The FLYGT pump from A.J.P. Engineering is the most efficient pump as it has a shorter delivery time as well as being the cheapest.

It is recommended that the quotes marked with an asterisk be accepted.

Recommendation:

That action be taken in accordance with the recommendation.

7

PREVIOUS AGENDA ITEM - (Council Meeting 21/5/82)(F2)
RE: JOINT INDUSTRIAL DEVELOPMENT COMMITTEE MEETING

FILE 20136 Pt.2

7

Reference Acting Deputy Town Clerk (2/6/82):

Attached is the Minutes for the Joint Industrial Development Committee meeting held on 31st May, 1982.

It is recommended that the Minutes be adopted.

Recommendation:

That the Minutes be adopted subject to the Joint Committee being advised that Council does not wish to increase its contribution from \$10,000 to \$12,000 for 1982/83.

R

R

93535

1/6/82.

REPORT OF JOINT INDUSTRIAL DEVELOPMENT COMMITTEE MEETING HELD
10.00 am MONDAY, 31st MAY, 1982, AT ALBERT SHIRE COUNCIL, NERANG

PRESENT: Cr. Craig, Aldermen Hunt (Mayor), Sir John Egerton and
Coomber, Crs. Ellison and Roberts.

Unavoidable Absence: Ald. Thompson.

In Attendance: Messrs. Towson (Acting Dep. Town Clerk), Garrigan
(Shire PRO), Dutton (Ind. Devlt. Consultant).

1. MELBOURNE & SYDNEY SEMINARS 6/7 & 10/11 June, 1982 (FILE 201340)

Resolved that (a) the promotional team of five be Cr. Craig, Ald. Coomber, Crs. Ellison and Roberts, and J. Dutton, and (b) future seminars be conducted by a team of five comprising the Committee Chairman and the Committee officer, with one Committee member from each Council, plus a fifth team member to be drawn alternately from each Council's Committee delegates; should a Committee member not be available as the fifth team member, the Council concerned to then nominate an alternative delegate.

2. ADVERTISING (FILE 201321)

Resolved that no action be taken on advertising in "The Australian" Queensland Real Estate feature on 23/7/82.

3. REGIONAL SURVEY - 1981 CENSUS FIGURES (FILE 20135)

Resolved that contents be updated when relevant census data becomes available for inclusion early in 1982/83.

4. LITERATURE FOR QUEENSLAND OVERSEAS OFFICES

Resolved that a supply of the Committee colour brochure be sent to London and Tokyo offices through the State Public Relations office, Premier's Department.

5. DEPT. OF COMMERCIAL & INDUSTRIAL DEVELOPMENT (FILE 20138)

Resolved that (a) Mr. D. Young, Director, be thanked for his co-operation in recent Committee discussions and asked to provide further information on the matters raised; (b) the City Council provide its mini-bus and driver for estate inspections in Beenleigh and Southport by the Committee with Mr. Young and Mr. J. McNamara on Monday, 21/6/82; (c) noted terms and conditions under which tenants of DCID buildings can purchase the properties; (d) noted action on estate maintenance for 1982/83; (e) noted Stage 2 contract for Ernest Junction expected to be completed by July; (f) DCID be advised of the Committee view that large areas of land should not be allocated to local organisations with the means to finance their own expansion.

6. UNEMPLOYMENT TOTALS (FILE 201350)

Noted increasing unemployment, estimated now at 7,500 approximately and nearly 12% of the State figure published by the Australian Bureau of Statistics.

7. BUDGET STATEMENT (FILE 201334)

Noted the current expenditure and income position and resolved that each Council's promotional contribution for 1982/83 be increased to \$12,000.

Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

93536

8

PREVIOUS AGENDA ITEM - (Council Decision 29/1/82)(H17)
RE: ACQUISITION OF PROPERTY AT 9 SEVENTH AVENUE, PALM BEACH, FOR
OFF STREET CAR PARKING AND ACCESS FILE 10-817

8

Council Decision (29/1/82)(H17): - (Part)

(b)(13) Vehicular access to the carparking area is to be taken from the access easement on adjacent land to be acquired by Council.

Reference Acquisition Clerk (2/6/82):

Negotiations commenced on 18th February, 1982, with the owner of Subdivision 6 for a right of way easement. The owner advised on 26th March, 1982, that he objected to the public right of way of Subdivision 6 as it would grossly diminish the value of his property and prohibit future development. At a meeting between the owner, Mr Vaggelas, the Deputy Town Clerk and Acquisition Clerk, Mr Vaggelas again expressed his strong opposition to the access. After an inspection of properties between Seventh Avenue and Eighth Avenue, Palm Beach, it was noted that all the traffic from the shopping centres enters onto the north bound lane of the Gold Coast Highway.

By purchasing the property at 9 Seventh Avenue, this would allow traffic to enter through the right of way easement on property owned by Mr Vaggelas and exit through the property in Seventh Avenue.

At a meeting with Mr Vaggelas on 2nd June, 1982, he advised the Acquisition Clerk that he would be prepared to grant right of way through his property from Eighth Avenue if Council acquired Subdivision 23 in Seventh Avenue.

This would allow access:-

- (1) to the parking area at the rear of the Bank of New South Wales;
- (2) the existing car park for the shopping centre south of the Bank of New South Wales and ultimately the closure of the entrances onto the Highway.

It is therefore recommended that the Acquisition Clerk be authorised to negotiate with the owner of Subdivision 23 for the purchase of the property.

- (i) Item 8 - Acquisition of Property at 9 Seventh Avenue, Palm Beach for Off Street Car Parking and Access: (File 10-817)

That the item be deferred to enable a report by Town Planning Section to be prepared and presented to Council subject as a matter of urgency.

CARRIED. by

9

PREVIOUS AGENDA ITEM - (Council Meeting 14/5/82).(F1)
RE: BEACH RIGHTS - MAIN BEACH - RESERVE R305

FILE 32064

9

<u>License No.:</u>	1173
<u>Licensee:</u>	Mr Graham Keay
<u>Property:</u>	Reserve R305 - Main Beach, Southport
<u>Licensee Fee:</u>	\$100 per annum
<u>Term:</u>	Four (4) years
<u>Expiry Date:</u>	31st December, 1981

Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

93536

8

PREVIOUS AGENDA ITEM - (Council Decision 29/1/82)(H17)
RE: ACQUISITION OF PROPERTY AT 9 SEVENTH AVENUE, PALM BEACH, FOR
OFF STREET CAR PARKING AND ACCESS FILE 10-817

8

Council Decision (29/1/82)(H17): - (Part)

(b)(13) Vehicular access to the carparking area is to be taken from the access easement on adjacent land to be acquired by Council.

Reference Acquisition Clerk (2/6/82):

Negotiations commenced on 18th February, 1982, with the owner of Subdivision 6 for a right of way easement. The owner advised on 26th March, 1982, that he objected to the public right of way of Subdivision 6 as it would grossly diminish the value of his property and prohibit future development. At a meeting between the owner, Mr Vaggelas, the Deputy Town Clerk and Acquisition Clerk, Mr Vaggelas again expressed his strong opposition to the access. After an inspection of properties between Seventh Avenue and Eighth Avenue, Palm Beach, it was noted that all the traffic from the shopping centres enters onto the north bound lane of the Gold Coast Highway.

By purchasing the property at 9 Seventh Avenue, this would allow traffic to enter through the right of way easement on property owned by Mr Vaggelas and exit through the property in Seventh Avenue.

At a meeting with Mr Vaggelas on 2nd June, 1982, he advised the Acquisition Clerk that he would be prepared to grant right of way through his property from Eighth Avenue if Council acquired Subdivision 23 in Seventh Avenue.

This would allow access:-

- (1) to the parking area at the rear of the Bank of New South Wales;
- (2) the existing car park for the shopping centre south of the Bank of New South Wales and ultimately the closure of the entrances onto the Highway.

It is therefore recommended that the Acquisition Clerk be authorised to negotiate with the owner of Subdivision 23 for the purchase of the property.

Recommendation:

That the proposal to acquire Subdivision 23 be endorsed subject to the full cost of acquisition and development being met by the property owners benefitting from the proposal.

9

PREVIOUS AGENDA ITEM - (Council Meeting 14/5/82)(F1)
RE: BEACH RIGHTS - MAIN BEACH - RESERVE R305

FILE 32064

9

<u>License No.:</u>	1173
<u>Licensee:</u>	Mr Graham Keay
<u>Property:</u>	Reserve R305 - Main Beach, Southport
<u>Licensee Fee:</u>	\$100 per annum
<u>Term:</u>	Four (4) years
<u>Expiry Date:</u>	31st December, 1981

93537

Council Meeting, 11th June, 1982
Report of Finance Committee Meeting, 8th June, 1982

9

PREVIOUS AGENDA ITEM - (Council Meeting 14/5/82)(F1)
RE: BEACH RIGHTS - MAIN BEACH - RESERVE R305

FILE 32064

9

(Continued)

Reference Clerk Agenda and Securities (8/4/82):

Tenders were called on 10th February, 1982, (closed 23rd February, 1982), for a fresh license to operate beach rights on Main Beach, Southport.

A schedule of tenderers appears on file with the recommendation that the tender of Mr David Elderfield be accepted for \$2,600 per annum rental. It is the highest tender.

It is recommended that Council accept the tender of Mr David Elderfield for annual rental of \$2,600 and a license agreement be entered into for a term of four (4) years. All legal costs, etc., are to be the responsibility of the licensee.

Council Decision (23/4/82)(F34):

That an invitation be extended to Messrs. Lehmann and Elderfield to meet with the Finance Committee on Tuesday, 4th May, 1982, at 11 a.m.

Reference Deputy Town Clerk (27/4/82):

Messrs. Lehmann and Elderfield have been invited to meet with the Finance Committee at 11 a.m. on Tuesday, 11th May, 1982.

Council Decision (14/5/82)(F1):

- (a) Council note that the Finance Committee has now had discussions with Messrs. Lehmann and Elderfield.
- (b) That advertising on beach hire equipment be discouraged.
- (c) That Mr Elderfield be requested to supply an alternate quote based upon the non availability of advertising on beach hire equipment.

D.H. ELDERFIELD (Folio 151590 21/5/82):

I am in receipt of your letter dated 17th May, 1982, advising of the Council's decision to request an alternate quote.

Because of this request, I take it that the Council has rejected the rights to advertising on the equipment on beach. If this is so, then it has been decided not to submit an alternate quote based only on the hiring of the equipment mainly due to the lack of return in the long run.

Reference Clerk Agenda and Securities (2/6/82):

The next highest quote was received from Mr R. Lehmann for \$1,150 per annum and, in view of the type of beach chair envisaged by Mr Lehmann, it was necessary to request from the Chief Inspector a report on such type of chair.

Report by Chief Inspector (1/6/82):

The chairs are ancillary to his main items for hire and the anticipated number at commencement of the period of hiring is 10. Two men can lift these, and they take up as much room as two people lying on a towel. I cannot envisage many problems with shadow at very busy periods, as the sun is higher during summer months. They look bulky but could prove beneficial.

I do not anticipate they will cause much nuisance and will be surprised to see many on the beach at any one time.

9 PREVIOUS AGENDA ITEM - (Council Meeting 14/5/82)(F1) 9
RE: BEACH RIGHTS - MAIN BEACH - RESERVE R305 FILE 32064
Reference Clerk Agenda and Securities (2/6/82): (Continued)

It is recommended that Council accept the tender of Mr R. Lehmann for annual rental of \$1,150 and a license agreement be entered into for a term of four (4) years. All legal costs and stamp duty, etc., to be licensee's responsibility. The license agreement is to include a condition that advertising be not allowed on any of the beach hire equipment.

Recommendation:

That action be taken in accordance with the recommendation subject to provision being made for the termination of the lease if the proposed chairs prove to be unsatisfactory or become a nuisance in the opinion of Council's Chief Inspector.

10 RE: ACCOUNTS FOR PAYMENT FILE 1132 10
Reference Acting Section Head Accounts (3/6/82):
It is recommended that the attached Schedule of Vouchers be passed for payment.

Recommendation:

That the Schedule of Vouchers be passed for payment.

93339

COUNCIL MEETING, 11TH JUNE, 1982
 REPORT OF FINANCE COMMITTEE MEETING, 8TH JUNE, 1982

SCHEDULE OF VOUCHERS FOR PAYMENT

01/06/82

PAGE 01

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
32048	ABON CRUSHER & PULVERISING EQIP	PLANT REPAIRS & MTCE	951.00
32049	A G C (FACTORS) LTD	DRILL RODS	925.00
32050	AIR-COLD REFRIGERATION P/L	REFRIGERATION SERVICES	31.00
32051	ALLAN ELECTRONICS PTY LTD	DURACELL BATTERIES	182.50
32052	G A & H E ALLEN	CAMP CARETAKER FEE AND/OR COMMISSION	100.00
32053	AUST & NEW ZEALAND SAV. BANK LTD	LOAN COMMITMENTS	18972.54
32054	APEX PRODUCTS DISTRIBUTORS	SAND BAGS	1800.00
32055	APPLETON TRAFFIC EQUIPMENT P/L	BARRIER LAMPS ETC	1411.00
32056	ARC ENGINEERING PTY LTD	STEEL PRODUCTS	2183.65
32057	ASHMORE PRINTING CO PTY LTD	RATE RECEIPTS	2120.00
32058	ATECO EQUIPMENT	50 LITRE WASTE BINS	270.00
32059	AUST GOVT PUBLISHING SERVICE	PUBLICATIONS	76.95
32060	AUSTRAL LIGHTING PTY LTD	ELECTRICAL GOODS	16.51
32061	A W U ACCIDENT PLAN	PAY CHEQUE	248.50
32062	B & K MAINTENANCE SUPPLIES	PLANT REPAIRS & MTCE	4.60
32063	BANBURY ENGINEERING	ELEMENT	59.00
32064	K M & D I BELL	CAMP CARETAKER FEE AND/OR COMMISSION	100.00
32065	B H G S AGENCIES	CUSTOMS DUTY	874.09
32066	BOLT IN CO	PLANT REPAIRS & MTCE	243.10
32067	BORAL BRICKS (QLD) LIMITED	BRICKS & PIPES	1928.00
32068	BORAL MASONRY	CONCRETE MASONRY	65.40
32069	BOWDENS SOLICITORS	PROFESSIONAL FEES	98.05
32070	BRICKWORKS LTD	BRICKS	960.34
32071	BROADWATER MARINE	MARINE EQUIPMENT	212.42
32072	BROWNUILT LTD - QUEENSLAND	OFFICE FURNITURE	478.59
32073	R D BROWNE	CAMP CARETAKERS FEE	320.00
32074	BYCROFT ENTERPRISES PTY LTD	SOIL & GRAVEL	5511.50
32075	J I CASE AUST PTY LTD	PLANT REPAIRS & MAINTENANCE	718.51
32076	COMMERCIAL BANK OF AUST LTD	LOAN COMMITMENTS	3371.15
32077	CBC SAVINGS BANK LTD	LOAN COMMITMENTS	8296.30
32078	CENTRAL QLD CEMENT PTY LTD	LIME	1911.40
32079	COMMONWEALTH IND GASES PTY LTD	OXYGEN & ACETYLENE ETC	1164.46
32080	T W & R L CLARK	CAMP CARETAKER FEE AND/OR COMMISSION	100.00
32081	CLYDE APEC	L841 PV & L861 PV	81.91
32082	COASTAL CO-OP TRADING SOCIETY LT	HARDWARE	1761.00
32083	COASTAL PAINT SUPPLIES	PAINT SUPPLIES	2865.87
32084	COLORMARKET	PAINT SUPPLIES	1142.84
32085	COMET OVERNIGHT TRANSPORT	FREIGHT	32.70
32086	C R F BEARING COMPANY PTY LTD	PLANT REPAIRS & MTCE	2130.88
32087	SUPERANNUATION FUND INVEST TRUST	LOAN COMMITMENTS	3234.22
32088	W & V J CUNNINGHAM	CAMP CARETAKER FEE AND/OR COMMISSION	100.00
32089	CURRUMBIN ENGINEERING	GENERAL ENGINEERING	300.00
32090	DALEY CONSOLIDATED SERVICES P/L	PLUMBING SUPPLIES	105.92
32091	DATA-CRAFT (AUST) PTY LTD	DATA-CRAFT MODEM ELIMINATOR	400.00
32092	DAVIES SHEPHARD (QLD) PTY LTD	METER PARTS	183.60
32093	DIESEL ELECTRIC PTY LTD	PLANT REPAIRS & MTCE	77.00
32094	DOMINO INDUSTRIES GROUP PTY LTD	PLANT REPAIRS & MTCE	935.53
32095	DUCE COMMERCIAL MOTORS	PLANT REPAIR & MTCE	36.34
32096	DULUX AUSTRALIA LIMITED	PAINT SUPPLIES	1029.82
32097	DUNLOP/IBC LIMITED	BUILDING MATERIALS HARDWARE ETC	1828.31
32098	EASTON AIR CONDITIONING PTY LTD	MAINTENANCE OF AIR CONDITIONERS	2554.00
32099	ELEC MOTOR REWINDING SERVICE P/L	PUMP & MACHINE REPAIRS	1165.50
32100	EVERHARD INDUSTRIES PTY LTD	CONCRETE PRODUCTS	1962.70
32101	EXPANDITE-RAWLPLUG AUST PTY LTD	WATERSTOPS ETC	349.65
32102	FACOM AUSTRALIA FINANCE PTY LTD	LEASING COMPUTER EQUIPMENT	8276.95
32103	JOHN FAIRFAX & SONS LTD	ADVERTISING	1035.18
32104	FLETCHER FLOORS	REPAIRING OF FLOORS	1969.00
32105	FOS LIGHTING	FLOURESCENT LIGHTING TUBES	1197.00
32106	R W & B FOX	TRANSPORT	36.50
32107	GATIC (AUST) PTY LTD	COVERS & FRAMES	1034.92
32108	G/C BRAKE & TRANSMISSION SERVICE	PLANT REPAIRS & MNTCE	1594.95
32109	GOLD COAST CAR ELECTRICS	PLANT REPAIRS & MAINTENANCE	858.77
32110	GOLD COAST COMMUNICATIONS	INSTALLATION OF 2 WAY RADIOS	823.43
32111	GOLD COAST MOWER CENTRE	PLANT REPAIRS & MTCE	1160.87
32112	GOLD COAST CITY COUNCIL	M.R.D. CLAIM	1687.92
32113	GOLD COAST CITY COUNCIL TRUST	RETENTION MONIES	478.50
32114	G E C ELECTRICAL WHOLESALE DIV	ELECTRICAL EQUIPMENT	192.17
32115	GENERAL WELDING SERVICE	PLANT REPAIRS & MTCE	4306.59
32116	GLENWOOD PLAY SYSTEMS PTY LTD	PROGRESS PAYMENT	15071.00
32117	GOLD STAR ELECTRICS	NATIONAL RQ 335	102.00
32118	R & H HALLARD	SETTLEMENT OF CLAIM	313.10
32119	FRED HALL IND SUPPLY	GLOVES ETC	1358.46
32120	JAMES HARDIE & COY PTY LIMITED	FIBRO PIPES ETC	19753.73
32121	N HARVEY	REFUND CAMP FEES	66.00
		CARRIED FORWARD	139300.30

93590

COUNCIL MEETING, 11TH JUNE, 1982
 REPORT OF FINANCE COMMITTEE MEETING, 8TH JUNE, 1982

SCHEDULE OF VOUCHERS FOR PAYMENT

01/06/82 PAGE 02

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
		BROUGHT FORWARD:	139300.30
32122	HERGA INSTRUMENTS PTY LTD	SURVEY EQUIPMENT STATIONERY ETC	4.50
32123	HILLS BUSINESS EQUIP P/L	OFFICE SUPPLIES	102.50
32124	R H & K L HOSKINS	CAMP CARETAKER FEE AND/OR COMMISSION	100.00
32125	HUMES CONCRETE DIVISION	CONCRETE PIPES ETC	6118.91
32126	HUMES PLASTIC DIVISION	PIPES ETC	17135.37
32127	HYMIX CONCRETE GOLD COAST	CONCRETE	4788.78
32128	I.B.M AUSTRALIA LTD	BUSINESS MACHINE REQUIREMENTS	25.00
32129	ICI AUSTRALIA OPERATIONS PTY LTD	CHEMICALS	7582.84
32130	INDUSTRIAL MOWERS PTY LTD	PLANT REPAIRS & MTCE	967.74
32131	PETER ISAACSON PUBLICATIONS	ANNUAL SUBSCRIPTION	119.00
32132	I & P G IVAN	SETTLEMENT OF INSURANCE CLAIM	66.48
32133	JAGUES LTD	PLANT REPAIRS & MTNCE	482.25
32134	JAYKEN SALES	PLANT REPAIRS & MAINTENANCE	1851.50
32135	KENNEDY CLEANING SERVICES QLD FL	CONTRACT CLEANING	2179.19
32136	M D KENNEDY	REFUND DOG REGISTRATION FEES	8.00
32137	B KENWRICK	SETTLEMENT OF CLAIM	41.00
32138	KERR SMITH RUDKIN & MCNEIL	SOLICITORS FEES	158.05
32139	LARRY KINRADE P/L	BOILER EQUIPMENT	91.20
32140	KODAK AUSTRALASIA PTY LTD	PHOTOGRAPHIC SUPPLIES ETC	92.25
32141	KWIKASAIR PTY LTD	FREIGHT	143.60
32142	LAMINEX INDUSTRIES	LAMINEX SUPPLIES	180.90
32143	LANHAMS AIR TAXI SERVICE	AEROPLANE CHARTER	90.00
32144	J LARSEN	SUPPLY OF KEYS	49.00
32145	LEWIS EOIP & HYDRAULICS PTY LTD	PLANT REPAIRS & MTCE	106.30
32146	LIGHTING & ELECTRICAL PTY LTD	ELECTRICAL EQUIPMENT	253.92
32147	MACDONALD JOHNSTON ENG CO P/L	PLANT REPAIRS & MTCE	192.00
32148	MACHINING & HYDRAULIC SERVICES	MACHINING OF PUMP PARTS	287.50
32149	MALLET FOUNDRY	CAST IRON FITTINGS	6254.22
32150	MARALINGA PTY LTD	SOIL	4588.00
32151	JOHN CRANE MAURI PTY LTD	PLANT REPAIRS & MTCE	304.92
32152	MCPHERSON'S LTD	PLANT REPAIRS & MTCE	47.68
32153	METALMARK ENGINEERING & CONST	HOUSE FRAMING ALTERATIONS TO GARAGES ETC	847.00
32154	MEYERS PRINCE & ASSC	VALUATION FEES	300.00
32155	MIAONA PTY LTD	COPY OF STATISTICS BOOK	20.50
32156	MIAMI SURF LIFE SAVING CLUB	DONATION	449.41
32157	INU SERV OFFICER BANK OF N S W	LOAN COMMITMENTS CREDIT NO 1 ACCOUNT	8948.95
32158	MONARCH ASSURANCE LTD	REFUND TOWN PLANNING FEES	450.00
32159	MSS PATROL SERVICES	PATROLS	811.10
32160	MUSGRAVE STATIONERY CO	STATIONERY	11.10
32161	NEUMANN ASSOCIATE COMPANIES P/L	CONCRETE	1515.92
32162	NUCRUSH P/L	GRAVEL	383.88
32163	O'BRIENS GLASS	GLASS	50.00
32164	OCEAN SEAFOODS PTY LTD	MEALS	80.15
32165	FRANK O'NEILL LOCKSMITH	LOCK KEYS & ENGRAVING	87.52
32166	OPPORTUNITY SHOP	COTTON RAGS	50.00
32167	FETTY CASH	REIMBURSEMENT	838.20
32168	PACIFIC HOTEL - MOTEL	BEER SPIRITS & SOFT DRINKS	519.59
32169	PACIFIC MACHINERY SALES & SERV	PLANT REPAIRS & MAINTENANCE	1412.72
32170	PALMER STEEL INDUSTRIES PTY LTD	ARMCO GUARD RAILS	144.60
32171	BILL PAMPLIN AUTO PARTS	PLANT REPAIRS & MTCE	112.94
32172	J PAPWORTH AUDIO-VISUAL SUPPLIES	TAPES	38.00
32173	PRIMROSE COUPER & CROWIN	LEGAL FEES&AQUISITION OF LAND	781.00
32174	PETER PAL LIBRARY SUPPLIER	BOOKS	766.44
32175	PETRUS ENGINEERING PTY LTD	PLANT REPAIRS & MTCE	373.78
32176	PINEWOOD PRODUCTS	TREATED LOGS	496.80
32177	PIONEER CONCRETE (QLD) PTY LTD	CONCRETE	2050.14
32178	PLASTICS (AUST) P/L	PLASTIC BAGS	141.15
32179	PORTA-GAS P/L	GAS	515.00
32180	POTTS PRINTING	RECEIPTS	299.00
32181	W K PREECE	POLES	300.00
32182	PREMIER BLINDS PTY LTD	NYLON BLIND CORD	100.38
32183	PRICE-RITE HARDWARE	HARDWARE	77.45
32184	PRUDENTIAL ASSURANCE CO LTD	LOAN COMMITMENTS	3700.00
32185	PUMP ENGINEERING P/L	PUMPING EQUIPMENT	903.20
32186	OLD INDUSTRIAL STEELS P/L	STEEL	23.35
32187	THE OLD SUB NORM CHILD WELF ASSC	GARDEN STAKES COTTON RAGS ETC	312.00
32188	QUEENSLAND TYRE SERVICE	TYRES	2623.70
32189	RAMPAR STEEL FABRICATION & SALES	PLANT REPAIRS & MTCE	153.75
32190	RANK XEROX (AUST) P/L	STATIONERY	670.00
32191	RAMFOR	PVC TUBING	879.06
32192	RAY WHITE (REAL ESTATE) PTY LTD	VALUATION OF LAND	250.00
32193	READYMIX GROUP (QLD)	CONCRETE & BITUMEN	1590.58
32194	REGIC INDUSTRIES PTY LTD	CLEANING SOLUTION	497.58
32195	REDMOND GARY P/L	PLANT REPAIRS & MTNCE	160.00
		CARRIED FORWARD	226448.81

93591

COUNCIL MEETING, 11TH JUNE, 1982
 REPORT OF FINANCE COMMITTEE MEETING, 8TH JUNE, 1982

SCHEDULE OF VOUCHERS FOR PAYMENT

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VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
		BROUGHT FORWARD:	228448.81
32196	G N & D E RIELLY	REFUND OVERPAID BUILDING FEES	116.00
32197	RELIANCE BATTERIES AUSTRALIA	BATTERIES	616.49
32198	REPCO AUTO PARTS (QLD)	PLANT REPAIRS & MTNCE	601.43
32199	REWARD SUPPLY COMPANY PTY LTD	HARDWARE & CLEANSING PRODUCTS	206.26
32200	RHEEM AUSTRALIA LTD	HWS 282/270 ELEC R/GLAS	327.00
32201	JOHN L ROBERTSON PTY LTD	HARDWARE	2637.72
32202	N S ROSE	HARDWARE	938.44
32203	ROVER-SCOTT BONNAR LIMITED	PLANT REPAIRS & MTCE	97.28
32204	S & M SUPPLY COMPANY PTY LTD	CASSETTES BOOKS & STATIONERY	877.70
32205	S & R TRANSPORT	FREIGHT	183.21
32206	S S TRANSPORT SERVICES	FREIGHT	511.02
32207	SAWTELL & SONS PTY LTD	PLANT HIRE	56.00
32208	SOUTH COAST OFFICE MACHINES	MACHINE REPAIRS & PURCHASES	60.00
32209	SCENIC IRRIGATION	PROGRESS PAYMENT	3110.00
32210	SOUTH COAST FIRE BRIGADE BOARD	CERTIFICATE OF APPROVAL	94.30
32211	SCHOFIELD AUTOMOTIVE & ENG SUPP	PLANT REPAIRS & MTCE	460.88
32212	SEBEL FURNITURE	CHAIRS	628.42
32213	SECURITY FENCING CO PTY LTD	FENCING	220.00
32214	THE SOUTH EAST QLD ELEC BOARD	ELECTRICITY	19789.77
32215	STATE GOVERNMENT INSURANCE OFF	EXCESS ON MOTOR VEHICLE POLICY	1500.00
32216	S G I D COLLECTION A/C	PAY CHEQUE	116.04
32217	THE SHELL CO OF AUSTRALIA LTD	FUEL	30015.29
32218	R H SHEPHERD PTY LTD	MINERAL TURPS & TEEPOL	233.53
32219	SHIELLS ENGINEERING P/L	MACHINING & WELDING	396.00
32220	SOIL FILTERS OF AUST P/L	FILTERS	657.18
32221	SOUTHERN SCENE	PURCHASE OF BOOKS	419.90
32222	SOUTHPORT PRINTING CO	STATIONERY	222.50
32223	SPARTAN TRADING CO (GOLD COAST)	SUPPLY OF INDUSTRIAL CHEMICALS & CLOTHING	724.38
32224	S'FORT GLASS & ALUMINIUM CO	GLASS ETC	182.15
32225	SOUTHPORT INDUSTRIAL CHEMICALS	CHEMICALS	105.20
32226	SOUTHPORT NEWSAGENCY	NEWSPAPERS & MAGAZINES	96.77
32227	SOUTHPORT CERAMICS	WHITE GROUT	148.62
32228	SOUTHPORT ELECTRONIC SHOP	ELECTRONIC COMPONENTS	24.70
32229	STANDARD SUPPLY COMPANY	PLANT REPAIRS & MTCE	22.00
32230	GALL STANDFIELD & CO	ACQUISITION OF LAND	3277.80
32231	SOUTH COAST FIRE BRIGADE	CERTIFICATE OF APPROVAL	59.80
32232	SOUTH COAST MOTORS	PLANT REPAIRS & MAINTENANCE - CARS	417.45
32233	STONES BORDER BRAKES & AUTO	PLANT REPAIRS & MTCE	157.60
32234	D'A STORY PTY LTD	STRUCTURAL STEEL FABRICATIONS	240.00
32235	STRATA WELDING ALLOYS PTY LTD	PACK STRATA	172.60
32236	ERIC & GARY SUE	CAMP CARETAKERS FEE &/OR COMMISSION	100.00
32237	SUMMIT MACHINERY & EQUIPMENT P/L	PLANT REPAIRS & MAINTENANCE	395.65
32238	SURFERS OFFICE SUPPLIES	OFFICE SUPPLIES	1288.88
32239	SURVEYING EQUIPMENT CO	METAL DETECTOR	45.00
32240	SWANN & HUDSON PTY LTD	COAT OF ARMS	768.80
32241	HANSON SYKES PUMPS PTY LTD	PUMP HIRE	97.20
32242	SYSTEMS RELIABILITY	BOARDS FOR TICFAK MACHINE	707.50
32243	TRANS AUSTRALIA AIRLINES	AIR FARES ETC	296.53
32244	T A K DISTRIBUTORS	STATIONERY	238.10
32245	A J TAYLOR	FOUNDATIONS FOR PUMP STATION	570.00
32246	TAYLOR INSTRUMENT P/L	CONTROL EQUIPMENT	33.07
32247	TECHNICON EQUIPMENT PTY LTD	ELECTRONIC COMPONENTS	6.13
32248	TELCOM AUSTRALIA PTY LTD	ELECTRICAL EQUIPMENT	681.83
32249	TELECOM AUSTRALIA	PHONE CALLS & RENTAL	1429.17
32250	THOMPSON HONDA	PLANT REPAIRS & MTCE	382.06
32251	THOMSON'S BOOK STORE	BOOKS	109.12
32252	3 M AUSTRALIA PTY LTD	SERVICE OF OFFICE EQUIPMENT	44.34
32253	T N T OVERNIGHT EXPRESS	FREIGHT	20.32
32254	TNT TRANSPORT SYSTEM	TRANSPORT	431.59
32255	TOLCO WHOLESALE PTY LTD	PHOTOGRAPHY ETC	51.85
32256	TOLMIES CAMERA & MUSIC CENTRES	PHOTOGRAPHY ETC	46.04
32257	TPS	SERVICE OF EQUIPMENT	108.00
32258	TRAFFIC ENGINEERING SYSTEMS P/L	TRAFFIC SIGN EQUIP	337.12
32259	TRAILORARMA BOAT TRAILERS	PLANT REPAIRS & MTCE	40.87
32260	TRID FORD PTY LTD	PLANT REPAIRS & MTCE	108.00
32261	TRUE BLUE'S EXHAUST SHOP	PLANT REPAIRS & MTCE	642.12
32262	TRUSTEE OF L A DEBT REDEM FUND	LOAN COMMITMENTS	516.07
32263	TUNG KWONG CHINESE RESTAURANT	MEALS	32.50
32264	TURCO (AUST) PTY LTD	PLANT REPAIRS & MTCE	306.60
32265	TWEED BOLT SUPPLIES	BOLTS & DRILL	17.29
32266	TWEED RUBBER COMPANY	TUBES & TYRES	19.85
32267	TWEED TURBOCHARGES	PLANT REPAIRS & MTCE	572.88
32268	TYRES FOR TWO WHEELS	PLANT REPAIRS & MTCE	236.84
32269	UPTON'S-DISPOSALS	HARDWARE	210.85
		CARRIED FORWARD	310062.41

93592

COUNCIL MEETING, 11TH JUNE, 1982
 REPORT OF FINANCE COMMITTEE MEETING, 8TH JUNE, 1982

SCHEDULE OF VOUCHERS FOR PAYMENT

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VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
		BROUGHT FORWARD:	310062.41
32270	VINIDEX TUBEMAKERS PTY LTD	PVC PIPES ETC	775.58
32271	VORTEC INDUSTRIES PTY LTD	PLANT REPAIRS & MTCE	2967.39
32272	WACKER AUSTRALIA PTY LTD	PLANT REPAIRS & MTCE	397.60
32273	WARBURTON FRANKIE (BRIS) PTY LTD	OMROW SYSMAC	32.00
32274	WATSON VICTOR LTD	PHOTOGRAPHIC SUPPLIES	40.00
32275	WATERMAIN FITTINGS PTY LTD	TAPPING BANDS	2164.82
32276	WATSON & CRANE (QLD)	BRACKETS COUPLINGS BENDS ETC	186.91
32277	WATTYL (QUEENSLAND) PTY LTD	ROADMARKING PAINT	1140.75
32278	WAUGH & JOSEPHSON PTY LTD	PLANT REPAIRS & MTCE	182.56
32279	R F WHITE	REFUND SERVICE FEE	185.00
32280	MCEWANS QUEENSLAND PTY LTD	HARDWARE	24.90
32281	WILKE PRINTERS (QLD) PTY LTD	STATIONERY	316.00
32282	J H WILLIAMS & SONS (QLD) P/L	HARDWARE	2841.18
32283	WORSSELL & CO	GENERAL ENGRAVING	36.78
32284	WRIMCO SEALANTS & FOAMS P/L	VULCON SEALANT	557.28
32285	C T B SOUTHPORT	ALDERMEN'S FEES AND EXPENSES	1724.53
32286	N S B ASHMORE	"	2427.18
32287	C B A BUNDALL	"	2483.81
32288	B A PATERSON	"	1659.84
32289	K L THOMPSON	"	1520.02
32290	N S W SURFERS PARADISE	"	1533.20
32291	SIR J EGERTON	"	1721.61
32292	J R LAWS	"	1498.96
32293	T MCD COOMBER	"	2151.62
32294	C B A BUNDALL	"	1612.36
32295	GOLD COAST CITY COUNCIL	"	4307.00
32296	ALFA-LAVAL PTY LTD	"	1000.00
32297	ANTHOL PTY LTD	PRIVATE PLANT HIRED	1034.00
32298	P S BUCKLEY PTY LTD	"	250.00
32299	GOLD COAST CHARTERS	"	240.00
32300	R E DENNING	"	1012.00
32301	ROD SHERIFF	"	1089.00
32302	HANSON SYKES PUMPS PTY LTD	"	1000.00
32303	V & W HIRE	"	1176.00
32304	WRECKAIR PTY LTD	"	554.95
32305	TRANSURETY LIMITED	PAY NO. 48	236507.04
32306	P C W HILL	"	8784.00
32307	R B HOWARD-SMITH	"	790.50
32308	M P E S	"	3127.50
32309	A N Z BANK	"	2653.00
32310	C B A	"	3700.00
32311	C B C OF S LTD	"	2409.50
32312	COMMONWEALTH TRADING BANK	"	7767.00
32313	NATIONAL BANK	"	4040.50
32314	BANK OF N S W	"	5994.50
32315	STATE BANK OF N S W	"	289.00
32316	S G I O BUILDING SOCIETY	"	5074.50
32317	M B F OF AUSTRALIA LTD	"	1616.05
32318	HEALTH INSURANCE COMMISSION	"	2145.52
32319	A W U ACCIDENT PLAN	"	247.80
32320	T & G MUTUAL LIFE ASSN	"	268.20
32321	A M P SOCIETY	"	278.09
32322	NATIONAL MUTUAL LIFE ASSN	"	86.77
32323	S G I O COLLECTION A/C	"	143.65
32324	M L C ASSCE CD LTD	"	750.99
32325	SOUTHPORT AMBULANCE	"	115.50
32326	G C C C SOCIAL CLUB	"	94.25
32327	E S L A CREDIT UNION	"	2794.00
32328	MEALS ON WHEELS	"	8.78
32329	COLLAS MORD MCCracken & DARWIN	"	18.10
32330	CLERK OF THE COURT	"	93.60
32331	GOLD COAST CITY COUNCIL	"	107387.70
87050	AMINEAR PTY LTD	REFUND FOOTPATH SECURITY DEPOSIT	200.00
87051	GOLD COAST CITY COUNCIL	TRANSFER OF FUNDS	160424.94
87052	GENERAL WELDING SERVICE	PLANT REPAIRS & MTCE	800.00
87053	J GRICE	REFUND SECURITY DEPOSIT	120.00
87054	K HANIS	REFUND SECURITY DEPOSIT	250.00
87055	HEZUG PTY LTD	REFUND WATER METER FEES	150.15
87056	HEMES CONCRETE DIVISION	CONCRETE PIPES ETC	200.00
87057	MAIN ROADS DEPARTMENT	PERMANENT WORKS EXPENDITURE	648.50
87058	P J O'DONOHUE	REFUND FOOTPATH SECURITY	350.00
87059	FETTY CASH	REIMBURSEMENT	29.60
87060	QUICKIE PRINT	METER INSTRUCTION TAGS	40.00
87061	D H ROSS	REFUND SECURITY DEPOSIT	250.00
		CARRIED FORWARD	912554.47

93593

COUNCIL MEETING, 11TH JUNE, 1982
REPORT OF FINANCE COMMITTEE MEETING, 8TH JUNE, 1982

SCHEDULE OF VOUCHERS FOR PAYMENT

01/06/82 PAGE 05

VOUCHER NO	PAYEE	NATURE OF PAYMENT	AMOUNT
		BROUGHT FORWARD:	912554.47
87062	S S TRANSPORT SERVICES	FREIGHT	19.60
87063	SCENIC IRRIGATION	PROGRESS PAYMENT	310.00
87064	THE SOUTH EAST QLD ELEC BOARD	ELECTRICITY	17.88
87065	J STANTON	REFUND FOOTPATH SECURITY DEPOSIT	200.00
87066	DEPUTY COMMISSIONER OF TAXATION	FEDERAL INCOME TAX - GROUP DEDUCTIONS	420746.17
87067	A & N TAYLOR	REFUND SECURITY DEPOSIT	350.00
87068	VINIDEX TUBEMAKERS PTY LTD	PVC PIPES ETC	200.00
87069	YOUNG ENGINEERING SERVICE	REFUND SECURITY DEPOSIT	900.00
87070	TRANSURETY LIMITED	PAY NO. 48	6375.96
		TOTAL	1341674.08

93594

COUNCIL MEETING, 11TH JUNE, 1982
REPORT OF FINANCE COMMITTEE MEETING, 8TH JUNE, 1982

MANUAL AND CANCELLED CHEQUES

31492 S.G.I.O. COLLECTION A/C
 31740 A.W.U. ACCIDENT PLAN
 31971 JOHN SHEPHARD TRAILERS PTY LTD
 86607 R.R. AND B.M. NASH
 86022 R.J. AND D.R. HEGERTY
 85650 D.V. HOMES
 85629 CONCRETE ENTERPRISES
 85448 SOMERSET PROJECTS PTY LTD
 85170 HACTENDA PROJECTS
 32046 TUNNEL BORING CO. PTY LTD
 32047 GOLD COAST CITY COUNCIL TRUST

CANCELLED CHEQUE

•	\$	116-04	CR
•		248-50	CR
•		4,145-20	CR
•		350-00	CR
•		350-00	CR
•		350-00	CR
•		200-00	CR
•		200-00	CR
•		200-00	CR
•		6,147-00	
•		683-00	

PROGRESS PAYMENT (CONT. 896)

TOTAL \$ 670-26

WEEK ENDING 1/6/82 1,341,674-08
 MANUAL AND CANCELLED CHEQUES 670-26
 1,342,344-34 *

SUMMARY OF VOUCHERS WEEK ENDING 1/6/82

COUNCIL WAGES AND SALARIES	397,186-04
PRIVATE PLANT HIRED	6,355-95
LOAN COMMITMENTS	37,574-21
PLANT REPAIRS AND MAINTENANCE	27,972-84
MATERIALS, GOODS AND SERVICES	873,255-30

1,342,344-34 *

CASH BOOK EXPENDITURE BALANCE FOR WEEK ENDING 28/5/82

GENERAL FUND	638,557-38
WATER FUND	15,322-18
SEWERAGE FUND	40,096-34
REGULATED PARKING FUND	7,131-54
LOAN FUND	57,435-64
TRUST FUND	583,801-26

60,039,631-05

1,342,344-34 *

CASH BOOK EXPENDITURE BALANCE FOR WEEK ENDING 4/6/82

\$61,381,975-39

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.

(B. LANE)
ACTING SECTION HEAD ACCOUNTS

3 / 6 / 82

(B. MCKEE)
ACTING SENIOR CLERK FINANCE

3 / 6 / 82

I CERTIFY THAT THE SCHEDULE OF VOUCHERS HAS BEEN PRESENTED TO THE FINANCE COMMITTEE AT ITS MEETING ON THE 8TH JUNE, 1982 AND IT IS RECOMMENDED THAT THEY NOW BE APPROVED BY THE COUNCIL FOR PAYMENT.

(ALDERMAN K.L. THOMPSON)
CHAIRMAN, FINANCE COMMITTEE

REPORT OF SPECIAL JOINT FINANCE AND WORKS COMMITTEE MEETING HELD ON
THURSDAY, 3RD JUNE, 1982, AT 9-30 A.M.

PRESENT:

Aldermen K.L. Thompson (Chairman, Finance),
B.A. Paterson, G.N. Taylor, Keith Hunt (Mayor),
E.M. Diamond (Chairman, Works), T. McD. Coomber
and L.J. Hughes.

In Attendance: Messrs. R.E.M. Towson (Acting
Deputy Town Clerk), B. McGinnity (Chief Engineer),
R.D. Starkey (Deputy Chief Engineer), B. McKee
(Acting Senior Clerk Finance), N. Hodges (Sewerage
Engineer), G. Tite (Plant Superintendent) and
T. Hausler (Finance Clerk - Water, Supply and
Sewerage).

1 RE: BUDGET CONSIDERATION PROGRAMME 1982/83

FILE 202644

1

Reference Acting Deputy Town Clerk (3/6/82):

Council note that the Finance and Works Committee attended a Budget
Consideration Meeting and discussed the Sewerage Fund Budget and
Plant Renewal and Purchase Fund Budget.

Recommendation:

That the information be noted.

REPORT OF SPECIAL JOINT FINANCE AND HEALTH COMMITTEE MEETING HELD ON
WEDNESDAY, 9TH JUNE, 1982, AT 9-30 A.M.

PRESENT:

Aldermen K.L. Thompson (Chairman, Finance),
B.A. Paterson, D.J. O'Connell (Chairman, Health),
Sir John Egerton and J.R. Laws.

In Attendance: Messrs. R.H. Brown (Deputy Town
Clerk), B. McKee (Acting Senior Clerk Finance),
H.W. Brown (Acting Chief Inspector) and T. Schamburg
(Acting Deputy Chief Inspector).

1 RE: BUDGET CONSIDERATION PROGRAMME 1982/83

FILE 202644

1

Reference Deputy Town Clerk (9/6/82):

Council note that the Finance and Health Committee attended a Budget
Consideration Meeting and discussed the Health General Fund
and Cleansing Fund Budget.

Recommendation:

That the information be noted.

REPORT OF WORKS COMMITTEE MEETING HELD ON TUESDAY, 8TH JUNE, 1982 AT 9:00 A.M.

PRESENT: Aldermen E.M. Diamond (Chairman), Keith Hunt (Mayor) and L.J. Hughes

In Attendance: Messrs. B. McGinnity (Chief Engineer) and R.D. Starkey (Deputy Chief Engineer)

1
(Div 5)

PREVIOUS AGENDA ITEM - Council Decision (W10)(14/5/82)
RE: 1981/82 WORKS PROGRAMME - DIVISION 5

FILE 202639

1
(Div 5)

Reference Chief Draftsman (25/5/82):

The Alderman for Division 5 has requested that the following work be included in the 1981/82 Works Programme:-

<u>Job No.</u>	<u>Location</u>	<u>Description</u>	<u>Estimate \$</u>
	Reed Street and Midgera Street, Ashmore	K & C and widening on south side of Reed St., from Midgera St., to the east and on the east side of Midgera St., from Carinya St., to Reed St., including storm-water line.	28,000

There are sufficient funds available in the unexpended balance of the Division 5 Works Programme to cater for the work proposed.

It is recommended that the work as detailed above be included in the 1981/82 Works Programme for Division 5, the documents be submitted for subsidy approval and that construction be authorised.

Recommendation:

That the recommendation of the Chief Draftsman be approved.

2
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (W9)(11/12/81)
RE: TRAFFIC MOVEMENT - TABILBAN STREET/IKKINA ROAD, BURLEIGH HEADS
 FILES 621401 and 620673

2
(Div 8)

Council Decision (W9)(11/12/81):

That in view of the reduction in traffic volumes in Tabilban Street, further consideration of banning the right turn movement from West Burleigh Road be abandoned and that the petitioners be advised that current traffic control devices in this area are considered to be adequate and therefore no further action will be taken at this stage.

OFFICE OF THE MINISTER FOR LOCAL GOVERNMENT, MAIN ROADS AND POLICE
(FOLIO 141218 9/2/82)(PART):

The Main Roads Department has also been monitoring the situation and the results of their findings also indicated that banning of the right turn into Tabilban Street is unwarranted.

In this case, no further action on the matter is required.

KOALA PARK PROGRESS ASSOCIATION (FOLIO 141065 31/1/82):

The problem of speeding traffic through Koala Park is not new. It was the subject of discussion when members of this Association met with Alderman John Laws and Chief Engineer, Mr. P. Hill, on July 7 '81. Subsequent to the meeting a letter was forwarded to your Council outlining resolutions passed for consideration. We have had no reply.

We should like to place on record that during the year to December '81 two cars overturned after descending the Tabilban Street hill. One came to rest within a metre of the bedroom of a house on the corner of Parnoo Crescent. The other landed on its roof in the gutter in Tabilban Street a little further south. A house in Ikkina Avenue received extensive damage to its front fence from a speeding motorist and numerous children have had nasty accidents after speeding dangerously down the hill. A six car pile up was avoided by centimetres when a lady driver lost control on the curve after descending the hill at speed.

We are trying to emphasise the fact that a catastrophe is inevitable unless some steps are taken to restrict speed in the area. We have experienced a slight falling off in volume since the opening of the by-pass road at West Burleigh. Weekends however are a nightmare when volume climbs to around 8,000 cars daily and almost every driver breaking the law in one way or another. Friday mid-day to Monday morning is a disaster. Surely it is not expecting too much to have some stop signs or roundabouts installed to help control these thoughtless speedsters?

Reference Traffic Draftsman (19/5/82):

Following extensive investigation by Council and Officers of the Main Roads Department it is considered that current traffic volumes are at an acceptable level and that no further action should be taken to control traffic movement through this area. It is envisaged that the current volume will be reduced further following the completion of the Pacific Highway connection between West Burleigh township and the Mudgeeraba Road.

The 40 km/hr speed limit currently in force along Tabilban Street and Ikkina Road is the strongest action any Local Authority can take to control speeding vehicles and beyond this it is expected that the Police Department should be contacted for remedial action.

2
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (W9) (11/12/81)
RE: TRAFFIC MOVEMENT - TABILBAN STREET/IKKINA ROAD, BURLEIGH HEADS
FILES 621401 and 620673

2
(Div 8)

Reference Traffic Draftsman (19/5/82):(Continued)

It is recommended that in view of the imminent completion of the connection from West Burleigh Township to the Mudgeeraba Road which will provide further traffic relief to Tabilban Street, Council shall take no further action in regard to traffic control in Tabilban Street and Ikkina Road at this stage and that the Koala Progress Association be advised of the above.

Recommendation:

That the recommendation of the Traffic Draftsman be approved.

3

RE: TRAFFIC AND PARKING REGULATIONS

FILES 621201, 621342 and
5807

3

Reference Traffic Draftsman (26/5/82):

- T.S. 755 - Queen Street, Southport
Install Commercial Vehicle Loading Zone
Estimated Cost \$100
- T.S. 756 - Sunbird Avenue, Paradise Point
Install Give Way Sign and Associated Linemarking
Estimated Cost \$100
- T.S. 757 - Government Road, Labrador
Install Pedestrian Crossing and Associated Signs
Estimated Cost \$200

Funds are available within the 1981/82 Budget Item No. 271 for the above.

The relevant Division Aldermen have been advised of the above and are in agreement with this submission.

It is recommended that the above plans as submitted be approved.

Recommendation:

That the recommendation of the Traffic Draftsman be approved.

4 RE: CURRUMBIN RESERVOIR

FILE 60251

4

Reference Design Engineer (25/5/82):

A request has been received from the Health Department to utilize the northern end of the Currumbin Reservoir site for a playground area. The site is owned by Gold Coast City Council for the purpose of reservoir construction. One reservoir presently exists on the site and there is sufficient space for two more reservoirs to be built, the second in 1986/87 and the third in 1994/95. The proposed playground is on the site of the latter reservoir. A plan is on file. I can see no objection to the playground being constructed on the site of the third reservoir provided it is kept as far north as possible and it is on the understanding that when the third reservoir has to be constructed in 1994/95, the playground be removed.

It is recommended that the playground site be approved on this basis.

Recommendation:

That the recommendation of the Design Engineer be approved.

5

PREVIOUS AGENDA ITEM - Council Decision (W21)(29/1/82)
 RE: GOLD COAST TRANSPORTATION STUDY - ROAD FUNDING FILES 2063W, 620548

5

Reference Deputy Chief Engineer - Works (22/1/82)(Part):

It is recommended that the Mayor and a Senior Officer of Council attend this delegation to the Commonwealth Government with a view to presenting Council's case for increased road funds.

Council Decision (W21)(29/1/82):

That the Mayor and Deputy Chief Engineer - Works attend the delegation to the Commonwealth Government.

LETTER FROM MINISTER FOR CONSUMER AFFAIRS AND MINISTER FOR ROADS, N.S.W.
TO MR. P. WHITE, M.P. (FOLIO 151655 8/5/82)

"I refer again to your representations on behalf of the Tugun Progress Association (Ms. M. E. Sawden, Honorary Secretary, 31 Tooloona Street, Tugun, Qld. 4224) concerning the need for construction of the proposed Tweed Heads Bypass.

The desirability of undertaking construction of the proposed Tweed Heads Bypass, from Sextons Hill to the Queensland border, is fully appreciated. However, there is a more urgent need to continue with improvements to the Pacific Highway in the Tweed Heads area and, unfortunately, owing to the shortage of road funds, it is not possible to finance both works concurrently.

The position is that traffic on the Highway between Sextons Hill and Boyds Bay Bridge averages about 24,000 vehicles per day. During peak holiday periods, volumes in excess of 33,000 vehicles per day are experienced. This is in excess of the reasonable capacity of a two-lane road and consequently congestion and delays are experienced.

5

PREVIOUS AGENDA ITEM - Council Decision (W21)(29/1/82)
RE: GOLD COAST TRANSPORTATION STUDY - ROAD FUNDING FILES 2063W, 620548
LETTER FROM MINISTER FOR CONSUMER AFFAIRS AND MINISTER FOR ROADS, N.S.W.
TO MR. P. WHITE, M.P. (FOLIO 151655 8/5/82): (Continued)

5

It has been estimated that construction of the bypass would likely result in the diversion of only about 20% of the traffic flow now using the Highway. While conditions for that 20% would be greatly enhanced by the work, the Highway would remain inadequate to meet traffic needs.

Accordingly, the Department of Main Roads is proceeding with widening of the Highway between Sextons Hill and Boyds Bay Bridge to provide for dual three lane carriageways separated by a concrete median. This work is expected to be completed by April, 1983.

The Department is also preparing plans for the construction of a new bridge over Terranora Creek, Boyds Bay, to replace the existing Boyds Bay Bridge. This work will be undertaken as soon as practicable after all design work has been finalised.

On completion of these works, this section of the Highway will cater for far greater traffic volumes than those currently being experienced. Therefore, and having regard to the shortage of resources for roadworks, construction of the bypass in advance of improvements to the Highway could not be justified.

Nevertheless, planning for the bypass will continue with a view to construction being undertaken as quickly as the availability of funds permits. However, because of the magnitude and cost of the work, I am unable to indicate when the project will be included in a works programme."

Reference Deputy Chief Engineer (25/5/82):

The Member for McPherson, Mr. P. White M.P., has forwarded a copy of Hansard dated 20th April, 1982 which includes part of the debate in respect to the Roads Grants Amendment Bill. Mr. White has advised that the Federal Minister for Transport, Mr. Hunt, is very conscious of the need for extra financial relief and is hopeful that larger grants will be extended to the States in the next budget. From this point it is desirable that Council makes every effort to ensure the State Government does, in turn, make an appropriate increased fund allocation to give some impetus to the Gold Coast Transportation Study needs.

Mr. White also forwarded a copy of a letter he received from Mr. P. Whelan, Minister for Consumer Affairs and Minister for Roads, N.S.W., the contents of which are set out above and which are most disappointing in relation to the provision of any relief to the traffic congestion on the highways to the south of Coolangatta. Queensland's efforts to relieve the northern congestion are negated unless the traffic bypass south of Coolangatta/Tweed Heads area is scheduled for construction to a programme matching that proposed by the Queensland Main Roads Department.

It is recommended that this Council's dissatisfaction with the proposals contained in Mr. P. Whelan's letter be expressed to the Tweed Shire Council and both the Queensland and New South Wales Main Roads Departments.

Recommendation:

- (1) That the recommendation of the Deputy Chief Engineer be approved.
- (2) That an approach be made to the member for McPherson, Mr. P. White M.P., in an endeavour to have the Pacific Highway again declared a national highway.

6

PREVIOUS AGENDA ITEM - Council Decision (W13)(23/4/82)RE: STORMWATER DRAINAGE DESIGN CODE

FILE 200813

6

Council Decision (W10)(27/3/81):

That the recommendations of the Senior Draftsman be approved subject to this document being considered as an interim code for a period of 12 months.

- (a) The document "Stormwater Drainage Design Code, February, 1981" be adopted as Council's standard for the design of stormwater drainage schemes, and
- (b) That all Consulting Engineers who submit proposals to Council be advised of Council's decision and be provided with a copy of the document.

Council Decision (W1)(4/9/81):

That the recommendation of the Senior Draftsman be adopted.

- (a) A grated inlet pit with extended kerb inlet be adopted as Council's standard inlet structure and that standard drawings be compiled to show the required detail.
- (b) Consulting Engineers who submit subdivisional proposals to Council be advised of Council's Decision.
- (c) Tenders be called for the Annual Supply of precast concrete backstones and cast iron frames and grates.

Council Decision (W1)(5/2/82):

That the Senior Design Draftsman's recommendation be approved and amendments 1 to 4 be included in a revision of Council's Stormwater Drainage Design Code.

- (1) Due to the limited roadway capacity in streets having a 1 in 32 crossfall and very flat grades, an alternative drawing will be included that shows stormwater capacity in roadways with crossfalls at 1 in 20. The steeper crossfall will only be permitted on comparatively flat grades on Residential, Minor Residential Collector and Major Residential Collector.
- (2) In Section 4(e) (iii) it will be stated that socketed rubber ring jointed pipes are to be specified for all pipes up to 600mm diameter.
- (3) Drawing No. 52505 which details co-efficients of Runoff will be revised to upgrade runoff co-efficients in the categories of Inner City Commercial and Multi-unit development.
- (4) In accordance with a recent Council decision, the standard Gully Pit has been revised and a new drawing showing the inlet capacity of the new structure will be included.

Council Decision (W13)(23/4/82):

That the recommendation of the Senior Draftsman be adopted.

- (a) Necessary action be taken to rescind Part 1 of Item 1 of Council's Decision of 5th February, 1982; and
- (b) On completion of (a) Council approve an increase in the maximum width of flow in roadways to 3.5 metres, the maximum volume of flow in roadways be increased to 200 litres per second and such amendments be included in a revision of Council's Stormwater Drainage Design Code.

6 PREVIOUS AGENDA ITEM - Council Decision (W13)(23/4/82)

6

RE: STORMWATER DRAINAGE DESIGN CODE

FILE 200813

Reference Senior Draftsman (18/5/82):

(CONTINUED)

The Stormwater Drainage Design Code has been reviewed and amended in accordance with the applicable Council Decisions and is now presented to Council for adoption as a policy document.

Council's attention is drawn to Section 6 of the revised Code - "Stormwater Drainage Associated with Improvements to Commercial, Industrial and Multi-Unit Sites."

The matter of disposal of stormwater run-off from multi-unit sites is of considerable concern in the objective of establishing and maintaining an efficient stormwater drainage system within the City.

To date, in an "as of right" use, Council has been unable to direct a developer to discharge stormwater via underground drains external to the site if existing Council drainage is more than 100 metres from the site. In such cases, site drainage is simply discharged to the adjacent kerb and channel and becomes Council's responsibility (ultimately) for disposal into an underground system .

The recently gazetted Town Planning Scheme for the City of the Gold Coast contains Clause 25 which would appear to be a lawful means of imposing stormwater drainage conditions on developers of multi-unit buildings in "as of right" uses, although "stormwater drainage" is not specifically stated.

The inclusion of Clause 6 within the revised Drainage Code is seen essentially as a reinforcement of Clause 25 of the Town Planning Scheme, in that it would permit the Chief Engineer such discretionary powers as are necessary to require multi-unit developers to assist in disposing of site stormwater run-off.

(It is pointed out that the monetary value of the developers responsibility in this matter is, by comparison to the total project value, quite small. An average cost, should such a condition be imposed, would range from \$4,000 to \$6,000).

Clause 25 of the Town Planning Scheme states "A building or other structure shall not be erected or used for an accommodation building or a multi-unit building unless the costs of any alterations to public utility mains and services rendered necessary by the development have been paid to Council. The erection of an accommodation building or a multi-unit building shall not be commenced until the Council has been paid the estimated cost of augmentation of Council public utility mains and services made necessary by the development, and the use of such building shall not be commenced until the actual cost of such augmentation has been paid to the Council."

Council Meeting, 11th June, 1982
 Report of Works Committee Meeting, 8th June, 1982

6 PREVIOUS AGENDA ITEM - Council Decision (W13)(23/4/82) FILE 200813
 RE: STORMWATER DRAINAGE DESIGN CODE

Reference Senior Draftsman (18/5/82): (Continued)

The applicable condition of Clause 6 of the revised Drainage Code states "The Chief Engineer may direct that stormwater drainage from the site be carried via underground drains to Council's existing or proposed drainage system, by reason of volume of discharge from the site, location of the site, proximity of an existing or proposed drainage system or any other condition that the Chief Engineer may deem to be reasonable."

It is recommended that the document "Stormwater Drainage Design Code Revised May, 1982" be adopted by Council as the standard for stormwater drainage schemes within the City.

Recommendation:

The the recommendation of the Senior Draftsman including Clause 6 of the revised drainage code permitting the Chief Engineer such discretionary powers as are necessary to require multi-unit developers to assist in disposing of site storm water run-off, be approved.

7 PREVIOUS AGENDA ITEM - Council Decision (SM3)(23/4/82)... FILE 2008E
 RE: AMENDMENTS TO BY-LAWS - CHAPTER 14 - STREETS AND ROADS

Council Decision (SM3)(23/4/82):

That the By-laws, as attached, be made. (Vide Item 7)

Reference Clerk, Agenda and Securities (25/5/82):

These amendments were advertised on 1st May, 1982 calling for objections by 24th May, 1982. No objections appear on file.

It is recommended that Council, having received no objections to the making of this By-law lodged with the Town Clerk in accordance with the requirements of the Notice published in the Gold Coast Bulletin on 1st May, 1982, and the required time having expired from that date, resolves that the By-law be sealed and submitted for approval of the Governor-in-Council.

Recommendation:

That the recommendation of the Clerk, Agenda and Securities be approved.

VI. ITEM 3 -Minutes of 524th Special Meeting, 23rd April, 1982

GOLD COAST CITY COUNCIL

WHEREAS by the Local Government Act 1936-1981, a Local Authority is empowered to make By-laws for all or any of the purposes in the said Act mentioned, and it is further provided that a By-law may be amended or repealed at any time by the Local Authority. It is hereby resolved by the Council of the City of Gold Coast, with the approval of His Excellency the Governor in Council, that the following By-law for the general good rule and government of the Area, and its inhabitants, and which the Council hereby determines is necessary for the proper exercise and performance of the functions of Local Government and the powers and duties of the Council, shall be in force from the date of publication hereof in the Gazette.

The By-laws of the Council of the City of Gold Coast, published in the Gazette of 6th April, 1974, as amended from time to time are hereby further amended as follows:-

CHAPTER 14

STREETS AND ROADS

EXTRAORDINARY TRAFFIC

BY IN BY-LAW 27(2), DELETING SUB-PARAGRAPH (d) AND SUBSTITUTING THE FOLLOWING SUB-PARAGRAPHS (d) AND (e)

(d) any vehicle or vehicles which by reason of weight (laden or unladen) or numbers or numbers of journeys is or are likely (in the opinion of the Council's Chief Engineer) to cause damage to any street or road or bridge such as to necessitate or warrant restrictions on the use of such vehicle or vehicles;

(e) any vehicle which by reason of the materials from which the vehicle or any part or parts of it is or are constructed or which by the nature or method of its construction or by reason of its shape or the shape of any component part or parts or by reason of its weight laden or unladen or by reason of its mode or time of operation or means of propulsion or frequency of use or by reason of all or some or any of those factors would in the opinion of the Council when driven in or upon any particular street or streets or road or roads or bridge or bridges within the Area cause the expense of repairing that or those street or streets or road or roads or bridge or bridges to exceed the average expense of repairing roads within the Area or within that division of the Area within which the specified street or streets or road or roads or bridge or bridges is or are situated may be declared by the Council by resolution to be extra-ordinary traffic for the purpose of this By-law when driven upon such street or streets or road or roads or bridge or bridges. Any such vehicle may be described as a vehicle which does not fall within a specified class of vehicle or by any other method which in the opinion of the Council is reasonably sufficient.

Upon the Council so resolving every such vehicle when driven upon any such street or streets or road or roads or bridge or bridges shall be extra-ordinary traffic for all purposes of this By-law PROVIDED ALWAYS that no resolution made by the Council pursuant to this sub-paragraph (e) shall have effect until notice of its having been made has been published on at least two different days in a newspaper circulating within the City of Gold Coast.

VIDE ITEM 3 - Minutes of 524th Special Meeting, 23rd April, 1982

CERTIFICATE

The foregoing resolution was passed on _____ day of
1982, at a special meeting of the Council of the City of
Gold Coast called for that purpose and the requirements of Subsection (27)
of Section 31 of the Local Government Act 1936-1981 have been complied with
in respect of the By-law the subject of such resolution.

Town Clerk

(Arthur Vey Angove)

Mayor

(Keith Arthur Hunt)

8 PREVIOUS AGENDA ITEM - Council Decision (SM 1) (SM 4) (23/4/82)
RE: AMENDMENTS TO BY-LAWS - CHAPTER 11 - SAFETY AND CONVENIENCE
 DANGEROUS GOODS AND QUARRYING FILE 200815

8

Council Decision (SM1)(23/4/82):

That the By-law as attached, be made. (Vide Item 8)

Council Decision (SM4)(23/4/82):

That the By-law, as attached, be made. (Vide Item 8)

Reference Clerk, Agenda and Securities (25/5/82):

These two amendments to By-laws 270 and 316 were advertised on 1st May, 1982 calling for objections by 24th May, 1982. No objections appear on file.

It is recommended that Council, having received no objections to the making of these By-laws, lodged with the Town Clerk in accordance with the requirements of the Notice published in the Gold Coast Bulletin on 1st May, 1982, and the required time having expired from that date, resolves that the By-laws be sealed and submitted for approval of the Governor-in-Council.

Recommendation:

That the recommendation of the Clerk, Agenda and Securities be approved.

9
(Div 5)

RE: SUBDIVISION APPLICATION FOR SURFSIDE INVESTMENTS PTY LTD AND
P.M. BRYT AT COMMODORE DRIVE, PARADISE WATERS. FILE 561372
APPLICANT: SURFSIDE INVESTMENTS PTY LTD & P.M. BYRT
OWNER: AS ABOVE
LOCATION OF SITE: COMMODORE DRIVE, PARADISE WATERS
TOTAL AREA: 2550 m²
PROPOSED SUBDIVISION: TWO (2) ALLOTMENTS
EXISTING SUBDIVISION: THREE (3) LOTS (337 - 339 ON R.P. 157160)
ZONING: RESIDENTIAL 'A'
DATE RECEIVED: 29/4/82

9
(Div 5)

Reference Acting City Planner (13/5/82):

Lot Layout: Satisfactory
No town planning requirements.

Reference by Technical Officer - Subdivisions (18/5/82):

This subdivision is simply a resubdivision of three (3) vacant allotments with water frontage to the Nerang River into two (2). The land is within the recently completed Paradise Waters Estate and all services are available, therefore there are no conditions in the recommended approval.

Following an inspection, it is recommended that the applicant be advised (in reply to folio 149221) that the proposed subdivision shown on plan no. 2.84.A440/1 is approved.

Recommendation:

That the recommendation of the Technical Officer - Subdivisions be approved.

VIDE ITEM 1 - Minutes of 524th Special Meeting, 23rd April, 1982

GOLD COAST CITY COUNCIL

WHEREAS By the Local Government Act 1936-1981, a Local Authority is empowered to make By-laws for all or any of the purposes in the said Act mentioned, and it is further provided that a By-law may be amended or repealed at any time by the Local Authority. It is hereby resolved by the Council of the City of Gold Coast, with the approval of His Excellency the Governor in Council, that the following By-laws for the general good rule and government of the Area and its inhabitants, and which the Council hereby determines are necessary for the proper exercise and performance of the functions of Local Government and the powers and duties of the Council, shall be in force from the date of publication hereof in the Gazette.

The By-laws of the Council of the City of Gold Coast, published in the Gazette of 10th March 1956 as amended from time to time, are hereby further amended as follows:-

CHAPTER 11

SAFETY AND CONVENIENCE, DANGEROUS GOODS AND QUARRYING

BY IN BY-LAW 270(2) ADDING A NEW SUB-PARAGRAPH (g)

"(g) being made by a motor vehicle or motor vehicles or by any vehicle trailed or drawn by a motor vehicle it unduly disturbs the quietude of any residential street or road (a residential street or road being one to which one or more dwelling houses or duplex dwellings or accommodation buildings or multi-unit buildings has a frontage)."

CERTIFICATE

The foregoing resolution was passed on the _____ day of _____ 1982, at a special meeting of the Council of the City of Gold Coast called for that purpose and the requirements of subsection (27) of section 31 of the Local Government Act 1936-1981 have been complied with in respect of the By-laws the subject of such resolution.

Town Clerk

Mayor

(Arthur Vey Angove)

(Keith Arthur Hunt)

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

GOLD COAST CITY COUNCIL

WHEREAS by the *Local Government Act 1936-1981*, a Local Authority is empowered to make By-laws for all or any of the purposes in the said Act mentioned, and it is further provided that a By-law may be amended or repealed at any time by the Local Authority: It is hereby resolved by the Council of the City of Gold Coast with the approval of His Excellency the Governor in Council, that the following By-law for the general good rule and government of the Area and its inhabitants, and which the Council hereby determines is necessary for the proper exercise and performance of the functions of Local Government and the powers and duties of the Council, shall be in force from the date of publication hereof in the *Gazette*.

The By-laws of the Council of the City of Gold Coast published in the *Gazette* of the 10th March, 1956, as amended from time to time, are hereby further amended as follows:—

By repealing By-law 316 of Chapter 11 and by inserting the following in its stead:—

CHAPTER 11

SAFETY AND CONVENIENCE, DANGEROUS GOODS AND QUARRYING

USE OF EXPLOSIVES FOR QUARRYING AND BLASTING

316.

1. Interpretation. In these By-laws unless the context requires otherwise, the following terms shall have the meanings respectively assigned to them:—

"Area" - the City of Gold Coast.

"AS" - Australian Standard Code of Practice

"Authorised Officer" - A person appointed by the Council to receive and deal with applications for permits under these By-laws. Such person shall be the holder of a Shotfirer's License issued under the Explosives Act 1952-1981.

"Blasting" - the detonation of any explosive or explosives

"Explosive" - Explosive within the meaning of the Explosives Act 1952-1981.

"Licensed Shotfirer" - A person who holds a shotfirer's licence issued under the Explosives Act 1952-1981.

"The Act" - the Explosives Act 1952-1981 as from time to time amended or re-enacted.

Reference to an Act or Regulation or an Australian Standard Code of Practice shall be deemed to be a reference to that Act Regulation or Code as from time to time amended or re-enacted. Terms used in these by-laws which are defined in the Act have the same meaning as they have in the Act. Person includes corporation.

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

2. Forms. The forms set forth in the Schedule to these By-Laws shall be completed in accordance with the directions printed thereon and used for the purposes for which they are respectively applicable PROVIDED THAT no such form shall be deemed invalid if it contains such omission or such modification as in the opinion of the Authorised Officer may be required by the particular circumstances.

3. No blasting without permit. A person shall not within the Area carry out any blasting or permit or allow or cause any blasting to be carried out unless there is in force at the material time in respect of that blasting a permit issued pursuant to these By-Laws.

4. An application for a permit -

- (a) shall be made to the Authorised Officer and shall be delivered to the principal office of the Council;
- (b) shall be in form 1 of the Schedule hereto;
- (c) shall be made not less than twenty-four hours prior to the time when blasting is to be carried out, provided however that the Authorised Officer may receive and consider an application made less than twenty-four hours prior to the time when blasting is to be carried out and issue a permit where he is satisfied that special circumstances exist which justify the late application and the issuing of the permit;
- (d) shall be accompanied by the appropriate fee which shall be determined from time to time by resolution of the Council and until otherwise determined shall be . (here insert amounts of fees for various types of permits.)

5. Permit. (1) Subject to these By-Laws, the Authorised Officer shall consider each application and may issue a permit or refuse to issue a permit.

(2) The Authorised Officer shall not issue a permit:

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

- (a) where he has not been satisfied that the applicant is the holder of a shotfirer's licence or a shotfirer's (restricted) licence: or where he is of the opinion that the applicant is not a fit and proper person to undertake the proposed blasting;
- (b) where he is of the opinion that the proposed blasting cannot be carried out without risk to life or damage to property, or where such blasting may cause serious discomfort to persons in the vicinity; or
- (c) the applicant has failed to produce evidence of public liability insurance as required by by-law 9 hereof.

(3) An applicant who feels aggrieved by the refusal of the Authorised Officer to issue a permit or by a condition imposed by the Authorised Officer may, within fourteen days of such refusal, refer the matter in writing to the Council for review setting out the facts and circumstances on which he relies and the Council shall, after considering the matter, affirm vary or rescind the decision of the Authorised Officer.

(4) A permit shall be in Form 2 of the Schedule hereto with such modifications if any as in the opinion of the Authorised Officer are necessitated by the circumstances.

6. Conditions of Permit. (1) Every permit issued pursuant to these By-laws shall be subject to the following conditions:-

- (a) explosives shall be carried, stored and used in accordance with the requirements of the Explosives Act 1952-1961 and regulations thereunder and subject as hereinafter provided shall be in accordance with Australian Standard Codes of Practice AS 2137 (Parts 1 and 2), AS 2138 and AS 2139 and any amendments thereof:

PROVIDED THAT:-

- (i) parallel, parallel-series, and series-parallel firing circuit connections, as described in AS 2137, Part 2, Appendix G shall not be used;

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

- (ii) notwithstanding the values of maximum particle velocity given in Clause 11.2 of AS 2187 Part 2, the permit may prescribe lower limits to ground vibration by conditions endorsed thereon by the Authorised Officer where in the opinion of the Authorised Officer such lower limits are necessary in order to protect any adjoining properties;
- (iii) electric detonators only shall be used in firing any charge unless the Authorised Officer by written endorsement on the permit directs or allows safety fuse or other method of detonation to be used where in the opinion of the Authorised Officer there is a possibility of stray electric current and no greater likelihood of damage to property or injury to persons by reason of the use of the directed or permitted means of detonation.
- (b) where the permit defines the maximum quantity and type of explosive which may be used in any charge in a given type of rock or earth formation, a greater quantity or different type shall not be used in that charge without the prior written approval of the Authorised Officer;
- (c) Where quantity and/or type of explosive have been defined in the permit the Authorised Officer shall be notified immediately of any change in the nature of rock or earth formation encountered during permitted blasting operations which, in the opinion of the licensed shotfirer, could require a change in the quantity or type of explosive used and blasting shall be suspended until such notification has been given. On receipt of such advice, the Authorised Officer may amend the permit to blast as he sees fit;

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

(d) when an accident causing injury or damage to any person or property occurs during or as a result of any blasting the holder of the permit shall ensure that the place where the accident occurred is not interfered with except to the extent necessary to save life or relieve suffering or to prevent further damage to property and shall forthwith inform by the quickest means of communication available and as soon as practicable thereafter in writing -

- (i) the Authorised Officer;
- (ii) the Chief Inspector of Explosives; and
- (iii) the Officer in Charge of the Police

Station, nearest to the location of the accident;

(e) charging shall not be commenced unless it is practicable to complete the charging and firing on the same day. If, due to any circumstances including a misfire, it is not possible to complete the firing of any charge on the day in which it was placed and within the hours prescribed, the the holder of the permit shall:-

- (i) ensure that a person is left in attendance at charged holes until the blasting is about to be completed and arrange for such sign-posting, flagging and lightings as may be required for the safety of persons and property;
- (ii) take such other steps as are necessary to prevent the charges being tampered with by an unauthorised person;
- (iii) forthwith notify the Authorised Officer by the quickest means of communication available;
- (iv) obtain the approval of the Authorised Officer for the action proposed under paragraph (ii) above and observe the directions of the Authorised Officer in relation thereto;

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

(f) all necessary precautions shall be taken to prevent the flight of fragments, to prevent damage to property or injury to persons, and to prevent any member of the public on any adjacent land or thoroughfare, whether public or private, from being exposed to danger:

(g) in the excavation of rock on any land, a person shall not use an explosive charge within three metres of the boundary of such land PROVIDED THAT where the Authorised Officer is of the opinion that blasting may be carried out within three metres of such boundary without increasing the risk of damage to property or injury to persons, he may grant approval and may subject his approval to such conditions as he thinks fit which conditions shall be endorsed on the permit:

(h) a person shall not carry out blasting unless he holds a Shotfiring's License, a Shotfiring's (Restricted) License or an appropriate Permit or is exempted from the necessity to hold such a License or Permit under the provisions of the Explosives Act 1952-1981.

(2) A permit issued pursuant to these By-laws shall, in addition to the conditions set out in By-law 6(1), be issued subject to such further conditions (if any) as are endorsed on the permit and any direction, approval or consent given by the Authorised Officer with respect to any blasting shall be endorsed as a further condition.

(3) A person shall not contravene or fail to comply with any condition to which a permit is subject.

7. Prohibited hours of blasting. A person shall not carry out blasting before 7.30 a.m. or after 5.30 p.m. on any day or at any time on Saturdays, Sundays or Public holidays except where the Authorised Officer gives his written approval to do so where he is satisfied that special circumstances exist.

VIDE ITEM 4 - minutes of 524th Special Meeting, 23rd April, 1982

8. Suspension or cancellation of permit. (1). The Authorised Officer may cancel or suspend a permit granted pursuant to these By-laws if:-

- (a) the permit was issued in error or granted in consequence of any false or fraudulent document, statement or representation;
- (b) the holder of the permit fails to comply with a condition thereof; or
- (c) the Authorised Officer is of the opinion that, by reason of the manner in which the holder of the permit conducts himself in the exercise of the authority thereby conferred on him or by reason of any other fact or circumstance, the holder is not a fit and proper person to hold the permit. A cancelled permit shall be returned forthwith by the holder to the Authorised Officer.

(2) Where a permit is suspended the period of suspension shall be endorsed on the permit by the Authorised Officer.

(3) A permit holder who feels aggrieved by the cancellation or suspension of his permit may, within fourteen days of such cancellation or suspension, refer the matter in writing to the Council for review setting out the facts and circumstances on which he relies and Council shall, after considering the matter, affirm, vary or rescind the decision of the Authorised Officer.

9. Public risk insurance (1) Prior to a permit being issued by the Authorised Officer under these By-laws, the person to whom the permit is being issued shall produce documentary evidence that a current public risk insurance policy exists in his name insuring himself against all claims for personal injuries or damage to property which may be a result or consequence of any blasting including personal injuries or damage to property caused by vibrations.

(2) The amount of cover shall not be less than the amount if any determined from time to time by resolution of the Council but otherwise shall be assessed by the Authorised Officer.

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

10. Duty of permit holder. The person to whom the permit is issued shall personally carry out the blasting in respect of which the permit is issued or where any other person performs the blasting, ensure that the person who carries out such blasting does not contravene or fail to comply with any of the provisions of these By-laws.

11. Penalty. (1) A person who in any respect contravenes or fails to comply with any of the provisions of these By-laws shall be guilty of an offence and shall be liable to a penalty not exceeding five hundred dollars (\$500.00).

(2) Where the contravention or failure to comply is of such a nature that it may be committed or continue from day to day, then in any such case, a person shall be liable in addition to any other penalty to which he is liable pursuant to these By-laws to a penalty not exceeding fifty dollars (\$50.00) for each day during which the offence is continued as from the date of its occurrence until the date at which the default is rectified.

12. If and whenever there is any inconsistency between the provisions of the Act and the provisions of these By-laws the former provisions shall prevail to the extent only of that inconsistency so far as is necessary to preserve the validity of these By-laws.

V ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

SCHEDULE

Form 1

LOCAL GOVERNMENT ACT 1936-1980

APPLICATION FOR PERMIT TO CARRY OUT BLASTING

To the Authorised Officer,
..... Council

DETAILS OF APPLICANT:

Name in full:
Address:
Age:
Occupation:
Telephone No:

DETAILS OF PERSON WHO WILL CARRY OUT BLASTING:

Name in full:
Address:
Age:
Occupation:
Telephone No:

Type of license or permit pursuant to the Explosives Act 1952-1979
No:
Issued by:
Expiry date:

DETAILS OF PUBLIC RISK INSURANCE POLICY:

Name of Insurer:
Name of Insured
Amount
Policy Number
Expiry Date

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

DETAILS OF PROPOSED BLASTING (Please complete sketch hereunder) :

- (a) Date or dates of proposed blasting:
- (b) Precise location:
- (c) Nature and purpose of blasting:
- (d) Description of Charge including
type of explosive, detonation,
quantity per hole:
- (e) Diameter and average depth of holes:
- (f) Maximum number of holes to be
charged and fired at any one
time:

I certify that the above information is correct and undertake to comply with all relevant Acts and Regulations in addition to the conditions laid down pursuant to these By-laws.

Signed:

(Applicant)

Date:

FOR OFFICE USE

REPORT BY AUTHORISED OFFICER:

This application is not approved.)
 This application is approved.) (Cross out whichever not applicat

Subject to the following further conditions:

.....

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

Sketch of Proposed Blasting Area:

The location of all public utilities, buildings, dwellings, property boundaries, public thoroughfares and the like must be shown.

VII ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982
Form 2

LOCAL GOVERNMENT ACT 1936-1960

PERMIT TO CARRY OUT BLASTING

The Holder of this Permit:

Name:

Address:

is hereby authorised to carry out blasting at

..... from and including

to and including 19.....

This permit is issued subject to -

- (a) The conditions set out in the First Schedule hereto; and
- (b) The further conditions (if any) set out in the Second Schedule hereto.

FIRST SCHEDULE

- (a) Explosives shall be carried, stored and used in accordance with the requirements of the Explosives Act 1952-1979 and Regulations thereunder and subject as hereinafter provided shall be in accordance with Australian Standard Codes of Practice AS 2187 (Parts 1 and 2), AS 2188 and AS 2189 and any amendments thereof: Provided that -
 - (i) parallel, parallel - series, and series - parallel firing circuit connections, as described in AS 2187, Part 2, Appendix G, shall not be permitted;
 - (ii) notwithstanding the values of maximum particle velocity given in Clause 11.2 of AS2187 Part 2, the permit may prescribe lower limits to ground vibration by conditions endorsed thereon by the Authorised Officer in order to protect adjoining properties;
 - (iii) electric detonators only shall be used in firing any charge provided that the Authorised Officer may direct or allow safety fuse or other method of initiation to be used where there is a possibility of stray electric current and no possibility of damage to property or injury to persons;
- (b) Where the permit defines the maximum quantity and type of explosive which may be used in any charge in a given type of rock or earth formation, a greater quantity shall not be used in any charge without first obtaining the approval of the Authorised Officer;

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

- (c) The Authorised Officer shall be notified immediately of any change in the nature of rock or earth formation encountered during the blasting operations which, in the opinion of the licensed shotfiring, could require a change in the quantity or type of explosive used. On receipt of such advice, the Authorised Officer may amend the permit to blast as he sees fit;

- (d) When an accident causing injury or damage to life or property occurs during or as a result of any blasting, the licensed shotfiring shall ensure that the place where the accident occurred is not interfered with except to the extent necessary to save life or relieve suffering or to prevent damage to property and shall forthwith inform by the quickest means of communication available and as soon as practicable thereafter in writing -
 - (i) the Authorised Officer;
 - (ii) the Chief Inspector of Explosives; and
 - (iii) the Officer in Charge of the Police Station nearest to the location of the accident;

- (e) Charging shall not be commenced unless it is practicable to complete the charging and firing on the same day. If, due to any circumstances including a misfire, it is not possible to complete the firing of any charge on the day in which it was placed and within the hours prescribed, then the licensed shotfiring shall -
 - (i) ensure that a person is left in attendance at charged holes until blasting takes place and where necessary for safety arrange for sign-posting, flagging and lighting;
 - (ii) take such other steps as are necessary to prevent the charges being tampered with by an unauthorised person;
 - (iii) forthwith notify the Authorised Officer by the quickest means of communication available;
 - (iv) obtain the approval of the Authorised Officer for the action proposed under paragraph (ii) above;

- (f) All necessary precautions shall be taken to prevent the flight of fragments, to prevent damage to property or injury to persons, and to prevent any member of the public on any adjacent land or thoroughfare, whether public or private, from being exposed to danger;

- (g) In the excavation of rock on any land, a person shall not use an explosive charge within three (3) metres of the boundary of such land:

93622

VIDE ITEM 4 - Minutes of 524th Special Meeting, 23rd April, 1982

Provided that where the Authorised Officer is of the opinion that blasting may be carried out within three (3) metres of such boundary without increasing the risk of damage to property or injury to persons, he may grant approval and may subject his approval to such conditions as he thinks fit which conditions shall be endorsed on the permit.

- (h) A person shall not carry out blasting unless he holds a Shotfirer's License, a Shotfirer's (Restricted) License or an appropriate Permit or is exempted from the necessity to hold such a License or Permit under the provisions of the Explosives Act 1952-1979.

SECOND SCHEDULE

D A T E D at _____ this _____
 day of _____ 19 .

Authorised Officer.

Certificate

The foregoing resolution was passed on the day of _____ 1982 at a special meeting of the Council of the City of Gold Coast called for that purpose and the requirements of subsection (27) of section 31 of the *Local Government Act 1986-1991* have been complied with in respect of the By-law the subject of such resolution.

Town Clerk

Mayor.

10

RE: VACATIONAL EMPLOYMENT FOR ENGINEERING STUDENTS FILE 26101 PT. 2
QUEENSLAND INSTITUTE OF TECHNOLOGY (FOLIO 147993)(PRECIS):

10

Due to the current economic situation, difficulty has been experienced in arranging vocational employment for engineering students. A list of students is attached, classified according to how urgently they require vocational employment and showing the year of the course the student is in and his discipline. Students will be available for employment over a period of four weeks from 21st June, 1982.

Reference Deputy Chief Engineer (3/6/82):

In the past Council has engaged several students on sewerage construction works and still has the capacity to meet such a commitment. Preference however has been given to Queensland Institute of Technology and University students whose parents are Gold Coast City ratepayers.

The Queensland Institute of Technology was contacted to determine which students complied with the requirement for parents to be Gold Coast City ratepayers and the names of three students have been supplied, namely:

- B. Salmond
- M. Hagan
- M. Holeszko.

It is recommended that the three students be appointed to the Works Department to assist the Design Office and Sewerage Construction for the period from 21st June to 16th July, 1982.

Funds are available for this purpose.

Recommendation:

That the recommendation of the Deputy Chief Engineer be approved.

11
(Div 8)

PREVIOUS AGENDA ITEM - (Council Meeting 19/6/81)(W9)
PLAN OF SUBDIVISION AND TRANSFER OF LAND - BURLEIGH BEACH TOWER
AT GOODWIN TERRACE AND GOLD COAST HIGHWAY, BURLEIGH HEADS
FILES 9-122 and 561286

11
(Div 8)

Reference Acting Town Clerk (1/6/82):

Judge W.J. Carter handed down his decision on the 14th May, 1982 to approve the subdivision excising Lot 2 (1,103 square metres) from the common property.

Messrs. Short, Punch and Greatorix have now forwarded a Memorandum of Transfer transferring Lot 2 from the Body Corporate of Burleigh Beach Tower to Coast Securities (Burleigh) Pty. Ltd. for Council's endorsement.

The Building Units and Group Titles Act provides that a Body Corporate may, subject to the approval of the local authority, pursuant to a unanimous resolution (of the Body Corporate) execute a transfer of common property. The local authority shall not give its approval unless it is satisfied -

11
(Div 8)

PREVIOUS AGENDA ITEM - (Council Meeting 19/6/81)(W9)
PLAN OF SUBDIVISION AND TRANSFER OF LAND - BURLEIGH BEACH TOWER
AT GOODWIN TERRACE AND GOLD COAST HIGHWAY, BURLEIGH HEADS
 FILES 9-122 and 561286

11
(Div 8)

Reference Acting Town Clerk (1/6/82):

- (a) that the proposed transfer will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstances of the case and the public interest;
- (b) that the easements, services and rights presently enjoyed or exercised, or capable of being enjoyed or exercised, will not be, or be likely to be, unduly interfered with by the proposed transfer or that suitable alternative arrangements approved by the local authority have been agreed upon by the parties in relation thereto.

As there are no buildings on the land, the existing amenity is not affected, the future amenity can be affected by any proposals to develop Lot 2; however, this would be a matter for consideration with any development proposal. The matter of easements and services received consideration with the subdivision (see reference to Court decision above).

Council's Solicitors have advised that the principles which applied to the subdivision also apply to the proposed Transfer. The Council could not successfully resist an appeal if it refused to consent to the Transfer.

- It is recommended that Council seal the Memorandum of Transfer and return it via its own Solicitors (Messrs Primrose Couper
- (i) Item 11 - Plan of Subdivision and Transfer of Land -
Burleigh Beach Tower at Goodwin Terrace and Gold Coast
Highway, Burleigh Heads: (Files 9-122 and 561286)

Alderman G.N. Taylor declared a pecuniary interest in this item.

12
(Div 3)

PREVIOUS AGENDA ITEM - Council Decision (W14)(4/6/82)
RE: PROPOSED ARTERIAL ROAD - KUMBARI AVENUE TO GOVERNMENT ROAD
 FILE 620957

12
(Div 3)

Reference Senior Draftsman (4/5/82):

The engineering design of the above arterial road is presently under investigation in the Design Office.

The attached alignment plan (Vide Item) shows the proposal, however there are a number of points that need to be decided prior to preparing working drawings.

11
 (Div 8)

PREVIOUS AGENDA ITEM - (Council Meeting 19/6/81)(W9)
PLAN OF SUBDIVISION AND TRANSFER OF LAND - BURLEIGH BEACH TOWER
AT GOODWIN TERRACE AND GOLD COAST HIGHWAY, BURLEIGH HEADS
 FILES 9-122 and 561286

11
 (Div 8)

Reference Acting Town Clerk (1/6/82):

- (a) that the proposed transfer will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstances of the case and the public interest;
- (b) that the easements, services and rights presently enjoyed or exercised, or capable of being enjoyed or exercised, will not be, or be likely to be, unduly interfered with by the proposed transfer or that suitable alternative arrangements approved by the local authority have been agreed upon by the parties in relation thereto.

As there are no buildings on the land, the existing amenity is not affected, the future amenity can be affected by any proposals to develop Lot 2; however, this would be a matter for consideration with any development proposal. The matter of easements and services received consideration with the subdivision (see reference to Court decision above).

Council's Solicitors have advised that the principles which applied to the subdivision also apply to the proposed Transfer. The Council could not successfully resist an appeal if it refused to consent to the Transfer.

It is recommended that Council send the Memorandum of Transfer and return it via its own Solicitors (Messrs. Primrose, W & Cronin).

Recommendation:

That the recommendation of the Acting Town Clerk be adopted.

12
 (Div 3)

PREVIOUS AGENDA ITEM - Council Decision (W14)(4/6/82)
RE: PROPOSED ARTERIAL ROAD - KUMBARI AVENUE TO GOVERNMENT ROAD
 FILE 620957

12
 (Div 3)

Reference Senior Draftsman (4/5/82):

The engineering design of the above arterial road is presently under investigation in the Design Office.

The attached alignment plan (Vide Item) shows the proposal, however there are a number of points that need to be decided prior to preparing working drawings.

12
(Div 3)

PREVIOUS AGENDA ITEM - Council Decision (W14)(4/6/82)
RE: PROPOSED ARTERIAL ROAD - KUMBARI AVENUE TO GOVERNMENT ROAD
FILE 620957

12
(Div 3)

Reference Senior Draftsman (4/5/82): (Continued)

(A) Narrow Strip of Acquisition from Bowls Club

The approved alignment of the arterial road behind the Bowls Club results in a significant "offset" of the centre lines of the new road and the presently existing Tony Avenue to the north of Musgrave Avenue.

This offsetting would result in an intolerable alignment for a road of this status, and the only acceptable way open for correction is by having a narrow strip of the Bowls Club Special Lease dedicated as road. The strip would be approximately 6 metres wide and the total area is some 570 m². The proposed dedication would have no effect on the greens but would occupy an area of existing access road off Musgrave Avenue and delete some 15 on-site parking spaces.

It is important to note, however, that the access referred to would be very badly located when the total scheme is implemented and could well be denied on traffic engineering grounds. Further, while 15 parking bays would be lost at this location, an extension of the Bowls Club Special Lease is imminent and an additional 45 spaces would be then available, allowing a total of some 100 on-site spaces. Access to this new parking area would be available off the arterial road.

(B) Proposed Junction of Arterial Road and Government Road

The existing configuration of the Government Road reserve and the present nominated alignment of the arterial through Hawaii Investments land would result in a 'T' junction that would not permit the north/south traffic movement of the arterial to be the major road.

It has been necessary to look at a slight deviation of the alignment through Hawaii Investments land and some relatively minor land acquisitions at the junction for this to be the case.

This proposal is similarly shown on the attached plan (Vide Item).

It is recommended that this matter be inspected in conjunction with Bowls Club Executive.

Council Decision (W1)(21/5/82):

That the inspection be carried out in conjunction with the Bowls Club Executive and the Past President on Wednesday, 26th May, 1982 at 8.45 a.m.

12
(Div 3)

PREVIOUS AGENDA ITEM - Council Decision (W14)(4/6/82)
RE: PROPOSED ARTERIAL ROAD - KUMBARI AVENUE TO GOVERNMENT ROAD

12
(Div 3)

FILE 620957

Council Decision (W12) (28/5/82):

That Council note that the Works Committee held discussions with the Bowls Club Executive and recommends that the Senior Draftsman investigate and report on the further means of improving semi-trailer access to the Bowls Club-House facilities and provide the details of proposed land substitution for the area intended to be acquired for road widening.

Council Decision (W14)(4/6/82):

That Council note that the Works Committee reviewed a proposal plan and subject to required alterations a further meeting be arranged with the Bowls Club Executive and the Divisional Member in respect to this land acquisition.

Recommendation:

That Council note the Works Committee again met with the Bowls Club executive on the 9th June, 1982 and requests the Chief Draftsman to prepare a further amended design minimising the amount of truncation required, and on completion of this plan negotiations proceed with the Bowls Club with a view to exchanging the area for an equivalent value of fill.

REPORT OF WORKS INSPECTION MEETING HELD ON WEDNESDAY, 9TH JUNE, 1982
AT 8:30 A.M.

PRESENT: Aldermen E.M. Diamond (Chairman), Keith Hunt (Mayor) and L.J. Hughes

In Attendance: Mr. R.D. Starkey (Deputy Chief Engineer)

13

PREVIOUS AGENDA ITEM - Council Decision (W1)(13/4/81)
RE: PEDESTRIAN CROSSING ADJACENT GUARDIAN ANGELS' SCHOOL, SCARBOROUGH
STREET, SOUTHPORT. FILE 5815

13

Council Decision (W1)(13/4/81):

That consideration be given to include the installation of traffic signals at the pedestrian crossing adjacent to Guardian Angels' School, Scarborough Street, Southport in Division 4 1981/82 Works Programme.

MAIN ROADS DEPARTMENT (FOLIO 133337 17/11/81)(PART):

The Department is prepared to carry out design and construction of these traffic signals on behalf of Council.

It is requested that you provide a layout of the location showing all services, signing and linemarking at 1:250 scale. A copy of the traffic count conducted by Council would also be required.

Reference Traffic Draftsman (19/5/82):

Following investigations in response to the above Council Decision, the Main Roads Department's Traffic Engineer has expressed concern at the positioning of the proposed signalised crossing over the existing pedestrian crossing.

His cause for concern is that motorists entering the intersection from Hinze Street do not come under the control of the signals until their vehicle has actually completed the turn into Scarborough Street. The pedestrian crossing in its present location does not allow sufficient time or distance for this manoeuvre to be completed. This therefore represents a hazardous situation for pedestrians crossing in accordance with the instructions indicated by the lights.

13 -

PREVIOUS AGENDA ITEM - Council Decision (W1)(13/4/81)
 RE: PEDESTRIAN CROSSING ADJACENT GUARDIAN ANGELS' SCHOOL, SCARBOROUGH STREET, SOUTHPORT FILE 5815

13

Reference Traffic Draftsman (19/5/82): (Continued)

It was suggested that two (2) options were available for Council consideration. Either relocate the proposed crossing further to the north or completely signalise the intersection of Hinze Street and Scarborough Street which would incorporate a pedestrian activated movement.

It is considered that neither option is satisfactory as relocation of the existing crossing would necessitate the removal of valuable parking spaces and the installation of intersection traffic lights would be very expensive and is not justified in regard to traffic volumes and movements.

As an alternative, it is suggested that the existing median island be extended to provide a pedestrian refuge island over the existing crossing, as shown on traffic plan No. T1171. It is felt that with the introduction of this island, pedestrian movement will be more regulated and the need for traffic signals would not be justified. This proposal would also eliminate the dangerous practice of motorists driving their vehicles across the traffic flow in Scarborough Street when entering or leaving the driveway into the Guardian Angels' School.

Discussions held with the Division Alderman indicate that this proposal has definite merit but in light of the previous Council Decision and associated correspondence, he has requested that this proposal be implemented on a trial basis to gauge public opinion and monitor traffic movement.

It is recommended that the implementation of the Council Decision of 13th April, 1981, be held pending further investigation and that the traffic layout as shown on plan No. T1171 be installed for a trial period of two (2) months.

Recommendation:

That the recommendation of the Traffic Draftsman be approved.

14

RE: ASHMORE ROAD NORTH OF NERANG ROAD

FILE 621701

14

Reference Deputy Chief Engineer (25/5/82):

The Alderman for Division 4 has complained that the road is narrow and dangerous and is carrying an increasingly large volume of traffic. Council has been waiting for adjacent development, such as Bishop Wood Estate, to assist with the upgrading of the current temporary bitumen strip constructed by Albert Shire Council several years ago.

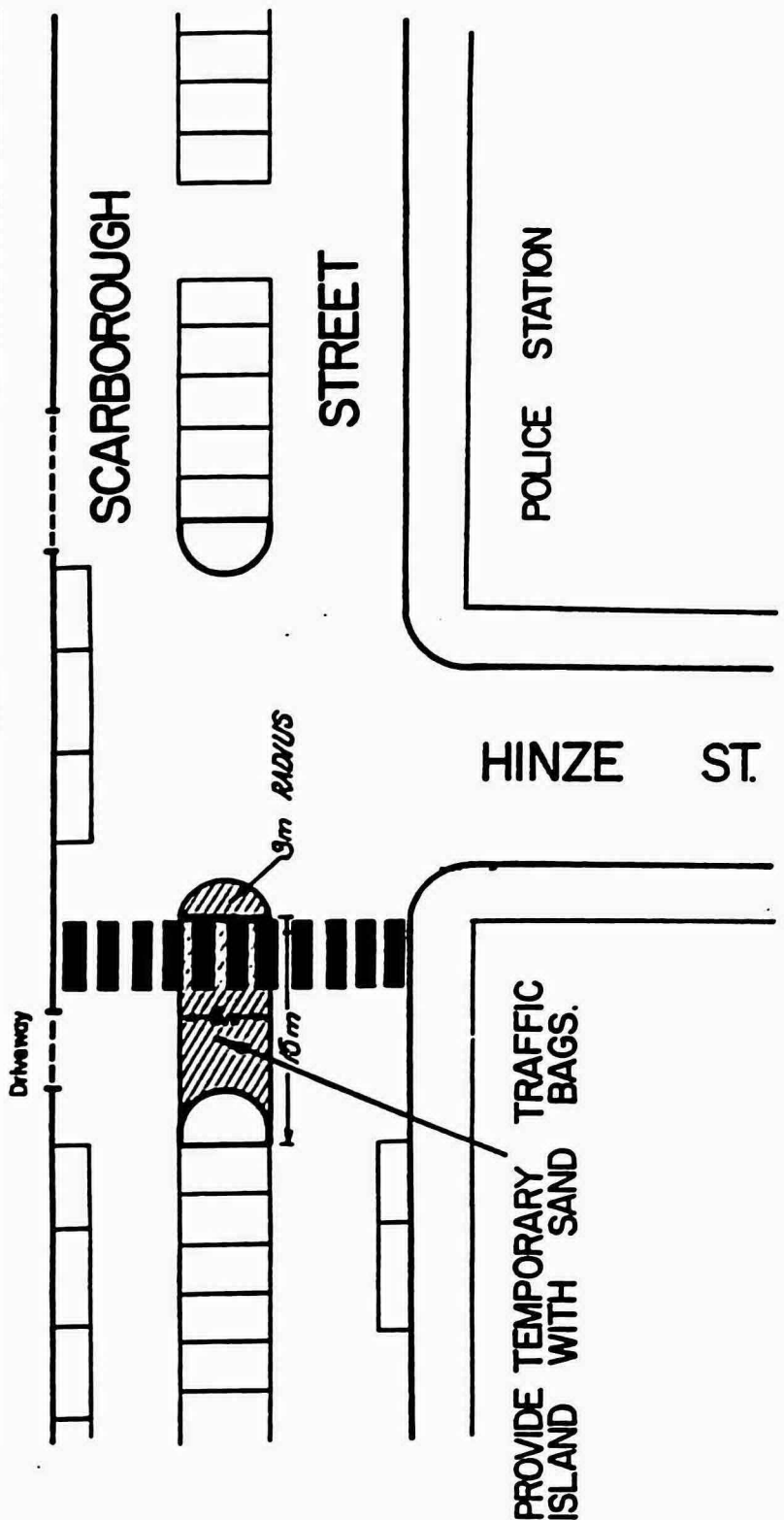
As this is a boundary road, it is recommended that a Joint Albert Shire Council and Gold Coast City Council Works Committee Meeting be held with a view to expediting the upgrading of this road, the implementation of safety improvements and the removal of dangerous trees, and that the Division Alderman be invited to attend.

Recommendation:

That Council be advised that the Works Committee Inspected Ashmore Road and requires that this matter be referred to the Joint Albert Shire and Gold Coast City Council Works Committee Meeting with the Divisional Alderman in attendance.



GUARDIAN ANGELS SCHOOL



GOLD COAST CITY COUNCIL		Passed	Date	Approved	Date
SCARBOROUGH ST, SOUTHPORT					
PROPOSED PEDESTRIAN REFUGE ISLAND		Drawn <i>TJ</i>	Lev. Bk.	Job No.	
		Traced <i>L.E.O</i>	Fid. Bk.	T 1171	
		Checked	Est. No.	Sheet	of

Council Meeting, 11th June, 1982

Report of Works Inspection Meeting, 9th June, 1982

15
(Div 8)PREVIOUS AGENDA ITEM - Council Decision (W1) (5/9/80)RE: PROPOSED ROAD CLOSURE, BRAKES CRESCENT, MIAMI

FILE 620156

15
(Div 8)Council Decision (W1) (5/9/80):

That Brakes Crescent, Miami be converted to one-way operation from south to north at an estimated cost of \$1,800 charged to Minor Works Division 8, subject to Main Roads Department approval of the proposed intersection layout at Gold Coast Highway as per attached plan.

MRS. SHIRLEY KING (FOLIO 141215 10/2/82)(PRECIS):

I would like to bring to your attention that Brakes Crescent has become a very dangerous road since the installation of the one-way traffic movement.

Some residents are still using this street as two-way traffic because they have difficulty in gaining access to the southbound highway and completing the U-turn at the traffic lights at 7th Avenue.

I suggest that the problem could be alleviated by closing off the northern entry to Brakes Crescent and reverting traffic back to a two-way movement.

MISS JILL BRYDEN-PODPERA (FOLIO 143455 28/2/82)(PRECIS):

Please find enclosed submissions from residents of Brakes Crescent, Miami. They request, in general, that the one-way traffic movement be reversed to flow from north to south, based on the following points:-

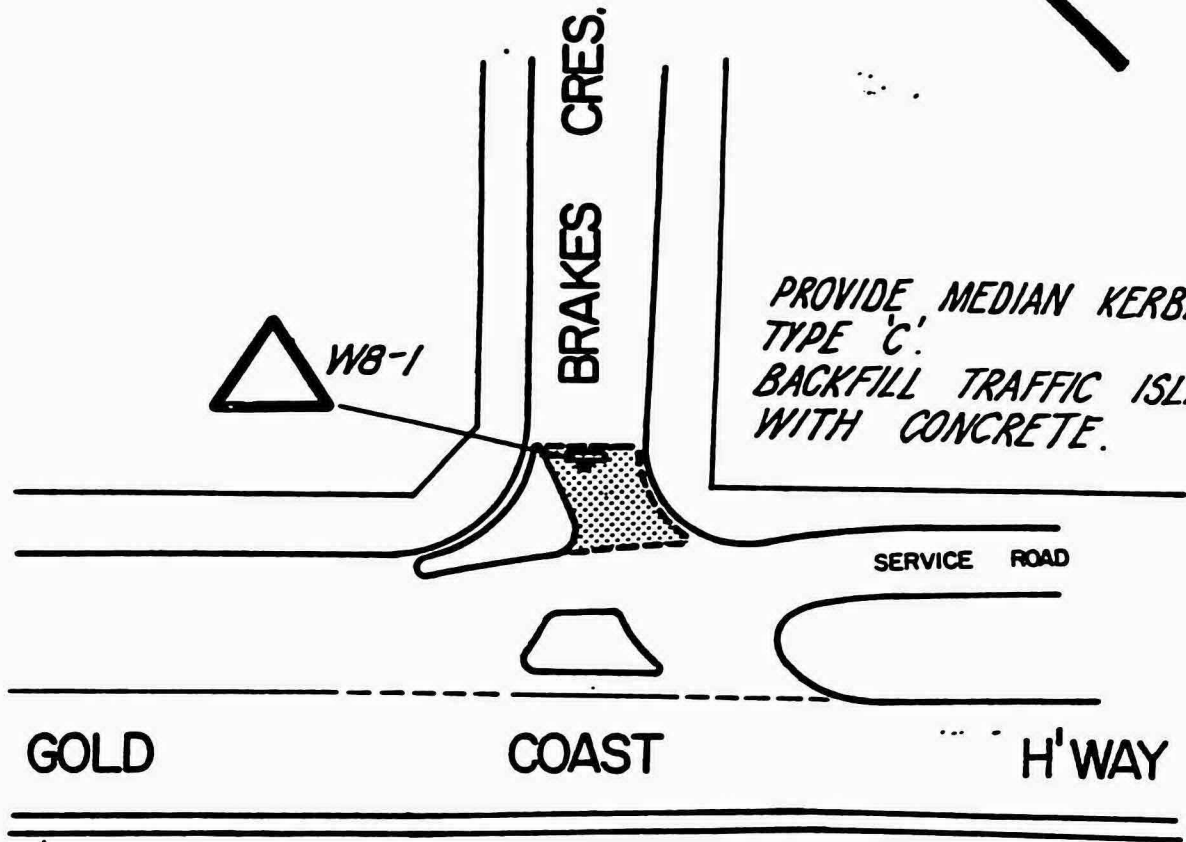
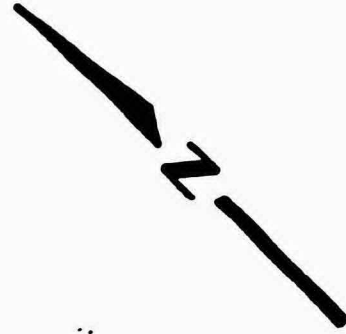
- (1) Easy access from southbound highway along Brakes Crescent to the Esplanade;
- (2) Inconvenience for residents entering Gold Coast Highway and doing a U-turn at 7th Avenue under the existing one-way system;
- (3) The occurrence of illegal traffic movements against the one-way makes it very dangerous;
- (4) The use by tourist buses of this route so that tourists can benefit from the scenery; and
- (5) Most driveways were constructed to suit the two-way movement and the existing one-way disadvantages many residents.

Reference Traffic Draftsman (19/5/82):

In regard to the numerous complaints received by Council concerning the one-way movement in Brakes Crescent, the Division Alderman requested that an investigation be undertaken in an attempt to alleviate the problems being experienced.

It is considered that the dangerous practice of driving against the one-way movement and the obvious difficulties associated with vehicle manoeuvrability in this street necessitate its closure to through traffic. It is suggested that Brakes Crescent be closed at its intersection with the Gold Coast Highway as shown on traffic plan No. T1181 and traffic movement within this street be converted to two-way. Alderman Laws has been advised of this proposal and has expressed his approval but requested that a survey be taken of residents to gauge their reactions.

All opinions recorded in this survey indicated that they would be in favour of this proposal, although it should be noted that a large number of the houses in this street, where no comment was taken, were either holiday rentals or used only at weekends.



GOLD COAST CITY COUNCIL BRAKES CRES, MIAMI. PROPOSED ROAD CLOSURE	Passed		Date		Approved		Date	
	Drawn	<i>TF</i>	Lev. Bk.		Job No.			
	Traced	<i>L.E.O</i>	Fld. Bk.		T 1181			
Checked		Est. No.		Sheet	of			

15
 (Div 8)

PREVIOUS AGENDA ITEM - Council Decision (W1)(5/9/80)
 RE: PROPOSED ROAD CLOSURE, BRAKES CRESCENT, MIAMI. FILE 620156

15
 (Div 8)

Reference Traffic Draftsman (19/5/82): (Continued)

It is recommended that:-

- (a) The traffic layout shown on plan No. T1181 be approved and installed as a charge against the 1982/83 Budget Item No. 271;
- (b) Traffic movement in Brakes Crescent be converted to two-way and that the necessary signs be installed to support this action and provide for efficient traffic control; and
- (c) All residents of Brakes Crescent be advised of Council's intentions.

Recommendation:

That the recommendation of the Traffic Draftsman be approved.

16
 (Div 8)

PREVIOUS AGENDA ITEM - Council Decision (W3)(14/12/79)
 RE: CLOSURE OF STANLEY STREET, BURLEIGH HEADS FILE 621333

16
 (Div 8)

Reference Acting Traffic Draftsman (29/11/79):

This matter was considered in April, 1979, at which time Alderman John Laws suggested that a decision should be deferred until the opening of the new bridge across Tallebudgera Creek at West Burleigh by the Main Roads Department.

It is considered that the opening of this new section of road will significantly affect traffic patterns in the Burleigh Heads area.

It is recommended that the matter of the closure of Stanley Street, Burleigh Heads be reviewed with the opening of the new bridge and associated roadworks.

Council Decision (W3)(14/12/79):

That the recommendation of the Acting Traffic Draftsman be adopted.

A.G. HADDRILL (FOLIO 139992 28/1/82): (PRECIS)

The 37 petitioners and myself are wanting to have the eastern end of Stanley Street (closed in 1974) reopened to traffic. As the bridge has been open some time now, has any consideration been given to the reopening of Stanley Street.

We all agree that there can be no danger to traffic entering or leaving Stanley Street to or from West Burleigh Road providing a 'Stop' sign is erected facing to the east.

16
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (W3)(14/12/79)
RE: CLOSURE OF STANLEY STREET, BURLEIGH HEADS

FILE 621333
(CONTINUED)

16
(Div 8)

Reference Traffic Draftsman (19/5/82):

In regard to the above, an investigation was conducted into the possible reopening of the road closure at the eastern end of Stanley Street, and acting on a request from the Division Alderman, the Main Roads Department was contacted for its opinion on the above action.

The Main Roads Department's Traffic Engineer, Mr. D. Lam, is of the opinion that the reopening of Stanley Street to through traffic would be detrimental to traffic movement in the area. He considers the extra flow of traffic into James Street, West Street, Park Avenue system would create congestion and overload the circular movement of traffic through the shopping centre, especially at the intersection of West Burleigh Road, West Street and James Street. It was also mentioned that while entry from West Burleigh Road into Stanley Street is not difficult, increasing use of Stanley Street as a bypass would necessitate the installation of more efficient traffic control devices at this intersection. The steep grade on Stanley Street would also present problems for motorists approaching the intersection of West Street, as adequate visibility would necessitate the installation of a regulatory sign and, in the event of traffic banking up at this sign, some distress may be experienced by motorists required to stop their vehicles on this slope.

In light of the above report from the Main Roads Department and in consideration of my own investigations which resulted in similar conclusions, it is recommended that Stanley Street, Burleigh Heads remains closed at its eastern extremity and that Mr. Haddrill be advised of this decision.

Recommendation:

That the recommendation of the Traffic Draftsman be approved.

GOLD COAST CITY COUNCILREPORT OF HEALTH COMMITTEE MEETING HELD ON TUESDAY, 8TH JUNE, 1982
AT 9:00 A.M.

PRESENT: Aldermen D.J. O'Connell (Chairman), J.R. Laws and
Sir John Egerton

In Attendance: Messrs. H.W. Brown (Acting Chief Inspector)
and P. Bell (Acting City Planner)

1 CAPITAL WORKS PROGRAMME - TRANSFER OF FUNDS (DIVISION 10) FILE 2026166 1

Reference Assistant To Chief Inspector (26/5/82):

Division 10 Representative has requested that balance of funds allocated in the current programme for construction of a fountain in Goodwin Park, Coolangatta (\$24,688) be transferred to further park development of Goodwin Park as specifically detailed in the Schedule.

Div.	Budget No.	Job No.	Job	Available Funds	Alternative Job	Amount to be transferred
10	315-01	8135	Fountain - Goodwin Park, Coolangatta	\$19,688	Contemporary fibreglass play-ground equipment table and seat sets, park seats Goodwin Park, Coolangatta	\$19,688

It is recommended that the transfer be approved.

Recommendation:

That the transfer of funds be approved.

93636 Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

2 PREVIOUS AGENDA ITEM (Council Decision 25/9/81) (H9): 2.
RE: BALANCE OF SURRENDERED LEASE NUMBER 38268 (OLD RAILWAY RESERVE
R 1055) FILE 2432R1055PT2

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.

2

2

PREVIOUS AGENDA ITEM (Council Decision 25/9/81) (H9):
RE: BALANCE OF SURRENDERED LEASE NUMBER 38268 (OLD RAILWAY RESERVE R 1055) FILE 2432R1055PT2

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.

2 PREVIOUS AGENDA ITEM (Council Decision 25/9/81) (H9):
RE: BALANCE OF SURRENDERED LEASE NUMBER 38268 (OLD RAILWAY RESERVE
R 1055) FILE 2432R1055PT2

Council Decision (25/9/81) (H9):

That the recommendation of the Architect be adopted.

LAND ADMINISTRATION COMMISSION (FOLIO 143946) (4/3/82):

I have received certain information that Council's Decision (3) of letter 5th October 1981, concerning a Car Park for the balance area of portion 289 not required for Kindergarten purposes, has been reversed.

To enable finalisation of the Kindergarten area please urgently advise on the following points:-

- (i) Has the Car Park Decision been reversed;
- (ii) What is Council's requirements for the balance area of portion 289? Does Council still wish to hold this area as Special Lease; and
- (iii) It is noted from plan attached to your letter of 5th October 1981, that the proposed Kindergarten Reserve has no dedicated access. This is not satisfactory as far as this Department is concerned and access should be legally provided. What provision for dedicated access to Railway Street has been made? I understand a bitumen driveway and small car park has been constructed.

Reference City Architect (24/5/82):

In order to provide a legally dedicated access to the proposed amended Kindergarten Reserve as required by the Land Administration Commission a survey plan, Drawing Number 52733A (copy on file) including also an easement has been prepared for Council's consideration. It is proposed that the leased area be further increased to take in an easement area of land (521 metres²) beyond the proposed extended area already approved by Council on the north-eastern boundary towards Railway Street so that a common access can be provided to the Kindergarten Reserve and the proposed car park (the balance area of portion 289 not required for Kindergarten purposes). A copy of Drawing Number 318 illustrating one possible layout of the proposed car park is also on file.

In order to implement Council's Decision of 25th September, 1981, it is recommended :-

- (A) That survey plan (Drawing Number 52733A) including an easement area of land (521 metres²) added to the proposed Kindergarten Reserve be approved by Council.
- (B) That the Land Administration Commission be advised of the following points:-
 - (1) The Car Park Decision concerning the proposed car park for the balance area of portion 289 not required for Kindergarten purposes has not yet been reversed. A decision of same has been deferred until the overall plan of the Workers Club is presented to Council.
 - (2) Council's current requirements for the balance area of portion 289 is a gazetted Reserve for Car Parking under Council's control as Trustee.
 - (3) As indicated on the Survey Plan (Drawing Number 52733A), a common access will be provided to the Kindergarten Reserve and the proposed car park (the balance area of portion 289) by way of an easement.

2

PREVIOUS AGENDA ITEM - Council Decision (25/9/81)(H9):
RE: BALANCE OF SURRENDERED LEASE NUMBER 38268 (OLD RAILWAY RESERVE
R.1055) FILE 2432R1055 Pt.2
(Continued)

2

Recommendation:

That the recommendation of the Architect be adopted.

3

(Div 10)

PREVIOUS AGENDA ITEM - Council Decision (12/2/82)(H15)
RE: NAMING OF PARK - DIVISION 10 FRONTING KITCHENER, CABARITA AND
STATION STREETS, TUGUN FILE 2433 Pt.2

3

(Div 10)

Reference Assistant to Chief Inspector (4/2/82):

The divisional Representative for Division 10, Alderman E.M. Diamond, has requested that the area of open space land fronting Kitchener, Cabarita and Station Streets, Tugun and comprising freehold land described as Subdivision 1 and Balance of Subdivision 2 of Resubdivision 15 of Subdivision A of Portion 59, Parish of Tallebudgera - 4.448 hectares be named Honeymoon Tree Park.

It is recommended that the area be named accordingly and the matter referred to the Queensland Place Names Board for approval.

Council Decision (12/2/82)(H15):

The recommendation of the Assistant to Chief Inspector be adopted.

THE QUEENSLAND PLACE NAMES BOARD (Folio 147721 8/4/82):

I refer to your letters dated 15th February, 1982, seeking the approval of the Queensland Place Names Board for the following names for parks in your City:

Honeymoon Tree Park (Tugun)

With regard to the proposed name "Honeymoon Tree Park", the Board resolved to defer approval and to ask Council for details of the origin of the name, if known.

The Board looks forward to receiving the Council's comments in due course.

Reference Assistant to Chief Inspector (21/5/82):

The Queensland Place Names Board has requested Council to provide details of the origin of the proposed name and in the meantime has deferred approval.

Recommendation:

- (1) That the origin of the name is to commence a programme and not to perpetuate a memory; the idea being that honeymooners be invited to plant a tree in the park on their initial visit.
- (2) That the Queensland Place Names Board be advised accordingly.

4
(Div 1)

PREVIOUS AGENDA ITEM - Council Decision (12/2/82)(H20)
RE: NAMING OF PARKLAND - DIVISION 1 NORTH WEST OF OXLEY AVENUE,
PARADISE POINT FILE 2433 Pt.2

4.
(Div 1)

Reference Assistant to Chief Inspector (10/2/82):

As part of Park Contribution from Paradise Point South Subdivision, Council now holds in freehold title two parcels of land to the extreme north-west of the flood causeway adjacent to Oxley Avenue, Paradise Point.

The details of the land are as follows:-

Lot 2 on Registered Plan 171588 County of Ward Parish of Barrow - 9.11 hectares

Lot 3 on Registered Plan 171588 County of Ward Parish of Barrow - 15.91 hectares

Proposed zoning under the new Town Planning Scheme is - Public Open Space - General.

The Chief Engineer Mr Phil Hill had considerable input into negotiation relative to this and many other subdivision developments in this northern section of the City and was primarily responsible for Council obtaining such a large parcel of land for park contribution in this particular subdivision.

This senior officer will be retiring from Council's service on 12th February, 1982 and it would be fitting to tangibly acknowledge his contributions to the City's development over his many years of service by naming this park in his honour.

It is therefore recommended:-

1. That this 25.02 hectares of public open space land be named PHIL HILL ISLAND and that the Queensland Place Names Board be advised accordingly.
2. That appropriate action be taken in 1982/83 Budget to provide funds for Stage 1 of development and the erection of a suitable identification sign.

Council Decision (12/2/82)(H20):

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

THE QUEENSLAND PLACE NAMES BOARD (Folio 147721 8/4/82):

I refer to your letters dated 14th February, 1982, seeking the approval of the Queensland Place Names Board for the following names for parks in your City:

Phil Hill Island Park (Paradise Point)

In reply, I have to advise that the Board, at its meeting held on 17th March, 1982, resolved to ask your Council to consider adopting the name "Phil Hill Park" for the area at Paradise Point, rather than the name proposed. Under the "Queensland Place Names Act 1981", the island does not have an approved name - it is in fact un-named. As the island is quite large - about 27.4 hectares in extent - the Board believes that it could not avoid having to name it in accordance with the provisions of the Act, which require objections to be called from the public. As well, it is, as you know, one of the Board's principles not to name geographical features after living persons. The Board however, tends to look upon the naming of municipal parks as being within the competence of Local Authorities and usually merely

4
(Div 1)

PREVIOUS AGENDA ITEM - Council Decision (12/2/82)(H20)
RE: NAMING OF PARKLAND - DIVISION 1 NORTH WEST OF OXLEY AVENUE,
PARADISE POINT FILE 2433 Pt.2

4
(Div 1)

THE QUEENSLAND PLACE NAMES BOARD (Folio 147721 8/4/82):
(Continued)

signifies its approval of park names put before it by Councils, without invoking the procedures laid down in the act.

The Board has noted that the proposed park, with an area of about 25 hectares, would comprise the bulk of the island. No doubt, if the park is named after Mr. Hill, the island in time will acquire the same name through common usage.

Reference Assistant to Chief Inspector (21/5/82):

The Queensland Place Names Board (in relation to Council's decision (H20) of 12/2/82) has requested that Council consider adopting the name "Phil Hill Park" rather than the title put forward of "Phil Hill Island".

The matter is brought forward for Council's consideration
NAMING OF PARKLAND - DIVISION 1 NORTH-WEST OF OXLEY AVENUE,
PARADISE POINT

File 662/001/1647 RESCINDING MOTION 4/5/70
Procedural Motion

RM

Resolved on the MOTION of Alderman P.B. Gamin, seconded Alderman L.J. Hughes, that the following decision adopted by Council at its meeting held on 11th June, 1982 (HB004) be rescinded:
That the name Phil Hill Park be adopted and the Queensland Place Names Board be advised accordingly.

90/2611

M

Resolved on the MOTION of Alderman P.B. Gamin, seconded Alderman L.J. Hughes, that the area north of the roadway bisecting the Island to be named, The Phil Hill Environmental Park.

90/2612

(Div 1)

COOMBABAH LAKES PINE RIDGE PROGRESS ASSOCIATION (Folio 149058 3/3/82): (Div 1)

The Association wishes to reaffirm that, in their opinion the as yet un-named Park in Tallara Street, Coombabah should be named Brady Park.

This would serve to honour the memory of the Late James Brady, one of the pioneers of the area.

Reference Assistant to Chief Inspector (21/5/82):

The suggested area is parkland in Tallara Street, Coombabah comprising Reserve R.1421 - Reserve for Park and Recreation and Council freehold land Lot 6 R.P.172489.

This location is appropriate because it is only metres from where the Brady family home stands and which was Jim Brady's domicile from 1906 until his demise last December at age of 87 years.

The Brady family history (in brief) is that the family moved from Upper Coomera to Coombabah in 1906. (Jim Brady being one of five boys and two girls in family). He continued to reside at Coombabah until his death in 1981 and throughout his life as a professional fisherman he took an active part in community affairs of the district. He can well be described as a true pioneer of the Coombabah area.

It is recommended

- (1) That the parkland aforementioned be named "Brady Park" and that the approval of the Queensland Place Names Board be sought; and

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

4
(Div 1)

PREVIOUS AGENDA ITEM - Council Decision (12/2/82)(H20)
RE: NAMING OF PARKLAND - DIVISION 1 NORTH WEST OF OXLEY AVENUE,
PARADISE POINT FILE 2433 Pt.2

4
(Div 1)

THE QUEENSLAND PLACE NAMES BOARD (Folio 147721 8/4/82):
(Continued)

signifies its approval of park names put before it by Councils, without invoking the procedures laid down in the act.

The Board has noted that the proposed park, with an area of about 25 hectares, would comprise the bulk of the island. No doubt, if the park is named after Mr. Hill, the island in time will acquire the same name through common usage.

Reference Assistant to Chief Inspector (21/5/82):

The Queensland Place Names Board (in relation to Council's decision (H20) of 12/2/82) has requested that Council consider adopting the name "Phil Hill Park" rather than the title put forward of "Phil Hill Island".

The matter is brought forward for Council's consideration.

Recommendation:

- (1) That the Council accepts the advice of the Queensland Place Names Board.
- (2) That the name Phil Hill Park be adopted and the Queensland Place Names Board be advised accordingly.

5
(Div 1)

RE: NAMING OF PARK TALLARA STREET COOMBABAH - BRADY PARK FILE 2433 Pt.2
COOMBABAH LAKES PINE RIDGE PROGRESS ASSOCIATION (Folio 149058 3/3/82):

5
(Div 1)

The Association wishes to reaffirm that, in their opinion the as yet un-named Park in Tallara Street, Coombabah should be named Brady Park.

This would serve to honour the memory of the Late James Brady, one of the pioneers of the area.

Reference Assistant to Chief Inspector (21/5/82):

The suggested area is parkland in Tallara Street, Coombabah comprising Reserve R.1421 - Reserve for Park and Recreation and Council freehold land Lot 6 R.P.172489.

This location is appropriate because it is only metres from where the Brady family home stands and which was Jim Brady's domicile from 1906 until his demise last December at age of 87 years.

The Brady family history (in brief) is that the family moved from Upper Coomera to Coombabah in 1906. (Jim Brady being one of five boys and two girls in family). He continued to reside at Coombabah until his death in 1981 and throughout his life as a professional fisherman he took an active part in community affairs of the district. He can well be described as a true pioneer of the Coombabah area.

It is recommended

- (1) That the parkland aforementioned be named "Brady Park" and that the approval of the Queensland Place Names Board be sought; and

5
(Div 1) RE: NAMING OF PARK TALLARA STREET, COOMBABAH - BRADY PARK FILE 2433 Pt.2
Reference Assistant to Chief Inspector (21/5/82): (Div 1)⁵

(2) That an appropriate identification sign be erected during 1982/83 year.

Recommendation:

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

6
(Div 4) RE: PERMISSION TO FLY ADVERTISING BALLOON - 68 DAVENPORT STREET, SOUTHPORT - J.D. MILLAR FILE 3-604 (Div 4)⁶

J.D. MILLAR AND CO. (Folio 151550 20/5/82):

We hereby apply for permission to fly a Helium filled advertising balloon at our premises, 68 Davenport Street, Southport. Details are as follows:-

1. Balloon will be only flown during the day and will not be flown near power lines.
2. The Balloon will be covered by a \$500,000 Public Risk Policy and will be inflated by a non flammable and non-toxic gas.
3. The Balloon is 16 feet long, has a net lift of 5 lbs. and is anchored by two independent 400 lb. breaking strain nylon lines. It will carry the words "ANTIQUES" on both sides and "OPEN" on the nose. The Balloon has a laminated aluminium and polyester inflatable bag.

Reference Acting Assistant Building Surveyor (27/5/82):

Council's By-laws covering advertising (Chapter 13) do not specifically cover balloons although they are advertising devices by definition and cannot be erected without a Council license. By-law 6 provides:-

"(ii) Where the opinion of the Chief Inspector, the erection of an advertising device which complies with the provisions of this Chapter will adversely affect the amenity of an area by reason of location, size, colour or excess in number or will obstruct visibility or create or increase an environment of an area, the application for a license or renewal of a license for the advertising device shall be referred to the Council who may grant or refuse the application and notice shall be given to the owner and the occupier of the land, building, premises, or thing upon which the advertising device is or is to be erected."

Reference Chief Inspector (31/5/82):

It is considered that advertising balloons can result in an increase in an existing traffic hazard due to the distraction caused to drivers and can cause visual pollution to the environment of an area.

It is recommended that Council:-

- (1) Refuses the subject application; and
- (2) Adopts a policy that advertising balloons not be permitted within the City except on special occasions and for restricted periods.

Recommendation:

That the recommendation of the Chief Inspector be adopted.

7

PREVIOUS AGENDA ITEM - Council Decision (4/12/81)(H20)
RE: PRACTICAL WORK EXPERIENCE WITH SYDNEY CITY COUNCIL - 12TH AND
13TH JULY, 1982 FILE 20077

7

Reference Deputy Chief Inspector (27/11/81):

An intensive one week course in basic public health field microbiology for Health Surveyors is being organised by the Australian Institute of Health Surveyors and it will be conducted at the Department of Microbiology, Hawkesbury College approximately 60 kilometres west of Sydney commencing 5th July, 1982. The course is aimed at providing Health Surveyors with the basic practical skills necessary for carrying out routine microbiological sampling and water testing. It includes participation in laboratory exercises and group analysis of a food hygiene case study. Dr. B. Hobbs, Foundation Director of the Food Microbiology Laboratory, United Kingdom has agreed to come as a Specialist Lecturer. The fee is \$320-00 which includes accommodation, meals, manuals and tuition. Plane fares to and from Coolangatta will be \$186-00 which could increase by next July unless the tickets are bought before any price rises come into effect. Additional costs of \$20-00 for transport to the College from Sydney and return. This course will be of tremendous benefit to the Health Surveyor and it is recommended that an officer be authorised to attend the course and the costs be charged to Budget Item 181-04.

Council Decision (4/12/81)(H20):

That the recommendation of the Deputy Chief Inspector be adopted.

Reference Health Surveyor (N. Richardson)(28/5/82):

I request formal approval to spend two (2) days working with officers of the Council of the City of Sydney in the areas of food hygiene (design control, construction inspections, maintenance standards and legislation provisions, together with modern development trends for mechanical ventilation and air-conditioning in large food premises and high rise buildings).

I am attending an approved course in Field Microbiology for Health Surveyors at the School of Food Sciences (July 5-9) and I feel it would be advantageous to this Health Department for me to examine Sydney trends in the mentioned subjects similarly to previous visits in past years by our officers which have proven to be beneficial.

My Sydney counterparts have expressed a keen willingness to exchange information, however as that Council employs specialist personnel in these fields, they have advised, a day spent with each subject would be most advantageous (July 12-13).

I am including my day off for the extension which will then involve only one working day lost.

Additional Cost to Council:-

Four (4) nights Zebra Hyde Motel	\$204	(including week-end)
Meals for four (4) days	\$120	
	<hr/>	
Total	\$324	
	<hr/>	

Hopefully this request will receive your favourable consideration.

Reference Deputy Chief Inspector (28/5/82):

Health Surveyor, N. Richardson was appointed to attend the Course in Field Microbiology commencing 5th July, 1982 and request additional time in Sydney discussing very vital aspects of health inspection with

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Report of Health Committee Meeting, 8th June, 1982

7 PREVIOUS AGENDA ITEM - Council Decision (4/12/81)(H20) 7
RE: PRACTICAL WORK EXPERIENCE WITH SYDNEY CITY COUNCIL - 12TH AND
13TH JULY, 1982 FILE 20077

Reference Deputy Chief Inspector (28/5/82): (Continued)

officers of Sydney City Council. Mr. Richardson has been with this Council for eleven (11) years, and has always taken an active interest in health matters. He proposes that he be allowed to remain in Sydney for the following Monday and Tuesday, 12th and 13th July for such discussion.

It is recommended that the opportunity for the liaison be accepted and the additional costs charged to Budget Item 181-04.

Recommendation:

That the recommendation of the Deputy Chief Inspector be adopted.

8 RE: JOINT MEETING WITH LOGAN, ALBERT AND TWEED SHIRE COUNCIL ON MOSQUITO 8
AND BITING MIDGE CONTROL FILE 3401 Pt.2

MINUTES OF THE JOINT MEETING BETWEEN GOLD COAST AND LOCAL CITIES AND
ALBERT AND TWEED SHIRE COUNCILS AT ADMINISTRATION CENTRE, BUNDALL ROAD,
SURFERS PARADISE ON THURSDAY, 6TH MAY, 1982.

PRESENT:

GOLD COAST CITY:	Ald. D. O'Connell Ald. J. Laws Ald. Sir John Egerton
LOGAN CITY	Mr. J. Green Mr. T. Cassidy
ALBERT SHIRE	Cllr. J. Ellison Cllr. T. Morris Mr. L. Anderson
TWEED SHIRE	Cllr. Y. Rouse Mr. K. Forster Mr. A. Watson

The Chairman, Alderman D. O'Connell opened the meeting at 10:15 a.m. and welcomed the delegates.

Apologies

Apologies were received from Councillors Craig, Sailer, Handley and Kleinschmidt (Albert Shire) and Councillor Turney (Tweed Shire).

Mr. Green explained that no committees had yet been nominated in Logan City.

Minutes

Moved Councillor Rouse, seconded Councillor Ellison that the minutes, as distributed, be confirmed.

8 RE: JOINT MEETING WITH LOGAN, ALBERT AND TWEED SHIRE COUNCIL ON
MOSQUITO AND BITING MIDGE CONTROL FILE 3401 Pt.2

8

MINUTES (Continued)

Report of Activities in Tweed Shire

Mr. Forster reported that larval sampling was continuing and adult surveys had revealed that Culicoides marmoratus was the major pest species. The programme was aiming to have sufficient data to allow spraying to commence in July. Emergence trapping is being continued to monitor adult emergence. Because the major breeding areas appear to be on islands which are relatively inaccessible, the feasibility of aerial application is being considered. A trial is to be instituted into distribution of larvicides by helicopter and other Councils are invited to be present to witness this trial. Tweed Shire is currently working on the immediate problem of pest Biting Midges and will in the long term expand this programme to encompass pest mosquito control.

Report for Logan City

Mr. Cassidy reported that Logan City generally had experienced a relatively mild season with practically no complaints regarding mosquitoes. The operating staff have visited the Gold Coast for consultation on the operation of their Argo machine and were currently setting it up with the necessary equipment. The main areas of treatment were in surcharging sewerage which provided breeding habitat for Culex fatigans. Some concern has been expressed in relation to Ross River Virus transmission.

Report on Activities in Gold Coast/Albert Shire Areas

Since the January meeting 705mm of rain have been recorded in the area. This caused increased mosquito breeding, and control measures were increased to cope with the upsurge.

Salt marsh mosquitoes also increased with flooding of the marshes by rainfall and the "Argo" vehicles have been fully employed on salt marsh mosquito control.

Dengue Fever

Publicity regarding Dengue Fever has caused some concern in the area, and the following information is submitted for information.

Dengue Fever, and the more serious Dengue Haemorrhagic Fever can only be transmitted in Australia by Aedes aegypti. This is an introduced domestic mosquito which does not occur in this area at present. It is readily transported in aircraft and constant surveillance is necessary to ensure it does not become established here. Fifty percent (50%) of the suburbs of Townsville are now infested with this species.

It breeds in artificial containers such as flower vases, tins, tyres, etc. In New Orleans the major source of breeding of this species is the cemetery. In its country of origin it survives as a tree-hole mosquito.

A similar species, Aedes notoscriptus is prevalent in this area, and colonies of this species have been bred in the laboratory and fed on Dengue virus by colleagues from Queensland Institute of Medical Research. In every case the mosquito proved unable to transmit the virus.

Coomera Island

A research programme in conjunction with Griffith University is being conducted on Coomera Island with the ultimate aim of instituting an intergrated control programme which will be environmentally acceptable. This involves measuring the productivity of the marsh and also investigating the existing flora and fauna. A hydrological study has been completed and Geologists from the University are involved in investigating drainage patterns. A set of aerial photographs are being taken

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

8

RE: JOINT MEETING WITH LOGAN, ALBERT AND TWEED SHIRE COUNCIL ON
MOSQUITO AND BITING MIDGE CONTROL FILE 3401 Pt.2

8

MINUTES (Continued)

to aid this part of the investigation. Juvenile fish from the area were identified as Gambusia and roach. The whole programme is being supervised by Dr. B. Kay of Queensland Institute of Medical Research and Dr. K. Hulsman of Griffith University.

Biting Midges

The whole canal system in both Gold Coast City and Albert Shire was treated for larval control.

Problems have been experienced with adult emergences of various species and a fogging programme was carried out to counteract those infestations.

Lake Development

In both Gold Coast and Albert Shire, fresh water lake developments have been approved and in every case a severe problem has arisen with Chironomid breeding.

This is a non biting midge which breeds prolifically and becomes a nuisance by its weight of numbers.

In each case, control measures have had to be commenced by Council staff, and it is hoped that future subdivisional approvals will provide for some funds to be available for this purpose.

General Business

Mr. Ferguson asked if the Albert Shire fogging machine could be placed under the control of this programme so that maximum use of all available machinery can be made in periods of increasing emergence and consequently increased complaint from all canal developments. Mr. Anderson is looking into this.

It was moved Councillor J. Ellison, seconded Councillor T. Morris that a new approach be made to Redlands Council to join in the programme and that they be invited to attend the next meeting.

Councillor Morris asked what can be done to educate the public. Could we publish an update of what we have done and what we are currently doing and what simple steps people can take to help themselves, and to also advise the public that brochures are available. It was resolved that Mr. Ferguson prepare a report for the next meeting.

Next Meeting

It was resolved that the next meeting be held on 5th August, 1982 at 10:00 a.m. at Albert Shire Administration Centre, Nerang.

The meeting closed at 12:30 p.m.

Reference Senior Inspector (K.J. Ferguson)(26/5/82):

The minutes of the joint meeting on Mosquito and Biting Midge Control are submitted herewith.

It is recommended that the information be noted and actions arising from the minutes be endorsed.

Recommendation:

That the information be noted and actions arising from the minutes be endorsed.

PREVIOUS AGENDA ITEM - Council Decision (31/11/81)(H13)
RE: PARADISE POINT FISHING CLUB - APPLICATION FOR LEASE OF LAND FOR CLUB HOUSE FILE 452534

PARADISE POINT FISHING CLUB (FOLIO 130818 24/10/81):

We hereby apply for land to build a clubhouse. The Paradise Point Fishing Club has been in operation for three years. We are now the second largest fishing club and the only family fishing club on the Coast, having a total of 37 senior and 30 junior members.

Our clubhouse would be of brick construction approximately 30' x 30'. This would be of simple construction being one large room with a sink and bench on one side. We intend to conduct our monthly General and Committee Meetings as well as our Fishing Competition Weigh-Ins, which average out about one every fortnight. Approximate cost for such a clubhouse would be \$20,000-00. In the future, we would like to make improvements such as swings and playground area for the children.

Reference Acting Assistant to Chief Inspector (4/11/81):

The Paradise Point Fishing Club has requested the lease of suitable land in the Paradise Point area on which to build a clubhouse.

It is recommended that this matter be listed for inspection of the area by the Health Committee in order to consider the possible sites which may be available for this purpose.

Council Decision (13/11/81)(H13):

- (1) That the Council be informed that the Health Committee inspected possible sites at Paradise Point and that the Club be advised:-
 - (a) To lodge sketch plan to indicate the dimensions of a proposed clubhouse to be sited onto the front of the existing toilet block in Reserve R. 926.
 - (b) To liaise with the City Architect regarding the design of the clubhouse and upon receipt of such plan;
- (2) The matter be referred to the Finance Committee for leasing arrangements.

Reference Clerk Agenda and Securities (24/2/82):

On 23rd February, 1982, the Club indicated its lease area requirements measuring 14m x 12m. The proposed building is to be sited onto the front of the existing toilet block.

It is recommended:-

- (1) That a lease of an area measuring 14m x 12m of Reserve R.926 generally in accordance with the area shown marked red on the plan attached to file for a term of five (5) years at annual rental of ten dollars (\$10) in the terms of Council's leasing policy be granted to Paradise Point Fishing Club subject to no objections being received.
- (2) As this is a new lease, the matter be advertised.
- (3) Land Administration Commission approval be sought for leasing arrangements.

Council Decision (5/3/82)(F1):

That action be taken in accordance with the recommendation.

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

9

PREVIOUS AGENDA ITEM - Council Decision (31/11/81)(H13)
RE: PARADISE POINT FISHING CLUB - APPLICATION FOR LEASE OF LAND FOR
CLUB HOUSE (Continued) FILE 452534

Reference Clerk Agenda and Securities (15/4/82):

Council's intention to grant a lease to the Paradise Point Fishing Club on part of Reserve R926 was advertised in Gold Coast Bulletin on 10th March, 1982, calling for objections to be lodged on or before 13th April, 1982.

Three (3) objection letters were received as follows:-

- (1) Sciacca and Sciacca, Solicitors, on behalf of a petition of 353 signatories of Paradise Point and other residents (Folio 147593).
- (2) Mr T. O'Callaghan (Paradise Point Pharmacy) (Folio 147442).
- (3) Sciacca and Sciacca, Solicitors, on behalf of Paradise Point and Districts Chamber of Commerce (Folio 147386).

Objection (1):

- (i) We are of the opinion that a club-house for a fishing club would be better suited in an area with easy access to the water and away from a recreational family public park. The proposed site has no public boat ramp and therefore would not be any major benefit to the fishing club to have the club-house placed at the proposed site. We believe that there are other areas in Paradise Point which could be utilised for this purpose and as examples, we suggest the property belonging to the Council directly behind the Paradise Point Shopping Centre or, alternatively, the area adjacent to the toilet block next door to the Paradise Point Marina which would have all the necessary facilities, including a public boat ramp.
- (ii) We believe that to allow the club-house to be built would not be in keeping with the purpose and intention of the park. The park was developed by the Council as a family recreation area for the public at large. A place where the average family could take children and enjoy the scenic beauty of the area whilst, at the same time, taking full advantage of the water. The Council has gone to a lot of expense in preparing and maintaining the park and installing barbecues and we feel that the erection of a fishing club-house will defeat the whole purpose of the park and would make the Council's expenditure on the park unjustified.
- (iii) We believe that should the club-house be allowed to be erected it will reduce the area of the park available to the public at large because, as invariably happens, the club members would become possessive of the immediate area surrounding their club-house and eventually the situation would no doubt arise where that area would benefit only the fishing club to the exclusion of all others.
- (iv) To allow the construction of the club-house would only compound the traffic problems which exist in this area at the moment. There is presently insufficient car parking to cater with normal traffic flow and with the extra cars requiring parking spots, parking would be extremely difficult and we believe that the increasing traffic flow coming from the club-house would create a traffic hazard.

9 PREVIOUS AGENDA ITEM - Council Decision (31/11/81)(H13) 9
RE: PARADISE POINT FISHING CLUB - APPLICATION FOR LEASE OF LAND FOR CLUB HOUSE FILE 452534

Reference Clerk Agenda and Securities (15/4/82): (Continued)

- (v) As previously mentioned, the purpose of the park was as a family recreation area for the benefit of the public at large. If the club-house is allowed to be built then it would not be for the public at large but restricted only to the club members and this singular use would not be consistent with the family recreational idea generated by the nature of the park. We are led to believe that the financial membership of the Paradise Point Fishing Club does not exceed 40 people and we believe that by allowing the club-house to be built, only a small minority of the community would benefit to the detriment of the vast majority. We believe that the area should be preserved for the general public at large and for future generations as it is one of the largest and best recreational areas on the Coast.
- (vi) We strongly object to the granting of the lease on the basis that should the Council allow the club-house to be built it will create a dangerous precedent in the future. If the fishing club is allowed to build their club-house there, then there is no reason why another club, for example a sailing club, could not apply to the Council for a club-house to be built in the park. It would then be very difficult for the Council to refuse any future applications having already set a dangerous precedent.
- (vii) We believe that the proposed structure for the club-house, and we understand that it is to be of better block construction, would not be in accordance with the high standard of buildings and shops and other developments in the Paradise Point area. It would be an unsightly smear on the buildings in the surrounding area and it would tend to denigrate the area. We further believe that the application should be refused on the basis that the proposed building site is of an unsavoury nature being adjacent to the public toilets.

Objection (2):

I object to the proposal of this building in this park, and any other foreshore park in Paradise Point. The present park is aesthetically attractive and any further buildings on it would be damaging to its character and charm.

Several parks in the Southport area have been ruined by well meaning groups building their buildings all over public open space, as an example of which is Woodroffe Park near the Southport R.S.L.

In 1977, a serious attempt was made to provide Paradise Point with a common meeting hall, as the Huntington Harbour Development had donated \$150,000 in lieu of park land, with the expressed purpose of building a public hall for the area. At that stage, an impressive building was proposed on the Paradise Point Foreshore Park, architect plans and sketches being prepared for it by your City Council. A large public meeting on the subject rejected the erection of any further buildings on any Foreshore Park area, but that the land at the back of the squash courts should be purchased from Mr Jack Kogler, Dolby and Rankine Real Estate, Surfers Paradise, for the asked for price of \$42,000 and that a public meeting hall be built on it. The building would be a multipurpose design, and would

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PREVIOUS AGENDA ITEM - Council Decision (31/11/81)(H13)
RE: PARADISE POINT FISHING CLUB - APPLICATION FOR LEASE OF LAND FOR CLUB HOUSE FILE 452534

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Reference Clerk Agenda and Securities (15/4/82): (Continued)

attempt to service scouts, guides, senior citizens, other clubs and little athletics, etc. For reasons best known to the City Council, with Mr Jack Hoepner as your Alderman, the money was transferred to assist with the construction of the indoor sports stadium at Runaway Bay, and Paradise Point was left without its needed building. Many of the 160 people at that meeting remember it well.

Your Council has now purchased the land at the back of the squash courts fronting the cricket ground and the present Alderman, Denis O'Connell has, on several occasions, informed the meetings of the Paradise Point and District Progress Association, that the long proposed meeting hall will be constructed on the land set aside for it in the near future by the Council.

Several cruise boats have recently made enquiries about starting cruises from Surfers Paradise to Paradise Point, because of the attractive surrounds of the present Foreshore Park area.

I must restate as strongly as possible, that a further building in this attractive park would be a retrograde step in an otherwise progressive area, an area which is a delight to live in and, undoubtedly, one of the most attractive residential areas of the Gold Coast.

Objection (3):

Our client, Chamber, has as previously mentioned instructed us to object to this lease being granted on the following grounds:-

- (a) LOCATION: The Chamber does not object to the Fishing Club acquiring a club-house but certainly does object to the location of the proposed club-house. The Chamber is of the opinion that a club-house for a fishing club would be better suited in an area with easy access to the water and away from a recreational family public park. The proposed site has no public boat ramp and therefore would not be any major benefit to the fishing club to have the club-house placed at the proposed site. The Chamber believes that there are other areas in Paradise Point which could be utilised for this purpose and as examples, the Chamber suggest the property belonging to the Council directly behind the Paradise Point Shopping Centre or, alternatively, the area adjacent to the toilet block next door to the Paradise Point Marina which would have all the necessary facilities, including a public boat ramp.
- (b) PURPOSE: The Chamber believes that to allow the club-house to be built would not be in keeping with the purpose and intention of the park. The park was developed by the Council as a family recreation area for the public at large. A place where the average family could take children and enjoy the scenic beauty of the area whilst, at the same time, taking full advantage of the water. The Council has gone to a lot of expense in preparing and maintaining the park and installing barbecues and the Chamber feels that the erection of a fishing club-house will defeat the whole purpose of the park and would make the Council's expenditure on the park unjustified.

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PREVIOUS AGENDA ITEM - Council Decision (31/11/81)(H13)
RE: PARADISE POINT FISHING CLUB - APPLICATION FOR LEASE OF LAND FOR CLUB HOUSE FILE 452534

9

Reference Clerk Agenda and Securities (15/4/82): (Continued)

- (c) SIZE: The Chamber believes that should the club-house be allowed to be erected it will reduce the area of the park available to the public at large because, as invariably happens, the club members would become possessive of the immediate area surrounding their club-house and eventually the situation would no doubt arise where that area would benefit only the fishing club to the exclusion of all others.
- (d) TRAFFIC PROBLEMS: To allow the construction of the club-house would only compound the traffic problems which exist in this area at the moment. There is presently insufficient car parking to cater with normal traffic flow and with the extra cars requiring parking spots, parking would be extremely difficult and the Chamber believes that the increasing traffic flow coming from the club-house would create a traffic hazard.
- (e) PUBLIC BENEFIT: As previously mentioned, the purpose of the park was as a family recreation area for the benefit of the public at large. If the club-house is allowed to be built then it would not be for the public at large but restricted only to the club members and this singular use would not be consistent with the family recreational idea generated by the nature of the park. The Chamber is led to believe that the financial membership of the Paradise Point Fishing Club does not exceed 40 people and the Chamber believes that by allowing the club-house to be built only a small minority of the community would benefit to the detriment of the vast majority. The Chamber believes that the area should be preserved for the general public at large and for future generations as it is one of the largest and best recreational areas on the Coast.
- (f) PRECEDENT: The Chamber strongly objects to the granting of the lease on the basis that should the Council allow the club-house to be built it will create a dangerous precedent in the future. If the fishing club is allowed to build their club-house there, then there is no reason why another club, for example a sailing club, could not apply to the Council for a club-house to be built in the park. It would then be very difficult for the Council to refuse any future applications having already set a dangerous precedent.
- (g) STRUCTURE: The Chamber believes that the proposed structure for the club-house, and we understand that it to be of better block construction, would not be in accordance with the high standard of buildings and shops and other developments in the Paradise Point area. It would be an unsightly smear on the buildings in the surrounding area and it would tend to denigrate the area. The Chamber further believes that the application should be refused on the basis that the proposed building site is of an unsavoury nature being adjacent to the public toilets.

We would advise that our client Chamber is strongly opposed to the application being granted and respectfully asks that you take their objections into consideration and, in particular, ask that you strongly consider the ramifications of the precedent which would be set if the application was to be allowed.

The Chamber believes that the park was established for the benefit of the many thousands of people that use the park regularly and they should not be excluded or be in any way affected detrimentally to the benefit of a small minority.

9

PREVIOUS AGENDA ITEM - Council Decision (31/11/81)(H13)
RE: PARADISE POINT FISHING CLUB - APPLICATION FOR LEASE OF LAND FOR CLUB HOUSE (Continued) FILE 452534

PARADISE POINT PROGRESS ASSOCIATION (Folio 148376 17/4/82):

We have been advised that the Paradise Point Fishing Club has applied for a clubhouse to be erected on the parkland opposite the shops and near Haddons Boat Shed.

Unfortunately we did not see the notice of this application in the paper until it was too late to lodge an objection.

This Association wishes it to be known that we do not object to the Fishing Club having a clubhouse, only to the siting proposed for this Clubhouse. It is pointed out that several years ago when this Association wanted a Community Centre in the same area and preliminary plans were drawn for such a Centre, it was refused owing to objections against the siting and lack of car parking spaces etc.

As a matter of interest, could not the Fishing Club use the proposed Memorial Community Hall that we are hoping will eventually be built near the playing field?

PARADISE POINT PROGRESS ASSOCIATION (Folio 150929 14/5/82):

At our General meeting on May 11th, it was moved that we write to your Council about the following:-

Site for Fishing Club House

Further to our letter of 17th April, 1982 we wish to re-iterate that this Association strongly objects to a building of any kind being erected in the Esplanade parkland opposite the shops, as this will set a precedent for further buildings in future.

A.J. FITLER (Folio 149341 29/4/82):

I the undersigned would like to have my name removed from the Petition taken against the Paradise Point Fishing Club. When I was asked to sign the petition I was told that it was against a Fish Processing Plant being erected and that they were going to fence off the Park to public use and pull out the trees. Naturally I was against the use of public park area for this purpose but since learning the proposed use of the area by the Fishing Club I am in favour of the Paradise Point Fishing Club gaining permission to erect their Club House.

LAND ADMINISTRATION COMMISSION (Folio 145728 23/3/82):

I refer to your letter of 8th March, 1982 and advise that no objection is offered to the conclusion of the lease arrangement as proposed.

Reference Architect (26/5/82):

Another letter of objection from the Paradise Point Progress Association and a withdrawal letter from one of the petitioners, Mr. A.J. Fitler, have been received by Council after the formal objection period. Investigations reveal that many people signed the petition in a shop in Paradise Point and were aware that, it was only for a Fishing Club Building and not a Fish Processing Plant. Persons, contacted in random fashion, on same petition list as Mr. A.J. Fitler, advised that there was no misrepresentation. They are listed as follows:-

- Mrs. Chadwick, 18 Esplanade, Paradise Point
- Mrs. Wilson, 19 Sunbird Avenue, Paradise Point
- Mr. and Mrs. Kaye, 61 Nalkari Street, Coombabah
- Mrs. Smith, 4 Abalone Avenue, Paradise Point

The objections have raised concern over the following matters:-

9 PREVIOUS AGENDA ITEM - Council Decision (31/11/81)(H13) 9
RE: PARADISE POINT FISHING CLUB - APPLICATION FOR LEASE OF LAND FOR CLUB HOUSE FILE 452534

Reference Architect (26/5/82): (Continued)

(a) Location

This is considered to be a matter of opinion.

(b) Purpose

This is considered to be a matter of concern.

(c) Size

This is considered to be an area of concern. It will reduce the Reserve Area and will create undesirable limitations in the planning of providing a saltwater swimming pool in that area (Refer Council Decision 29th August, 1980 - H8).

(d) Traffic and Parking

This is considered to be an area of concern especially when boats and/or trailers are being attached to towing vehicles.

(e) Public Benefit

It is considered that the proposal could be considered by some to be of no benefit to the public at large.

(f) Precedent

As each application is considered on its merit this is not considered to be a problem. However, it is Council's general Policy to oppose the alienation of any public land for any purpose whatsoever.

(g) Structure

Some precautions have already been taken with the design of the building. It is considered that the proposed structure will be reasonably in keeping with the aesthetic standard of existing buildings in the neighbourhood and will not have a significant physical environmental impact on the adjacent area.

The Town Planning Section has advised that the application for lease of land at Paradise Point for erection of a Fishing Club was received by Council on the 27th October, 1981, and is therefore subject to the requirements of the old Town Planning Scheme. Under this scheme in a Public Open Space zone any use approved by Council is a permitted use and therefore does not require town planning consent but Council approval, i.e. in the form of an application for Council decision only.

In view of the number of objections received and the number of issues involved, it is recommended that the matter be reconsidered by Council.

Recommendation:

That the Council be advised that the area was inspected by the Health Committee and as it was noted that the location of the proposed Club House had been advertised as being on the western side of the toilet block instead of the eastern side the matter be deferred for one (1) week.

93654

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

10
(Div 9)

RE: BUILDING ACT - SOIL RETENTION AT 27 ALPHA AVENUE, CURRUMBIN -
MS. B. COUCH FILE 12-1589

10
(Div 9)

Reference Building Inspector (22/5/82):

A complaint was received in March, 1982 concerning the need for a retaining wall at 27 Alpha Avenue, Currumbin. An inspection revealed that the site had been excavated in association with the construction of a Duplex and this had resulted in an embankment approximately 1.5 metres high at the deepest part along the western boundary.

A letter was sent to Ms. Couch on 1st April, 1982 requiring that a system to prevent soil movement be constructed within thirty (30) days. The following letter of 20th April, 1982 was received in reply:-

"Re: 27 Alpha Avenue, Currumbin.
Building Permit No. 81/1018.

I wish to request for an extension of one (1) month to complete the work mentioned in your letter dated 1st April, 1982, Rate Assessment 12-01589-0000-4. The Building is still under construction and we would like to complete the Building first.

The building has been occupied for some time. A further complaint has since been received whereby it was requested that Council take further action to resolve the matter."

The Building Permit issued for the Duplex on 24th June, 1981, had the following condition attached to it relating to retaining walls and embankments:-

"Where the levels of the site are to be altered by excavation or filling, the following conditions shall apply to prevent damage to this and adjoining properties:-

- (i) Earthen embankments and the sides of excavations shall be no steeper than 1.5 horizontal to 1 vertical unless otherwise approved, or shall be retained by another approved method. Engineer's details of the method of retaining the earth supporting any property adjacent to any excavation are to be submitted to and approved by Council prior to commencement of excavation;
- (ii) All filling placed on the site shall be retained and drained in an approved manner to prevent damage therefrom;
- (iii) Retaining walls exceeding 600mm in height shall be designed by a Professional Engineer, or be of a standard design approved by Council and in either case, details thereof must be approved by Council prior to excavation and/or construction;
- (iv) The maximum height of any retaining wall (including any fence thereon) situated within 1500mm of a side or rear boundary shall be 2000mm above the natural surface unless otherwise approved in writing by Council;
- (v) Surface water shall be adequately controlled to prevent damage by scouring etc."

In addition, Standard Building By-law 31.3 requires the provision of retaining walls or other approved methods of preventing soil movement where soil conditions so require.

The extension period of one (1) month that was requested has now expired and whilst some temporary measures have been taken, nothing has been done towards a permanent solution. It is considered necessary for the fill to be properly retained and drained to prevent damage and nuisance to the adjoining property.

10
(Div 9)

RE: BUILDING ACT - SOIL RETENTION AT 27 ALPHA AVENUE, CURRUMBIN -
MS. B. COUCH FILE 12-1589

10
(Div 9)

Reference Building Inspector (22/5/82): (Continued)

It is recommended that in accordance with the provisions of Section 52 of the Building Act, the owner be given an opportunity to show cause why notice should not be served upon her to provide a retaining wall along the western boundary in accordance with plans, specifications and conditions approved by Council in Building Permit No. 81/1018 and for that purpose she may appear before the Council at its meeting on Friday 16th July, 1982 at 10:00 a.m. or may make a submission in writing prior to that time.

Recommendation:

That the matter be listed for inspection.

11

RE: ROAD OBSTRUCTIONS - CHAPTER 14 COUNCIL BY-LAWS
FILE 200831

11

Reference Assistant Building Surveyor (8/4/82):

Council resolved at its meeting on 27th February, 1981 to appoint a number of Council staff to be authorised officers pursuant to conditions of Chapter 14 of Council's By-laws for the purpose of dealing with persons who have illegally placed materials on Council's footpaths and roadways. Since the original list was drawn up there has been numerous changes in staff movement.

It is therefore recommended that the following personnel be appointed as authorised officers for the purpose of this By-law in lieu of the previously appointed officers:-

- B. McGinnity (Chief Engineer)
- R. D. Starkey (Deputy Chief Engineer)
- K. G. Bryant (Northern District Engineer)
- J. R. Lawson (Southern District Engineer)
- D. Woodrow (Asst. Engineer - Northern District)
- G. Krisanski (Asst. Engineer - Southern District)
- R. G. Chesters (Chief Inspector)
- H. W. Brown (Deputy Chief Inspector)
- J. W. Lamb (Building Surveyor)
- G. Burke (Building Inspector)
- J. T. Rogers (Senior Building Inspector)
- L. Morris (Senior Building Inspector)
- R. Blackshaw (Building Inspector)
- W. Hoogervorst (Senior Building Inspector)
- N. Martin (Building Inspector)
- T. Elwin (Building Inspector)
- P. Rolfe (Building Inspector)
- J. Salmond (Building Inspector)
- W. Shoo (Building Inspector)
- A. Santer (Building Inspector)
- G. Chellew (Building Inspector)
- C. Tonkin (Building Inspector)
- D. Halls (Building Inspector)

Council Meeting, 11th June, 1982
 Report of Health Committee Meeting, 8th June, 1982

11

RE: ROAD OBSTRUCTIONS - CHAPTER 14 COUNCIL BY-LAWS

FILE 200831

11

Reference Assistant Building Surveyor (8/4/82): (Continued)

K. Cruse (Building Inspector)
 P. Buckland (Building Inspector)
 H. Reilly (Building Inspector)
 L. J. Porter (Building Inspector)
 R. A. Jackson (Planning Assistant)
 J. Bell (Environmental Officer)
 R. W. Hodgson (Clerical Officer)
 R. Baker (Building Inspector)
 B. Bowers (Building Inspector)
 R. Trickey (Building Inspector)
 P. Ryan (Building Inspector)
 I. Christie (Building Inspector)
 P. Denton (Building Inspector)

Recommendation:

That the recommendation of the Assistant Building Surveyor be adopted.

12
 (Div 9)

RE: BUILDING ACT - CONVERSION OF FLATS TO STRATA TITLE - EXECUTIVE APARTMENTS PTY LTD - 60 SARAWAK AVENUE, PALM BEACH

FILE 11-479

12
 (Div 9)

Reference Building Inspector (26/5/82):

An application has been received seeking Council's requirements as a pre-requisite to Strata-Titling the subject flats. The building is of concrete masonry construction and contains five (5) flats and five (5) covered car spaces. It is estimated to be five (5) years old.

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

- (1) Unit 2 - Ceiling cornice requires refixing in kitchen (re-attach to ceiling).
- (2) Unit 1 - Bedroom window has hole in pane (replace pane)
- (3) Unit 4 - Corner cover strip is displaced from wall above shower (replace coverstrip).
- (4) Water heating units have been installed without trays (provide trays beneath heaters and connect overflow pipes to building exterior).
- (5) Septic Tank lid is damaged (repair lid).
- (6) Rust stains evident on first floor slab soffit in garage area around plumbing wastes (repair causes of leaks).
- (7) A section of aluminium handrail capping is displaced (refix or replace).
- (8) Shrinkage - settlement cracks appear in the masonry mortar joints in unit dividing walls and other areas of external walls (point up joints with cement mortar).

12
(Div 9)

RE: BUILDING ACT - CONVERSION OF FLATS TO STRATA TITLE - EXECUTIVE APARTMENTS PTY LTD - 60 SARAWAK AVENUE, PALM BEACH

FILE 11-479

12
(Div 9)

Reference Building Inspector (26/5/82): (Continued)

- (9) Several roof barge tiles are partially displaced (resecure loose tiles).
- (10) Some paint work has deteriorated (repaint as necessary).
- (11) Five only letter boxes are provided (provide an additional mail receptacle for body corporate use).

It is recommended that Council requires the matters listed in Items 1 to 11 to be satisfactorily rectified as indicated, or by some other equivalent method approved by the Chief Inspector, as a pre-requisite to full registration of the units under Chapter 20 of Council's By-laws, which must be effected prior to Council approval of Strata Title documents.

It is further 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 5, 9 and 10 is necessary to ensure that subsequent Strata Subdivision of the building will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstances of the use and to the public interest.

Recommendation:

That the matter be listed for inspection.

13
(Div 10)

RE: APPROVAL OF SUNDAY CONSTRUCTION WORK - F.A. PIDGEON AND SON PTY LTD - MARINE PARADE, COOLANGATTA

FILE 13-108

13
(Div 10)

F.A. PIDGEON AND SON PTY LTD (Folio 151875 26/5/82):

We hereby request permission to work on Sunday, 30th May, 1982 for the purpose of erecting a crane in Marine Parade, Coolangatta.

The reason we request permission is because the site is a very small confined area and as Marine Parade is a fairly narrow street. Less congestion would occur on a Sunday when traffic is a lot lighter.

Reference Building Surveyor (27/5/82):

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, 30th May, 1982 subject to the following conditions:-

- (i) Work to be carried out only between the hours of 9:00 a.m. and 3:00 p.m.
- (ii) Work to be restricted to jumping/dismantling the crane and no other work whatsoever to be carried out on the site.
- (iii) Builder is to obtain the prior approval of the Police Department for the subject work.

Recommendation:

That the approval of the Chief Inspector be confirmed.

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Report of Health Committee Meeting, 8th June, 1982

14
(Div 1)

RE: BUILDING ACT - CONVERSION OF SHOPS TO GROUP TITLE - 38
ESPLANADE PARADISE POINT - TURNBILL INVESTMENTS FILE 1-7219

14
(Div 1)

Reference Building Inspector (18/5/82):

An application has been received seeking Council's requirements as a pre-requisite to Group-Titling the subject shops. The building is of brick construction and contains four (4) shops and six (6) car spaces. It is estimated to be six (6) years old.

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

- (1) Shops 2, 3 and 4 - sill tiles to entrance doors broken off. (Replace broken sill tiles)
- (2) Shop 3 (Fruit Bowl) Walls marked and stained. (Repaint walls of Fruit Bowl)
- (3) Shop 3 (Fruit Bowl) hand basin not foot operated. (Convert to wall mounted, foot operated control valve with hot and cold water)
- (4) No individual stop cocks to isolate shops. (Provide individual stop cocks to water supply to each shop)

It is recommended that Council forms the opinion that satisfactory rectification, as indicated, or some other equivalent method approved by the Chief Inspector, of the matters listed in Items (1) to (4) is necessary to ensure that subsequent Subdivision of the building will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstances of the use and to the public interest.

Recommendation:

That the recommendation of the Building Inspector be adopted.

15
(Div 9)

RE: MULTI-UNIT CONSTRUCTION CONTRIBUTIONS - EBBESFIELD PTY LTD -
22 PANORAMA DRIVE, CURRUMBIN FILE 12-1217

15
(Div 9)

Reference Building Surveyor (31/5/82):

Solicitors for the abovementioned Company have requested that Council refund the amount of \$5,640-00 paid for Water Supply and Sewerage Contributions in connection with the erection of a block of eight (8) units at the subject site. The basis for their request is that the building permit should have been issued prior to the date of Council's decision to impose contribution charges i.e. 4th December, 1981.

The building application was lodged on 16th July, 1981, however, delays did occur in processing through the various sections of the Council and there is no evidence to indicate that these were attributable to the applicant. Delays in processing at that time were being experienced generally due to the large volume of building applications being dealt with.

15
(Div 9)

RE: MULTI-UNIT CONSTRUCTION CONTRIBUTIONS - EBBESFIELD PTY LTD -
22 PANORAMA DRIVE, CURRUMBIN FILE 12-1217

15
(Div 9)

Reference Building Surveyor (31/5/82): (Continued)

It is considered that the building permit would have been issued much earlier than the 4th December, 1981 had it not been for the backlog which existed at the time.

It is recommended that the multi unit construction contributions in relation to the subject development be waived and the amount of \$5,640-00 be refunded accordingly.

Recommendation:

That the recommendation of the Building Surveyor be adopted.

16
(Div 4)

RE: REQUEST FOR CONTRIBUTION TOWARDS COST OF DIVIDING FENCE SITUATED
AT 9 BLAKE STREET, SOUTHPORT - M. LAWSON FILE 4-2483

16
(Div 4)

Reference Senior Building Inspector (7/5/82):

A request has been received for Council to contribute towards the cost of a dividing fence forty (40) metres long by 1.2 metres high abutting Council controlled land at the subject location. The total quoted cost is \$484-00. Fifty percent of the cost is \$242-00 compared to Council's limit of \$9-00 per metre - \$360-00.

The land, together with a further three (3) adjoining allotments have been acquired by Council for stormwater drainage purposes and it is traversed by a watercourse which flows into Loder's Creek. It could therefore be considered a service easement and in accordance with Council's policy of 5th March, 1982, be ineligible for contribution by Council. However, the land is zoned as Public Open Space, General, under the Town Plan and does join up with existing Council park. Council's Parks Director has indicated that the area concerned would always be a service drainage easement until such time as the open area of the drain has been piped and then filled in over the pipes. The Parks Director has also indicated that the area is not suitable for parkland.

It is recommended that, as the land in question is an open drain and the Parks Director considers the area unsuitable for the development of a park, Council refuses to contribute towards the cost of the erection of a fence abutting the drainage easement, in accordance with its Policy of 5th March, 1982.

Recommendation:

That the matter be listed for inspection.

- (iv) Item 16 - Request for Contribution towards Cost of
Dividing Fence situated at 9 Blake Street, Southport -
M. Lawson: (File 4-2483)

MOTION - by Alderman B.A. Paterson, seconded Alderman D.J. O'Connell

That the following be added to the recommendation:-

"In company with the Division Alderman."

CARRIED.

93660

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

17
(Div 9)

RE: BUILDING ACT - BOULDER WALL REQUIREMENTS - 111 - 119 GOLD COAST
HIGHWAY, PALM BEACH - BOULEVARD DEVELOPMENTS PTY LTD
FILE 10-396

17
(Div 9)

Reference Building Inspector (20/5/82):

A building application has been received for a seven (7) storey block of dwelling units on the subject block which has a frontage to both the Gold Coast Highway and Jefferson Lane.

The land is situated on the landward (western) side of Jefferson Lane, positioned approximately 50 metres from the foreshore seawall line.

Council's Boulder Wall Policy of 31st October, 1975 provides, inter alia:-

"Where an application is lodged with Council to strata-title a building erected within 75 metres of the foreshore seawall line, a boulder wall shall be constructed in accordance with the design of the Co-Ordinator General's Department on the alignment determined by the Council."

The Policy also requires that footings be designed to withstand scour to RL - three (3) metres if within 40 metres of the foreshore seawall line and RL 00 if between 40 metres and 75 metres. Footings will be provided accordingly.

However, the owner has requested that the requirement to construct a C.O.G. boulder wall prior to strata title approval, be waived, since his land does not abut the foreshore but is separated by Jefferson Lane and other freehold properties.

Jefferson Lane is presently 6.6 metres wide, however, the owner has given an undertaking to dedicate a 3.5 metres widening strip for road purposes, which will make the road reserve 10.1 metres wide.

In view of the circumstances, namely:-

- (1) The land does not abut the foreshore;
- (2) Jefferson Lane, which is situated seaward of the property, will eventually be at least 10.1 metres wide; and
- (3) The footing design meets Council's requirements,

it is considered reasonable to waive the requirement.

It is recommended that Council waive the requirement that a boulder wall conforming to the C.O.G. design be provided as a pre-requisite to Strata Title approval of the subject development but requires footings to be designed to withstand scour in accordance with the policy of 31st October, 1975.

Recommendation:

That the recommendation of the Building Inspector be adopted.

18
(Div 4)

RE: BUILDING ACT - FILLING ON BUILDING SITE NO. 4 THEODORE DRIVE,
SOUTHPORT - R.C. AND D. BRIGHT FILE 3-7901/31

18
(Div 4)

Reference Building Inspector (27/5/82):

The land was cut and filled in preparation to construct a dwelling in August, 1981. The foundations were excavated but when inspected by a Council Building Inspector they were found defective, and the builder was directed to correct. However, the owners decided evidently to postpone construction of a dwelling on the land. The filling was left in a state which caused a great nuisance to Mr. G. Martin of 6 Theodore Drive. The filling at the boundary is 2,100mm high which is only 2,100mm from Mr. Martin's dwelling. After each fall of rain there is water and silt entering the sewerage line through the disconnector trap grates. Mr. Martin laid the footings for an addition in January, 1982, however if he builds the addition in the present circumstances it would block off the flow of mud and water and flood the internal section of his home. The owners of the land have stated their reason for not constructing the necessary retaining walls is financial and have informed Council that the land will now be sold.

It is recommended that in accordance with the provisions of Section 52 of the Building Act the owners be given an opportunity to show cause why Notice should not be served upon them to construct retaining walls to contain the fill to bring it into conformity with the Standard Building By-laws and in particular By-law 31.3 and for that purpose they may appear before the Council at its meeting on Friday the 16th July, 1982 at 10:00 a.m. or may make a submission in writing prior to that time.

Recommendation:

That the matter be listed for inspection:

19
(Div 10)

PREVIOUS AGENDA ITEM (Council Decision 11/12/81) (H79):
RE: NON-COMPLIANCE WITH CONDITIONS FOR APPROVAL OF RELAXATION OF
CAR PARKING REQUIREMENTS TUGUN FRUIT MARKET FILE 12-661

19
(Div 10)

TUGUN FRUIT MARKET (FOLIO 134863 27/11/81):

I wish to submit this sketch for your approval of a total of 22 car spaces situated at the rear of building 502 Gold Coast Highway, Tugun and running parallel with Golden Four Drive. These spaces will be lined in accordance with the rules set out by Council.

I am aware of your requirements which is a total of 29 car spaces, however, I would like to make it known that having a very large amount of the inside area being taken up cold storage and also a good proportion with shelving, plus two offices, two toilets and one lunch room, this brings the actual usage and selling area to approximately one-third of the building.

I also feel quite sure that having had over 20 years experience with this kind of operation in Sydney, that, at no time of trading would there be any more than 10 to 15 cars parked at any one particular time. I have always found that they tend to flow at a rate of eight to 10 cars.

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

19
(Div 10)

PREVIOUS AGENDA ITEM (Council Decision (11/12/81)(H79):
RE: NON-COMPLIANCE WITH CONDITIONS FOR APPROVAL OF RELAXATION OF
CAR PARKING REQUIREMENTS TUGUN FRUIT MARKET FILE 12-661

19
(Div 10)

TUGUN FRUIT MARKET (FOLIO 134863 27/11/81): (Continued)

Hoping this meets with your approval and you can see fit to relax from the requirement of 29 car spaces and accept the 22 car spaces, as drawn on sketch enclosed (on file).

Reference City Planner (30/11/81):

The requirements for the Fruit Market under the classification "shop" under the Town Planning Scheme and including the gross floor area is 29 car spaces. The plans lodged with Council show 22 spaces, complying with required dimensions and layout, plus a Loading Bay. This is the maximum amount of parking which is physically capable of being accommodated between the existing building and the Golden Four Drive frontage of the property, after providing for reasonable areas for landscaping adjacent to the boundary. No access is proposed off the Highway.

The proposed use is permitted "as of right" in the Central Commercial Zone and experience with similar premises indicates that the Applicant's claim that 29 spaces would not be required to meet parking demands would be justified. It is not agreed that only eight to 10 cars would be expected, however, the on-site provision of 22 spaces is considered to be acceptable.

A similar situation was considered by Council at its meeting held on 20th November, 1981 (Health, Item 18) with respect to the land immediately to the south, wherein Council agreed to accept an on-site shortfall, provided that the developer constructed parking adjacent to Golden Four Drive and lodged a cash contribution of \$2,000-00 per space for the parking shortfall. It is considered that the same approach could be adopted in this instance, although parking in the street is not feasible. Thus, the previous allowance of \$500-00 per space is not applicable and the contribution should therefore be \$2,500-00 per space.

It is recommended that the Applicant be advised that Council is prepared to accept 22 on-site spaces and loading bay, as shown on the submitted plans, and to be constructed in accordance with the Town Planning Scheme, with landscaping to the satisfaction of the Chief Inspector, subject to a contribution of \$2,500-00 per space for the seven (7) space shortfall; this amount to be paid to Council prior to the change of use becoming effective or the issue of a Building Permit. No access whatsoever is to be taken off the Gold Coast Highway.

Council Decision (11/12/81) (H79):

- (1) That the recommendation of the City Planner be adopted.
- (2) That the Applicant be advised of the previous requirement to maintain the landscaping between the building and the Highway frontage in a neat and tidy condition at all times and not to be used for any other purpose. Also, that no advertising signs are to be displayed without the written approval of Council.

Reference Clerical Officer - Town Planning (25/5/82):

Council's Decision of 11th December, 1981 was conveyed to Mr Callaghan of Tugun Fruit Market by letter dated 14th December, 1981 which read:-

19
(Div 10)

PREVIOUS AGENDA ITEM (Council Decision (11/12/81)(H79)
RE: NON COMPLIANCE WITH CONDITIONS FOR APPROVAL OF RELAXATION OF
CAR PARKING REQUIREMENTS TUGUN FRUIT MARKET FILE 12-661

19
(Div 10)

Reference Clerical Officer - Town Planning (25/5/82): (Continued)

I refer to the above matter and wish to advise that Council, at its meeting held on 11th December, 1981 resolved that Council is prepared to accept 22 on-site spaces and loading bay, as shown on the submitted plans, and to be constructed in accordance with the Town Planning Scheme, with landscaping to the satisfaction of the Chief Inspector, subject to a contribution of \$2,500-00 per space for the seven (7) space shortfall; this amount to be paid to Council prior to the change of use becoming effective or the issue of a Building Permit.

No access whatsoever is to be taken off the Gold Coast Highway.

You are further advised of the previous requirement to maintain the landscaping between the building and the Highway frontage in a neat and tidy condition at all times and not to be used for any other purpose.

Also no advertising signs are to be displayed without the written approval of Council.

In a telephone conversation to the Acting City Planner on 24th December, 1981 Mr Callaghan claimed that the Fire Brigade regarded that a door giving access from the Highway remain open while the premises were occupied. The matter was investigated by a Council Officer who advised Mr Callaghan by letter dated 30th December, 1981 that if the swing of the door (a metal gate) was changed it could be shut. He was reminded of Council decision regarding access from the Highway. Mr Callaghan was reminded again of Council's requirements by letters dated 24th February, 1982 and 23rd April, 1982.

Inspections on 10th May and 19th May, 1982 revealed that a gate leading to the Highway was open and advertising signs placed in a matter to encourage patrons to park on the Highway verge and property boundary and obtain access from

(ii) Item 19 - Non-compliance with Conditions for Approval of Relaxation of Car Parking Requirements - Tugun Fruit Market: (File 12-661)

MOTION - by Alderman E.M. Diamond, seconded Alderman L.J. Hughes

That the following be added to the recommendation:-

"In company with the Division Alderman."

CARRIED.

That the matter be listed for inspection.

19
(Div 10)

PREVIOUS AGENDA ITEM (Council Decision (11/12/81)(H79)
RE: NON COMPLIANCE WITH CONDITIONS FOR APPROVAL OF RELAXATION OF
CAR PARKING REQUIREMENTS TUGUN FRUIT MARKET FILE 12-661

19
(Div 10)

Reference Clerical Officer - Town Planning (25/5/82): (Continued)

I refer to the above matter and wish to advise that Council, at its meeting held on 11th December, 1981 resolved that Council is prepared to accept 22 on-site spaces and loading bay, as shown on the submitted plans, and to be constructed in accordance with the Town Planning Scheme, with landscaping to the satisfaction of the Chief Inspector, subject to a contribution of \$2,500-00 per space for the seven (7) space shortfall; this amount to be paid to Council prior to the change of use becoming effective or the issue of a Building Permit.

No access whatsoever is to be taken off the Gold Coast Highway.

You are further advised of the previous requirement to maintain the landscaping between the building and the Highway frontage in a neat and tidy condition at all times and not to be used for any other purpose.

Also no advertising signs are to be displayed without the written approval of Council.

In a telephone conversation to the Acting City Planner on 24th December, 1981 Mr Callaghan claimed that the Fire Brigade regarded that a door giving access from the Highway remain open while the premises were occupied. The matter was investigated by a Council Officer who advised Mr Callaghan by letter dated 30th December, 1981 that if the swing of the door (a metal gate) was changed it could be shut. He was reminded of Council decision regarding access from the Highway. Mr Callaghan was reminded again of Council's requirements by letters dated 24th February, 1982 and 23rd April, 1982.

Inspections on 10th May and 19th May, 1982 revealed that a gate leading to the Highway was open and advertising signs placed in a manner to encourage patrons to park on the Highway verge and property boundary and obtain access from that position.

It is recommended that legal action be taken against Mr R.L. Callaghan, operator of Tugun Fruit Market, for non-compliance with conditions of approval (specifically access to the Highway and the landscaping of the Highway frontage.)

Recommendation:

That the matter be listed for inspection.

93664

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

20
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (18/9/81)(H4)
RE: REZONING APPLICATION AT 7 WEST STREET, BURLEIGH HEADS - COMPREHENSIVE DEVELOPMENT FOR M. COLWELL FILE 5708536

20
(Div 8)

Reference Planning Officer (4/9/81):

Applicant/Owner: M.I. and B.M. Colwell Pty Ltd

Location: 7 West Street, Burleigh Heads

Real Property Description: Subdivision 4 and Part of Subdivision 3 of Portion 39 and part of Subdivision 17 of Portion 1A, County of Ward, Parish of Mudgeeraba.

Area: 2650m²

Existing Zone: Residential Medium Density

Proposed Zone: Comprehensive Development

Proposed Town Plan Classification: Residential "C" (three storey height control).

Proposed Development: 16 storey accommodation building with shops, offices and restaurant

Objections: Seven

The Applicant seeks the rezoning in order to develop the site with ground floor shops and restaurant, first and second storey offices and levels (4) to (16) with accommodation units. The proposal plan shows the 38 units at three per floor (except for the penthouse) with a density of approximately 588 persons per hectare.

Under the existing zoning, units are an "as of right" use to 400 persons per hectare, with the restaurant and general store being a consent use. (The general store by virtue of its non-conforming status). The rezoning is sought in order to permit offices, additional shops and a "higher" density for the units by Council consent.

This land forms part of the Burleigh Heads Caravan Park, over which Council has granted a subdivision approval in order to permit its development for low-rise units. The subject land was not specifically included in this subdivisional approval as the Applicant wished to keep his development options open.

The site is currently improved by a kiosk and office associated with the Caravan Park.

Objections

The following is a precis of the objections and the relevant planning comments:-

(1) The Proposed High Rise Building will be Detrimental to the Amenity of the Area

The objectors contend that the proposed high-rise building will destroy the aesthetics and character of the area, will create undesirable shadow, loss of property value, loss of breeze and destruction of trees.

The land is, at present, zoned Residential Medium Density with no controls as to height, etc., apart from the controls under the Town Plan. This means that one and possibly two high-rise buildings could be constructed on the Caravan Park land "as of right".

The only significant point which can be drawn from these objections over and above those concerns which would stem from an "as of right" use is the increase in density on the subject land resulting from the proposal. This involves an increase in the density from 400 persons per hectare to approximately 588

20
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (18/9/81)(H4) 20
RE: REZONING APPLICATION AT 7 WEST STREET, BURLEIGH HEADS - COMPREHENSIVE (Div
DEVELOPMENT FOR M. COLWELL FILE 5708536

Reference Planning Officer (4/9/81): (Continued)

persons per hectare, which is a difference of 49 persons or 24 bedrooms. This is an increase in the scale of development by 12 units or four storeys over the yield achievable at 400 persons per hectare (i.e. 26 units).

The plot ratio for the site (1.908 at 16 storeys) gives a yield of approximately 48 units (314m² per floor) which is greatly in excess of the maximum permitted by the population density.

It is considered to be a reasonable approach to limit the scale of development by allowing a plot of 0.4 for ground level commercial use (one floor at 40% site coverage) plus the normal residential plot according to the site size and proposed building height, i.e. $0.4 + 1.9 = 2.3$. The scale of the development will depend upon ratio of Commercial space compared to residential units in the final design according to a pre-determined plot ratio control in the Comprehensive Zone.

In any event, it is considered that the unit component of the development shall not exceed a density of 500 persons per hectare, such a density being a minimal increase over the existing density and yet would still reflect a higher density which would be appropriate to a Comprehensive Development zone.

(2) The Proposal is Contrary to the Zoning under the Proposed Town Plan

The proposed Town Plan shows a Residential "C" classification (400 persons per hectare) with a three storey height control. Apart from the proposed density increase, the rezoning is sought in order to permit the construction of offices and shops on the site. While this is not the intention of the proposed zoning under the new Town Plan, the application has been lodged and it must be considered on its merits.

(3) The Proposal is Incompatible with the School

The Education Department has lodged an objection to the proposed rezoning on the basis of traffic danger to students, difficult access, loss of amenity and increased temptation to students.

The proposal plans accompanying the application show no access to West Street, but access solely by a 5.5 metre wide laneway to Burleigh Street. This change will, in fact, reduce the traffic dangers in the area.

The question of amenity has already been discussed. The matter of increased temptation to students depends primarily on the uses which will be conducted on the land. It is considered that accommodation units and offices will not create any problems with students. The nature of any shops will be critical to the matter of creating temptation for children, however, it is difficult to envisage any shop which would not duplicate existing facilities in the neighbouring Burleigh Heads Shopping Centre. The question of the compatibility of a specific type of shop can be best considered at the time the application is lodged for Town Planning consent.

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(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (18/9/81)(H4) 20
RE: REZONING APPLICATION AT 7 WEST STREET, BURLEIGH HEADS - COMPREHENSIVE (Div
DEVELOPMENT FOR M. COLWELL FILE 5708536

Reference Planning Officer (4/9/81): (Continued)

persons per hectare, which is a difference of 49 persons or 24 bedrooms. This is an increase in the scale of development by 12 units or four storeys over the yield achievable at 400 persons per hectare (i.e. 26 units).

The plot ratio for the site (1.908 at 16 storeys) gives a yield of approximately 48 units (314m² per floor) which is greatly in excess of the maximum permitted by the population density.

It is considered to be a reasonable approach to limit the scale of development by allowing a plot of 0.4 for ground level commercial use (one floor at 40% site coverage) plus the normal residential plot according to the site size and proposed building height, i.e. 0.4 + 1.9 = 2.3. The scale of the development will depend upon ratio of Commercial space compared to residential units in the final design according to a pre-determined plot ratio control in the Comprehensive Zone.

In any event, it is considered that the unit component of the development shall not exceed a density of 500 persons per hectare, such a density being a minimal increase over the existing density and yet would still reflect a higher density which would be appropriate to a Comprehensive Development zone.

(2) The Proposal is Contrary to the Zoning under the Proposed Town Plan

The proposed Town Plan shows a Residential "C" classification (400 persons per hectare) with a three storey height control. Apart from the proposed density increase, the rezoning is sought in order to permit the construction of offices and shops on the site. While this is not the intention of the proposed zoning under the new Town Plan, the application has been lodged and it must be considered on its merits.

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The proposal plans accompanying the application show no access to West Street, but access solely by a 5.5 metre wide laneway to Burleigh Street. This change will, in fact, reduce the traffic dangers in the area.

The question of amenity has already been discussed. The matter of increased temptation to students depends primarily on the uses which will be conducted on the land. It is considered that accommodation units and offices will not create any problems with students. The nature of any shops will be critical to the matter of creating temptation for children, however, it is difficult to envisage any shop which would not duplicate existing facilities in the neighbouring Burleigh Heads Shopping Centre. The question of the compatibility of a specific type of shop can be best considered at the time the application is lodged for Town Planning consent.

93666

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

20
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (18/9/81)(H4)
RE: REZONING APPLICATION AT 7 WEST STREET, BURLEIGH HEADS - COMPREHENSIVE DEVELOPMENT FOR M. COLWELL FILE 5708536 (Diy 8)

General Comments

Also on the question of shops, it is the Applicant's intention to provide for a restaurant and shops at ground floor level. It is considered that the number and size of these shops should be minimised so that they do not offer a competitive facility with the Burleigh Centre, thereby creating a precedent to the expansion of the Centre in this area. Such a precedent is undesirable and therefore, it is considered that no more than two small shops should be allowed on the site and that these should cater for the needs of the people in the immediate vicinity.

The Applicant's intention to construct offices and a restaurant on the site would appear to be satisfactory.

Reference Chief Draftsman (23/6/81):

- (1) All roof and surface stormwater run-off is to be collected on site and discharged through a single underground drainline into the existing drainage in Burleigh Street, west of the site.
- (2) Access driveway to be 5.50 metres wide.
- (3) Access driveway ramp should be re-examined to provide for two-way vehicular movements.
- (4) Main Roads Department to be contacted in regard to any possible road widening requirements along West Burleigh Road.
- (5) Access to West Burleigh Road to be 3.60 metres wide at kerb line and subject to Main Roads Department approval.

Reference Assistant Engineer, Water Supply and Sewerage (2/7/81):

- (1) Water supply available from 250mm water main in West Burleigh Road.
- (2) Building application to be accompanied by a Certificate from a Corporate Engineer certifying that fire services installations will be in compliance with Division V of the Building Act and upon completion of the building, that Engineer shall certify that the fire services installation has been tested and complied with the Building Act.
- (3) Sewerage connection available (existing buildings connected).
- (4) Sewer line under basement slab shall be relayed in cast iron.
- (5) Responsibility of developer to locate existing sewers prior to foundation piling.
- (6) Disconnection and connection fees apply for water and sewerage.
- (7) All fees appropriate to the new Town Plan Clause 25 to be paid prior to Strata Titling.

Further Reference Planning Officer (4/9/81):

It is considered that a number of the matters raised in the above Works Department references relate more to a consent of building application than to a rezoning.

Headworks Charges

As it is intended to recommend that the application be approved subject to a maximum population density of 500 persons per hectare, the payment of headworks charges will be applicable on the following basis:-

20
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (18/9/81)(H4)
RE: REZONING APPLICATION AT 7 WEST STREET, BURLEIGH HEADS - COMPREHENSIVE
DEVELOPMENT FOR M. COLWELL FILE 5708536

20
(Div

Further Reference Planning Officer (4/9/81):

(Continued)

132 persons (500 persons per hectare) - 105 persons (400 persons per hectare)	=	28 persons
Water Supply (28 persons x \$80-00)	=	\$2,240-00
Sewerage (28 persons x \$88-00)	=	\$2,464-00
		<u>\$4,704-00</u>

It is recommended that:-

- (1) As required under the provisions of the "Local Government Act, 1936 to 1981", Notice of Council's intention to approve the application and refer it to the Minister, subject to the following conditions, be served on the Applicant and on the objectors:-
 - (a) Submission of an application for Town Planning consent, such application to be in accordance with the following criteria:-
 - (i) The maximum site population density shall not exceed 500 persons per hectare and Plot Ratio shall not exceed 2.3.
 - (ii) No more than two small shops may be proposed for the site, such shops to be of a nature which provides a service for the area and to be compatible with the neighbouring school.
 - (iii) Vehicular access shall be taken only off Burleigh Street.
 - (b) Compliance with the requirements of the Chief Engineer with respect to access, stormwater drainage, water supply and sewerage in accordance with the requirements contained in the reference.
 - (c) The payment of \$4,704-00 by way of headworks charges. (\$2,240-00 for water supply; \$2,464-00 for sewerage).
 - (d) The application for Town Planning consent shall be considered on the merits of that particular application.
- (2) Should no Appeal be instituted with respect to the application within the prescribed time, the application be forwarded to the Minister for approval.
- (3) The payment of a cash bond of \$4,704-00 together with a letter of agreement to Condition (1)(c) to be received by Council prior to the application being referred to the Minister.
- (4) Should the Governor-in-Council not approve the application, the \$4,704-00 paid above is to be refunded to the Applicant.
- (5) The comments on the objections contained in the reference be adopted as Council's representations on these objections in its application to the Minister.
- (6) Council takes the view that this application will not create a precedent for further similar rezonings which could result in an undesirable intrusion of the Burleigh Heads Central Area into the Residential area to the west of the Pacific Highway.

Council Decision (18/9/81)(H4):

That the recommendation of the Planning Officer be adopted and the Applicant also be advised that special attention will be required to be directed towards retention of existing trees in consideration of the consent application.

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

93663

20
(Div 8)

PREVIOUS AGENDA ITEM - Council Decision (18/9/81)(H4)
RE: REZONING APPLICATION AT 7 WEST STREET, BURLEIGH HEADS - COMPREHENSIVE
DEVELOPMENT FOR M. COLWELL FILE 5708536

20
(Div 8)

DEPARTMENT OF LOCAL GOVERNMENT (Folio 151312 20/5/82):

With reference to previous correspondence, I am directed to inform you that the Deputy Governor, for and on behalf of His Excellency the Governor in Council today rejected an application by the Council for amendment of the Town Planning Scheme for the City of Gold Coast by the rezoning of certain land situated at West Street, Burleigh Heads, as described in the attached Schedule.

Reference Acting City Planner (25/5/82):

The Local Government Department have advised that the above rezoning application has been refused.

It is recommended that the information be noted.

Recommendation:

That the information be noted.

21
(Div 6)

RE: NOTICE OF LOCAL GOVERNMENT APPEAL - APPLICATION FOR OFFICES AT
31 CROMBIE AVENUE, BUNDALL - J.F. AND J.I. FILDES

FILE 5-1982

21
(Div 6)

Reference Planning Officer (31/5/82):

Council at its meeting of 18th September, 1981 resolved to refuse an application to erect a six storey office building at 31 Crombie Avenue. The applicants were F.J. and J.I. Fildes. No objections to the application were received. Subsequent to Council's Decision and notification to the Applicant Notice of Local Government Appeal No. 231 of 1981 was lodged with the Local Government Court on 19th October, 1981 and served on Council on 22nd October, 1981. Lodgement and service of the Notice was within the time periods set by the Local Government Act (the letter notifying the applicant of Council's Decision had been sent on 22nd September, 1981).

It is recommended that the matter of defending the Appeal be referred to Council's Solicitors with authority to engage Counsel if necessary.

Recommendation:

That the recommendation of the Planning Officer be adopted.

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

93669

22
(Div 6)

FILE 6-2681

22
(Div 6)

RE: TOWN PLANNING SCHEME
APPLICANT: EARLMAR PTY LTD
OWNER: EARLMAR PTY LTD

PROPOSED DEVELOPMENT: TENNIS COURT FOR USE IN CONJUNCTION WITH
ACCOMMODATION UNITS

LOCATION OF SITE: CORNER 1-13 FERN STREET AND 14-16 GARFIELD TERRACE,
SURFERS PARADISE

ZONING: RESIDENTIAL 'D'

AREA: 3,257M²

CLASSIFICATION: OUTDOOR RECREATION

DATE RECEIVED: 31ST MARCH, 1982

DATE ADVERTISED: 7TH APRIL, 1982

OBJECTIONS: FIVE (5) V AND C CORMIE, P AND P NOAD, N.S AND R ALDERTON,
C.K McKEERING AND K.D McKEERING

LETTER OF SUPPORT: HIGHFERN PTY LTD

C. AND V. CORMIE (Folio 148351 19/4/82):

There is a further very serious problem that the Gold Coast Council has to consider and that is the traffic hazards associated with the corner of Fern Street and Garfield Terrace which can only be increased by the distraction of an illuminated tennis court bounded by roads on two (2) sides. Garfield Terrace has always been a traffic hazard even when it was a one way street and over recent months since it has become two way the hazards have increased particularly at the corner of Fern Street and Garfield Terrace.

On checking the Town Plan we congratulate the Gold Coast Council on their decision to widen Garfield Terrace by two (2) metres which will we hope reduce the number of traffic accidents which have taken place in Garfield Terrace in recent times. Needless to say the distraction of an illuminated tennis court on the corner of two busy streets can only add to further accidents through the loss of concentration caused by both lights and noise.

We note that the provision for fifty-four (54) motor vehicles does not exceed the number of vehicles specified for the proposed adjoining multi-unit building which indicates that any guests or visitors invited to play on the proposed illuminated tennis court will be compelled to park their vehicles on the streets in an area already congested with vehicles associated with the high rise buildings in the area particularly Aquarius with its forty (40) stories.

P. AND P. NOAD (Folio 148131 16/4/82):

The illumination of the tennis court would be most objectionable for many hours of the night and cause a great deal of distress to neighbours in the vicinity.

Similarly the noise of tennis players and spectators could be grossly disturbing to other people in the area late at night. This, together with the associated noise of arriving and departing vehicles - both engines and banging of doors - would create an intolerable level of noise pollution in a residential district.

Garfield Terrace is a very narrow road and since two way traffic has been introduced, carries a very heavy load of traffic. Any extra brought to the area by the use of this tennis court (notwithstanding parking provided by the units) would mean still more congestion and constitute further danger in the area.

The corner of Fern Street and Garfield Terrace is always very busy and potentially dangerous and it is vital there should be no distraction such as very bright lights and tennis players in action for drivers of vehicles at that particular spot at night.

22
 (Div 6)

RE: TOWN PLANNING SCHEME APPLICATION FOR TENNIS COURTS FOR USE IN CONJUNCTION WITH ACCOMMODATION UNITS AT CORNER 1-13 FERN STREET AND 14-16 GARFIELD TERRACE, SURFERS PARADISE
 (Continued)
 FILE 6-2681

22
 (Div 6)

N.S. AND R. ALDERTON (Folio 148346 16/4/82):

I am 70 years old of ill health and require all the peace and quiet I can get.

It is often difficult to get to sleep with the traffic in this street and these courts will only add to the noise and disturbance already present in this area.

I object strongly to illuminated tennis courts adjoining my property and also swimming pools. This light will shine into my two (2) bedrooms on that side and the noise of screaming children from the pool and drunken footballers from the south with a tennis racket in one hand and a can of beer in the other hand yahoing all day and night on the tennis courts will disturb my and my grandchildren's sleep and peace and quiet.

K. McKEERING (Folio 148609 20/4/82):

The proposed planning is inconsistent with and contrary to the surrounding use and the future use of adjacent areas and is contrary to and wrong in law and against the evidence and weight of evidence opposed to such planning.

The application has not been advertised in accordance with the provisions of the Local Government Act 1936-1981.

The area of land is inadequate for the use proposed.

The noise created by the increased number of people attracted to the site would detract unnecessarily and disproportionately from the surrounding areas.

The increased volume of vehicular traffic would unnecessarily create a hazard to motorists and pedestrians.

The illumination of the tennis court at night would distract motorists thus further creating a hazard to motorists and pedestrians.

The proposed planning is contrary to and detrimental to the values of the adjoining properties.

Reference Planning Officer (24/5/82):

An application has been lodged for a tennis court for use in conjunction with accommodation units at the corner of Fern Street and Garfield Terrace. It was initially proposed that the court be illuminated but the applicants have since withdrawn the application for illumination. Five objections containing a total of nine (9) signatures were received and also one letter of support. The main grounds of objection are:-

1. The proposal would detrimentally affect the amenity of the neighbours who have bedrooms located near the site of the proposed court.
2. The site is on a dangerous corner and the illumination of the court would cause distraction to motorists.
3. The proposal would increase traffic parking problems in the area.
4. Noise associated with the court would be disturbing at night.
5. The proposed court is inconsistent with surrounding land use and contrary to town planning principles.
6. The application was not advertised in accordance with Local Government Act requirements.

22
(Div 6)

RE: TOWN PLANNING SCHEME APPLICATION FOR TENNIS COURTS FOR USE IN CONJUNCTION WITH ACCOMMODATION UNITS AT CORNER 1-13 FERN STREET AND 14-16 GARFIELD TERRACE, SURFERS PARADISE FILE 6-2681

22
(Div 6)

Reference Planning Officer (24/5/82): (Continued)

- 7. The area of land is inadequate for the use proposed.
- 8. The proposal would be detrimental to land values.

Comment

The majority of objections relate to the proposed illumination and upon receipt of the objections the applicants withdrew the application for illumination. No evidence to support the statement of incorrect advertising was submitted. As the court is for the use of residents of the building and as car parking spaces for visitors are also proposed in accordance with Scheme requirements it is not considered that the court would affect traffic flows in the area.

The court is proposed to be set back three (3) metres from the northern and southern boundaries. The setback from Garfield Terrace is 4.75 metres from the alignment prior to road widening and 2.75 metres from the boundary after widening. These setbacks are considered acceptable and in accordance with the policy.

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

- (1) All noise generated is not to exceed that as prescribed in Part VII Division XI of the City of Gold Coast Town Planning Scheme.
- (2) 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.
- (3) The tennis court is to be for the private use of residents in the accommodation building.
- (4) No court lighting is to be installed and the tennis court is not to be lit without prior consent of Council.
- (5) Drainage of the tennis court is to ensure that no surface waters run off onto adjoining properties to create nuisance.
- (6) The tennis court is to be set back at least three (3) metres from the northern boundary, three (3) metres from the southern boundary and setbacks are to be densely planted to the reasonable satisfaction of the Chief Inspector.

Recommendation:

That the recommendation of the Planning Officer be adopted.

23
(Div 8)

RE: TOWN PLANNING SCHEME
APPLICANT: BURLING BROWN AND PARTNERS
OWNER: COLWAL PTY LTD
PROPOSED DEVELOPMENT:

FILE 9-193

23
(Div 8)

TO CONSTRUCT AN UNLIT TENNIS COURT FOR
USE IN CONJUNCTION WITH MULTI-UNIT BUILDINGS
LOCATION OF SITE: 31 - 47 HAYLE STREET, 10 - 12 NATHAN STREET AND
5 - 11 SHORT STREET, BURLEIGH HEADS

ZONING: RESIDENTIAL D

AREA: 6371 METRES²

CLASSIFICATION: OUTDOOR RECREATION

DATE RECEIVED: 31ST MARCH, 1982

DATE ADVERTISED: 10TH APRIL, 1982

OBJECTIONS: 4

P.J. AND E.E. DUFFY (FOLIO 148860) (22/4/82):

As owners of the land and dwelling situated at 19 Julia Street, Burleigh Heads we object to the application. Our grounds for objection and the facts relied on in support of those grounds are:-

- (1) On our recent retirement (before the Gemini Court Towers were envisaged) we hoped to enjoy our property in an atmosphere of peace. However, we have had noise and inconvenience for many months past. The tennis court will substantially increase the noise pollution as we understand that it is proposed to locate the court on land very near to our land. This is incredible when there should be other land available on the Hayle Street frontage where only passing motorists will be affected.
- (2) Our privacy, already seriously affected, will be further infringed upon.
- (3) The erection of the Gemini Court Towers has deprived us of view and cast our property into shadow in the afternoons. This has caused the value of our property to depreciate and the construction of a tennis court will cause the value to depreciate even further.

COLWAL PTY LTD (FOLIO 151103) (19/5/82):

We wish to make the following comments relating to the application and to relevant points raised in the objections.

1. Only 2 of the objectors are direct neighbours to the project, 1 of the other two lives in the same street, the other lives one street to the south of the project.
2. The original plan was to locate a half court to the south of the north tower at Level 7. Note; the pool area is at level 4, Hayle Street is Level 1, the proposed location of the full size court is approximately Level 10, Mrs Matulich's house is at Level 11.
3. The reason for the proposed upgrading of the tennis court from a half court to a full court is because unit owners in other projects have virtually rejected half courts whereas full courts are an amenity that is fully utilised and is *considered by unit owners to be a necessary facility.*
4. If a full court could be located at the original position or at any other position we would do so but the proposed site is the only area of sufficient size to locate a full court.

23
(Div 8)

23
(Div 8)

RE: TOWN PLANNING SCHEME TO CONSTRUCT AN UNLIT TENNIS COURT FOR USE IN CONJUNCTION WITH MULTI-UNIT BUILDINGS AT 31 - 47 HAYLE STREET, 10 - 12 NATHAN STREET AND 5 - 11 SHORT STREET, BURLEIGH HEADS BURLING BROWN AND PARTNERS (OWNER: COLWAL PTY LTD) FILE 9-193

COLWAL PTY LTD (FOLIO 151103) (19/5/82): (Continued)

- 5. The proposed site is currently covered by a large house which is due to be demolished. None of the existing trees will be removed and additional trees will be planted around the court to blend in with the total park-garden landscaping planned for the project.

The area currently covered by the existing house was to be turfed and planted whereas the tennis court would be constructed of synthetic grass which is very similar looking to good quality turf. The fencing would be coloured green to blend in with the surrounding trees and the area between the tennis court and adjacent property would be densely planted.

- 6. We do not believe the tennis court would create any more noise than that generated by the activities of any family performing normal out door activities in any residential area. Even in a Residential A zoning pools and or tennis courts are allowable on neighbouring properties and are allowable.

In conclusion, may we repeat our intention to make the court and its fencing as unobtrusive as possible and also to add to the numbers of trees existing in that area.

MCMASTER CONSTRUCTIONS PTY LTD (FOLIO 151532) (24/5/82):

Attached is Bennett and Bennett, Surveyors, plan of the area showing all relevant RL's, trees, shrubs, and the proposed tennis court fence line.

Additional notes added by us show our intentions regarding general landscaping, court playing surface and fencing.

We wish to stress the fact that the landscaping generally will be to the same standard as DeVille at Main Beach and Kings Row at Paradise Waters which should satisfy all concerned completely.

The area between Mrs Matulich's property and the tennis court fence will be substantially landscaped with suitable trees/shrubs to provide her with privacy and reasonable quiet once they are established, not that the noise from the court will be any greater than any other residential neighbouring court.

Reference Technical Officer/Planning (24/5/82):

The proposal is to construct a full size tennis court for use in conjunction with the twin Gemini Towers under construction at Burleigh Heads. The court is not proposed to be illuminated and is proposed to be located in the south eastern corner of the site with deeply planted setbacks of 2.0 metres to the eastern boundary, between 12.5 and 16.0 metres from the boundary to Short Street and 6.0 metres to the northern boundary. These setbacks comply with Council's policy in regard to the siting of tennis courts.

Four objections to the proposal were received, mostly in relation to the Gemini Towers buildig. The pertinent points in relation to the court application were that the proposal would cause a loss in privacy and value and that noise

23
(Div 8)

RE: TOWN PLANNING SCHEME TO CONSTRUCT AN UNLIT TENNIS COURT FOR USE IN CONJUNCTION WITH MULTI-UNIT BUILDINGS AT 31 - 47 HAYLE STREET, 10 - 12 NATHAN STREET AND 5 - 11 SHORT STREET, BURLEIGH HEADS BURLING BROWN AND PARTNERS (OWNER: COLWAL PTY LTD) FILE 9-193

23
(Div 8)

Reference Technical Officer/Planning (24/5/82): (Continued)

Levels would be excessive. Due to the steep nature of the site and setback distances from Short Street and the northern boundary, it is not considered that the court will detrimentally affect most objectors.

Due to the location of existing trees on the site, the applicants have indicated that a setback of greater than two metres from the eastern boundary is not possible. Many of the existing species on site are to be retained. A two metre level change between the court level and Mrs Matulich's property to the east is proposed, this would further reduce sound level transmission between the two sites. It should be made a condition of approval that this area be densely planted. In view of the above considerations, it is not considered that excessive sound levels or a loss of privacy or value would result from the use of the court.

It is recommended that as required under the provisions of "The Local Government Act 1936 - 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 the objectors:-

- (1) Any noise generated is not to be to the detriment of the residential amenity of the surrounding area to the satisfaction of the Chief Inspector.
- (2) 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.
- (3) The tennis court is to be for the private use of residents in the multi-unit building.
- (4) No court lighting is to be installed and the tennis court is not to be lit without prior consent of Council.
- (5) Drainage of the tennis court is to ensure that no surface waters run off onto adjoining properties to create nuisance.
- (6) The tennis court is to be set back at least 6.0 metres from the northern boundary, 2.0 metres from the eastern boundary and 12.5 metres from the southern property boundary. Such setbacks are to be densely planted to the reasonable satisfaction of the Chief Inspector.
- (7) Trees indicated for retention in the submitted plans are to be retained.
- (8) The average surface level of the court is to be at R.L. 37.00 or lower as submitted.

Recommendation:

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

23
(Div 8)

23
(Div 8)

RE: TOWN PLANNING SCHEME TO CONSTRUCT AN UNLIT TENNIS COURT FOR USE IN CONJUNCTION WITH MULTI-UNIT BUILDINGS AT 31 - 47 HAYLE STREET, 10 - 12 NATHAN STREET AND 5 - 11 SHORT STREET, BURLEIGH HEADS BURLING BROWN AND PARTNERS (OWNER: COLWAL PTY LTD) FILE 9-193

COLWAL PTY LTD (FOLIO 151103) (19/5/82): (Continued)

- 5. The proposed site is currently covered by a large house which is due to be demolished. None of the existing trees will be removed and additional trees will be planted around the court to blend in with the total park-garden landscaping planned for the project.

The area currently covered by the existing house was to be turfed and planted whereas the tennis court would be constructed of synthetic grass which is very similar looking to good quality turf. The fencing would be coloured green to blend in with the surrounding trees and the area between the tennis court and adjacent property would be densely planted.

- 6. We do not believe the tennis court would create any more noise than that generated by the activities of any family performing normal out door activities in any residential area. Even in a Residential A zoning pools and or tennis courts are allowable on neighbouring properties and are allowable.

In conclusion, may we repeat our intention to make the court and its fencing as unobtrusive as possible and also to add to the numbers of trees existing in that area.

MCMASTER CONSTRUCTIONS PTY LTD (FOLIO 151532) (24/5/82):

Attached is Bennett and Bennett, Surveyors, plan of the area showing all relevant RL's, trees, shrubs, and the proposed tennis court fence line.

Additional notes added by us show our intentions regarding general landscaping, court playing surface and fencing.

We wish to stress the fact that the landscaping generally will be to the same standard as DeVille at Main Beach and Kings Row at Paradise Waters which should satisfy all concerned completely.

The area between Mrs Matulich's property and the tennis court fence will be substantially landscaped with suitable trees/shrubs to provide her with privacy and reasonable quiet once they are established, not that the noise from the court will be any greater than any other residential neighbouring court.

Reference Technical Officer/Planning (24/5/82):

The proposal is to construct a full size tennis court for use in conjunction with the twin Gemini Towers under construction at Burleigh Heads. The court is not proposed to be illuminated and is proposed to be located in the south eastern corner of the site with deeply planted setbacks of 2.0 metres to the eastern boundary, between 12.5 and 16.0 metres from the boundary to Short Street and 6.0 metres to the northern boundary. These setbacks comply with Council's policy in regard to the siting of tennis courts.

Four objections to the proposal were received, mostly in relation to the Gemini Towers buildig. The pertinent points in relation to the court application were that the proposal would cause a loss in privacy and value and that noise

93674 Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

23
(Div 8)

RE: TOWN PLANNING SCHEME TO CONSTRUCT AN UNLIT TENNIS COURT FOR USE IN CONJUNCTION WITH MULTI-UNIT BUILDINGS AT 31 - 47 HAYLE STREET, 10 - 12 NATHAN STREET AND 5 - 11 SHORT STREET, BURLEIGH HEADS BURLING BROWN AND PARTNERS (OWNER: COLWAL PTY LTD) FILE 9-193

23
(Div 8)

Reference Technical Officer/Planning (24/5/82): (Continued)

levels would be excessive. Due to the steep nature of the site and setback distances from Short Street and the northern boundary, it is not considered that the court will detrimentally affect most objectors.

Due to the location of existing trees on the site, the applicants have indicated that a setback of greater than two metres from the eastern boundary is not possible. Many of the existing species on site are to be retained. A two metre level change between the court level and Mrs Matulich's property to the east is proposed, this would further reduce sound level transmission between the two sites. It should be made a condition of approval that this area be densely planted. In view of the above considerations, it is not considered that excessive sound levels or a loss of privacy or value would result from the use of the court.

It is recommended that as required under the provisions of "The Local Government Act 1936 - 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 the objectors:-

- (1) Any noise generated is not to be to the detriment of the residential amenity of the surrounding area to the satisfaction of the Chief Inspector.
- (2) 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.
- (3) The tennis court is to be for the private use of residents in the multi-unit building.
- (4) No court lighting is to be installed and the tennis court is not to be lit without prior consent of Council.
- (5) Drainage of the tennis court is to ensure that no surface waters run off onto adjoining properties to create nuisance.
- (6) The tennis court is to be set back at least 6.0 metres from the northern boundary, 2.0 metres from the eastern boundary and 12.5 metres from the southern property boundary. Such setbacks are to be densely planted to the reasonable satisfaction of the Chief Inspector.
- (7) Trees indicated for retention in the submitted plans are to be retained.
- (8) The average surface level of the court is to be at R.L. 37.00 or lower as submitted.

Recommendation:

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

93674 Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

23
(Div 8)

23
(Div 8)

RE: TOWN PLANNING SCHEME TO CONSTRUCT AN UNLIT TENNIS COURT FOR USE IN CONJUNCTION WITH MULTI-UNIT BUILDINGS AT 31 - 47 HAYLE STREET, 10 - 12 NATHAN STREET AND 5 - 11 SHORT STREET, BURLEIGH HEADS BURLING BROWN AND PARTNERS (OWNER: COLWAL PTY LTD) FILE 9-193

Reference Technical Officer/Planning (24/5/82): (Continued)

levels would be excessive. Due to the steep nature of the site and setback distances from Short Street and the northern boundary, it is not considered that the court will detrimentally affect most objectors.

Due to the location of existing trees on the site, the applicants have indicated that a setback of greater than two metres from the eastern boundary is not possible. Many of the existing species on site are to be retained. A two metre level change between the court level and Mrs Matulich's property to the east is proposed, this would further reduce sound level transmission between the two sites. It should be made a condition of approval that this area be densely planted. In view of the above considerations, it is not considered that excessive sound levels or a loss of privacy or value would result from the use of the court.

It is recommended that as required under the provisions of "The Local Government Act 1936 - 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 the

MOTION - by Alderman D.J. O'Connell, seconded Alderman J.R. Laws

That the following part of the resolution of Council, adopted at the 773rd Ordinary Meeting, held on the 11th June, 1982 be altered by amending the figure and word "12.5 metres" in Condition (6) to "11.5 metres".

CARRIED.

to t(iii) Item 23 - Town Planning Scheme to Construct an Unlit Tennis Court for use in conjunction with Multi-unit Buildings at 31-47 Hayle Street, 10-12 Nathan Street and 5-11 Short Street, Burleigh Heads - Burling Brown and Partners: (File 9-193)

- (3) The Alderman G.N. Taylor declared a pecuniary interest in this item.
- (4) No Council resolution is to be passed and the tennis court is not to be lit without prior consent of Council.
- (5) Drainage of the tennis court is to ensure that no surface waters run off onto adjoining properties to create nuisance.
- (6) The tennis court is to be set back at least 6.0 metres from the northern boundary, 2.0 metres from the eastern boundary and 12.5 metres from the southern property boundary. Such setbacks are to be densely planted to the reasonable satisfaction of the Chief Inspector.
- (7) Trees indicated for retention in the submitted plans are to be retained.
- (8) The average surface level of the court is to be at R.L. 37.00 or lower as submitted.

Recommendation:

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

24
(Div 6)

RE: TOWN PLANNING SCHEME

FILE 6-1244

24
(Div 6)

APPLICANT: CHONG AH NG, LIOW THAI KONG, LIOW YONG CHOW

OWNER: CHONG AH NG, LIOW THAI KONG, LIOW YONG CHOW

PROPOSED DEVELOPMENT: ERECTION OF RESTAURANT AND COMMERCIAL PREMISES (OFFICES)

LOCATION OF SITE: 3064-3066 GOLD COAST HIGHWAY AND 43 APPEL STREET, SURFERS PARADISE

ZONING: COMPREHENSIVE DEVELOPMENT

AREA: 405 METRES²

CLASSIFICATION: CATERING SHOP AND COMMERCIAL PREMISES

DATE RECEIVED: 26TH MARCH, 1982

DATE ADVERTISED: 3RD APRIL, 1982

OBJECTIONS: TWO (2) TRUSTEE HOLDINGS PER McLAUGHLIN GORDON AND LENNON, MARTINDALE NOMINEES PER TOURISM CONSULTANTS

Reference Planning Officer (25/5/82):

An application has been received to erect a two storey building to contain ground floor restaurant and first floor offices with basement car parking on a 405 metres² site between Gold Coast Highway and Appel Street, Surfers Paradise.

Two (2) objections were received to the proposal, both relating to the restaurant and requesting that Council ensure that adequate provision be made for the storage and frequent removal of kitchen waste so that nuisance in the way of smells and litter is not created and that consideration be given to the mechanical ventilation from the restaurant and that it be carried above the adjoining property for which a seven storey office building is proposed or exhausted in some manner as to not affect the adjoining property. Any approval would require compliance with relevant codes for the restaurant and a permit could direct that particular attention be paid to the matters of concern.

The site is zoned Comprehensive Development and is subject to the requirements of the Surfers Paradise Central Area Plan.

Land Use: Offices are designated a preferred use with restaurants a use to be considered on merit. It is considered that given the developing character of the area as an office precinct that the restaurant would provide a useful facility.

Development Intensity: This precinct has a basic plot ratio of 1.5 with a maximum of 3.0; design plot ratio is 1.6. The proposal contains a landscaped setback from Appel Street. The Central Area Plan promotes the integration of plazas and pedestrian links in this area and it is considered that the development should be required to be set back at least two (2) metres from the Gold Coast Highway and that the incorporation of the setbacks would warrant a plot ratio as proposed.

Car Parking and Access: The development as proposed requires 6.3 spaces for the restaurant and 5.4 for the office, totalling 11.7, i.e., 12 spaces. Nine (9) spaces are proposed at basement level with access from Appel Street, and a further space at street level with direct access from Appel Street. It is not considered that the space on Appel Street should be permitted because of the difficulty existing with access to and from this street but it is considered that the area could be permitted to be used for a loading area for the development.

The applicants have requested that Council accept cash in lieu of the car parking not provided on site and this is considered acceptable.

Site coverage: Site coverage is approximately 80%; this is considered to be acceptable.

93676 Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

24
(Div 6)

RE: TOWN PLANNING SCHEME - ERECTION OF RESTAURANT AND COMMERCIAL
PREMISES (OFFICES) AT 3064-3066 GOLD COAST HIGHWAY AND 43 APPEL STREET,
SURFERS PARADISE - CHONG AH NG, LIOW THAI KONG, LIOW YONG CHOW

24
(Div 6)

FILE 6-1244

Reference Planning Officer (25/5/82): (Continued)

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 the objectors:-

- (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 service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Chief Inspector.
- (6) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupation or passing motorist.
- (7) Any advertising device is to comply with Chapter 13 of Council's By-Laws.
- (8) Compliance with Council's decision of 4th September, 1981, concerning containment of building operations wholly within the site (details are available from Council upon request).
- (9) Proper provision is to be made for the standing, loading or unloading of construction vehicles when parked at kerbsides.

R

R

An application must be submitted to the Officer-In-Charge Regulated Parking for the provision of a Construction Vehicle Loading Zone where loading and unloading of vehicles will encroach onto the adjacent street or streets.

The application is to cover the removal and reinstatement of any regulated parking signs and/or meters.

- (10) Provision is to be made for 12 car parking spaces in accordance with Town Planning Scheme Comprehensive Car Parking Policy requirements.

Of this requirement at least eight (8) spaces are to be provided on site and access thereto in accordance with Council's Policy of 5th March, 1982, the Town Planning Scheme, and to the reasonable satisfaction of the Chief Inspector. Payment to Council of \$11,500 is to be made for each space not provided on site, such amount to be paid to Council prior to occupation of the building. A bond, acceptable to the Town Clerk for the full amount is required to be lodged with Council prior to the issue of a building permit.

- (11) Should final design of the development reduce the amount of car parking required the total requirement shall, upon application to the Chief Inspector, be reduced accordingly. Provision of a loading bay to the reasonable satisfaction of the Chief Inspector. The loading bay is to be located adjacent to Appel Street in the area marked Car 10 on the submitted plans. This area is not to be used as a car space.

24
(Div 6)

RE: TOWN PLANNING SCHEME - ERECTION OF RESTAURANT AND COMMERCIAL
PREMISES (OFFICES) AT 3064-3066 GOLD COAST HIGHWAY AND 43 APPEL STREET,
SURFERS PARADISE - CHONG AH NG, LIOW THAI KONG, LIOW YONG CHOW

24
(Div 6)

FILE 6-1244

Reference Planning Officer (25/5/82): (Continued)

- (12) Provision of garbage services to the reasonable satisfaction of the Chief Inspector.
- (13) Construction work is permitted only during the hours of 7 a.m. to 6 p.m. Monday to Saturday.
- (14) The open space and set back areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Chief Inspector prior to the issue of a building permit. Such landscaping is to be completed in accordance with the approved planting plan prior to the premises being occupied and maintained at all times thereafter to the reasonable satisfaction of the Chief Inspector.
- (15) 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.
- (16) The provisions of the Town Planning Permit are to be effected prior to the commencement of the specific use as granted by the said permit.
- (17) Removal of the existing buildings on site before the commencement of re-development and the payment to Council for the disconnection of services.
- (18) Provision of water supply and sewerage to the satisfaction of the Chief Engineer. Details are to be sought from Council prior to the commencement of working drawings for building application.
- (19) Roof and surface water is to be collected on site and to be discharged through a single underground drain line into existing drainage in Appel Street.
- (20) Storage of any flammable and combustible liquids to be in accordance with "Flammable and Combustible Liquids Regulations 1976".
- (21) The paving of the footpath area along the frontage of the site in paving material to a design and standard to be submitted to and approved by the Chief Inspector and Chief Engineer.
- (22) The building is to be set back at least two (2) metres from the Gold Coast Highway property boundary with such setback to be at the same level as and designed to integrate with the adjoining footpath, to the reasonable satisfaction of the Chief Inspector.
- (23) Compliance with Council's Health Section requirements including requirements of:-
 - (a) Food Act of 1981 and associated Regulations;
 - (b) Food Hygiene Regulations of 1976;
 - (c) Provisions of the General Standards for the Construction and Alteration of Food Premises;
 - (d) The Building Act of 1975 (Revision 7);
 - (e) Code for Refuse Disposal;
 - (f) Refuse Management Regulations of 1977;
 - (g) Compliance with Council's requirements for Mechanical Ventilation; particular attention is to be paid to minimise any effects on adjoining properties.

Recommendation:

That the recommendation of the Planning Officer be adopted.

25
(Div 4)

PREVIOUS AGENDA ITEM - Council Decision (H8)(7/5/82)
RE: TOWN PLANNING SCHEME ERECTION OF OFFICES AT 8 SHORT STREET,
SOUTHPORT - G.J. RAPP (OWNERS: JOTHERE PTY LTD)

25
(Div 4)

FILE 3-51

Reference Planning Officer (16/4/82):

The application is to erect a two storey office building with basement car parking at 8 Short Street, Southport. The site is on the southern side of Short Street. This area was not zoned Comprehensive Development at the time of preparation of the Southport Central Area Plan and it is Council's policy to use the development controls required for the northern side of Short Street.

Compliance with Central Area Plan

Land Use

Offices are a preferred use. The site currently contains a dwelling which has been used for office premises since Council approval in September, 1979 (Permit 3/486).

Development Intensity

Basic plot ratio for this precinct is one (1) with a maximum of two (2). Design plot ratio is 1.3. This figure excludes the basement car park which from the submitted plans appears to extend above natural ground level 1.4 metres. It has been Council's practice to require any basement areas more than one metre above natural ground level to be included in plot ratio calculations. Were the basement included in the subject calculation this would increase the plot ratio of the building to 2.09. The applicants have requested that Council exclude the basement area from plot ratio as they propose to mound landscaping to obscure the basement and as the basement level of the adjoining building is at a similar level. Perusal of the approved building plans for the adjoining building indicate a basement level of 1.1 metres above natural ground level at its highest point. It is not considered that this level or the proposed treatment of the basement level warrant relaxation of Council's usual practice and it is recommended that the basement level be restricted to one (1) metre above natural ground level or included in plot ratio. A bonus of 0.3 is requested for the proposed development. The adjoining development was granted a bonus of 0.44 for including an 8 metre landscaped setback and retaining existing mature on site trees in the redevelopment. In the current application the applicants propose a 6 metre setback retaining a mature existing tree in the north-eastern corner of the site. A second mature tree (approximately 2 storeys in height) on the western boundary of the site is proposed to be removed. It is considered that both trees should be retained and that a two (2) metre setback from the western boundary should be required. It is likely that a similar requirement would be imposed on any redevelopment of the site to the west to retain a large mango tree located adjacent to the boundary.

It is considered that with retention of the two mature trees on site and inclusion of the six (6) metre landscaped setback that a plot ratio of up to 2.0 could be permitted. Inclusion of a setback to the western boundary would result in loss of floor space in the development and it is considered that reduction of the rear setback from three (3) metres to two (2) metres could be permitted to partially compensate for this. It is not considered that any setback from the eastern boundary should be required as the adjoining building is built right to the boundary.

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

25
(Div 4)

PREVICUS AGENDA ITEM - Council Decision (H8)(7/5/82):
RE: TOWN PLANNING SCHEME ERECTION OF OFFICES AT 8 SHORT STREET,
SOUTHPORT - G.J. RAPP (OWNER: JOTHERE PTY LTD)

25
(Div 4)

FILE 3-51

Reference Planning Officer (16/4/82): (Continued)

Shadow

Shadow complies with the Central Area Plan requirement.

Site Coverage

Site coverage of the proposed development is 68 percent.

Car Parking and Access

One two way access ramp is proposed clear of existing trees. This is considered satisfactory.

The proposed building contains a floor space of 750 metres² for car parking purposes, with a requirement of 15 spaces. 15 spaces are proposed.

General Comment

The proposed use is in keeping with the intent for Short Street. No objections to the proposal were received.

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.
- (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) Compliance with Council's decision of the 4th September, 1981 concerning containment of building operations wholly within the site (details are available from Council upon request).
- (10) Proper provision is to be made for the standing, loading or unloading of construction vehicles when parked at kerbsides.

An application must be submitted to the Officer-In-Charge Regulated Parking for the provision of a Construction Vehicle Loading Zone where loading and unloading of vehicles will encroach onto the adjacent street or streets.

The application is to cover the removal and reinstatement of any regulated parking signs and/or meters.

93630 Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

25
(Div 4)

PREVIOUS AGENDA ITEM - Council Decision (H8)(7/5/82)
RE: TOWN PLANNING SCHEME ERECTION OF OFFICES AT 8 SHORT STREET,
SOUTHPORT - G.J. RAPP (OWNER: JOTHERE PTY LTD)

25
(Div 4)

FILE 3-51

Reference Planning Officer (16/4/82): (Continued)

- (11) Provision of at least fifteen(15) off-street car parking 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. Should final design of the development reduce the amount of car parking required this provision shall be reduced accordingly.
- (12) Construction work is permitted only during the hours of 7.00 a.m. to 6.00 p.m. Monday to Saturday.
- (13) The open space and set back areas being landscaped in accordance with a properly prepared planting plan to be submitted 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.
- (14) Disposal of waste water and effluent or by-products by means satisfactory to the Chief Engineer.
- (15) Observance of the City of Gold Coast Tree Preservation Order. The trees in the north-eastern corner and on the western boundary of the site are to be retained.
- (16) 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.
- (17) Removal of the existing buildings on site before the commencement of re-development and the payment to Council for the disconnection of services.
- (18) Plot ratio is not to exceed 2.0. Any basement areas exceeding one (1) metre above natural ground level is to be included in the plot ratio calculated.
- (19) A concrete footpath 1.20 metres wide is to be constructed for the full frontage of the site.
- (20) Roof and surface water is to be collected on site and to be discharged through a single underground drain line into existing drainage in Short Street.
- (21) Short Street pavement is to be widened to the kerb and channel and bitumen sealed to the Chief Engineer's satisfaction for the full frontage of the site and no disturbance with existing trees in compliance with the Short Street policy.
- (22) Access driveways to be 5.5 metres wide at kerb line.
- (23) Storage of any flammable and combustible liquids to be in accordance with "Flammable and Combustible Liquids Regulations 1976".
- (24) The building is to be setback at least 6 metres from the Short Street boundary, 2 metres from the western boundary and 2 metres from the southern boundary, such measurement to be to outermost projection.
- (25) The basement is to be setback at least 6 metres from the Short Street boundary and 2 metres from the western boundary.

Council Decision (H8)(7/5/82):

The recommendation of the Planning Officer be adopted.

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

93681

25
(Div 4)

PREVIOUS AGENDA ITEM - Council Decision (H8)(7/5/82)
RE: TOWN PLANNING SCHEME ERECTION OF OFFICES AT 8 SHORT STREET,
SOUTHPORT - G.J. RAPP (OWNER: JOTHERE PTY LTD) (Continued)
FILE 3-51

25
(Div 4)

BURLING BROWN AND PARTNERS PTY LTD (Folio 151093 17/5/82):

Enclosed please find copy of plan entitled "Drawing in Support of Application for Amendment to Town Planning Permit Condition" sheet No.2.

The condition referred to is No.24 in Council Minutes requiring two (2) metre setback to the western boundary in order to maintain existing trees.

The enclosed drawing shows partial setbacks which while still saving the trees and relating them to front alignment landscaping and rear terrace landscaping results in a nett loss of area of approximately only six (6) square metres compared to our previously submitted proposal.

Reference Planning Officer (25/5/82):

Council at its meeting of 7th May, 1982 approved an application to erect a two (2) storey office building subject to a number of conditions one of which included a requirement that the building be setback at least two (2) metres from the western property boundary. The primary intention of this requirement was to enable the preservation of mature trees existing in the vicinity of this boundary. Subsequent to receiving approval of the project the applicants have requested that Council consider an amended building form which permits the retention of the subject trees but does not result in as great a loss of building area as it proposes that the building be built on the alignment for approximately 7.5 metres of the building's length. It is considered that the amended plans achieve the intent of the condition.

The amended proposal will still comply with Council's requirements regarding plot ratio, car parking, etc.

It is recommended that Condition 24 of Town Planning Permit 3/583 be amended to read:-

- (24) The building is to be setback at least six (6) metres from the Short Street boundary, two (2) metres from the western boundary to permit the retention of the mature trees as shown on the "Drawing in support of application for amendment to Town Planning Permit condition" dated May, 1981, and two (2) metres from the southern boundary, such measurement to be to outermost projection.

Recommendation:

That the recommendation of the Planning Officer be adopted.

93632

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

26
(Div 5)

26
(Div 5)

RE: PROPOSAL TO USE PART OF THE PUBLIC PARK AS A RETARDATION BASIN - HUDSON CONWAY AT BENOWA ROAD AND DRURY AVE, SOUTHPORT FILE 5708450

JOHN CONNELL AND ASSOCIATES (Folio 149358 30/4/82):

PROPOSED SHOPPING COMPLEX, MEYERS FERRY ROAD, BENOWA. EXTERNAL WORKS

On behalf of Myer Shopping Centres Pty Limited we submit for planning approval, proposed details of outstanding external works items that require Council acceptance under the terms of the rezoning agreement for development of this site.

We advise that discussions on basic concepts have occurred with Council officers in all pertinent departments and this submission is in response to advice from Mr Peter Bell of the Planning Department that we should obtain formal approval from Council.

This planning approval, in particular that related to the external drainage, is requested at your earliest convenience to enable finalisation of external works, the design and documentation of which is virtually complete. We are aware that on completion of this work all details must be lodged with Council for necessary approvals and permits.

We would welcome the opportunity to explain to Council the processes adopted in arriving at our proposal and to provide any additional advices or information necessary to assist in your deliberations.

SUBMISSION FROM J. CONNELL AND ASSOCIATES (APRIL, 1982):

Drainage

A major consideration in the development of the site is the water course that traverses it, parallel to the Benowa Road boundary. Storm run-off from a large catchment to the west discharges onto the site from substantial pipe systems along Benowa Road, recently upgraded by Council. The water flows in a watercourse, through the site, via a culvert under Meyers Ferry Road, and across The Southport School grounds to the Nerang River. The school grounds have an existing pipe system which discharges run-off from minor storms, but larger, less frequent storms cause some tolerable flooding of the sports fields.

As a condition of rezoning it is required that the developer up-grade Benowa Road and Meyers Ferry Road in accordance with the Main Roads Department planning proposals who require adequate culverts to be constructed such that a one in fifty year storm will not overtop the roads. A requirement of the T.S.S. consultants in the stormwater design was that the degree and duration of inundation of the school grounds be no greater after the development is constructed than for existing conditions.

It is proposed to construct an open grassed channell from the existing drainage outlet to the inlet of a new box culvert running under the site, with a grated box drain in the base of this channel. With this system the low flows from storms will be contained in the box drain, with flows from less frequent storms in the channel. For large flows from major infrequent storms, the parkland will act as a holding basin to control the flow of water through the culvert onto the school grounds. Since the frequency and duration of inundation in the parkland is very low the area will be landscaped for use as a recreational area and made aesthetically pleasing. This drainage proposal satisfies the requirements for drainage discharge to the T.S.S. grounds, eliminates unacceptable flooding to the carpark in the shopping centre development, and maintains a pleasant and functional park area.

26
(Div 5)

RE: PROPOSAL TO USE PART OF THE PUBLIC PARK AS A RETARDATION BASIN- HUDSON CONWAY AT BENOWA ROAD AND DRURY AVENUE, SOUTHPORT
FILE 5708450

26
(Div 5)

SUBMISSION FROM J. CONNELL AND ASSOCIATES (APRIL, 1982): (Continued)

The drainage solution proposed, after analysing other alternatives, is to pipe the water from the western end of the site, under the carpark and Meyers Ferry Road, to discharge at the same location as the existing culvert. A duplication of the pipe network under the school ground and additional subsurface drainage will ensure that the flooding criteria for the T.S.S. grounds is met.

To prevent the very large and infrequent storms from completely flooding the grounds, it is necessary to create a retention basin at the inlet to the culvert. This will act as a control valve, lengthening the period of discharge through the culvert, thus reducing the quantity of water that is discharged at the peak of the storm. This retention basin acts in a similar way to the dense vegetation in the existing water course which retards the flow of stormwater to the existing culvert under Meyers Ferry Road.

Reference Acting City Planner (24/5/82):

The Engineering Consultant for Hudson Conway has submitted a proposal for the drainage of the site which requires the construction of a retardation basin. The proposal is to locate this basin in the area of park at the western end of the site. This involves the construction of a low bund wall which will average 1 to 1.5 metres in height around the perimeter of the park. A control structure and box culvert will be located within the park area and the balance can be developed and used for park. The applicant submits that the park can still be developed and used for that purpose and that the park will only fill with water at periods of intense rainfall and will quickly dissipate after the rain ceases.

It is considered that such a proposal will not detrimentally affect the usability and effectiveness of the park area, and will allow for the drainage to comply with the stated requirements.

- (i) Item 26 - Proposal to use part of the Public Park as a Retardation Basin - Hudson Conway - at Benowa Road and Drury Avenue, Southport: (File 5708450) the) the

That the recommendation be altered to read:-

"That the application be approved in principle subject to the applicant undertaking extensive landscaping within the park to the satisfaction of the Chief Inspector and subject to all associated engineering works being designed and constructed to the satisfaction of the Chief Engineer, prior to the works commencing."

CARRIED.

26
(Div 5)

RE: PROPOSAL TO USE PART OF THE PUBLIC PARK AS A RETARDATION BASIN-
HUDSON CONWAY AT BENOWA ROAD AND DRURY AVENUE, SOUTHPORT
FILE 5708450

26
(Div 5)

SUBMISSION FROM J. CONNELL AND ASSOCIATES (APRIL, 1982): (Continued)

The drainage solution proposed, after analysing other alternatives, is to pipe the water from the western end of the site, under the carpark and Meyers Ferry Road, to discharge at the same location as the existing culvert. A duplication of the pipe network under the school ground and additional subsurface drainage will ensure that the flooding criteria for the T.S.S. grounds is met.

To prevent the very large and infrequent storms from completely flooding the grounds, it is necessary to create a retention basin at the inlet to the culvert. This will act as a control valve, lengthening the period of discharge through the culvert, thus reducing the quantity of water that is discharged at the peak of the storm. This retention basin acts in a similar way to the dense vegetation in the existing water course which retards the flow of stormwater to the existing culvert under Meyers Ferry Road.

Reference Acting City Planner (24/5/82):

The Engineering Consultant for Hudson Conway has submitted a proposal for the drainage of the site which requires the construction of a retardation basin. The proposal is to locate this basin in the area of park at the western end of the site. This involves the construction of a low bund wall which will average 1 to 1.5 metres in height around the perimeter of the park. A control structure and box culvert will be located within the park area and the balance can be developed and used for park. The applicant submits that the park can still be developed and used for that purpose and that the park will only fill with water at periods of intense rainfall and will quickly dissipate after the rain ceases.

It is considered that such a proposal will not detrimentally affect the usability and effectiveness of the park area, and will allow for the compliance with the 'state' requirements.

It is recommended that the application be approved subject to the applicant undertaking extensive landscaping within the park to the satisfaction of the Chief Inspector.

Recommendation:

That the recommendation of the Acting City Planner be adopted.

93634

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

27
(Div 6)

RE: APPROVAL OF SUNDAY CONSTRUCTION WORK - WATKINS LTD - SHANGRI-LA
UNITS - 28 NORTHCLIFFE TERRACE, SURFERS PARADISE FILE 6-2989

27
(Div 6)

WATKINS LIMITED (Folio 152712 2/6/82):

Please be advised that we intend to jump the Favco 350 Crane on the above site on Saturday, 5th June, 1982 commencing at 3:00 p.m. on that day.

Due to the uncertain amount of work involved and the possibility of inclement weather, it may be necessary to complete the work on Sunday, 6th June, 1982, and we therefore now make formal application for your approval to our fitters working between the hours of 9:00 a.m. and 3:00 p.m. on the 6th June, 1982.

Please note that all work will be carried out within the perimeter of the site and therefore permission by the Police will not be required.

Reference Acting Assistant Building Surveyor (4/6/82):

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, 6th June, 1982 subject to the following conditions:-

- (i) Work to be carried out only between the hours of 9:00 a.m. and 3:00 p.m.
- (ii) Work to be restricted to jumping/dismantling the crane and no other work whatsoever to be carried out on the site.
- (iii) Builder is to obtain the prior approval of the Police Department for the subject work.

Recommendation:

That the approval granted by the Chief Inspector be confirmed.

28

RE: TIMESHARING OF HOLIDAY UNITS
TROUT BERNAYS AND TINGLE (FOLIO 150848) (14/5/82):

FILE 6-512

28

We act on behalf of all the abovementioned parties and wish to advise that in the near future it is proposed to sell timeshare units in respect of the abovementioned lots.

This will necessitate Unitway Holiday Pty Ltd making application to the Commissioner for Corporate Affairs for exemption from the requirements of Part IV Division V of the Companies Act.

To obtain that exemption it is a requirement of the Commissioner that he be supplied with a letter from the relevant local authority that it is aware that the subject property is included in a timesharing project. We advise that the basic setup of the timeshare arrangement in this instance is as follows:-

1. Peter Leonard Trewin will from time to time sell the above-mentioned units to Unitway Holiday Pty Ltd (hereinafter called "the vendor").

RE: TIMESHARING OF HOLIDAY UNITS FILE 6-512
TROUT BERNAYS AND TINGLE (FOLIO 150848)(14/5/82): (Continued)

2. Mainway Holiday Club Ltd. (hereinafter called "the Club") will be incorporated as the management company.
3. The Club will provide in its By-Laws that members will be entitled to the use of certain weeks during the year for the purposes of exclusive right of use of a particular unit.
4. The vendor proposes to sell a one fifty-second share in each unit in conjunction with membership of the Club.
5. A Lease is to be granted by the vendor as Lessor in favour of the Club as Lessee.

On completion of the sale of all timeshare units there is the possibility that there could be 468 individual timeshare unit owners which will each hold a Title Deed evidencing a one fifty-second share in a particular unit. Obviously some time-share unit purchasers will buy more than one week's usage which will reduce the number of persons involved in the timeshare project.

In any event control of units will vest in the Club by virtue of its Memorandum and Articles of Association and its rules. In addition, the Club as Lessee will also have control over the units by virtue of the abovementioned Lease.

Reference Acting City Planner (25/4/82):

The Commissioner for Corporate Affairs has required all applications for Timesharing to be accompanied by the consent of the relevant Local Authority.

There are two types of time share, both of which entitle the holder of the share to exclusive use of the property at certain weeks during the year.

- (a) The share purchased is a share in a company which owns and manages the building.
- (b) The share is a Title deed to the property which can involve up to 52 individual owners of the one unit.

From an administrative point of view there is no objection to the first type as it allows Council to deal with one owner (being a Company) and there is only one title on Council's records.

The second type involving a Title Deed is seen as presenting problems in that Council may conceivably have to deal with 468 freehold title owners (in this instance), all of which should have their own rates entry, rights to use the property and rights to deal in the property (i.e. transfers). Although a management company is included in the arrangements, the real owners of the property are the holders of the 468 Title deeds. The administration complications inherent in this arrangement and the difficulties in controlling Council's By-Laws and regulations make this situation undesirable from the Council's point of view.

Of further consideration is the fact that the Companies Act (Queensland) will be superseded by the Australian Companies Act in June or July and at this stage the way that Timesharing will be handled by that Act is not known.

Council Meeting, 11th June, 1982
Report of Health Committee Meeting, 8th June, 1982

28

RE: TIMESHARING OF HOLIDAY UNITS

FILE 6-512

28

Reference Acting City Planner (25/4/82): (Continued)

Given the above it is considered that Council should create a policy with respect to Timesharing, and this policy may be reconsidered at a later date in the light of subsequent Government legislation.

It is recommended that:-

- (a) Council adopt the following policy with respect to Timesharing:-

"Council raises no objection to the creation of a Company in which the Timeshare holders have shares and which is based upon a single owner and management structure, but Council is opposed to Timesharing where it involves a number of Title Deed owners on the one property."

- (b) The Commissioner for Corporate Affairs be advised of the above policy and of Council's concerns with respect to individual Title Deeds being created for each Time Share, and further advised the Commissioner that Council is not opposed to Timesharing where Council deals with one Registered Proprietor and one Management Company.
- (c) The applicant be advised that the submission as proposed is not satisfactory.

Council Decision (4/6/82)(H24):

The matter be deferred for one (1) week.

Recommendation:

- (1) That the Council be advised that the Health and Finance Committees met Messrs. P. Hall and P. Bernays to discuss timesharing and the matter be deferred.
- (2) The Commissioner of Corporate Affairs drafting the legislation be notified of Council's concern and interest in its deliberations and the Local Government Association be also notified of the various problems with which Council will be faced such as payment of rates, fees, charges, service defect notices to repair etc.

GOLD COAST CITY COUNCILREPORT OF HEALTH COMMITTEE INSPECTION MEETING HELD ON WEDNESDAY,
9TH JUNE, 1982 AT 9:00 A.M.

PRESENT: Aldermen D.J. O'Connell (Chairman), J.R. Laws and
Sir John Egerton.

In Attendance: Messrs. H.W. Brown (Acting Chief Inspector)
and P. Bell (Acting City Planner).

29
(Div 7)

PREVIOUS AGENDA ITEM - Council Decision (H44)(5/3/82)
RE: REQUEST FOR DISPENSATION OF REQUIREMENT TO CONSTRUCT A SAFETY
FENCE AROUND SWIMMING POOL - OLD BURLEIGH ROAD, BROADBEACH - LINKON
PTY LTD. FILE 6-3322

29
(Div 7)

LINKON PTY LTD (Folio 141546 12/2/82):

I believe our design requirement is fairly similar to the Atlantis project in a number of points.

- (i) We have designed much of the entire project around retaining a magnificent 10 metre high Norfolk Island Pine Tree. This tree is to dominate the lower swimming pool/barbecue area and both the pool and the amenities block make extensive use of natural materials to produce an overall effect not unlike a bushland stream. A roof garden over the amenities block, dripping ferns and trailing philodendrans will further enhance this effect. A pool fence would not only totally destroy this impression, it would also separate the barbecue and pool areas.
- (ii) Our site is enclosed by fences that restrict access to the pool, as shown by the accompanying plan. Along the street frontage is a 2 metre high block fence while 1.5 metre high brush fencing protects the side boundary. The one gate will have key entry facilities only.
- (iii) Access to the garden area from the building is past the manager's office and through an automatically closed rear door.

93633

Council Meeting, 11th June, 1982

Report of Health Committee Inspection Meeting, 9th June, 1982

29
(Div 7)

PREVIOUS AGENDA ITEM - Council Decision (H44)(5/3/82)

RE: REQUEST FOR DISPENSATION OF REQUIREMENT TO CONSTRUCT A SAFETY FENCE AROUND SWIMMING POOL - OLD BURLEIGH ROAD, BROADBEACH - LINKON PTY LTD

FILE 6-3322

29
(Div 7)

LINKON PTY LTD (Folio 141546 12/2/82): (Continued)

The manager's unit itself has locks on all the sliding doors. It is a one (1) bedroom unit only so the manager will probably be without children.

- (iv) The units will be owner occupied and not let to outsiders, ensuring that residents are familiar with the environment. The nature of the development, being one unit a floor will mean that most of the building population will largely consist of childless couples.

Reference Deputy Chief Inspector (19/2/82):

The site has frontage to Chelsea Avenue, Old Burleigh Road and Britannia Avenue, Broadbeach and is being improved with a multi storey accommodation unit building (24 units), a tennis court (Town Planning Permit 6/976, 18th January, 1982) and croquet lawns. The tennis court is at the north east corner and the proposed pool is to be constructed at the north western corner. A brush fence is to be provided on the northern and western side, and a 2 metre high masonry fence on part of the eastern side. Landscaping is indicated at varying distances of 1 metre to 10 metres from the pool to the south to form a break between the pool and the manager's unit 13 metres from the pool. Pathways are shown from the roof garden 8 metres from the pool, and from the entrance to the unit building 15 metres away, and form a semi-circular path to the pool from the two (2) buildings. Reference is made to the approval given to the Atlantis project, but it is felt that the series of pools and lakes at Atlantis could not be taken as a precedent in this application. The pool could be fenced in accordance with the By-laws and as there are a few avenues from the buildings and surrounding areas on which children could gain access to the pool, it is recommended that the application be refused.

Council Decision (H44)(5/3/82):

The matter be listed for inspection.

Recommendation:

- (1) Council notes that the Health Committee inspected the premises.
- (2) The matter be deferred for one (1) week.

REPORT OF SPECIAL HEALTH COMMITTEE MEETING HELD ON MONDAY, 7TH JUNE,
1982 AT 2:00 P.M.

PRESENT: Aldermen D.J. O'Connell (Chairman), J.R. Laws and
Sir John Egerton

In Attendance: Messrs. H.W. Brown (Acting Chief
Inspector) and T. Schamburg (Acting Deputy Chief
Inspector).

1 RE: 1982/83 DRAFT BUDGET

Reference Acting Deputy Chief Inspector (9/6/82):

That Council note that the Health Committee further considered submissions of the 1982/83 Budget relative to the General Fund and Cleansing Fund and will be discussing the relevant points with the Finance Committee at the Joint Finance and Health Committee Meeting at 9:30 a.m. on 10th June, 1982.

Recommendation:

That the information be noted.