

GOLD COAST CITY COUNCIL

NOTICE OF THE 1,040th ORDINARY MEETING OF THE COUNCIL TO BE HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST ON FRIDAY, 8th FEBRUARY, 1991 AT 10.00 A.M.

A G E N D A

1. LEAVE OF ABSENCE
2. CONFIRMATION OF MINUTES OF THE 1,039th ORDINARY MEETING OF COUNCIL HELD IN THE CITY COUNCIL CHAMBERS, GOLD COAST ON FRIDAY, 25th JANUARY, 1991
3. BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING
4. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS
 - (a) Coordination 1st February, 1991
 - (b) Maintenance & Construction 30th January, 1991
Special Maintenance & Construction 6th February, 1991
 - (c) Health, Building & Bylaws 30th January, 1991
Health, Building & Bylaws Inspection 30th January, 1991
 - (d) Finance 4th February, 1991
 - (e) Water, Sewerage, Beach & Foreshores 29th January, 1991
Special Water, Sewerage, Beach & Foreshores 7th February, 1991
 - (f) Planning & Development 29th January and 5th February, 1991
5. COMPLETED LEGAL ACTIONS
6. CONSIDERATION OF NOTIFIED MOTIONS

By Alderman L.J. Hughes re Modification of 30 Day Approval - Consent to Establish Vacant Lot Group Title Subdivision and Erect Private Illuminated Tennis Court - Lee Road, Runaway Bay File 818/090/182
Procedural Motion
In accordance with Council Decision of 25th January, 1991 (PDO21) as follows:

RM That the following condition No. (9) adopted by Council at its meeting held on 14th December, 1990 (PD099) be rescinded:

(9) A three (3) metre landscaped setback is required between the tennis court and the western property boundary and between the tennis court and the northern boundary of Lot 18. These setback areas are to be densely planted to the satisfaction of the Planning and Development Manager.

Notice of 1,040th Ordinary Meeting, 8th February, 1991

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6. CONSIDERATION OF NOTIFIED MOTIONS (Continued)

By Alderman L.J. Hughes re Modification of 30 Day Approval - Consent to Establish Vacant Lot Group Title Subdivision and Erect Private Illuminated Tennis Court - Lee Road, Runaway Bay (Continued)

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

- M (9) A three (3) metre landscaped setback between the tennis court and the eastern property boundary and between the tennis court and the northern boundary of Lot 18. These setback areas are to be densely planted to the satisfaction of the Planning and Development Manager.

By Alderman L.J. Hughes re Modification of Car Parking Requirements - Proposed Commercial Premises - 1065 Gold Coast Highway, 3 Palm Beach Avenue and Jefferson Lane, Palm Beach File 818/089/144

Procedural Motion

In accordance with Council Decision of 25th January, 1991 (PD045) as follows:

- RM That the following condition No. (17) adopted by Council at its meeting held on 20th October, 1989 (PD022) be rescinded:
(17) Council will not accept a cash-in-lieu contribution for any shortfall in parking. All off-street parking is to be provided on-site.

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

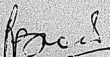
- M (17) The car parking configuration as required by condition (16) may be provided generally as shown on the plan RD90109 SK1 of 1, whereby the car parking component shall provide for a tandem space plus ten (10) single car parking spaces. In addition to this car parking configuration to be provided on-site, the developer is to contribute a cash-in-lieu contribution of \$7,420.00 for the one car parking space not provided on-site. This payment is to be bonded at the time of building application and is to be paid to Council prior to the issue of a Certificate of Classification.

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Notice of 1.040th Ordinary Meeting, 8th February, 1991

7. RECEPTION OF NOTIFIED MOTIONS
8. PRESENTATION OF PETITIONS
9. ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN
10. GENERAL BUSINESS



B.H. BROWN
TOWN CLERK

City Council Chambers, Gold Coast
4th FEBRUARY, 1991

GOLD COAST CITY COUNCILMINUTES OF THE 1,040th ORDINARY MEETING OF COUNCIL HELD IN CITY COUNCIL CHAMBERS, GOLD COAST ON FRIDAY, 8th FEBRUARY, 1991 AT 10.03 A.M.PRESENT

Aldermen A.J.D. Bell (Mayor),
G.J. Baildon, J.D. Bergin, W.R. Brewer, T.McD. Coomber, P.B. Gamin,
L.J. Hughes, P.J. Lawlor, B.A. Paterson, A.J. Rickard and K.L.
Thompson.

In Attendance: Messrs. R.E.M. Towson (Acting Town Clerk), A.J. McCabe (Manager, Department of Finance), B.E. Briggs (Manager, Health, Building & Bylaws), N.J. Hodges (Planning & Development Manager) and B.C. McGinnity (Chief Engineer).

1. CONFIRMATION OF MINUTES

Resolved on the MOTION of Alderman L.J. Hughes, seconded 91/2611
Alderman B.A. Paterson, that the Minutes of the 1,039th Ordinary
Meeting of Council held on the 25th January, 1991 be confirmed.

2. PRESENTATION

On behalf of the Gold Coast Senior Citizens Week Committee Mrs.
Marion Jensen and Mr. Bert Bromley presented to Council a plaque
in appreciation of Council's support for their organisation and
in particular Senior Citizens Week over the last ten (10) years.

3. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS(a) COORDINATION

Resolved on the MOTION of the Chairman (Alderman A.J.D. 91/2612
Bell), seconded Alderman K.L. Thompson, that the Report of
the Coordination Committee Meeting held on 1st February,
1991, be received and considered.

ITEM 11 - GOLD COAST ART GALLERY

File 176/014/005

Resolved on the MOTION of Alderman L.J. Hughes, seconded 91/2613
Alderman P.J. Lawlor, that the recommendation be adopted
subject to it being altered to read: That the Item be
referred back to Committee.

ADOPTION OF COORDINATION COMMITTEE REPORT

Resolved on the MOTION of Alderman A.J.D. Bell, seconded 91/2614
Alderman P.B. Gamin, that the Report of the Coordination
Committee Meeting held on 1st February, 1991, be adopted
with the exception of Item 11 which was specifically
resolved.

3. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS (Continued)(b) MAINTENANCE AND CONSTRUCTION

Resolved on the MOTION of the Chairman (Alderman P.B. Gamin), seconded Alderman G.J. Baildon, that the Reports of the Maintenance and Construction Committee Meeting held on 30th January, 1991, and the Special Maintenance and Construction Committee Meeting held on 6th February, 1991, be received and considered. 91/2615

ITEM 8 - 1990 / 91 CAPITAL WORKS PROGRAMME : ADDITIONS

File 671/091/001

Resolved on the MOTION of Alderman T.McD. Coomber, seconded Alderman P.B. Gamin, that the recommendation be adopted subject to the inclusion of a contribution to the Rotary Club of \$19,265.00 for the construction of a lifesaving tower at the Palm Beach Surf Life Saving Club as per Council design. 91/2616

ITEM 15 - A.C. RESEALING - DIVISIONAL WORKS - ADDITIONAL FUNDING

File 738/000/005

Resolved on the MOTION of Alderman T.McD. Coomber, seconded Alderman J.D. Bergin, that the recommendation be adopted subject to it being altered to read:
That the Item be referred back to Committee and the list of streets be revised to include streets in Divisions 7 and 9 so that an equal distribution of the \$1m reseal programme is achieved. 91/2617

ITEM 13 - TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

File 161/000/001

Resolved on the MOTION of Alderman B.A. Paterson, seconded Alderman G.J. Baildon, that the recommendation be adopted subject to the following being added: 91/2618

- c) The same concession to monthly ticket holders as is offered for the Bruce Bishop Carpark apply to the Broadwater Carpark at Southport.

ADOPTION OF MAINTENANCE AND CONSTRUCTION COMMITTEE REPORT

Resolved on the MOTION of Alderman P.B. Gamin, seconded Alderman G.J. Baildon, that the Reports of the Maintenance and Construction Committee Meeting held on 30th January, 1991, and the Special Maintenance and Construction Committee Meeting held on 6th February, 1991, be adopted with the exception of Items 8, 15 and 13 which were specifically resolved. 91/2619

Alderman K.L. Thompson left the meeting (10.28 a.m.)

3. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS (Continued)(c) HEALTH, BUILDING AND BYLAWS

Resolved on the MOTION of the Chairman (Alderman J.D. Bergin), seconded Alderman G.J. Baildon, that the Reports of the Health, Building and Bylaws Committee Meeting and the Health, Building and Bylaws Committee Inspection Meeting held on 30th January, 1991, be received and considered. 91/2620

ITEM 26 - OSPREY NEST ON SEQEB POLE STRUCTURE AT GOLD COAST BRIDGE, SOUTHPORT

File 025/000/007

Resolved on the MOTION of Alderman P.J. Lawlor, seconded Alderman B.A. Paterson, that the recommendation be adopted subject to it being altered to read: 91/2621
That SEQEB's offer be accepted.

ITEM 27 - BEACH SAFETY SIGNS

File 165/088/022

MOTION by Alderman B.A. Paterson, seconded Alderman J.D. Bergin, that the recommendation be adopted subject to it being designated (a) and the following being added: 91/2622

- (b) In the interim period Council provide bridging finance on a monthly basis (i.e. \$1,250 per month for a maximum of six (6) months) subject to a signed agreement by Mr. Dixon that he will refund Council the funds when State Government resumes funding and subject to the provisions of Council's Emergent Expenditure Policy (B02311 - A064201).

AMENDMENT by Alderman A.J. Rickard, seconded Alderman T.McD. Coomber, that the recommendation be adopted subject to it being designated (a) and the following being added:

- (b) In the interim period Council provide bridging finance on a monthly basis (i.e. \$1,250 per month for a maximum of six (6) months, subject to a signed agreement by Mr. Dixon that he will refund Council the funds at a time to be determined by the Finance Committee and subject to the provisions of Council's emergent Expenditure Policy (B02311 - A064201).

THE AMENDMENT WAS DEFEATEDTHE MOTION WAS CARRIEDADOPTION OF HEALTH, BUILDING AND BYLAWS COMMITTEE REPORT

Resolved on the MOTION of Alderman J.D. Bergin, seconded Alderman P.B. Gamin, that the Reports of the Health, Building and Bylaws Committee Meeting and the Health, Building and Bylaws Committee Inspection Meeting held on 30th January, 1991, be adopted with the exception of Items 26 and 27 which were specifically reserved. 91/2623

Alderman K.L. Thompson returned (10.32 a.m.)

Minutes of 1,040th Ordinary Meeting, 8th February, 19913. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS (Continued)

- (d) FINANCE 91/2624
 Resolved on the MOTION of the Chairman (Alderman B.A. Paterson), seconded Alderman A.J. Rickard, that the Reports of the Finance Committee Meeting held on 4th February, 1991 and the Special Finance Committee held on 7th February, 1991 be received and considered with the exception of Item 17.

ITEM 10 - SWIMMING POOL HEATERS PALM BEACH CURRUMBIN SPORTS COMPLEX

File 781/001/005
 Resolved on the MOTION of Alderman A.J. Rickard, seconded Alderman B.A. Paterson that the recommendation be adopted subject to the words "for all Gold Coast City Council public heated pools" being added to recommendation (3). 91/2625

ADOPTION OF FINANCE COMMITTEE REPORT

Resolved on the MOTION of Alderman B.A. Paterson, seconded Alderman A.J. Rickard, that the Reports of the Finance Committee Meeting held on 4th February, 1991 and the Special Finance Committee held on the 7th February, 1991 be adopted with the exception of Item 10 which was specifically resolved and Item 17. 91/2626

FINANCE COMMITTEE REPORT - ITEM 17 - TENDERS FOR USE OF RESTAURANT IN SOUTHPORT MALL

File 164/091/001
 Resolved on the MOTION of Alderman B.A. Paterson, seconded Alderman L.J. Hughes, that this Item be received and considered. 91/2627

Resolved on the MOTION of Alderman B.A. Paterson, seconded Alderman L.J. Hughes, that this Item be adopted. 91/2628

(Division: For: Aldermen L.J. Hughes, P.J. Lawlor, B.A. Paterson, J.D. Bergin, P.B. Gamin and W.R. Brewer.

Against: Aldermen A.J. Rickard, K.L. Thompson, G.J. Baildon, T.McD. Coomber and A.J.D. Bell).

- (e) WATER, SEWERAGE, BEACH AND FORESHORES 91/2629
 Resolved on the MOTION of the Acting Chairman (Alderman W.R. Brewer, seconded Alderman J.D. Bergin, that the Reports of the Water, Sewerage, Beach and Foreshores Committee Meeting held on 29th January, 1991, and Special Water, Sewerage, Beach and Foreshores Committee Meeting held on 5th February, 1991, be received and considered.

Minutes of 1,040th Ordinary Meeting, 8th February, 19913. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS (Continued)(e) WATER, SEWERAGE, BEACH AND FORESHORES (Continued)ADOPTION OF WATER, SEWERAGE, BEACH AND FORESHORES COMMITTEE REPORT

Resolved on the MOTION of Alderman W.R. Brewer, seconded Alderman J.D. Bergin, that the Reports of the Water, Sewerage, Beach and Foreshores Committee Meeting held on 29th January, 1991, and Special Water, Sewerage, Beach and Foreshores Committee Meeting held on 5th February, 1991 be adopted. 91/2630

(f) PLANNING AND DEVELOPMENT

Resolved on the MOTION of the Chairman (Alderman L.J. Hughes), seconded Alderman B.A. Paterson, that the Reports of the Planning and Development Committee Meetings held on 29th January and 5th February, 1991, be received and considered. 91/2631

ITEM 30 - APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET, LABRADOR - TO SPECIAL RESIDENTIAL ZONE
File 663/090/095

Alderman P.J. Lawlor declared an interest in this Item and refrained from discussion and voting.

Resolved on the MOTION of Alderman L.J. Hughes, seconded Alderman A.J. Rickard, that this Item be dealt with separately. 91/2632

Resolved on the MOTION of Alderman L.J. Hughes, seconded Alderman A.J. Rickard that the Item be adopted. 91/2633

ADOPTION OF PLANNING AND DEVELOPMENT COMMITTEE REPORTS

Resolved on the MOTION of Alderman L.J. Hughes, seconded Alderman A.J. Rickard, that the Reports of the Planning and Development Committee Meetings held on 29th January, and 5th February, 1991, be adopted with the exception of Item 30 which was specifically resolved. 91/2634

4. CONSIDERATION OF NOTIFIED MOTIONSMODIFICATION OF 30 DAY APPROVAL - CONSENT TO ESTABLISH VACANT LOT GROUP TITLE SUBDIVISION AND ERECT PRIVATE ILLUMINATED TENNIS COURT - LEE ROAD, RUNAWAY BAY

File 818/090/182

Procedural Motion

RM Resolved on the MOTION of Alderman L.J. Hughes, seconded Alderman A.J. Rickard, that the following condition No. (9) adopted by Council at its meeting held on 14th December, 1990 (PD099) be rescinded: 91/2635

- (9) A three (3) metre landscaped setback is required between the tennis court and the western property boundary and between the tennis court and the northern boundary of Lot 18. These setback areas are to be densely planted to the satisfaction of the Planning and Development Manager.

4. CONSIDERATION OF NOTIFIED MOTIONS (Continued)MODIFICATION OF 30 DAY APPROVAL - CONSENT TO ESTABLISH VACANT LOT GROUP TITLE SUBDIVISION AND ERECT PRIVATE ILLUMINATED TENNIS COURT - LEE ROAD, RUNAWAY BAY (Continued)

- M Resolved on the MOTION of Alderman L.J. Hughes, seconded 91/2636
Alderman K.L. Thompson:
(9) A three (3) metre landscaped setback between the tennis court and the eastern property boundary and between the tennis court and the northern boundary of Lot 18. These setback areas are to be densely planted to the satisfaction of the Planning and Development Manager.

MODIFICATION OF CAR PARKING REQUIREMENTS - PROPOSED COMMERCIAL PREMISES - 1065 GOLD COAST HIGHWAY, 3 PALM BEACH AVENUE AND JEFFERSON LAND, PALM BEACH
File 818/089/144Procedural Motion

- RM Resolved on the MOTION of Alderman L.J. Hughes, seconded 91/2637
Alderman K.L. Thompson, that the following condition No. (17) adopted by Council at its meeting held on 20th October, 1989 (PD022) be rescinded:
(17) Council will not accept a cash-in-lieu contribution for any shortfall in parking. All off-street parking is to be provided on-site.

- M Resolved on the MOTION of Alderman L.J. Hughes, seconded 91/2638
Alderman K.L. Thompson:
(17) The car parking configuration as required by condition (16) may be provided generally as shown on the plan RD90109 SK1 of 1, whereby the car parking component shall provide for a tandem space plus ten (10) single car parking spaces. In addition to this car parking configuration to be provided on-site, the developer is to contribute a cash-in-lieu contribution of \$7,420.00 for the one car parking space not provided on-site. This payment is to be bonded at the time of building application and is to be paid to Council prior to the issue of a Certificate of Classification.

5. PETITIONSPROPOSED BOARDWALK - PARADISE PLACE, SURFERS PARADISE

File 739/016/018

Alderman G.J. Baildon presented ten (10) letters strongly objecting to any proposal for the construction of a boardwalk along the foreshore.

- Resolved on the MOTION of Alderman G.J. Baildon, seconded 91/2639
Alderman J.D. Bergin, that the letters be received and referred to the appropriate Committee.

5. PETITIONS (Continued)SOUTHPORT MALL - SAILS RESTAURANT

File 811/005/011

Alderman B.A. Paterson presented a petition from twenty-nine (29) signatories requesting Council to demolish "Sails Restaurant".

Resolved on the MOTION of Alderman B.A. Paterson, seconded Alderman A.J. Rickard, that the petition be received and referred to the appropriate Committee. 91/2640

GOLD COAST INDY CAR GRAND PRIX PRECINCT

File 161/000/001

Alderman B.A. Paterson presented a letter from the Body Corporate of Sunbird Plaza requesting that their building be included in the Indy precinct.

Resolved on the MOTION of Alderman B.A. Paterson, seconded Alderman L.J. Hughes, that the letter be received and referred to the Coordination Committee. 91/2641

6. GENERAL BUSINESS (With permission of Council)NO SMOKING IN COUNCIL BUILDINGS ETC.

File 008/002/011

Resolved on the MOTION of Alderman G.J. Baildon, seconded Alderman L.J. Hughes, that the Town Clerk urgently prepare a report for Council to consider the banning of smoking in all buildings and work places under its control. 91/2642

HARBOUR TOWN DEVELOPMENT - ECONOMIC IMPACT ASSESSMENT

File 811/001/017

MOTION by Alderman A.J. Rickard, seconded Alderman K.L. Thompson, that Council make public the Economic Impact Assessment submitted for the Harbour Town development and considered at the Council meeting on 25th January, 1991.

THE MOTION WAS DEFEATED

MOTION by Alderman T.McD. Coomber, seconded Alderman L.J. Hughes, that the matter of the publication of the Economic Impact Assessment submitted for the Harbour Town development be referred to the next Planning and Development Committee Meeting with the Committee being given the authority to act.

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Minutes of 1.040th Ordinary Meeting, 8th February, 1991

6. GENERAL BUSINESS (Continued) (With permission of Council)

HARBOUR TOWN DEVELOPMENT - ECONOMIC IMPACT ASSESSMENT
(Continued)

AMENDMENT by Alderman A.J. Rickard, seconded Alderman T.McD. Coomber, that the matter of the publication of the Economic Impact Assessment submitted for the Harbour Town development be referred to the next Coordination Committee Meeting. 91/2643

THE AMENDMENT WAS CARRIED AND BECAME THE MOTION
AS THE SUBSTANTIVE MOTION IT WAS AGAIN CARRIED

THIS CONCLUDED THE BUSINESS OF THE MEETING

RISEING OF THE COUNCIL 11.37 A.M.

MINUTES CONFIRMED THIS TWENTY-SECOND DAY OF FEBRUARY, 1991

A. Beale
MAYOR

[Signature]
TOWN CLERK

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GOLD COAST CITY COUNCILMINUTES OF THE 634th SPECIAL MEETING OF COUNCIL HELD IN CITY COUNCIL CHAMBERS, GOLD COAST ON FRIDAY, 8th FEBRUARY, 1991 AT 11.37 A.M.PRESENT

Aldermen A.J.D. Bell (Mayor),
G.J. Baildon, J.D. Bergin, W.R. Brewer, T.McD. Coomber, P.B. Gamin,
L.J. Hughes, P.J. Lawlor, B.A. Paterson, A.J. Rickard and K.L.
Thompson.

In Attendance: Messrs. R.E.M. Towson (Acting Town Clerk), A.J. McCabe
(Manager, Department of Finance), B.E. Briggs (Manager, Health,
Building & Bylaws), M.J. Hodges (Planning & Development Manager) and
B.C. McGinnity (Chief Engineer).

1. LOAN PROGRAMME 1990/91

File 299/091/001

91/2644

MOTION by Alderman A.J.D. Bell, seconded Alderman J.D. Bergin,
that the Council of the City of Gold Coast hereby resolves to
borrow the sum of Twenty Four Million Nine Hundred and Nine
Thousand Seven Hundred Dollars (\$24,909,700) for the following
purposes:

<u>PURPOSE</u>	<u>Amount</u>
Roadworks 1990/91	500,000
Bruce Bishop Car Park and Transit Centre 1990/91	7,500,000
Drainage 1990/91	2,700,000
Coomabah Sewerage Stage 3: Treatment 1990/91	800,000
Little Nerang Dam 1990/91	400,000
Administration Centre 1990/91	6,400,000
Baratta Street Depot 1990/91	400,000
Libraries 1990/91	955,200
Swimming Pool Heating 1990/91	380,000
Camp Areas: Landscaping etc. 1990/91	73,300
Camp Areas 1990/91	736,700
Land Acquisition 1990/91	2,500,000
Bilinga Seawall Construction	780,500
Foreshore Protection: Roadworks	144,000
Mudgeeraba Water Purification Plant	<u>640,000</u>
Total Loan Approvals Received to Date	24,909,700
Total Anticipated Approvals 1990/91	24,909,700
Loans raised to date	<u>NIL</u>
Total to be Raised	<u>\$24,909,700</u>

AMENDMENT by Alderman K.L. Thompson, seconded Alderman B.A.
Paterson, that the Council of the City of Gold Coast hereby
resolves to borrow the sum of Eighteen Million Five Hundred and
Nine Thousand Seven Hundred Dollars (\$18,509,700) for the
following purposes:

1. LOAN PROGRAMME 1990/91 (Continued)

<u>PURPOSE</u>	<u>Amount</u>
Roadworks 1990/91	500,000
Bruce Bishop Car Park and Transit Centre 1990/91	7,500,000
Drainage 1990/91	2,700,000
Coomabah Sewerage Stage 3: Treatment 1990/91	800,000
Little Nerang Dam 1990/91	400,000
Baratta Street Depot 1990/91	400,000
Libraries 1990/91	955,200
Swimming Pool Heating 1990/91	380,000
Camp Areas: Landscaping etc. 1990/91	73,300
Camp Areas 1990/91	736,700
Land Acquisition 1990/91	2,500,000
Bilinga Seawall Construction	780,500
Foreshore Protection: Roadworks	144,000
Mudgeeraba Water Purification Plant	640,000
Total Loan Approvals Received to Date	18,509,700
Total Anticipated Approvals 1990/91	18,509,700
Loans raised to date	<u>NIL</u>
Total to be Raised	<u>\$18,509,700</u>

THE AMENDMENT WAS DEFEATED

THE MOTION WAS CARRIED

THIS CONCLUDED THE BUSINESS OF THE MEETING

RIISING OF THE COUNCIL 11.46 A.M.

MINUTES CONFIRMED THIS TWENTY-SECOND DAY OF FEBRUARY, 1991

MAYOR

TOWN CLERK

COUNCIL MEETING 1ST FEBRUARY, 1991 - REPORT OF COORDINATION COMMITTEE MEETING 8TH FEBRUARY, 1991

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
1	161/000/001 Pt.4	1	GOLD COAST INDOY CAR GRAND PRIZ
2	650/004/038	1	VERSATILE BRASS BAND
3 (CP)	419/090/172	2	PUBLIC LIABILITY CLAIM - M. SMALL
4 (CP)	419/002/016 Pt.5	3	PUBLIC LIABILITY CLAIM - BARNETT AYS HOOKER
5	153/005/002 Pt.6	3	QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDREN CENTRE
6 (VT)	008/002/038	10	BYLAWS - NEW CHAPTER 38 - DISPOSAL OF MATERIAL EXCAVATED FROM BUILDING SITES
7	153/002/008	11	SOUTHPORT STATE SCHOOL BUILDINGS
8 (CP)(VT)	659/000/001	12	PROP. ACQUISITION OF LAND FOR PARK PURPOSES- L.148/150 THE ESPLANADE, COOMBARAH
9	662/001/1341	13	DEPARTMENT OF LANDS - OUTSTANDING MATTERS
10 (VT)	174/001/045	16	DAVID SYME MANAGEMENT EDUCATION CENTRE - TWO DAY INTENSIVE STUDY COURSE
11	176/014/005	16	GOLD COAST ART GALLERY

end.

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GOLD COAST CITY COUNCIL

REPORT OF THE COORDINATION COMMITTEE MEETING HELD IN THE CITY COUNCIL CHAMBERS
ON FRIDAY, 1ST FEBRUARY, 1991 AT 9.30 AM

PRESENT

Aldermen A.J.D. Bell (Mayor) (Chairman), G.J. Baildon, W.R. Brewer, P.B. Gamlin,
L.J. Hughes, P.J. Lawlor, B.A. Paterson, A.J. Rickard and K.L. Thompson.

IN ATTENDANCE

Messrs. R.H. Brown (Town Clerk) and R.E.M. Towson (Deputy Town Clerk).

APOLOGY

Aldermen J.D. Bergin and T.McD. Coomber.

*** ITEM 1

CM08/02/91(C0001)

GOLD COAST INDY CAR GRAND PRIX

FILE REFERENCE(S) : 161/000/001 Pt.4

*** CURRENT AGENDA MATERIAL

*** REFERENCE TOWN CLERK (RHB) (14/11/90)

Mr. Bob Minnikin, General Manager of Gold Coast Indy Car Grand Prix has been
invited to meet with the Coordination Committee at 10 am on the 1st February,
1991.

*** RECOMMENDATION

Council note that the Coordination Committee met with Mr. Bob Minnikin of the
Gold Coast Indy Car Grand Prix Company.

*** ITEM 2

CM08/02/91(C0002)

VERSATILE BRASS BAND

FILE REFERENCE(S) : 650/004/038
PREVIOUS DECISION(S) : CM09/03/90(C0003)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM09/03/90(C0003)

- (a) The policy of the Gold Coast City Council is to appoint the most
suitable person to any vacant position, taking into account the
qualifications, character, service, skills, expertise and other relevant
qualities having regard to the job and job specifications. Where these

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Council Meeting, 8th February, 1991
Report of Coordination Committee Meeting, 1st February, 1991

ITEM 2
VERSATILE BRASS BAND

CONTINUED...

attributes are considered equal preference to employment shall always be given to established Gold Coast City residents. An established Gold Coast City resident is a person that has resided within the City boundaries for a period in excess of one year.

- (b) The above policy is not to apply to recruitment of apprentices, as apprenticeships will only be offered to residents that live in the Gold Coast City area ('area as defined in the Local Government Act').

***** CURRENT AGENDA MATERIAL**

***** REFERENCE DEPUTY TOWN CLERK (RENT) (23/01/91)**

At the request of the Mayor and Alderman Paterson, Mr. Arch Locker of the Versatile Brass Band will address the Coordination Committee for about five (5) minutes on the 1st February, 1991 at 11 am regarding the possibility of Council on occasions giving employment preference to members of the Band. The Committee's attention is drawn to Council's Policy decision on employment dated 9th March, 1990.

***** RECOMMENDATION**

Council note that the Coordination Committee met with representatives of the Versatile Brass Band and assistance be given to the Versatile Brass Band when and wherever possible.

***** ITEM 3 (CP)**

CM08/02/91(C0003)

PUBLIC LIABILITY CLAIM - M. SMALL

FILE REFERENCE(S) : 419/090/172
CONFIDENTIAL

***** CURRENT AGENDA MATERIAL**

***** RECOMMENDATION**

The owners of the property at 25A Dixon Street, Coolangatta apply to the Department of Lands, Division of Land management for a lease of such land as is required to allow the present illegal structure to remain in place and indemnify Council for any claims for personal injury or damage to property arising out of its use of such land until the Department of lands makes a decision.

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*** ITEM 4 (CP)

CM08/02/91(C0004)

PUBLIC LIABILITY CLAIM - BARNETT ATS HOOKER

FILE REFERENCE(S) : 419/002/016 Pt.5
CONFIDENTIAL

*** RECOMMENDATION

Council ratify the actions taken by the Acting Town Clerk.

*** ITEM 5

CM08/02/91(C0005)

QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDRENS CENTRE

FILE REFERENCE(S) : 153/005/002 Pt.6
PREVIOUS DECISION(S) : CM14/05/90(FI008)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM14/05/90(FI008)

- (1) That Council note the Financial Statement for 1989 pertaining to the Queen Street (Southport) Occasional Care Community Childrens Centre.
- (2) That Council endorse the final claim for a One Off Grant to cover the 1989 deficit at the Queen Street (Southport) Occasional Care Community Childrens Centre from the Commonwealth Department of Community Services and Health as \$33,101.19, being inclusive of provisions for various accrued items as outlined above.
- (3) That Council note the Financial Statement for the first quarter of 1990 pertaining to the Queen Street (Southport) Occasional Care Community Childrens Centre.
- (4) That in accordance with the Decision of Council dated 13th November, 1987, provision be made in the 1990/91 Council budget in the amount of \$16,000 to provide for the expected deficit in the operational budget of the Queen Street (Southport) Occasional Care Community Childrens Centre in 1990.
- (5) That the staff of the Queen Street (Southport) Occasional Care Community Childrens Centre be congratulated for their hard work over its first twelve (12) months of operation, but, particularly over recent months in reducing the likely deficit and ensuring greater utilisation of the premises for the care of children in our community.

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ITEM 5

CONTINUED...

QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDREN CENTRE

- (6) (a) That the Commonwealth Department of Community Services and Health be requested to have the incorporated association for each individual Long Day Care Centre which is currently sponsored by Council, become the sponsor under Section 11 of the Child Care Act 1972 (as amended) such that Council be relieved of all obligations and responsibilities under its existing agreements with the Commonwealth, and,
 - (b) That the State Department of Family Services and aboriginal and Islander Affairs be requested that, following the implementation of (6)(a) above, they enter directly into negotiations with each individual Child Care Centre's incorporated association in relation to the capital agreement that yet needs to be concluded between the State and the sponsor in relation to the buildings used by these Centres, and,
 - (c) That Council request the Commonwealth to locate an alternative sponsor for the Queen Street (Southport) Occasional Care Community Childrens Centre at the earliest possible date and arrange the handing over of management responsibility to that alternative sponsor as soon as possible.
- (7) That pursuant to (6) above:
- (a) All currently sponsored Community Childrens Centres be included in Council's Leasing and Rating Policy which is contained within the Annual Budget, from and inclusive of the 1991/92 Budget Year, and be contained on a special schedule for donation of general rate and all other rates and charges.
 - (b) All freehold land currently used by Community Childrens Centres which are sponsored by Council at present be leased to the respective incorporated association at nominal annual rental for the primary purpose of conducting a community based child care service or services and for so long as such service or services be continued.
 - (c) All fittings, fixtures or other equipment within the respective Centres become the property of the respective incorporated association.
- (8) That the Commonwealth Minister for Community Services and Health (the Honourable Gerry Hand), Senator Mal Colston, the local Federal Members of Parliament and the State Minister for Family Services and Aboriginal and Islander Affairs be advised of the reasons, including the following, for Council's decision to encourage greater parental and community participation in the community based Commonwealth funded child care centres through removing itself as an intermediary between the Commonwealth and each Centre:

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ITEM 5
QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDREN CENTRE

CONTINUED...

- (a) That Council is of the view that in the last four (4) years it has acted responsibly through the commitment and / or expenditure of more than \$1,800,000 (in land, site works, equipment provision, fittings and fixtures, repairs the fore going of rates and charges, and, the provision of other goods and services) in order to facilitate the establishment of six (6) community based Centres within this City where previously there was only one (1) sponsored by Council.
- (b) That demographic studies reveal that the greatest need for such further Centres in the area is focused in the existing southern Albert Shire area (with some thirty percent (30%) of the users of the Gold Coast Centres being Albert Shire residents) and, accordingly, Council believes that there should be a greater sharing of responsibility for such Child Care infrastructure within the region.
- (c) That in view of the above points and the Commonwealth's stated intention of providing Fee Relief subsidy through private Centres from 1991 onwards, Council believes it is appropriate to redirect its priority for funding to other users areas.
- (d) That continuing direct involvement with such Centres leads to undue reliance on the ratepaying community thereby defeating the "self help" philosophy under which these Centres are funded by the Commonwealth, and, since the overwhelming majority of child places are provided for working parents, such continuing and / or developing reliance on Local Government resources is not considered appropriate to its function as a facilitator of community development.
- (e) That continuing direct involvement restricts the Commonwealth in properly fulfilling its function in this area, and, diminishes the need for parent and community based groups to establish appropriate mechanisms to develop and retain adequate managerial expertise to ensure the long term viability of these small business enterprises which are designed to provide a service to the community in which they exist.
- (f) That Council wishes to ensure that its ratepayers are protected from inadvertent or indirect liability for actions within the Centres or relating to the Centres because these parental and community based groups are not given the fullest responsibility and control, or, the opportunity to develop adequate expertise in the management of their respective services.

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ITEM 5 CONTINUED...
QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDREN CENTRE

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE DEPARTMENT OF COMMUNITY SERVICES AND HEALTH (FOLIO 9049065) (11/12/90)

I am pleased to advise that approval has been given for a transfer of sponsorship for all child care centres currently sponsored by the Council, subject to the completion of the relevant legal agreements.

- (a) Bauer Street Community Children's Centre
New approved sponsor with effect from 1st January, 1991.

Bauer Street Community Children's Centre Incorporated
Bauer Street, Southport

President - Mr. R. Collins
- (b) Queen Street Occasional Care Centre
New approved sponsor with effect from 1st January, 1991.

Lutheran Church of Australia Queensland District
Lutheran Church House
24 McDougall Street, Milton

Church Representative: Mr. K. Albinger - Phone No. 369 2855
Lutheran Church of Australia, Queensland District
24 McDougall Street, Milton
- (c) Miami Community Children's Centre:
New approved sponsor with effect from 1st January, 1991.

Miami Children's Centre Incorporated
Redlands Avenue, Knobby's Beach

President: Ms. A. Rebgetz
- (d) Olsen Avenue Community Children's Centre:
New approved sponsor with effect from 1st January, 1991:

Olsen Avenue Community Children's Centre Incorporated
Olsen Avenue, Labrador

President: Ms. R. McTaggart
- (e) Ashmore Community Children's Centre:
New approved sponsor with effect from 1st January, 1991

Ashmore Community Children's Centre Incorporated
Dominions Road, Ashmore

President: Ms. L. Clamp

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ITEM 5

CONTINUED...

QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDREN CENTRE

- (f) Musgrave Hill Community Children's Centre:
New approved sponsor with effect from 1st January, 1991:

Musgrave Hill Community Children's Centre Incorporated
Nakina Avenue, Musgrave Hill

President: Ms. Pauline Alker

It is now a matter of urgency that the proposed lease agreements in relation to those centres built on Council land be executed as soon as possible. Please forward a copy of the proposed lease to the Department as soon as possible. Copies of the tripartite agreement have been prepared and will be forwarded shortly. These will require urgent action to enable the deadline of 31st December to be met. The lease agreement should be completed at the same time.

The proposed sponsors are now in the process of completing Recurrent Terms and Conditions of Grant. Responsibility for the day to day operations will apply from 1st January, 1991.

In the case of Queen Street, the Council will need to liaise with the Trinity Lutheran Church Management Committee to arrange for the transfer of funds. Under the Terms and Conditions of Recurrent Grant entered into by the Council the Council undertook to operate the Centres on a break-even basis. It is the responsibility of an outgoing sponsor to ensure that no centre is transferred with an operational deficit and that all accrued liabilities are covered by reserve funds of a level which will ensure the continued viability of the service. The Capital Agreements will be signed with the Central Body of the Lutheran Church.

With reference to the operations of the Queen Street Occasional Care Centre, the approved new sponsor has advised that they will be exercising their right to determine who will be their employees in the Centre. It will therefore be necessary for the Council to advise all staff that the Council will no longer be the employing body after 31st December. The Lutheran Church has advised that all present staff are most welcome to apply for positions in the Centre.

The Lutheran Church has also advised that it will be closing the service during early January to allow time to familiarise itself with the new centre and the service type. Council will need to advise current clients of the need to find alternate care for this period. Clients presently receiving the equivalent of long day care at the Centre may be referred to both the funded and private sectors as fee relief will be available in most commercial centres from 1st January, 1991.

If you wish to discuss any of the matters raised please do not hesitate to contact me on 233 6554.

2138.75

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ITEM 5
QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDRENS CENTRE

CONTINUED...

*** REFERENCE ASSISTANT PROPERTY OFFICER (GW)(03/01/91)

The Commonwealth Department of Community and Health has approved the transfer of sponsorship of the Queen Street Occasional Care Community Childrens Centre to the Lutheran Church of Australia Queensland District.

At this point in time Council has not been given the opportunity to determine its attitude to the new sponsor appointment as Council is in recess, however Council's solicitors have been requested to prepare preliminary lease documents.

It is suggested that the transfer to a new sponsor should take place by 15th February, 1991 this being three weeks from the date of Council's meeting, 25th January, 1991. Currently there are approximately ten (10) long day care children at the Centre and with the new Federal Policy on fee relief being made available to commercial operators of Child Care Centres it should not be too difficult for the parents of the ten (10) long day care children to find alternative Centres to place their children in subject to sufficient notice being given to the parents by Council.

In order that an orderly transition may take place

*** OFFICER RECOMMENDATION

It is recommended as follows:-

- (1) Council approve the Lutheran Church of Australia Queensland District as the new Sponsor of the Queen Street Occasional Care Centre.
- (2) That Council's Solicitors prepare a suitable lease document between Council and the new sponsor.
- (3) The new sponsor to take over the Centre on 15th February, 1991 this being a timing of three (3) weeks from Council's first meeting date 25th January, 1991.
- (4) The parents of the Long Day Care Children be given twenty-one (21) days notice from Council's meeting date (25th January, 1991) to place their children in alternative Child Care Centres.
- (5) The Parents of the Occasional Care Children be advised of the transition arrangements to the new sponsor which may entail a cessation of access to the Centre during the transition period.
- (6) The Queen Street Occasional Care Community Childrens Centre staff be advised of Council's decision in this matter so that they may take any necessary steps during the transition period in respect of employment needs with the new sponsor.

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ITEM 5 CONTINUED...
QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDREN CENTRE

- (7) The accounts for the Centre be reconciled up to and including the 15th February, 1991 and Council meet any operating deficit subject to final approval by the Finance Committee.

*** REFERENCE DEPUTY TOWN CLERK (REMT)(21/01/91)

A petition has been circulated to Aldermen requesting support for the setting up of an Incorporated Association of Parents / Staff for the Queen Street Occasional Care Centre. It is not clear from the petition whether or not once established if the 'Incorporated Association' would be prepared to take over as Sponsor of the Centre and thus accept responsibility for any ongoing operations deficit. A study of the petition indicates that there were eleven (11) signatories to the petition (four (4) signatories from parents of Long Day Care Children, seven (7) signatories of parents of Occasional Care Children).

The final decision on suitability of sponsor for the Centre rests with the Minister of the Commonwealth Department of Community and Health. From my discussions with Departmental Officers it is very unlikely that the Minister will reverse his decision to appoint the Lutheran Church of Australia Queensland District as the new sponsor as Trinity has a proven track record in Child Care operations. Evidence also available to the Department suggests that to be viable Occasional Care Centres need to be integrated with other community services and potentially there is a greater scope to produce this viability if the Occasional Care Centre is integrated with a religious group (i.e. fund raising capacity). The longer the transfer of sponsor decision is delayed the increase liability on Council's part to meet a higher portion of the annual operating loss of the Centre.

*** OFFICER RECOMMENDATION

It is recommended that

- (1) Council approve the Lutheran Church of Australia Queensland District as the new sponsor of the Queen Street Occasional Care Centre.
- (2) Council's Solicitor prepare a suitable lease document between Council and the new sponsor.
- (3) The new Sponsor take over the Centre on the 1st March 1991 this being a timing of three (3) weeks from Council's meeting date 8th February, 1991.
- (4) The parents of the Long Day Care Children be given twenty-one (21) days notice from Council's meeting date (8th February, 1991) to place their children in alternative Child Care Centres.
- (5) The Parents of the Occasional Care Children be advised of the transition arrangements to the new sponsor which may entail a cessation of access to the Centre during the transition period.

ITEM 5 CONTINUED...
QUEEN STREET SOUTHPORT OCCASIONAL CARE COMMUNITY CHILDREN CENTRE

- (6) The Queen Street Occasional Care Community Childrens Centre staff be advised of Council's decision in this matter so that they may take any necessary steps during the transition period in respect of employment needs with the new sponsor.
- (7) The accounts for the Centre be reconciled up to and including the 28th February, 1991 and Council meet any operating deficit subject to final approval by the Finance Committee.

*** RECOMMENDATION

- (1) That the Minister of the Commonwealth Department of Community Services and Health be advised that parents of children attending the Queen Street Occasional Care Centre are prepared to establish an Incorporated Association to take over the management and sponsorship of the Occasional Care Centre and Council supports the transfer of sponsorship to the group concerned.
- (2) The Minister be requested to advise the effective date that the new sponsorship of the Queen Street Occasional Care Centre should commence from.

*** ITEM 6

CM08/02/91(C0006)

BYLAWS - NEW CHAPTER 3B - DISPOSAL OF MATERIAL EXCAVATED FROM BUILDING SITES

FILE REFERENCE(S) : 008/002/038
VIDE ITEM(S) : BYLAW(S)

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT PROPERTY OFFICER (GM)(07/01/91)

Following on from Special Meeting of Council on 30th November, 1990 the bylaw was advertised in the Gold Coast Bulletin on 12th December, 1990 with objections to be lodged on or before the 4th January, 1991. No objections appear on file.

*** OFFICER RECOMMENDATION

It is recommended that Council having received no objections to the making of the bylaw, the bylaw be sealed and forwarded for approval of the Governor-in-Council.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

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*** ITEM 7

CM08/02/91(C0007)

SOUTHPORT STATE SCHOOL BUILDINGS

FILE REFERENCE(S) : 153/002/008
PREVIOUS DECISION(S) : CM30/11/90(90/2493)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM30/11/90(90/2493)

That urgent approaches be made to the Education Department requesting that they take immediate steps to provide security for the school buildings in the ensuing period prior to the final determination of their future use.

*** CURRENT AGENDA MATERIAL

*** REFERENCE TOWN CLERK (RHB)(29/01/91)

The Director of the Division of Facilities of the Department of Education has responded to Council's request as follows:-

"The Council's concern for the security of Departmental buildings is appreciated and you may assure the Council that whatever steps are necessary will be taken to ensure the buildings are not the subject of vandalism and illegal acts. The Department does not propose to install electronic security at this site owing to the costs involved. However, it may be possible for the Police Department or the State Government Protective Security Guards to patrol the site until the Government determines the future of the site."

*** OFFICER RECOMMENDATION

It is recommended that the information be noted.

*** RECOMMENDATION

That the information be noted.

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*** ITEM 8 (CP)

CM08/02/91(C0008)

PROPOSED ACQUISITION OF LAND FOR PARK PURPOSES - LOTS 149 AND 150 THE
ESPLANADE, COOMBABAH

FILE REFERENCE(S) : 659/000/001
VIDE ITEM(S) : PLAN
CONFIDENTIAL

*** CURRENT AGENDA MATERIAL

*** REFERENCE PROPERTY OFFICER (25/01/91)

The Division 1 Alderman has requested that the above two properties be included in the 1991/92 land acquisition programme.

*** REFERENCE PLANNING OFFICER (P1) (23/01/91)

Reference is made to an on site meeting on 4th December, 1990 between Alderman Rickard, Mr. C. Pieters (Koala Research) and Planning Officer, Mr. P. Jones to discuss the establishment of koala corridors in the vicinity of Royal Park, Coombabah.

Mr. Pieters advised that his research indicates that the Esplanade foreshore at Coombabah and Royal Park in particular form an important part of the koala movement pattern between Pine Ridge Reserve and the open space areas around Council's Water Quality Control Centre (W.Q.C.C.).

The acquisition of Lots 149 and 150 on The Esplanade adjoining Royal Park would facilitate the safe movement of koalas and offer wildlife between the foreshore open space, Royal Park and nearby habitat areas in the W.Q.C.C. In addition, these allotments form a logical extension of the park and would enhance the accessibility and function of the park itself. For these reasons the acquisition of these allotments is considered to be desirable.

*** OFFICER RECOMMENDATION

It is recommended that the acquisition be included in the 1991/92 land acquisition programme.

*** RECOMMENDATION

- (1) That action be taken in accordance with the recommendation.
- (2) Elected representatives be requested to submit to the Property Officer any suggested land acquisition for consideration in the Budget 1991/92 and future years. Following receipt of such possible land acquisitions Council determine its policy on priority and means of funding the acquisitions concerned.

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*** ITEM 9

CM08/02/91(C0009)

DEPARTMENT OF LANDS - OUTSTANDING MATTERS

FILE REFERENCE(S) : 662/001/1341
: 101/002/001
: 738/000/004
: 011/004/007

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE MINISTER FOR LAND MANAGEMENT (FOLIO 9102688)(21/01/91)

I refer to previous departmental correspondence in relation to the removal of structures from Overell Park.

Following further evaluation, it is now approved to allow the structures to remain in place until 30th June, 1991.

In arriving at this decision, consideration was given to the fact that the development company acted in good faith by initially obtaining Council consent and that it has spent considerable funds on park beautification which will be of benefit to the residents of the City.

The extension so granted is made upon the condition that the company undertakes to make the structures available, free of charge, to a community organisation then nominated by the Minister for Land Management at the end of the permitted time. This undertaking should be delivered on or before 5.00 p.m. Tuesday, 29th January, 1991. I understand this is consistent with an arrangement presently existing between the developers and the Council.

I would point out to Council that in making the agreement with the company, it grossly exceeded its authority as trustee of land reserved and set apart for public purposes under the Land Act.

I am very disappointed that this situation occurred and am keen to ensure that appropriate procedures are instituted to avoid a similar situation arising in the future. Therefore would you please urgently advise me of the procedures / mechanisms you will be introducing to comply with the relevant laws.

*** REFERENCE TOWN CLERK (23701/91)

The extension granted to the 30th June, 1991 is, I understand, sufficient for the Company to have display units completed in the main structure thus eliminating the need for the structure in the park.

The Minister has taken upon himself the allocation of the structure "at the end of the permitted time" to a community organisation. No mention is made of Council's additional requirement that the building must be removed from the site.

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ITEM 9

CONTINUED...

DEPARTMENT OF LANDS - OUTSTANDING MATTERS

The decision by Council, acting on advice from myself, to proceed with this proposal was taken to achieve an advantage for the community at no cost (apart from the minor inconvenience of the structure being located on the park for 20 months, now reduced to 14 months by the Minister) both in terms of the embellishment of the park and eventual availability of the structure on another site for community purposes.

There appears to be an opinion in the Land Administration Commission that breaching of the Land Act occurs regularly in the Gold Coast City area. I am aware of two other breaches that have caused the Commission some concern namely -

- the restaurant in the road reserve corner of Elkhorn and Orchid Avenues, Surfers Paradise.
- the structures erected in the Southport Mall (several since removed).

In every other respect, despite the frustration caused by the failure of the Commission to respond expeditiously to Council requests, there has been compliance "with the relevant laws".

Matters held in abeyance and awaiting the formulation of policy decisions by the Commission are -

Bus Shelters

Letter forwarded to Lands Department in December, 1990 supplying details of cost of constructing bus shelters and revenue derived from advertising. No reply received.

Illuminated Street Signs

Letter forwarded to Lands Department on the 31st July, 1990 requesting details from the Department on rental / lease payments to apply for illuminated street signs. No reply received.

Advertising Signs on Tallebudgera Recreation Camp

Council's legal opinion on this matter was forwarded to Lands Department on the 15th November, 1990. No reply received.

Baratta Street Golf Course

Council's proposed scheme for development of a nine hole golf course is currently in abeyance pending negotiations with the Department of Lands to acquire Crown land. Letters have been forwarded to the Minister on 2nd July, 1990, 7th January, 1991 and 22nd January, 1991. No reply received.

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ITEM 9
DEPARTMENT OF LANDS - OUTSTANDING MATTERS

CONTINUED...

Lanham and Chalk Street Parking / Bus Station

Council Decision Maintenance and Construction Item 36, 14th December, 1990, resolved to advise Land Administration Commission of Council's intention to close Chalk Street to through traffic and incorporate within Coach Terminal / Car Park at a later date within its actual design requirements. Letter sent to the Department of Lands 9th January, 1991 re decision of 14th December, 1990. No replies to date.

Council has been a contributor in some areas e.g. negotiations for a better price to obtain the Bus Transit Centre land (formerly road reserve, surrounded by Council freehold land), however, this cannot be regarded as anything more than attempts to achieve an equitable result for its ratepayers.

*** OFFICER RECOMMENDATION

It is recommended

- (a) That the Minister for Land Management be advised that compliance with "the relevant laws" will be observed in all future matters relating to the Land Act and any relevant legislation.
- (b) That the Minister for Land Management be requested to expedite the numerous matters currently before the Land Administration Commission that are causing frustration and loss of revenue to the Council.
- (c) The Minister for Land Management delegate to Council the allocation of the "structures available, free of charge, to a community organisation" to Council so that the arrangement of a new site can be negotiated concurrently.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

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*** ITEM 10

CM08/02/91(C0010)

DAVID SYME MANAGEMENT EDUCATION CENTRE - TWO DAY INTENSIVE STUDY COURSE

FILE REFERENCE(S) : 174/001/045
VIDE ITEM(S) : BROCHURE

*** CURRENT AGENDA MATERIAL

*** REFERENCE INSURANCE / RISK MANAGER (23/01/91)

The programme for a two day intensive study course would be of particular value to the Insurance / Risk Manager and thereby to Council. The course is to be held in Brisbane and therefore would not involve accommodation etc.

The cost of such course could be debited as an overhead and as such form part of the compulsory monies required by the Federal Government to be spent on training.

*** OFFICER RECOMMENDATION

It is recommended that the Insurance / Risk Manager be authorised to attend an intensive study course in Brisbane on 18th and 19th March, 1991, the cost of \$770 being debited to overheads.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

*** ITEM 11

CM08/02/91(C0011)

GOLD COAST ART GALLERY

FILE REFERENCE(S) : 176/014/005
PREVIOUS DECISION(S) : CM25/01/91(C0026)
: CM25/01/91(91/2557)

*** PREVIOUS AGENDA MATERIAL

*** REFERENCE GALLERY DIRECTOR (FC) (10/01/91)

ACQUISITION OF MAJOR ARTWORK FOR GOLD COAST CITY ART COLLECTION

Australia's most prestigious prize for landscape painting, The Wynne Prize has recently been won by Gold Coast artist Mr. William Robinson. An internationally acclaimed artist, Mr. Robinson lives and works from his property in Beechmont Road, Canungra. The painting which won the coveted Wynne Prize is a grant painting in size and content focusing on the rainforest of our region. Painted in oil on canvas, the work is titled 'The Rainforest' and measures 1.8 x 4.8 metres.

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CONTINUED...

ITEM 11
GOLD COAST ART GALLERY

It is considered to be one of the artist's finest works.

This artistic event provides the Gold Coast with one of those rare opportunities to acquire a work of art which combines local expertise, stature in the international art world, and highly evocative topicality.

The rainforests of the world - including those of the Gold Coast hinterland - have assumed a new level of environmental importance to our planet. Rainforests are seen as the last bastion against human degradation of the earth. It is acknowledged that people care only about the things they know - those things which lie close to the emotional heart. In this respect it could be said that the City is justified in the acquisition of "The Rainforest" for its Art Collection not only on environmental grounds but also as a real contribution to community awareness.

Leading art critics, in their review of the Wynne Prize, have said, of Robinson's 'The Rainforest'...."The Winner, William Robinson..." has tried to convey the boundless vital activity of the forest....suggesting the need to travel through this landscape, as well as the moments of unexpected delight that punctuate the journey."
..."Robinson has based his composition on a wandering stream which broadens at one point into a waterfall and instead of the horizontal gaze of the standing observer, Robinson's viewpoint is often that of one lying on the floor of the rainforest; looking up at the soaring and winding trunks of trees against the sky."

The artist won the Archibald Prize for portraiture in 1987 and is represented in the collections of the Queensland Art Gallery; Art Gallery of New South Wales; National Gallery of Victoria; Art Gallery of South Australia; Art Gallery of Western Australia; Australian National Gallery; The Metropolitan Museum of Art, New York; IBM Australia; Armidale City Arts; ANZ Bicentennial Commission - Parliament House Construction Authority.

Robinson is represented by one small painting in the Gold Coast City Collection - acquired in 1981 at a cost of \$750 and which, in 1987 was valued at \$4,500.

Despite the aggregate of fine works in the Gold Coast City Collection, it does lack that one significant piece which so often provides the catalyst for greater public use of the gallery, and greater impetus for future corporate sponsorship - an area being actively addressed by the Gallery this year.

To acquire a painting of such importance as Robinson's award winning 'The Rainforest', would provide boundless and long term opportunity for a re-focusing of public attention on the fine City Art Collection, and the Gallery's role in the Gold Coast Arts Centre.

In summary, the Gallery's acquisition of the work will result in immediate elevation of this region's cultural identity on a national scale.

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ITEM 11
GOLD COAST ART GALLERY

CONTINUED...

The painting is currently on exhibition at the Art Gallery of New South Wales, and arrangements have been made for its transfer to the Gold Coast City Art Gallery for limited display in early February. This would be the ideal time for more detailed assessment of the painting by myself, and a viewing by the members of Council.

The price of the painting is \$80,000 and after discussion with Aldermen and Council Officers the following scheme for acquisition has been proposed;

Council Contribution	\$30,000
Advisory Panel Fundraising (The amount to be lent to the Advisory Panel over a three year period all repaid through fundraising activities).	\$30,000
Trust Fund	\$20,000

I seek Council approval for the purchase of this painting and the funding arrangement, subject to final assessment and viewing by the Council.

*** REFERENCE DEPUTY TOWN CLERK (REMT) (11/01/91)

Acquisition of the subject works will necessitate the approval of emergent expenditure by Council in accordance with current policy. In relation to the Advisory Panel contribution Council is being requested to initially fund the Advisory Panel component of \$30,000 upfront with repayments back to Council over a three (3) year period.

COUNCIL DECISION CM25/01/91(C0026)

That the matter be deferred to the next Coordination Committee Meeting.

*** CURRENT AGENDA MATERIAL

*** REFERENCE GALLERY DIRECTOR (FC) (24/01/91)

Following your advice that Council are favourably disposed towards the acquisition of the above painting I have made some enquiries re a negotiated price and transport of work from the Art Gallery of New South Wales to the Gold Coast City Art Gallery.

I was advised that the price would not be negotiable and that is in fact the situation. This work has a very special place in Australian Art History and as such is desirable property for a number of institutions. In other words, if the Gold Coast didn't acquire it, somebody else would be waiting to snap it up.

I did however propose a negotiated price with the artist's dealer, Mr. Ray Hughes and although he is not prepared to reduce the price he has agreed to a negotiated payment. The proposed payment is for the sum of \$40,000 to be made by the end of March with the balance to be forwarded in July 1991.

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Council Meeting, 8th February, 1991
Report of Coordination Committee Meeting, 1st February, 1991

CONTINUED...

ITEM 11
GOLD COAST ART GALLERY

Transport has been arranged and the work will arrive here on Wednesday 23rd January. Arrangements can be made for it to be hung in Gallery 2, on Thursday 24th January for Council viewing. I would also suggest that the artist be invited to be present at that viewing. He has been advised of that possibility and is agreeable to be here at a time appropriate to the Aldermen.

*** REFERENCE DEPUTY TOWN CLERK (RENT) (25/01/91)

Arrangements have been made for the Coordination Committee to view the subject works in the Centre Gallery on the 1st February, 1991 at 11.30 am.

*** RECOMMENDATION

Council not proceed with the acquisition at this time.

ITEM 11 - GOLD COAST ART GALLERY

File 176/014/005

Resolved on the MOTION of Alderman L.J. Hughes, seconded Alderman P.J. Lawlor, that the recommendation be adopted subject to it being altered to read: That the Item be referred back to Committee.

91/2613

CHAPTER 38

DISPOSAL OF MATERIAL EXCAVATED FROM BUILDING SITES

Definitions

- In this Chapter the following terms have meanings set against them respectively, that is to say :-
 - "Area" - the Local Authority area of the City of Gold Coast.
 - "Authorised Officer" - a person or persons for the time being, appointed by the Council for the purpose of this Chapter. The term includes the Chief Engineer, the Building Surveyor and Inspectors of the Council's Department of Building and any person or persons for the time being appointed to act in that capacity or to perform any of the duties of an Authorised Officer.
 - "Beach" - any area seaward of the boulder wall line exposed at mean low water spring tide.
 - "Boulder Wall Line" - the nominated alignment of the boulder wall as shown on the map thereof held in the Council's Office at Bundall Road, Surfers Paradise.
 - "Council" - Council of the City of Gold Coast.
 - "Dune Area" - that area lying between the boulder wall line and mean high water mark at spring tide.
 - "Prescribed site" - any site within the area the subject of an application for any building approval where any part of such site is within 500 metres of the boulder wall line.
 - "Security" - money deposited or any bond or other guarantee or security tendered to and accepted by the Town Clerk pursuant to By-law 10(a) of this Chapter.
 - "Town Clerk" - the Clerk of the Council.
- The term "owner" has the meaning given to it by Section 3 of the *Local Government Act 1936*, as from time to time amended, and without limiting the foregoing in any way includes the registered proprietor of an estate in fee simple and any mortgagee in possession of a prescribed site or a parcel of land which includes a prescribed site.

Conditions of Disposal

- All material excavated or otherwise dug up from or removed from a prescribed site shall be disposed of in accordance with the following By-laws of this Chapter.

Material Other Than Clean Sand

- Material other than clean sand may be disposed of in any manner approved by the Authorised Officer or by any other Officer appointed by the Council for that purpose.

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CHAPTER 38 (cont.)

- 2 -

Disposal of Clean Sand

5. Clean sand (including sand resulting from the sieving process described in By-law 13 of this Chapter) shall be deposited on the beach area at a location approved by the Authorised Officer: PROVIDED ALWAYS that except where in the opinion of the Chief Engineer the volume of clean sand to be excavated and removed from a site is likely to exceed 2,000 cubic metres, the Chief Engineer shall approve a location within five (5) kilometres of the prescribed site.
6. Without limiting the powers given to the Authorised Officer under the last preceding By-law, where in the opinion of the Authorised Officer the volume of clean sand to be excavated and removed from a site is likely to exceed 2,000 cubic metres the Authorised Officer may direct that the excess of such material over 2,000 cubic metres shall be placed on a beach or waterfront anywhere within the area.
7. Except where the Authorised Officer directs the placement of sand in accordance with By-law 6 of this Chapter, the holder of the building approval for construction of the building or other structure on the prescribed site shall grade sand placed in accordance with this Chapter to suitable profile approved by the Authorised Officer and shall plant vegetation thereon and shall cause the area to be fenced, all to the satisfaction of the Chief Engineer.

Volumes of Material

8. Every application for the building approval relative to a prescribed site shall be :-
 - (a) accompanied by a statement by the applicant of his calculation of the volume of clean sand and the volume of other material which is, in his opinion, likely to be excavated from the site and a proposal for the disposal of such material; and
 - (b) such statement and proposal shall be in such form as the Town Clerk may from time to time prescribe.

Disposal on Beaches

9. A person shall not place on any part of any beach within the area any material excavated from any prescribed site except clean sand as hereinbefore provided.

Security Deposit

10. (a) Every applicant for any building approval relative to a prescribed site shall lodge with Council before the issue to him of that building approval cash or a bond or bank guarantee in a form acceptable to the Town Clerk (hereinafter referred to as "the Security") in one of the following amounts of money, namely :-
 - (i) where the total amount of material (both clean sand and other material) is in the opinion of the Chief Engineer, unlikely to exceed 2,000 cubic metres - such sum as is from time to time determined by the Council by resolution in its Annual Budget and until otherwise so determined the sum of \$1,000.00; or

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CHAPTER 3, (cont.)

- 3 -

- (ii) where the total volume of material (clean sand and other material) is estimated by the Authorised Officer to exceed 2,000 cubic metres - such sum as is fixed by or by resolution pursuant to By-law 10(a)(i) for the first 2,000 cubic metres plus such further sum for each 5,000 cubic metres (or part thereof) in excess of 2,000 cubic metres as is from time to time determined by the Council by resolution in its Annual Budget. Until other so determined, the additional sum shall be \$2,000.00 for each 5,000 cubic metres or part thereof.
- (b) The Security lodged with the Council in accordance with By-law 10(a) of this Chapter or such part thereof as is necessary for the purpose shall be applied by the Council in or towards the cost incurred by it of removing from any beach any material other than clean sand taken from the prescribed site in respect of which the Security was given or the cost of stabilising, planting vegetation or erecting fencing or all or any of those things as the case may be where the applicant has, in the opinion of the Authorised Officer, failed to comply with the relevant provisions contained in this Chapter. Any surplus then remaining shall be paid to the person who gave the Security on demand made by him within three (3) months from the issuing of a Certificate of Classification in respect of the building on the prescribed site but if no such demand is made the surplus shall be paid into and form part of the Council's General Fund. Any deficiency in the amount of the Security may be recovered by the Council from the applicant for building approval as a present debt in any court of competent jurisdiction.

Calculation of Volume of Materials

11. Every applicant for a building approval relative to a prescribed site shall state in his application sufficient particulars to enable the Authorised Officer to calculate accurately the likely total volume of material to be excavated showing the anticipated volume of clean sand and the anticipated volume of other material PROVIDED ALWAYS that the Chief Engineer may at his discretion cause to be made at the expense of the applicant for building approval such test or tests as are in the opinion of the Authorised Officer reasonably necessary to enable him to calculate volumes.

Obligations and Liabilities

12. Notwithstanding the obligations and liabilities placed by this Chapter on the applicant or holder of a building approval, the owner of the prescribed site to which the application or approval as the case may be relates shall be liable for the performance of all such obligations and liabilities equally with such applicant or holder PROVIDED ALWAYS that not more than one deposit of cash, bond or guarantee shall be required in respect of any prescribed site and the Council shall not be entitled to recover the amount of any judgement for any surplus cost from both the applicant or holder and the owner.

Appointment and Employment of Supervisor

13. (a) Where the volume of material (clean sand and other material) to be excavated from a prescribed site is in the opinion of the Authorised Officer likely to exceed 2,000 cubic metres, the applicant for the building approval relevant to that prescribed site shall in addition to providing the Security to the Council at the time of lodging the application for building, pay at the time of lodging the application the full cost to the Council of the appointment and employment of a supervisor appointed by the Authorised Officer for the duration of the excavation and beach disposal works.

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CHAPTER 38 (cont.)

- 4 -

- (b) The purpose of the appointment is to procure the supervision of the removal of sand and other material from that prescribed site and to ensure that the sand is deposited upon the designated beach and that all material other than clean sand is removed from the excavated material before any such material is placed on the beach. The Authorised Officer may at his discretion require all excavated material to be sieved adequately prior to its being transported to the site at which it is to be deposited. The appointment of such a supervisor shall not excuse any holder of any building approval or any owner from the performance of the obligations and liabilities imposed upon that holder or that owner by any By-law contained in this Chapter.
- (c) The cost of appointment and employment of the supervisor shall be estimated by the Authorised Officer and every such estimate shall be subject to revision on completion of the excavation and any necessary adjustment shall be made in respect of the sum initially paid by the applicant by payment to the Council of any deficiency or refund to the applicant of any surplus as the case may be.

Offences and Penalties

14. A person who in any respect contravenes or fails to comply with any provision of the By-laws contained in this Chapter is guilty of an offence and on conviction liable to a penalty not exceeding \$500.00 and in addition to a daily penalty not exceeding \$50.00, for each and every day on which the offence is continued.

Permits

15. Notwithstanding the By-law, Council may grant a permit on terms and conditions that Council considers beneficial for beach restoration.

The foregoing resolution was passed on the Thirtieth day of November, 1990 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 1936-1990 have been complied with in respect of the By-law the subject of such resolution.

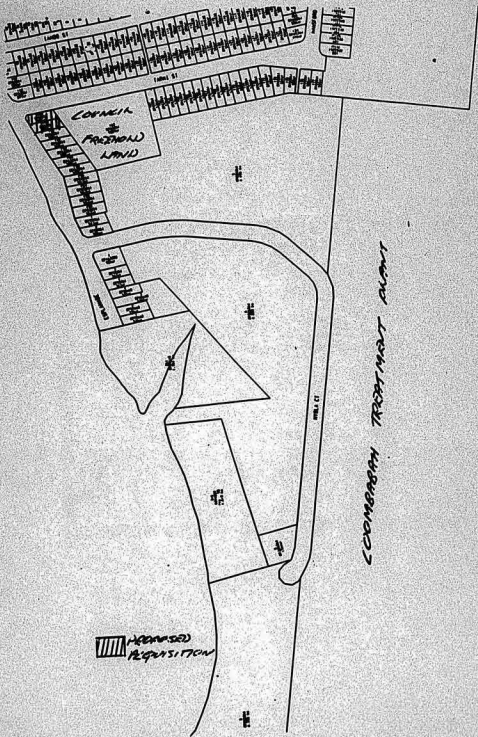
.....
R.E.M. Towson
DEPUTY TOWN CLERK

.....
A.J.D. Bell
MAYOR

- V 5 -

VIDE ITEM COORD B
BEFORE COUNCIL 08/02/91

213891



CONNELL STREET

CONCESSION

- V 6 -

VIDE ITEM COORD 10
BEFORE COUNCIL 08/02/91

213092

DAVID SYME MANAGEMENT
EDUCATION CENTRE

MANAGING LIABILITY RISKS
(SC2)

A TWO-DAY INTENSE STUDY COURSE

Conducted in conjunction with
The Australian Institute of Risk Management
The Association of Risk and Insurance Managers of Australia

18 MARCH - 19 MARCH 1991

BRISBANE

A MONASH UNIVERSITY COMPANY

INTRODUCTION

Recent case law has had a major effect on Risk Management, especially where issues of professional indemnity are involved, but even more profoundly in areas of environment, health and safety, and liability tort for damages, for actions or failure to act and for professional advice. This two day non examination course will provide participants with knowledge of the changes and with techniques to control exposures.

A certificate is issued by Monash University on successful completion of the course. Successful participants will be able to apply for membership of the Australian Institute of Risk Management.

OBJECTIVES

The objective of this course is to provide participants with knowledge of the implications of the law on Risk Management programs.

OUTCOMES

Participants after attending this course will have acquired:

- the knowledge and skills to identify implications of the law on Risk Management programs and with techniques to control liability exposures.
- an opportunity to meet with legal practitioners who specialise in areas of law relevant to Risk Management.

PARTICIPANTS

The course is designed to meet the needs of:

- executive managers
- corporate secretaries
- risk managers

- security and loss prevention managers
- safety managers, OH&S managers
- asset protection personnel in private organisations (including banking and financial institutions)
- government agencies at all levels (Local, State and Federal)
- insurance brokers, insurance consultants
- insurance company commercial lines specialists
- corporate lawyers (note: 12.5 M.C.L.E. credit points for this course.)

FEES

The total fee, all inclusive of course material, 2 day course, morning and afternoon tea and lunch: \$770

Registrants cancelling between fifteen and seven working days prior to course commencement will be liable to a \$100 service fee. Cancellations will only be accepted up to seven working days prior to the commencement of a course. After that time, no refunds can be given, but a replacement registrant may be sent. Substitute registrants may be accepted prior to the commencement of the course.

COURSE NUMBERS

As participant numbers will be restricted, registrations will be accepted in order of receipt. Registrations will be considered to have been effected upon receipt of a completed registration form.

VENUE

TRAINING ROOM
BRISBANE CITY COUNCIL
LEVEL 13, 80 ALBERT STREET
BRISBANE QLD 4000

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LECTURING STAFF

Although the University will be providing academic support, session leaders will be drawn from legal firms which specialise in relevant areas of the law and Risk Management applications. The content and case studies will therefore be current and appropriate to the present business environment.

ADMINISTRATION

The firm of educational consultants, Patricia O'Brien & Associates, has been contracted to handle all administrative details. All aspects of the course will be conducted under the strict guidelines established by the University. This includes an established syllabus committee and evaluation procedures.

FORWARD REGISTRATION FORM AND PAYMENT TO:

RISK MANAGEMENT COURSE
PO BOX 734
EPPING NSW 2121

using attached application form.
All enquiries should be directed to

PATRICIA O'BRIEN & ASSOCIATES,

or phone:

(02) 868 2344 FAX (02) 868 4463

MANAGING LIABILITY RISKS

18 - 19 March 1991

REGISTRATION FORM

SURNAME: _____

GIVEN NAMES: _____
(Mr, Mrs, Miss, Ms)

PREFERRED

NAME FOR 1) Lapel badge: _____

2) Certificate: _____

OCCUPATION/
TITLE: _____

COMPANY NAME: _____

BUSINESS ADDRESS: _____

_____/P/CODE: _____

PHONE No.: _____

FAX No.: _____

ADDRESS: _____

_____/P/CODE: _____

PHONE No.: _____

This course meets 'Structured Training Program' requirements of the Training Guarantee Levy.

CHEQUES PAYABLE TO:

PATRICIA O'BRIEN & ASSOCIATES

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**FORTHCOMING RISK MANAGEMENT
COURSES**

25 February - 1 March	Risk Management (5 day intensive course)	SYDNEY
11 March - 15 March	Risk Management (5 day intensive course)	BRISBANE
18 March - 19 March	Managing Liability Risk (S.C.2)	BRISBANE
8 April - 9 April	Managing Liability Risk (S.C.2)	SYDNEY
17 April - 18 April	Managing Environmental Risk (S.C.4)	SYDNEY
15 May - 16 May	Implementing Risk Management Programs (S.C.1)	SYDNEY

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**MANAGING LIABILITY RISKS
BRISBANE SESSIONS**

Legal Processes - Alternatives to Litigation

*Mr Michael Klug, Partner
Henderson Trout, Solicitors & Notaries*

The Law of Contract

*Professor Christopher Gilbert, Consultant
Henderson Trout, Solicitors & Notaries*

Public Liability

*Mr Mike Woolmer, Partner
Gadens Ridgeway, Solicitors*

Product Liability

Mr Mike Woolmer

Environmental Considerations

Mr Mike Woolmer

Professional Negligence

*Mr Paul Canwell, Partner
Seymour Nulty, Solicitors*

Civil Exposures & Criminal Liabilities of Directors and Officers

Mr Paul Canwell

Particular Exposures of Government Authorities

*Mr Hugh Scott Mackenzie, Partner/
Mr Mark Hayes Senior Associate
Mallesons Stephen Jacques, Solicitors*

Introduction to Administrative Law

*Mr Hugh Scott Mackenzie/
Mr Mark Hayes*

Intellectual Property

*Mr Hugh Scott Mackenzie/
Mr Mark Hayes*

COUNCIL MEETING 27th FEBRUARY, 1991 - RECORD OF MAINTENANCE AND CONSTRUCTION COMMITTEE OF 30th JANUARY, 1991

CORRECT AS AT 1.35 PM WEDNESDAY 30th JANUARY, 1991

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
1	662/001/624	1	40 KPH SPEED RESTRICTION FOR JARVIS LANE, COOLMAGATTA
2	815/002/008	2	WORKING PLANS ON THE BRISBAKE - GOLD COAST RAILWAY
3	671/091/001	4	1990 / 91 CAPITAL WORKS PROGRAMME : SUBMISSION FOR APPROVAL
4	739/013/129	5	MORALA AVENUE, RIMWAY BAY : PROPOSED SHARED BIKEWAY / FOOTPATH ON EASTERN SIDE BETWEEN BROADWATER STREET AND COOMABUI ROAD
5	639/001/001	6	NAMING OF PARK : END OF MAPPER ROAD
6(V1)	738/005/006	7	EASTERN TRANSPORT CORRIDOR : SALTWATER CREEK TO SMITH STREET : ROUTE SELECTION/ENVIRONMENTAL ASSESSMENT
7	655/001/003	10	BARATTA STREET GOLF COURSE - PROPOSED DEVELOPMENT
8	671/091/001	13	1990 / 91 CAPITAL WORKS PROGRAMME : ADDITIONS
9(V2)	662/001/011	14	DIVIDING FENCES - COUNCIL CONTRIBUTIONS
10	163/000/005	15	FORUM - EFFECTIVELY MANAGING LABOUR MARKET REFORM - SYDNEY 17TH - 18TH APRIL, 1991
11	171/091/047	16	CONTRACT NO. 171/091/047 TREE PLANTING : THE ESPLANADE, SURFERS PARADISE
12	171/091/035	19	CONTRACT NO. 171/91/035 : CARPARK STAGE 2 : SIMRIS RUGBY LEAGUE CLUB

REPORT OF MAINTENANCE AND CONSTRUCTION COMMITTEE SPECIAL MEETING ON 6TH FEBRUARY, 1991

13 (V3-V5)	161/000/001	22	TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE TUDY CAR RACE
14	163/003/004	30	CONSTRUCTION CONTRACTS LAW : CONFERENCE & WORKSHOP, SYDNEY : 25TH, 26TH AND 27TH MARCH 1991
15	738/000/005	32	A.C. RESEALING - DIVISIONAL WORKS - ADDITIONAL FINDING

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GOLD COAST CITY COUNCIL

REPORT OF MAINTENANCE AND CONSTRUCTION COMMITTEE MEETING HELD IN THE WORKS COMMITTEE ROOM ON WEDNESDAY 30 JANUARY 1990 AT 9:30 AM

PRESENT

Aldermen P. B. Gamin (Chairman), L. J. Hughes, K. L. Thompson, P. J. Lawlor, A. J. Rickard, G. J. Baildon

In Attendance

Messrs. B. C. McGinnity (Chief Engineer), J. Lawson (Supervising Engineer Works), J. King (Supervising Engineer Planning and Design), C. Brown (Technical Officer Parks and Gardens), J. Cruise (Chief Draftsman), W. Adam (Traffic Engineer), W. Pommer (Planning Coordinator), B. Styman (Journalist)

*** ITEM 1

CH08/02/91(MC001)

40 KPH SPEED RESTRICTION FOR JARVIS LANE, COOLANGATTA

FILE REFERENCE(S) : 662/001/624

*** CURRENT AGENDA MATERIAL

*** REFERENCE TECHNICAL OFFICER TRAFFIC (17/01/91)

A local resident has requested that Jarvis Lane have a 10 kph speed restriction. Jarvis Lane is constructed within Goodwin Park, off Lanham Street, Coolangatta. It has a bitumen pavement width of 6 m with vehicles being able to angle park at 90° on both sides between the pavement and the park fence. It is straight for approximately 75 m before winding around the ovals to houses, built at the back of the reserve.

The lane is therefore used as an access road to properties as well as to the park and sporting facilities.

At present, there is no posted speed on the road, so there is an implied limit of 60 kph.

A radar survey was carried out in Jarvis Lane, the results indicating that the average speed was 40 kph.

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Council Meeting 8th February, 1991 -2-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 1 CONTINUED...
40 KPH SPEED RESTRICTION FOR JARVIS LANE, COOLANGATTA

The suggested speed of 10 kph is considered unwarranted however, as the road is contained within the park and is used constantly by cyclists and pedestrians, it is considered warranted to restrict the speed to 40 kph.

*** OFFICER RECOMMENDATION

It is recommended that a 40 kph speed restriction be adopted for Jarvis Lane, Coolangatta.

*** RECOMMENDATION

- (a) That the recommendation of the Technical Officer Traffic be adopted.
- (b) That the Chief Engineer investigate the continuing need for the access road.

*** ITEM 2

CM08/02/91(MC002)

WORKING PLANS ON THE BRISBANE - GOLD COAST RAILWAY

FILE REFERENCE(S) : 815/002/008

*** CURRENT AGENDA MATERIAL

*** REFERENCE TRAFFIC ENGINEER (15/01/91)

Queensland Rail has sent Council the latest working drawings of the Brisbane to Robina rail line. There are a couple points of note to the drawings:

1. They do not account for any branch line to Southport, as shown in the Gold Coast Infrastructure Strategy.
2. They show stations at Helensvale, Nerang and Robina (which could be one of three sites) that are not well-located for bus access to the Gold Coast.

On service to Southport, this was never within the planning tasks given to the designers, so its absence is not unexpected. If Council wishes to have the option examined more fully it has to be done at this stage to minimise later costs. The restraints placed on the design of the railway, however, mean that even if the spur line was accommodated, service to Southport would be poor because:

The rail line is to be a high speed single track between Beenleigh and Robina, although space provision has been left for later duplication. The anticipated minimum space between trains is 30 minutes. If a spur

ITEM 2

CONTINUED...

WORKING PLANS ON THE BRISBANE - GOLD COAST RAILWAY

line were added the maximum service for the stations not on the shared portion of the track would be hourly.

A terminus at Southport would give Southport little access to the southern portions of the city where growth rates are high, as rail travellers would have to go north, transfer and then head south to Merang and Robina.

There have long been reservations with the proposed "Gold Coast" railway, mainly as it does not directly serve the major employment, residential or tourist locations on the Coast. In response to such concerns, the Department of Transport has always responded that efficient feeder routes would be provided by bus service to the stations, giving high accessibility to the system. The station locations, however, belie that approach. The station at Helensvale is south of the Gold Coast Highway, and no direct access is shown at present. However, the links from this area to Southport / Surfers are the most capacity constrained of all the routes into the City. An expensive link to Smith Street will be required for satisfactory service to Southport.

The Nerang station is potentially the best location for serving the Gold Coast Central business district from such a remote rail system. The decision to locate the station with access to the Nerang-Broadbeach Road rather than the Nerang-Southport Road compromises the station's ability to serve the central employment and tourist areas. It also minimises the economic efficiency of the feeder bus service if they are routed through predominately residential and recreation areas rather than commercial, industrial and retail areas. It is also not clear whether the Nerang-Broadbeach Road will be four-laned by the expected opening date of the railway (1995), while Nerang-Southport will be of that standard by 1991.

The Robina station is one of three locations generally north of the Robina Parkway and east of the Pacific Highway. The unresolved location is partly dependent on the outcome of the inquiry into the Study of the Robina-Murwillimbah Rail link. If the station site selected is further away from Robina Parkway / future Christine Avenue Intersection, then again access to Gold Coast centres such as Miami and Burleigh becomes more difficult.

***** OFFICER RECOMMENDATION**

It is recommended that:

1. Council note receipt of the Working Plans and the absence of a link to Southport.
2. The Director General of Transport be informed of Council's concern that station locations are not suitably located for efficient feeder bus service to Southport and Surfers Paradise and that these aspects should be resolved before finalising design and land acquisition.

***** RECOMMENDATION**

That the recommendation of the Traffic Engineer be adopted.

213900

Council Meeting 8th February, 1991 -4-
 Report of Mtce & Const. Committee Mtg. 30th January, 1991

*** ITEM 3

CM08/02/91(MC003)

1990 / 91 CAPITAL WORKS PROGRAMME : SUBMISSION FOR APPROVAL

FILE REFERENCE(S) : 671/091/001
 PREVIOUS DECISION(S) : CM28/01/91(MC017)

*** CURRENT AGENDA MATERIAL*** REFERENCE PLANNING CO-ORDINATOR (22/01/91)

The following list details documents which have been prepared for the construction of works contained in Council's 1990 / 91 Capital Works Programme. These works are presented herewith for adoption by Council and to be approved for submission for subsidy approval and construction.

A list of Minor Works to be carried out in the various Divisions is also included for Council's ratification.

<u>CAPITAL WORKS</u>					
<u>Div.</u>	<u>Acct. No.</u>	<u>Location</u>	<u>Description</u>	<u>Prelim. Alloc.</u>	<u>Final Est.</u>
1	655100	Falkinder Ave/ The Esplanade, Paradise Point.	Extension of carpark.	25,000	21,300
WOC	PW075045	Macintosh Isl., Surfers Paradise.	Footpath linkage to new pedestrian bridge (to be funded from developer contribution).	-	10,150

<u>MINOR WORKS</u>					
<u>Div.</u>	<u>Acct. No.</u>	<u>Location</u>	<u>Description</u>	<u>Prelim. Est.</u>	<u>\$</u>
1	601800	Madang Crescent, Runaway Bay.	Alterations to driveway adjacent to Bayview Bay Apartments.	1,500	
2	602700	Whiting Street, Labrador.	Remove tree at No. 95.	480	
2	T.B.A.	Allied Drive, Labrador	Engraved timber sign for Vietnam Veteran's House	1,100	
2	T.B.A.	Allied Drive, Labrador	Supply and erect flagpole Vietnam Veteran's House	700	
3	603500	Hunt Park, Southport.	Aeration & fertilising Soccer Field No. 1.	590	

213901

Council Meeting 8th February, 1991 -5-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 3 CONTINUED...
1990 / 91 CAPITAL WORKS PROGRAMME : SUBMISSION FOR APPROVAL

6	607600	St. Pauls Terrace, Isle of Capri.	Replace A.C. footpath with concrete.	1,000
6	607500	Brindisi Avenue, Isle of Capri.	Remove tree at No's. 22-24.	400
6	607500	Cronin Island, Surfers Paradise.	Extension of 50mm dia. water Main for future irrigation system.	3,000
10	611700	Various Locations, Division 10.	Tree lopping at Stapylton Street, Marine Parade and Garrick Street.	1,250
10	621200	No's. 52/54 McLean Street, Coolangatta.	Improvements to access and stormwater drainage.	1,700

*** OFFICER RECOMMENDATION

It is recommended that the above works be adopted by Council, that application for subsidy be made, where applicable, and construction be authorised.

*** RECOMMENDATION

That the recommendation of the Planning Coordinator be adopted.

*** ITEM 4

CM08/02/91(MC004)

MORALA AVENUE, RUNAWAY BAY : PROPOSED SHARED BIKEWAY / FOOTPATH ON EASTERN SIDE BETWEEN BROADWATER STREET AND COOMBABAH ROAD

FILE REFERENCE(S) : 739/013/129

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT TRAFFIC ENGINEER (22/01/91)

Alderman Rickard has asked that a design be prepared and funds be allocated for a shared bikeway / footpath on the eastern side of Morala Avenue between Broadwater Street and Coombabah Road, a distance of approximately 450 metres.

Morala Avenue / Hollywell Road became a "Clearway" on 14th January 1991. The kerbside lane, which was previously a parking lane which cyclists could use,

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Council Meeting 8th February, 1991 -6-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 4 CONTINUED...
MORALA AVENUE, RUNAWAY BAY : PROPOSED SHARED BIKEWAY / FOOTPATH ON EASTERN SIDE BETWEEN BROADWATER STREET AND COOMBABAH ROAD

is now a traffic lane during the clearway hours. These currently apply during the hours 7.00 a.m. to 9.00 a.m. Monday to Friday southbound and 4.00 p.m. to 6.00 p.m. northbound.

North of the school at Morala Avenue / Coombabah Road the "Clearway" operates in the same direction as the morning trip to the school and in this regard it was considered important to provide an off road bicycle facility.

The shared path (bicycles / pedestrians) could be accommodated in the footpath reserve on the eastern side of Morala Avenue, which generally has flat terrain with no tree removal necessary. The works could be funded under the Division 1 1991 / 92 Works Programme.

*** OFFICER RECOMMENDATION

It is recommended that a two metre wide concrete path for pedestrians and bicycle riders (shared path) be provided on the eastern side of Morala Avenue, between Broadwater Street and Coombabah Road at an estimated cost of \$25,000 as a charge to the Division 1 1991 / 92 Works Programme.

*** RECOMMENDATION

That the recommendation of the Assistant Traffic Engineer be agreed in principle subject, however, to a resident questionnaire survey being carried out and the results evaluated.

*** ITEM 5

CM08/02/90 (MC005)

NAMING OF PARK : END OF MAPPER ROAD

FILE REFERENCE(S) : 639/001/001

*** CURRENT AGENDA MATERIAL

*** REFERENCE ADMINISTRATION CLERK WORKS (22/01/91)

Alderman Hughes has requested that the portion of land at the end of Mapper Road which is to be gazetted as parkland in conjunction with a subdivided development be named "The McMahon Park". Although this portion of land has not yet been gazetted as park reserve, Alderman Hughes wishes to dedicate the parkland to the McMahon Family.

The proposed plaque wording is set out below:

THE McMAHON PARK

ITEM 5
NAMING OF PARK : END OF NAPPER ROAD

CONTINUED...

This park is named in honour of the McMahon family. Tom and Bridget McMahon settled in Southport from Ireland in the late 1800's.

Daughters Pat and Catherine became the original teachers at the Benowa School. Members of the family served in both the first and second A.I.F. in Europe and Asia. Tom McMahon was awarded the Medal of Somme for his duty in France in World War 1 while Des, Col and Phil all saw active duty in World War 2.

The McMahon family made notable contributions to the early history of Southport.

*** OFFICER RECOMMENDATION

It is recommended that:

- 1) When the portion of land has been dedicated by Council, that it be named "The McMahon Park".
- 2) The appropriate park sign and plaque be erected with the costs being charged to Minor Works Division 2 (602700).

*** RECOMMENDATION

That the recommendation of the Administration Clerk Works be adopted.

*** ITEM 6

CM08/02/91(MC006)

EASTERN TRANSPORT CORRIDOR : SALTWATER CREEK TO SMITH STREET : ROUTE SELECTION/ENVIRONMENTAL ASSESSMENT

FILE REFERENCE(S) : 738/005/006
PREVIOUS DECISION(S) : CM19/10/90(MC025)
VIDE ITEM(S) : PLAN(S)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM19/10/90(MC025) (PART)

- (b) That the Minister for Transport be advised that the Gold Coast City Council unanimously supports the adoption of a route for the proposed Eastern Transportation Corridor which would run parallel and adjacent to the proposed Railway Corridor from Saltwater Creek to Smith street and that the Council remains unanimously opposed to any route which would pass through the Coombabah Wetlands, and that a copy of this letter must be sent to the Albert Shire Council and Mr J. Gralton (Department of Transport).

213904

Council Meeting 8th February, 1991 -8-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 6 CONTINUED...
EASTERN TRANSPORT CORRIDOR : SALTWATER CREEK TO SMITH STREET : ROUTE
SELECTION/ENVIRONMENTAL ASSESSMENT

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT TRAFFIC ENGINEER (21/01/91)

The Draft Report "Eastern Transport Corridor Saltwater Creek to Smith Street : Route Selection / Environmental Assessment" (December 1990), prepared by Sinclair Knight and Partners has been received by Council.

The report examines the engineering, environmental and property resumption issues for four possible route alignments between Saltwater Creek and Smith Street. The road alignment proposals are shown in the vide pages. The routes are as follows:

Route A

This is the most westerly alignment and combines the road and rail corridors into a single transport corridor.

Route A Variation

This variation of Route A diverts the alignment to the western edge of Coombabah Lake. It provides a greater separation distance between the road and the existing development of Helensvale.

Route B

This alignment is adjacent to the Sewage Treatment Works on the eastern side of Coombabah Lake. This alignment is an extension of the easterly Coomera River crossing locations.

Route B Variation

This variation of Route B diverts the alignment as far east as possible to reduce the impact on wetlands and minimise severance of koala habitat.

In addition to the above, the report also examined two "No Road" options as follows:

- 1) West of Pacific Highway. This alternative has the Eastern Corridor crossing the Pacific Highway in the vicinity of Coomera, following an alignment west of the Pacific Highway and rejoining the Pacific Highway at the Smith Street Interchange.
- 2) Termination of corridor north of Coomera River. The option involves the Eastern Corridor joining the Pacific Highway near Coomera, with the section of Pacific Highway south of Coomera being widened to accommodate the traffic volumes of the two roads.

The report recommends Route A as the preferred route. This route, despite having constraints in terms of impact on the existing residential communities, is the most favourable in terms of environmental, engineering and economic criteria.

213905

ITEM 6 CONTINUED...
EASTERN TRANSPORT CORRIDOR : SALTWATER CREEK TO SMITH STREET : ROUTE
SELECTION/ENVIRONMENTAL ASSESSMENT

It is interesting that the separate investigation into the proposed corridor, commissioned by the O'Brien family, arrived at the same conclusion recommending Route A.

For information, the preliminary construction costs for the four alternative routes were reported in the study as follows:

Route A	\$36.6M
Route A Variation	\$38.2M
Route B	\$43.5M
Route B Variation	\$66.6M

All the above costs are for the Saltwater Creek to Smith Street section and are exclusive of property resumption costs.

The O'Brien initiated study reported costs estimates of \$96.7M and \$117.8M respectively for the western and eastern alternative routes. Although these figures are surprisingly different from the above figures they do illustrate in both cases the considerable additional costs associated with the eastern options.

The property acquisition costs were estimated for the four route options. Route A and Route B had quite similar costs, \$7.95M and \$7.3M respectively, whilst the variations were both higher, Route A Variation at \$8.9M and Route B Variation at \$9.2M.

The findings of the report (both reports) are consistent with Council's perceptions of the optimum location for the Transport Corridor and as such it would be in order for Council to advise the Department of Transport of its concurrence in the findings of the Report.

*** OFFICER RECOMMENDATION

It is recommended that Council note the recommendation of the Draft Report and advise the Department of Transport of its support for the recommendation.

*** RECOMMENDATION

That the recommendation of the Assistant Traffic Engineer be adopted and that the Department be advised of Council's continued opposition to any route which would pass through the Coombabah Wetlands.

213906

Council Meeting 8th February, 1991 -10-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

*** ITEM 7

CM08/02/91(MC007)

BARATTA STREET GOLF COURSE - PROPOSED DEVELOPMENT

FILE REFERENCE(S) : 655/001/003
PREVIOUS DECISION(S) : CM14/12/90(MC026) (PART)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM14/12/90(MC026) (PART)

- (c) That, pending the acquisition of the necessary land area for the development of Baratta Street Golf Course, that a design and estimate be prepared for the upgrading of the existing area as parkland with the design taking in account to the proposed future use of land as a golf course.

*** CURRENT AGENDA MATERIAL

*** REFERENCE PLANNING COORDINATOR (18/01/91)

Council's proposed scheme for the development of a nine hole golf course is currently in abeyance pending negotiations with the Department of Lands, with a view to acquiring the number of parcels of land to make the scheme practical.

The intention of this report is to bring Council up to date with the current situation and to consider what action is practical, with respect to Council's Decision of the 14th December 1990 (MC 26).

1. Funding

There is an allocation of \$350,000, carried over from the 1989/90 Major Sporting Areas Programme, currently available towards the construction of the golf course. If Council is to fund construction of this project entirely, this amount would be totally inadequate and it is anticipated that development costs would be well in excess of \$1 million.

Council's original thinking on this matter was, that once sufficient land was secured under Council's control, expressions of interest be called for design, construction and leasing of the complex.

2. Land Requirements

There seems to have been some misunderstanding as to the extent of land to be acquired for the project. Most discussion has been centred on the area of Crown land that was originally leased to the old nursery on Edmund Rice Drive and now is again under control of the Crown.

ITEM 7
BARATTA STREET GOLF COURSE - PROPOSED DEVELOPMENT

CONTINUED...

In fact, this area is only one parcel of many, required to enable the course to be constructed. There are several categories of land required, as shown on the coloured plan attached to the file. They are:

- (a) Vacant Crown land
- (b) Closed railway
- (c) Closed road
- (d) Railway to be closed
- (e) Road to be closed

Land presently under Council control consists of two adjoining freehold parcels (total area 5.46 hectares) adjacent to Wardoo Street and Reserve 1659 - Local Government Reserve for Flood Retardation (total area 5.602 hectares -approximately 50% required for golf course) adjacent to the old Baratta Street Tip.

Council's Property Section is currently negotiating with the Department of Lands in respect to the parcels required and the conditions under which the land would be made available to Council are to be decided, but it is highly likely that the Department will require Council to purchase the land and if so, the cost could be quite high. Without these additional parcels of land, development of a golf course would be impossible.

3. Course Layout

A very preliminary layout for a nine hole golf course has been prepared, mainly to establish whether in fact, it is practical to construct a course within the subject area. While there are some difficult areas within the proposal, given that all the land required is made available, development of the course appears to be feasible.

The layout prepared has been based on taking access to the complex from the northern end of Edmund Rice Drive, via a roadway that will eventually form part of an extension of the Crown Subdivision in this area. An alternative proposition, that has been considered, would be to access from Wardoo Street. This may, however, result in some conflict with traffic movement, given that Wardoo Street is now a four lane road divided by a central median.

In any case the layout prepared can only be considered as a concept and may require a more detailed study by someone with expertise in the field of golf course architecture.

4. Interim Works

In accordance with Council's previous decision, the practicality of carrying out some interim development has been investigated. Any work in the Retardation Basin Reserve could be discounted as the area is too remote and any construction would serve no useful purpose.

ITEM 7
BARATTA STREET GOLF COURSE - PROPOSED DEVELOPMENT

CONTINUED...

The area of land, adjacent to Wardoo Street, that is Council freehold, will probably eventually contain some portion of two holes of the proposed course. The plan attached to the file shows the anticipated layout in this vicinity, with the area of Council owned land edged in yellow. As can be seen from the plan, neither hole will be fully contained within the Council land.

The merit of carrying out preliminary works aimed at golf course development would have to be considered as very doubtful. Possible works would include:

- (a) Fencing the Wardoo Street frontage
- (b) Clearing and filling of the swampy area
- (c) Tree planting for future division of fairways etc.
- (d) Grading and seeding portion of 5th fairway
- (e) Clearing and forming flood channel along fairway

Expenditure of funds on such works may be premature depending on:

- (a) Whether Council is able to acquire all of the land required to make the proposal feasible.
- (b) What cost, if any, is put on the land by the Department of Lands. If land costs are high the whole project could be doubtful.
- (c) If the course goes ahead, the above costs may well be borne by a prospective lessee of the course as part of a future agreement with Council.

5. Conclusion

It is suggested that Council should postpone any construction activity in this area until the matter of land acquisition is clarified. There would seem to be little value in spending money in the small area of Council land at this stage for what would be achieved.

I believe this site to be far inferior to the previously suggested site at Musgrave Avenue where a golf course could be developed at a fraction of the cost involved here. This alternative has been rejected by Council as a result of some objections in the area. This is unfortunate considering the large area of land that is only being partially utilised by a small section of the public.

***** OFFICER RECOMMENDATION**

It is recommended that:

- (a) The information relative to the current status of the golf course project be noted.
- (b) Negotiations continue with the Department of Lands with a view to acquiring all the necessary land for the course development.

213909

Council Meeting 8th February, 1991 -13-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 7

CONTINUED...

BARATTA STREET GOLF COURSE - PROPOSED DEVELOPMENT

- (c) Council postpone any construction activities on the course until such time as the matter of land acquisitions and any associated costs are clarified.

*** RECOMMENDATION

That the recommendation of the Planning Coordinator be adopted.

*** ITEM 8

CM08/02/91 (MC008)

1990 / 91 CAPITAL WORKS PROGRAMME : ADDITIONS

FILE REFERENCE(S) : 671/091/001
PREVIOUS DECISION(S) : CM25/01/91 (MCD13)

*** CURRENT AGENDA MATERIAL*** REFERENCE PLANNING COORDINATOR (22/01/91)

The Aldermen for various Divisions have requested the following additions to the 1990 / 91 Capital Works Programme:

<u>Div.</u>	<u>Acct. No.</u>	<u>Location</u>	<u>Description</u>	<u>Prelim. Alloc.\$</u>
1	563261	Paradise Point, Foreshore Development.	Additions to Contract No. 171/91/015 for barbeques and shelter shed (funded from 8291.01 : Parks Developer Contributions).	23,600
4	664100	Phillip Park, Main Beach.	Installation of directional signs to new pathways.	5,000
4	T.B.A.	Scarborough St, east side, south of A.N.Z. Bank. Davenport and Nerang Streets, Southport - south-west corner	Application of 'SUNCRYL' surfacing to existing footpath	12,000
6	T.B.A.	St. Andrews Avenue, Isle of Capri.	Kerb and channel and A.C. surfacing at boat ramp approach.	12,000
7	T.B.A.	Seaside Ave, Mermaid Beach	Gold Coast Highway to Hedges Ave concrete footpath, north side	11,000

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213910

Council Meeting 8th February, 1991 -14-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 8 CONTINUED...
1990 / 91 CAPITAL WORKS PROGRAMME : ADDITIONS

10	T.B.A.	Rainbow Bay, Coolangatta.	Extension of footpath along foreshore to boardwalk.	3,500
10	664000	Marine Parade, Coolangatta.	Upgrade stormwater drainage in conjunction with redevelopment of Queen Elizabeth Park.	6,000

***** OFFICER RECOMMENDATION**

It is recommended that the above works be added to the 1990 / 91 Capital Works Programme.

***** RECOMMENDATION**

That the recommendation of the Planning Coordinator be adopted.

***** ITEM 9**

CM08/02/91(MC009)

DIVIDING FENCES - COUNCIL CONTRIBUTIONS

FILE REFERENCE(S) : 662/001/011
VIDE ITEM(S) : TABLE(S)

***** CURRENT AGENDA MATERIAL**

***** REFERENCE FINANCE CLERK - WORKS (17/01/91)**

Council's 'Good Neighbour' policy allows provision for contributions towards the cost of fences dividing private properties and Council's properties / reserves (the latter for those circumstances existing on the Reserve would benefit, in a control sense, from the erection of fencing). The list contained within the vide pages details the total contributions for the quarter ended 30th December, 1990.

***** OFFICER RECOMMENDATION**

It is recommended that the information be noted.

***** RECOMMENDATION**

That the recommendation of the Finance Clerk - Works be adopted.

ITEM 8 - 1990 / 91 CAPITAL WORKS PROGRAMME : ADDITIONS

File 671/091/001

Resolved on the MOTION of Alderman T.McD. Coomber, seconded Alderman P.B. Gamin, that the recommendation be adopted subject to the inclusion of a contribution to the Rotary Club of \$19,265.00 for the construction of a lifesaving tower at the Palm Beach Surf Life Saving Club as per Council design.

91/2616

213911

Council Meeting 8th February, 1991 -15-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

*** ITEM 10

CM08/02/91(MC010)

FORUM - EFFECTIVELY MANAGING LABOUR MARKET REFORM - SYDNEY 17TH - 18TH APRIL, 1991

FILE REFERENCE(S) : 163/000/005

*** CURRENT AGENDA MATERIAL

*** REFERENCE CHIEF ENGINEER (22/01/91)

This is a forum at which presentations will be made by nine Councils from four States setting out how they have developed programmes which have achieved productivity gains.

The forum is a follow-up to the Conference on Micro-Economic Reform which I attended late in 1990.

Topics to be addressed include:

Award Restructuring
New Training Program
Performance Measurement

These matters are of significant relevance to this Council and I would appreciate the opportunity to attend.

The estimated cost of attendance is \$1,500 and funds are available in Account No. 040013 - Miscellaneous Conferences - Works Department.

*** OFFICER RECOMMENDATION

It is recommended that approval be given for the Chief Engineer to attend the above Conference with costs being a charge against Account No. 040013.

*** RECOMMENDATION

That the recommendation of the Chief Engineer be adopted.

213912

Council Meeting 8th February, 1991 -16-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

*** ITEM 11

CM08/02/91(MC011)

CONTRACT NO. 171/091/047 TREE PLANTING : THE ESPLANADE, SURFERS PARADISE

FILE REFERENCE(S) : 171/091/047
PREVIOUS DECISION(S) : CM14/12/90(MC021)

*** PREVIOUS AGENDA MATERIAL

*** REFERENCE TECHNICAL OFFICER PLANNING & DESIGN (27/11/90)

At its meeting of the 7th September 1990, Council decided in regard to tree planting associated with the upgrading of the western footpath on The Esplanade, Surfers Paradise:

"That tree planting including weldmesh tree guards and the watering system, be included in the road project".

The Divisional Alderman has requested that tree planting commence on 7th January 1991. To meet this target, a tender will have to close and be approved very early in January. It is proposed that tenders be called in December and after assessment, the Chairman of Coordination Committee, the Town Clerk and the Chief Engineer, jointly approve the awarding of the contract to the lowest recommended conforming tenderer.

Finance

The cost of the planting and irrigation is estimated to be \$69,000. Pending the payment of developers contributions towards the cost of the work, the costs associated with the contract (estimated to be \$69,000 plus 10% supervision and contingencies of \$6,900, total \$75,900) shall be temporarily funded from Division 6 Roadworks B300-11.

At the 9th November 1990, Division 6 entitlement was over allocated by \$333,066 due to the temporary funding of Contract No. 171/91/025 (Esplanade footpath) until developer contributions are received. When the developer contributions are received for The Esplanade, the costs associated with all the footpath works can be transferred out of the Division 6 funds and the entitlement will still be over allocated by \$2,806.

COUNCIL DECISION CM14/12/90(MC021)

That:

- 1) Council empower the Chairman of Coordination Committee, the Town Clerk and the Chief Engineer to accept the lowest recommended conforming tender for a tree planting contract on the western footpath of The Esplanade, Surfers Paradise.
- 2) The costs associated with the contract be temporarily charged against B300.11 Roadworks (Division 6) as detailed.

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Council Meeting 8th February, 1991 -17-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 11 CONTINUED...
CONTRACT NO. 171/091/047 TREE PLANTING : THE ESPLANADE, SURFERS PARADISE

3) That the acceptance of the tender be ratified by Council at a later date.

*** CURRENT AGENDA MATERIAL

*** REFERENCE TECHNICAL OFFICER PLANNING AND DESIGN (24/01/91)

The above contract was advertised on 1st December, 1990 and tenders closed on 8th January, 1991. A total of eight tenders were received as follows:

Jaguar Holdings Corporation P/L	\$ 63,378.48
Qld Landscape Services (Michael Merton)	\$ 65,304.00
Steenland Bros. P/L	\$ 78,594.74
The Shady Glen Consortium P/L	\$ 99,808.62
Cowfrey Construction	\$104,098.00
Gaetano Castorina	\$118,489.00
Newton Container Trees	\$126,718.26
Baca Plantscape	\$128,319.50

The estimate for the work is \$65,427.

The lowest tenderer (Jaguar Holdings Corporation P/L) has not worked directly for Council previously. A check with referees indicate that previous work carried out at the Mirage (under their previous trading name of Goldco Landscaping) and current work for Kumagai Gumi at the Royal Pines Resort, has been carried out in a competent fashion. A check into the financial standing of the company indicates the company is sound.

Finance and Supervision

- The costs association with this contract will be a charge against 8300-12 Divisional Roadworks and Drainage 1990/91 (Non Sub) Division 6.

- The Account No. is 663900

- Sub-account charges will be as follows:

04	Design - In House	\$ 300
60	Contract Supervision	\$ 2,535
61	Contract Payments	\$63,379
68	Contract Contingencies	\$ 3,802

TOTAL	\$70,016
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- Documents were prepared by the Technical Officer Planning and Design, G. Cannons.

- The Contract will be supervised by the Supervising Engineer Contracts, A. Dunn.

213914

Council Meeting 8th February, 1991 -18-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 11

CONTINUED...

CONTRACT NO. 171/091/047 TREE PLANTING : THE ESPLANADE, SURFERS PARADISE

***** REFERENCE CLERICAL OFFICER IN CHARGE WORKS (24/01/90)**

All costs incurred under this Contract will be charged to B300-Roadworks and Drainage 1990/91 (Non-Sub) as a charge against Division 6.

Funds of nil have been allocated for these works against Account Number 663900 - 171/091/047 Surfers Esplanade Tree Planting and this account is currently listed under Forward Planning in Division 6.

As at 24th January, 1991 the expenditure in this Account Number was nil and the total committed funds including expenditure amounted to nil.

The extra / reduction in allocation is therefore \$70,016 and as at 8th January, 1991, the unallocated funds in this Division were \$1,139. It should be noted that this account will only be held temporarily in Division 6 pending receipt of developers contributions for Surfers Esplanade where upon this account will be transferred to budget 311-00 (Surfers Paradise Esplanade) refer CM30/11/90(FI015) above.

***** REFERENCE TECHNICAL OFFICER PLANNING AND DESIGN (29/01/91)**

The Technical Officer Planning and Design recommended that Contract No. 1712/091/047 (Tree Planting - The Esplanade, Surfers Paradise) be awarded to the lowest conforming tenderer, Jaguar Holdings Corporation Pty Ltd, as a schedule of rates contract (not subject to rise and fall), based on the tendered price of \$63,378.48. In line with the previous Council decision CM14/12/90(MC021), the Mayor consented to this recommendation on 24th January, 1991.

***** OFFICER RECOMMENDATION - TECHNICAL OFFICER PLANNING & DESIGN**

It is recommended that Council award Contract No. 171/091/047 (Tree Planting - The Esplanade, Surfers Paradise) to Jaguar Holdings Corporation Pty Ltd, with costs being a charge against B300-00 - Division 9 Roadworks.

***** RECOMMENDATION**

That the recommendation of the Technical Officer Planning and Design be adopted.

*** ITEM 12

CN08/02/91(MC012)

CONTRACT NO. 171/91/035 : CARPARK STAGE 2 : SHARKS RUGBY LEAGUE CLUB

FILE REFERENCE(S) : 171/091/035

*** CURRENT AGENDA MATERIAL

*** REFERENCE TECHNICAL OFFICER PLANNING & DESIGN (24/01/91)

The above Contract was advertised on the 15th December 1990 and quotations closed on the 15th January 1991.

A total of five quotations were received as follows:

Walden Constructions	a)	\$39,816.45
	b)	\$55,129.20
J.F. & L.M. McFaul	a)	\$40,597.70
	b)	\$56,951.50
Denrick Constructions	a)	\$44,374.12
	b)	\$62,069.62
McFaul Constructions Pty. Ltd	a)	\$45,300.00
	b)	\$60,000.00
Nyholt Constructions Pty. Ltd	a)	\$50,868.00
	b)	\$71,644.00

Option A was for approximately 80% of the work but excluded part of the drainage, and did not include the relocation of the driveway. This work had been excluded to reduce the cost of the work.

Option B was for all of the originally planned works. The estimates for the work were:

Option A	\$47,581
Option B	\$68,879

There are real savings to be made by carrying out all the works as specified in Option B.

Walden Constructions have worked for Council previously and are considered to be competent contractors.

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Council Meeting 8th February, 1991 -20-
Report of Mtce & Const. Committee Mtg. 30th January, 1991

ITEM 12 CONTINUED...
CONTRACT NO. 171/91/035 : CARPARK STAGE 2 : SHARKS RUGBY LEAGUE CLUB

Finance & Supervision

If the quotation of Waltden Constructions is accepted for this contract, the total allocation required for this work is as follows:

Main Account No. 564600:	
Costs to date:	\$ 6,306
Contract Supervision:	\$ 2,205
Contract Payments:	\$55,129
Contract Contingencies:	\$ 3,308
TOTAL:	\$66,948

The source of funds is as follows:		
B291.03	Parks / Developers Contributions	\$13,900
B576.00	Work Under Section 49E WOC	\$10,000
B300.14	Div. 3 Parks and Reserves	\$43,048
TOTAL:		\$66,948

*** REFERENCE CLERICAL OFFICER IN CHARGE WORKS (24/01/91)

Funding for this contract is to be drawn from three sources, Division, Developers Contribution and Section 49E W.O.C. Regulated Parking. The funds presently available from each source are detailed below:

- 1) Divisional Parks & Reserves (B300.14) : \$43,048
Funds of \$40,000 have been allocated to this job against Account No. 564600 (Sharks Rugby League Club Carparking Stage 2) and this account is currently in forward planning in Division 3. As at the 24th January 1991, the expenditure in this account was \$6,306 with no committed costs. The extra in allocation is therefore \$3,048 and as at 8th January 1991, the over allocation in Division 3 was \$54,004.
- 2) Developers Contribution (B291.03) : \$13,900
As at the 30th November 1990, the balance in Trust Fund B927.00 (Developers Contributions Parks Division 3) was \$13,900 and subsequent to the acceptance of this contract, \$13,900 will be transferred from that trust account to B291.03 (Parks Developers Contributions) where an account number will be opened for that amount to fund this portion of the contract.
- 3) Work Under Section 49E W.O.C. (B576.00) : \$10,000
As at the 24th January 1991, the expenditure level in B576.00 (Work Under Section 49E WOC) was \$80,631 against a budget provision of \$91,900. Subsequent to the acceptance of this contract, an account number will be opened under B576.00 to fund this portion of the contract.

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ITEM 12

CONTINUED...

CONTRACT NO. 171/91/035 : CARPARK STAGE 2 : SHARKS RUGBY LEAGUE CLUB

Quotation documents were prepared by the Technical Officer, Planning and Design, G. Cannons.

The Contract will be supervised by the Supervising Engineer, Contracts, A. Dunn.

***** OFFICER RECOMMENDATION - TECHNICAL OFFICER PLANNING & DESIGN**

It is recommended that Contract No. 171/91/035 be awarded to Waltden Constructions as a schedule of rates contract (not subject to rise and fall), based on the lowest conforming quotation price of \$55,129 for Option B (all works) with costs being apportioned as set out above.

***** RECOMMENDATION**

That the recommendation of the Technical Officer Planning and Design be adopted.

213918

GOLD COAST CITY COUNCIL

REPORT OF MAINTENANCE AND CONSTRUCTION COMMITTEE SPECIAL MEETING HELD IN THE WORKS COMMITTEE ROOM ON WEDNESDAY 6 FEBRUARY 1990 AT 9:30 AM

PRESENT

His Worship the Mayor (A.J. Bell), Aldermen P.B. Gamin (Chairman), B.A. Paterson, G.J. Baildon, L.J. Hughes, K.L. Thompson, P.J. Lawlor

In Attendance

Messrs. B.C. McGinnessy (Chief Engineer), J. Lawson (Supervising Engineer Works), W. Adam (Traffic Engineer), B. Styman (Journalist)

*** ITEM 13

CM08/02/90(MC013)

TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

FILE REFERENCE(S) : 161/000/001
VIDE ITEM(S) : PLAN(S)

*** CURRENT AGENDA MATERIAL

*** REFERENCE TRAFFIC ENGINEER (04/02/91)

With the State Government's announcement of the 1991 start of a five year contract for the Gold Coast Indy Grand Prix, along with the benefits to tourism and promotion there was the implied community inconvenience that would result from allowing the City's central street system to be closed within a 5 km perimeter for use as a race precinct.

The Indy Grand Prix Act granted the Gold Coast Indy Grand Prix Company tremendous powers to direct actions within the race precinct. However, some matters such as transport and traffic had to be resolved between the Council, the State and the Company as they affected areas outside the precinct, over which the traditional controls still apply. In regard to transport, a Committee was formed to oversee the issues chaired by the Public Transport Planning Section of Queensland Transport. The Traffic Engineer is Council's representative to that committee. Consultants, Eppell Consulting, were commissioned by Queensland Transport to devise a plan for accommodating the shuttle buses from remote car parks, charter coaches, taxis, private hire vehicles and pedestrian flows. As the precinct will be closed to motor

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Report of Mtce & Const. Committee Spec. Mtg. 6th February, 1991

ITEM 13 CONTINUED...
TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

vehicles, except residents' vehicles between 7 pm and 7 am, the accommodation must all be on the surrounding streets and properties. The final report of the Consultants has been accepted by the Transport Committee as the preferred Transport plan.

There is no official committee looking at traffic arrangements. The Roads Division of Queensland Transport modelled a preferred arrangement of the Gold Coast Highway. The main features of the arrangement are:

1. As of midnight, early in the morning of Thursday, 14th March, the race precinct will close to all but local traffic. The Gold Coast Highway will be closed from the Nerang River to Elkhorn Avenue. All southbound traffic will be diverted to a single lane of Ferny Avenue just after crossing the river. The southbound traffic will return to the Highway at Cavill Avenue, which will be one-way eastbound between Ferny and the Highway.
2. At the same time, the through northbound traffic lanes on Ferny Avenue will be reduced to a single lane, the merge starting from Enderley Avenue and finishing at Cavill.
3. In order to keep traffic moving, there will be no right turns allowed between Queen Street and Beach Road, southbound, and between Beach Road and Waterways Drive (as this is a left turn to go right).
4. The third, eastern lane, will be kept free as an emergency lane controlled by the Police.
5. Regularly scheduled buses will continue to run but they cannot stop for passengers north of Cypress Avenue northbound, nor anywhere southbound during the length of the diversion to Ferny Avenue.
6. Pedestrians will not be allowed to cross Ferny Avenue between Beach Road and Sundale except at the temporary footbridge at Cypress Avenue. They can cross just north of Admiralty Drive if they are ticket holders to the race.
7. The Esplanade will be closed just north of Hanlan Street with a manned gate allowing authorised vehicles only to enter in a one-way northbound direction. There will be no southbound requirement as through traffic is diverted at Breaker Street with the closure of the precinct.
8. Due to the difficulty of exiting Budd's Beach during the diversion, from 4 am on the Thursday the following intersections would be closed to vehicles.
 - (i) Riverview Parade, north of Thomas Drive.
 - (ii) Cypress, Pine, Norfolk and Birt Avenue west of Ferny.

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Report of Mtce & Const. Committee Spec. Mtg. 6th February, 1991

ITEM 13

CONTINUED...

TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

While the traffic signals will be turned off at Palm and Ferny Avenues with a Police Officer directing traffic, all turns will be left only. At periods of low demand, the signals will flash yellow.

9. Admiralty Drive and Ferny Avenue traffic signals will be turned off with a policeman directing traffic. All turns will be left only.
10. Elkhorn Avenue, between Ferny and the Highway is closed, except to buses going one-way eastbound. It is also one-way westbound, between Orchid Avenue and the Highway.
11. All parking spaces in Orchid Avenue will be replaced with loading zone signs to compensate for loading difficulties in the Esplanade and on the Highway.
12. On the Gold Coast Highway (which is closed to through traffic) between Elkhorn and Cavill Avenues "No Standing, Bus Excepted" signs will cover the eastern kerb, while "No Standing, Taxis Excepted" will be on the western kerb between Elkhorn and the pedestrian signals. While just north of Cavill a Private Vehicle Hire Zone (PVH) will be set up.

On the Thursday, no racing will occur but the diversions will allow the last of the track construction to occur. From 6 am on Friday, however, the public transport arrangements come into effect with the following consequences.

MAIN BEACH

1. All kerbside space in Tedder Avenue, between Main Beach Parade and Cronin Avenue that is not presently a bus or loading zone will be signed "No Standing Anytime, Buses Excepted" to allow charter coach parking.
2. Between Tedder Avenue and Stafford Street, on Mountbatten, Lennie and Hughes Avenues all kerbside space not including driveways is marked "No Standing, Buses Excepted" between Mountbatten and Hughes Avenue.
3. Cronin Avenue, Southside, between Tedder Avenue and Pacific Street, will be signed "No Standing, Taxis Excepted".
4. South of Cronin Avenue, both Rankin Parade and Tedder Avenue will be closed except to authorised vehicles.
5. The left turn slip lane, Waterways Drive to Main Beach Parade is closed.
6. Woodroffe Avenue, east of Tedder, a small private vehicle hire staging area will be set up.

SURFERS PARADISE

7. On Saturday morning the road closure at the Esplanade will move from north of Hanlan to north of Clifford. The Esplanade is then one-way northbound from Clifford to Elkhorn, with all parking areas reserved for charter coaches.

ITEM 13 CONTINUED...
TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

8. On Saturday morning, close Trickett and Laycock Streets at the Esplanade.

CHEVRON ISLAND

9. Thomas Drive is closed to eastbound traffic at Burra Street, although westbound traffic is allowed.
10. Shuttle buses will turn off Thomas Drive, left into Anembo Street, continue around the island on Stanhill Drive, turn right into Thomas Drive and drop their passengers on specially marked temporary central island in Thomas Drive.
11. Taxis will follow the same route, but drop their passengers in a specially marked "No Standing, Taxis Excepted" area of Stanhill Drive, south of Illawong Street.
12. All local traffic will access the Island through Anembo, north or south of Thomas Drive. There will be road closures at Thomas Drive and Stanhill Drive, Adori Drive, Parnoo Street, Weemala Street, Darrambul Street.
13. In order to maintain access to and circulation around the retail centre, Hawarra Drive will be closed north of Barranballi and south of Karloo, and Burra Street at Illawong in the north and Karloo in the south.
14. No charter buses will use Chevron Island.

Addressing the requirements of this transport plan has implied a traffic plan. The police will be directing traffic and maintaining security in the race precinct leaving them little time for other duties. For this reason they have suggested they would control access to the residential areas near the race via a gate system. All traffic would be excluded except for vehicles displaying a transit pass on their windscreens.

Gate locations nominated have been:

- Anembo Street, south of Thomas Drive
- Anembo Street, north of Thomas Drive
- Illawong Street and Burra Street
- Stanhill Drive East, south of Thomas Drive
- Tedder Avenue at Main Beach Parade
- Main Beach Parade at Main Beach Drive
- Admiralty Drive at Commodore Drive
- Palm Avenue, west of Ferny Avenue

Under this plan, endorsed by the Transport Committee, the Indy Company would distribute the transit passes to all residents, tourist accommodations, businesses, building sites and service organisations (Blue Nurses, Meals on Wheels, etc). This would be similar to the one used in Adelaide and shown in vide. A certain amount of visitors' passes will be allowed as well for local resident's guests.

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CONTINUED...

ITEM 13
TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

There was a second scheme, suggested by Council that did away with the Police at access gates. Instead all traffic would be channel to the remaining access points but warned that a two hour parking limit was strictly applied. Offending vehicles would be towed or fined the maximum parking penalties.

The advantages of this scheme are:

1. Prevents streets being parked out when police are off duty.
2. Frees police of traffic duties.
3. Does not have residents feel they are in "armed camp" having to pass through checkpoints.
4. Removes congestion at the gates.

The disadvantages are:

1. Council has no means other than parking infringements to enforce the limit.
2. It is labour intensive to enforce.
3. Drivers may still attempt to locate two hour parking when none is available.
4. An expensive and complicated resident and local business exemption scheme would have to be operated by Council.
5. The illegal parking fine is most likely going to be cheaper than the charge for remote parking and the shuttle bus.

A decision is required urgently on the method to be used to allow publicity, permit issuing and the police roster to be finalised.

It would be possible to adopt the Transport Committee's recommendation while additionally applying the 2 hour limit with the transit pass acting as an exemption from the 2 hour limit.

SATELLITE PARKING

An important strategy of the Transport Committee was to encourage as many arrivals by public transport as possible to get maximum efficiency out of the remaining streets. This leads to the designation of areas nearest the precinct gates for bus parking. Also for motorists coming to the Gold Coast, advice will be publicised directing them as follows:

<u>LOCATION</u>	<u>CAPACITY</u>	<u>DAYS USED</u>	<u>SHUTTLE COMPANY</u>	<u>DROP OFF</u>
Parklands	10,000	Friday Saturday Sunday	Friday Citybus Saturday Sunday	Chevron Main Beach
Southport Park	1,000	Sunday	Sunday Citybus	Chevron
Gold Coast Turf Club	1,600	Sunday	Sunday Citybus	Chevron
Pacific Fair	3,000	Sunday	Sunday Citybus	Surfers Paradise

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ITEM 13 CONTINUED...
TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

Queensland Transport will be supervising the charge for parking and shuttle fares.

The Water Taxi Company will be operating from Runaway Bay and The Grand Hotel Wharf, Labrador to the Marina at Main Beach. They propose about an \$8-00 fare. They also may operate from TSS, but the parking at TSS is on the playing field and only available if the weather is dry before and during the race. The fee and capacity proposed are such as to make it unlikely that this mode will carry many arrivals to the race.

PEDESTRIANS

On the basis of the Indy Company's forecast of 100,000 spectators for the race, the consultants estimated the following arrivals under a low transport modal split scenario (the full diagram is shown in vide):

<u>ROUTE</u>	
Southport Bridge	22,600
Paradise Waters	3,300
Chevron Bridge	21,200
The Esplanade	18,700
Budds Beach	<u>3,300</u>
	69,100
Resident in Precinct	<u>3,000</u>
	72,100
By Public Transport	27,000

At that rate 2 hour delays might be expected during peak arrivals at the pedestrian bridge over Ferny Avenue at Cypress Avenue. As the Police are unlikely to be able to prevent people from taking an earlier opportunity to walk across Ferny Avenue, further delays must be expected to traffic as pedestrians are allowed to cross at grade.

SIGNS AND TRAFFIC CONTROL

The Herang Office of Queensland Transport and Council Officers have used their expertise to estimate the material and labour costs of the signs and linemarkings and barriers required for the transport plan. In order to accomplish the common, agreed elements of the plan the costs are:

Declared Roads	\$45,000
Undeclared Roads	\$35,000
Total	<u>\$80,000</u>

In order to implement the two hour parking scheme proposed by Council, a further expenditure of \$3,000 is required.

The Department of Transport has written to the Indy Company requesting funds to carry out the works on declared roads. That letter estimates work on non-declared roads to be \$40,000. The Department believes that the declared road costs should be allocated to Indy accounts, but to date this is refuted by the General Manager of the Indy Company. This matter is unresolved, but it

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Report of Mtce & Const. Committee Spec. Mtg. 6th February, 1991

ITEM 13

CONTINUED...

TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

appears that the principle of Council undertaking the works and billing the Indy Company will be supported by Queensland Transport. Whatever source is available to the Department, should be available to Council as well.

In the most part, the materials are on hand to deal with the race, but some purchases will be necessary for flashing lights, as closures will be in place overnight, hazard posts and star pickets. The signs themselves make up the bulk of the material costs, but they will be reusable at future races and eventually many can be used on the street if racing does not continue. The ordering of the material and makeup of the 400 signs may not be able to wait for resolution of the funding matter if they are to be achieved before the race. The establishment of a traffic account, with a budget of \$40,000 will allow later reimbursement for early works leading up to the race.

The Police will be at least 300 strong as a security, crowd control and traffic control force. Only about 50 are allocated to Traffic. There will also be SES personnel at major road closures. The Police anticipate bringing their personnel into the race precinct by water, they have therefore asked for Council to reserve 70 carparking spaces at the Arts Centre carpark adjacent to the Nerang River Jetty for their use over the four days.

COUNCIL CARPARKS

A Committee decision on the Broadwater Carpark has allowed for a community service organisation to operate the Broadwater Carpark for fund raising on the Saturday and Sunday of the race.

The Bruce Bishop Carpark is more deeply affected, as its only exit is to Ferny Avenue and the fee charging mechanisms gives no advice to the motorist whether spaces are still available or not. Therefore, drivers would have to enter, circulate to discover no available parking space, then exit onto Ferny Avenue which will be one lane northbound. It will be difficult to enter the traffic stream.

A preferred strategy would be to operate the Bruce Bishop Carpark on a similar basis to the Broadwater Carpark.

1. On Thursday and Friday, Council staff would establish a barricade at the ramp to the top floor allowing access only to monthly pass holders until 9 am. After that time no priority is granted.
2. On purchasing their March monthly ticket, parkers would receive information about special arrangements and a small discount to account for the inconvenience.
3. On Saturday and Sunday, Council Officers will operate both entrances on a flat charge basis. No passes will be valid.
4. Council officers will also monitor the departures from the car park so that "FULL" signs may be placed to warn drivers of the capacity constraint. This will require communication equipment for Council Officers.

ITEM 13

CONTINUED...

213925

TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

It is anticipated that the Mal Bourke and Athol Paterson car parks will function as normal. It is also anticipated that although they are not nominated as official Indy parking facilities, race goers will use major shopping centre and hotel car parks, then either walk or take a local bus or taxi.

*** OFFICER RECOMMENDATION

It is recommended that:

- (1) The road closures and special "No Standing" provisions adopted by the Transport Committee be endorsed by Council and a letter of no objection be sent to the Police Superintendent co-ordinating road closures. The zone as shown in vide and described in above agenda item be considered a "Local Traffic Only" zone from the 15th - 17th March, 1991, and advertised accordingly.
- (2) A letter be sent to the Gold Coast Indy Grand Prix Company stating Council's estimate for carrying out the Transport Committee's proposals of \$35,000 for works on undecleared roads, and offer to undertake that work for reimbursement by the Indy Company.
- (3) In anticipation of recovering those expenses, Council establish an account in Budget 023 with an expenditure and revenue balance of \$35,000 to allow material ordering and signage painting to commence.
- (4) Finance Committee will be requested to consider emergent expenditure of \$4,000 in Budget 20304 - Traffic Control and Supervision to fund the temporary "2 Hour Parking - Tow Away Zone" signs, installation and enforcement through tow truck hire, also supplementary advertising.
- (5) The Transport Committee be informed of Council's concerns over the restrictions on towing and request reconsideration of the interpretation of the Traffic Act. Also an offer to assist the towing effort through rental assistance and reserved parking areas be included.
- (6) The Gold Coast Indy Grand Prix Company be supported in their effort to issue all qualified vehicles with a windscreen transit pass. This be done by providing them with all useful data from rates records for the communities adjacent to the race and permission to use public areas for distribution of passes. The Company will also be informed of Council's concerns that distribution be restricted to allow residents an opportunity to park.
- (7) Residents of the race precinct be allowed to apply for transit passes which would enable them to use nearby areas for parking, not just the Sundale scheme proposed by the Indy.

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Council Meeting 8th February, 1991 -30-
Report of Mtce & Const. Committee Spec. Mtg. 6th February, 1991

ITEM 13 CONTINUED...
TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE

- (8) The Manager of Health, Building and By-Laws be requested to prepare a plan for operating the Bruce Bishop car park during the Indy period with the following features:
- (i) Sufficient of the upper level parking being cordoned off on the Thursday and Friday, with monthly pass holders only being allowed to use the space, until 9 am when the cordon is withdrawn and no special privileges are extended.
 - (ii) The March monthly pass be discounted slightly to reflect the poorer service offered business parkers.
 - (iii) On Saturday and Sunday, Regulated Parking Staff to man the entrances and exit to the car park collecting a flat fee, regardless of length of stay or usual pass entitlements. They will also keep track of vehicle movements so they can display "full" signs to advise motorists when no parking is available.
- (9) The Chief Regulated Parking Officer be informed of Council's proposals for 2 hour parking, and the necessity for vigilant enforcement. As well, Regulated Parking Officers should be in radio contact with the Police communication centre so they can identify obstructing parking behaviour and request the police to organise a tow.

RECOMMENDATION

That the recommendation of the Traffic Engineer be adopted.

That the Chief Engineer be authorised to release details of the Committee recommendation to the relevant Authorities.

*** ITEM 14

CM08/02/90(MC014)

CONSTRUCTION CONTRACTS LAW : CONFERENCE & WORKSHOP, SYDNEY : 25TH, 26TH AND 27TH MARCH 1991

FILE REFERENCE(S) : 163/003/004

*** **CURRENT AGENDA MATERIAL**

*** **REFERENCE SUPERVISING ENGINEER CONTRACTS (AD)(04/02/91)**

I.I.R. Pty. Limited, a recognised industry leader in Construction Contract Law, will be presenting a three day combined Contract Law Conference and Workshop in Sydney on the 25th, 26th and 27th March 1991.

Council
Report

ITEM
TRAFFIC

(8)

(9)

ITEM 13 - TRAFFIC AND TRANSPORT ARRANGEMENTS FOR THE INDY CAR RACE
File 161/000/001
Resolved on the MOTION of Alderman B.A. Paterson, seconded 91/2618
Alderman G.J. Baildon, that the recommendation be adopted
subject to the following being added:
c) The same concession to monthly ticket holders as is
offered for the Bruce Bishop Carpark apply to the
Broadwater Carpark at Southport.

***]

COMS
27TH

***]

***]

I.I.
Law,
Works

Council Meeting 8th February, 1991 -31-
 Report of Mtce & Const. Committee Spec. Mtg. 6th February, 1991

ITEM 14 CONTINUED...
CONSTRUCTION CONTRACTS LAW : CONFERENCE & WORKSHOP, SYDNEY : 25TH, 26TH AND
 27TH MARCH 1991

Some of the more notable speakers are:

Sir Lawrence Street.
 Retired High Court Chief Justice.

Doug Jones : Senior Partner Morris, Fletcher & Cross.
 Construction Contract Law Group.

John Dorter : Senior Partner Allen, Allen & Hemsley.
 Construction Contract Law Group.

Steve Miller : National Construction Manager.
 Telecom.

Doug Drummond : Queen's Counsel.

Roger Gyles : Royal Commissioner.

The first two days consist of formal lectures, with group workshops on the third day.

This event is now in its 7th year and is recognised within the industry as the premier event in this field as it provides a yearly update of the changes in industry practice, current court interpretations, etc.

Approximate costs for attendance would be as follows:

Course Registration	\$1,390
Airfares and Accommodation	\$ 800
Transfers, Meals, Incidentals etc	\$ 200
TOTAL	\$2,390

This course qualifies as eligible training under the Training Guarantee Act, and thus would be funded under Budget 09700 Staff Training.

*** OFFICER RECOMMENDATION

It is recommended that the Supervising Engineer, Contracts, be authorised to attend the above course with the estimated cost of \$2,390 being a charge against 809700 Staff Training.

*** RECOMMENDATION

That the recommendation of the Supervising Engineer, Contracts, be adopted.

*** ITEM 15

CN08/02/90(MC015)

A.C. RESEALING - DIVISIONAL WORKS - ADDITIONAL FUNDING

FILE REFERENCE(S) : 738/000/005
PREVIOUS DECISION(S) : CN25/01/91(MC010)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CN25/01/91(MC010)(PART)

- (b) That an additional amount, in the sum of \$1,000,000, be allocated for Divisional resealing in the 1990/91 programme, subject to the completion of emergent expenditure procedures, and that it be noted that this amount is regarded as a prior commitment against the 1991/92 Divisional Resealing Programme.

*** CURRENT AGENDA MATERIAL

*** REFERENCE SUPERVISING ENGINEER WORKS (06/02/91)

Following consultation with Aldermen, asphalt resheeting of the streets listed below is recommended:

<u>Street</u>	<u>From</u>	<u>To</u>
Albany Avenue	Crest Drive	Cul-de-sac
Albany Lane	Albany Avenue	Cul-de-sac
Atkin/Cabarita/Station	Tooolona Street	Coolangatta Road
Bardon Avenue	Frangipani Street	Albion Avenue
Bayview Street Access	near Columbus Drive	
Beeka Street	Jimmieson Avenue	Cul-de-sac
Blaxland Avenue	Wentworth Avenue	Macquarie Avenue
Blaxland Avenue	Oxley Drive	Cul-de-sac
Bluegum Avenue	Jacaranda Avenue	Bayview Street
Boree Street	Ashmore Road	Mulyan Place
Bradley Avenue	Bardon Avenue	Dawn Parade
Bullimah Avenue	Elanora Drive	Beelyu Street
Cabarita Court	Cabarita Avenue	Cul-de-sac
Cabernet Close	Coachwood Drive	Cul-de-sac
Campbell Street	Lothian Avenue	McCleary Street
Chester Terrace	Heron Street	Brighton Parade
Chuter Avenue	Kumbari Close	Henville Avenue
Coachwood Drive	Bloodwood Crescent	Bloodwood Drive
Croton Grove	Heeb Street	Cul-de-sac
Cymbidium Court	Sussex Street	Cul-de-sac
Dimitri Avenue	Annoula Avenue	Margarola Avenue
Dobell Avenue	Lindsay Parade	Cul-de-sac

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Report of Mtce & Const. Committee Spec. Mtg. 23rd January, 1991

ITEM 15 CONTINUED...
A.C. RESEALING - DIVISIONAL WORKS - ADDITIONAL FUNDING

Street	From	To
Gabrielle Grove	Vantage Point Drive	Cul-de-sac
Ikana Street	Beale Street	Cul-de-sac
Jane Street	Anne Street	Alicia Street
June Court	Bardon Avenue	Cul-de-sac
Kate Street	Shillito Street	Johnston Street
Lower Highway	Acanthus Avenue	Deodar Drive
Magnolia Avenue	Bluegum Avenue	Kurrajong Street
Marma Court	Blamey Drive	Cul-de-sac
Mole Avenue	Brooke Avenue, south	Brooks Ave, north
Montrose Court	Edinburgh Road	Cul-de-sac
Muir Street	Robert Street	Walter Street
Muir Street	Robert Street	Broad Street
Mulyan Place	Curramburra Road	End
Namatjira/Beardsley	Dobell Avenue	Cul-de-sac
Nangana Street	Cabarita Avenue	Cul-de-sac
Parnoo Avenue	Elanora Drive	Tabilban Street
Pilliga Street	Larwon Terrace	Anne Street
Plover Avenue	Thrush Avenue	Paradise Parade
Raymond Avenue	Racecourse Drive	Richmond Avenue
Rose Street	North Street	Railway Street
Selkirk Avenue	Edinburgh Road	Cul-de-sac
Shillito Street	George Street	Kate Street
Sussex Street	Anne Street	Cul-de-sac
Thelma Avenue	Hollywell Road	Cul-de-sac
Tibor Court	Girral Avenue	Cul-de-sac
Tuesley Court	Stevens Street	Cul-de-sac
Tweed Street	Minnie Street	Spendlove Street
Vaucluse Court	Allamah Street	Cul-de-sac
Village High Road	Ashmore Road	Dunkeith Avenue
Wanda Avenue	Adina Avenue	Coolangatta Road
Warrungen Way	Yangoora Crescent	Intersection
Westview Street	Mitchell Street	Phillip Street
Williamulka Avenue	Ashmore Road	Boree Street
Yeramba Place	Winders Avenue	Cul-de-sac
Zenith Avenue	Heydon Avenue	End

*** OFFICER RECOMMENDATION

It is recommended that this program be approved subject to our variations which may be agreed by the Chief Engineer and the respective Division Aldermen.

*** RECOMMENDATION

That the recommendation of the Supervising Engineer Works be adopted.

ITEM 15 - A.C. RESEALING - DIVISIONAL WORKS - ADDITIONAL FUNDING

File 738/000/005

"Resolved on the MOTION of Alderman T.McD. Coomber, 91/2617 seconded Alderman J.D. Bergin, that the recommendation be adopted subject to it being altered to read:

That the Item be referred back to Committee and the list of streets be revised to include streets in Divisions 7 and 9 so that an equal distribution of the \$1m reseal programme is achieved.

213750

ROUTE OPTIONS

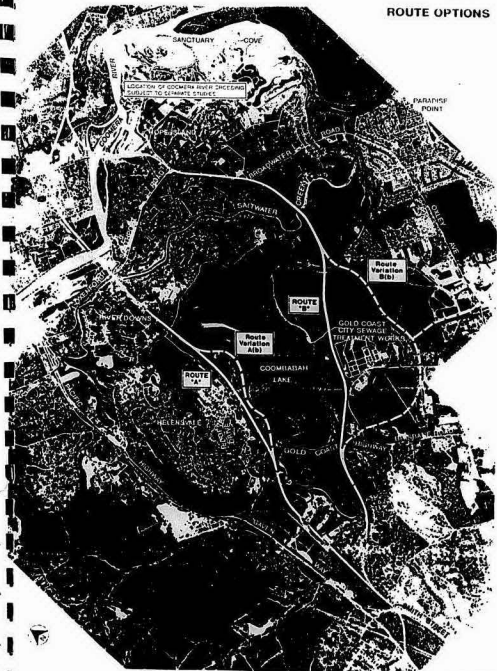
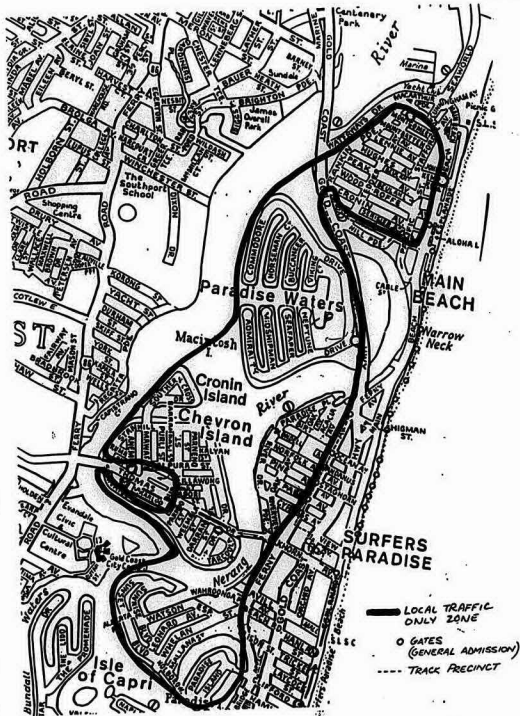


FIGURE 6

213-21

DIVIDING FENCE CONTRIBUTIONS 01/10/90 TO 31/12/90

APPLICANT	SUBJECT PROPERTY	COUNCIL PROPERTY INVOLVED	COUNCIL CONTRIBUTION
Rucker	62 Columbus Dve Hollywell	L196 on WD5025	\$252.00
Gelfert	10 Woodlands Way Ernest	Reserve 1733	\$651.31
Botha	20 Elanora Dve Burleigh Heads	Reserve 963	\$365.00
Caast House	Lot 808 Fadden Close Ernest	L2 on RP227932	\$1,435.00
Strong & Sutton	22 Fadden Close Ernest	L33 on WD6601	\$260.00
Wahlhelm	23 Footscray Court Ernest	Reserve 92	\$291.61
Sirett	3 Chiffley Place Ernest	L33 on WD6601	\$312.20
Beacombe	372-374 Marine Pde Labrador	Reserve 1366	\$646.60
Munoz	7 Chiffley Place Ernest	L33 on WD6601	\$392.00
Mezera	6 Chabille Court Motendinar	L144 on WD6049	\$536.00
TOTAL CONTRIBUTIONS			\$5,196.72



213933

-V4-

VIDE ITEM(MC013) SPEC

It is not to be attached to the inside of the windshield

FIA FORMULA 1 RACING
WORLD CHAMPIONSHIP
SERIES
OFFICIAL LICENSE
2004-2005

TRANSIT

COUNCIL PARKING REGULATIONS APPLY

**THIS PASS DOES NOT ALLOW CIRCUIT ACCESS
LOADING ONLY 2827**

• This pass invalid if not applied to windshield



• Mount this area and attach to inside of windshield

213934

Eppell Consulting

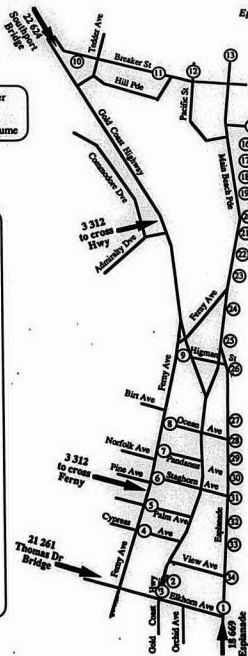
N

(24) = gate number
 22 624 = external pedestrian volume
 →

Pedestrian Gate Volumes
(Principal Initial Entry)

GATE VOLUME

1	17 372
2	0
3	40 709
4	2 805
5	954
6	954
7	954
8	954
9	2 506
10	35 357
11	8 661
12	1 552
13	2 891
14	749
15	0
16	0
17	0
18	0
19	0
20	0
21	0
22	0
23	0
24	0
25	0
26	0
27	0
28	0
29	0
30	0
31	0
32	0
33	0
34	3 582



COUNCIL MEETING OF 8 FEBRUARY 1991

REPORT OF HEALTH BUILDING & BYLAWS COMMITTEE MEETING HELD ON WEDNESDAY 30 JANUARY 1991 AT 9.30 A.M.

(Correct as at 4.00 p.m. on 30/01/91)

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
1		1	REPORT OF HEALTH BUILDING AND BYLAWS DEPARTMENT DECEMBER 1990
2	732/001/004 Pt.2	1	CHP. ENVIRONMENTAL HEALTH OFFICER'S QUARTERLY REPORT: HB&B DEPT
3	13-01675-0000-6	2	DILAPIDATED DWELLING 241 GOLDEN FOUR DRIVE, TUGUN; HALCHO
4	02-09888-0612-0	3	CONSTRUCTION OF BRICK FENCE WITHIN 6M WALL 164 SUNDANCE WAY
5	06-01066-0000-0 (CP)	7	BALJUSTRADE COLLAPSE "OCEAN GROVE" 80 OLD BURLIEIGH ROAD SURFERS
6	13-00608-0000-7	10	DILAPIDATED BUILDING 28 TWEED STREET COOLANGATTA; SIEGLER
7	04-06407-0035-3	11	UNLAWFUL BUILDING WORK 1 DOBINION ROAD SOUTHPORT; HOLZAPFEL
8	06-02021-0000-0	12	DEFECTIVE FIRE RELATED SERVICES "THE SUNTOWER" 64 THE ESPLANADE
9	03-02266-0609-9	14	UNLAWFUL BUILDING WORK 31 RAILLEY CRESCENT SOUTHPORT; CAUGHLEY
10	06-01937-0000-7 Pt 2	14	DEFECTIVE FIRE RELATED SERVICES "THE ANCHORAGE" 32 RIVERVIEW PDE
11	06-00111-0000-0	16	DILAPIDATED HOARDING CHR BREAKER ST & 3527 MAIN BEACH PARADE
12	11-00449-0000-9 Pt.2	16	DILAPIDATED BUILDING 1042 G.C HWY PALM BEACH; KILJERY
13	11-03186-0000-7	17	UNLAWFUL BUILDING WORK 104 FALLEBUDGERA DR PALM BEACH; RICHARDS
14	06-02462-0000-1 Pt.6	18	DEFECTIVE FIRE RELATED SERVICES "FOCUS" 114 THE ESPLANADE
15	100/000/001	21	FIRE SAFETY IN HIGH RISE BUILDINGS

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
16	174/001/016	22	SENIOR MANAGEMENT COURSE; CANBERRA
17	163/002/015	24	"BITING WIDGES OF PUBLIC HEALTH IMPORTANCE" SENIAR; BUNDABERG
18	658/001/003 Pt.7	25	AUSTRALIA 2000 CELEBRATION; LIBERAL PARTY; ADMIN CENTRE GROUNDS
19	643/000/006 Pt.7	29	TABLES AND CHAIRS ON FOOTPATH; "MCDONALDS" WISCOM PLAZA
20	611/016/018	31	HARDI GRAS AND CONCERT; PALM BEACH
21	06-01899-0002-6	35	LEGAL PROCEEDINGS; CCCC VS PERPETUAL TRUSTEES QLD LTD
22	097/000/003	37	FISHING FROM BRIDGES
23	769/000/002	42	INSPECTION OF PERTH MALL
24	310/005/009 Pt.5	43	SKYDIVING BUSINESS; GOLD COAST BEACHES
25	611/007/101	44	APPLICATION TO CONDUCT A MOTOR CYCLE SHOW; "SURFERS CUSTOM BIKE SHOW AND SWAP MEET" AT MIKE HATCHER PARK, PINE RIDGE ROAD
26	025/000/007	48	OSFREY WEST ON SQUEB POLE STRUCTURE AT G.C. BRIDGE SOUTHPORT
27	165/088/022	50	BEACH SAFETY SIGNS
28	161/000/001	52	GOLD COAST INDY GRAND PRIX

<u>ITEM NO.</u>	<u>FILE NO.</u>	<u>PAGE NO.</u>	<u>SUBJECT</u>
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29	06-03837-0000-3 Pt.4	55	UNLAWFUL BUILDING WORK "ALLEN HOUSE" 2681 G.C HWY BROADBEACH
30	10-00323-0000-X	57	DILAPIDATED BUILDINGS 1051 G.C.HIGHWAY PALM BEACH;ZARISTA CORP
31	06-00920-0000-6	59	DILAPIDATED DWELLING 10 GENOA STREET, SURFERS PARADISE
32	01-16201-0002-3	60	UNLAWFUL BUILDING WORK "AHELEA" 269 GOVERNMENT ROAD ERNEST
LATE ITEM			
33	008/002/032 Pt.3	62	CHAPTER 32 REGULATED PARKING (ADDITIONAL BYLAW 3(H))

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GOLD COAST CITY COUNCIL

REPORT OF HEALTH BUILDING AND BYLAWS COMMITTEE MEETING HELD IN THE HEALTH COMMITTEE ROOM ON WEDNESDAY 30 JANUARY 1991 AT 9:30 AM

PRESENT

Wardens J.D. Bergin (Chairman), G.J. Baildon, A.J. Rickard

IN ATTENDANCE

Mr. B.E. Briggs (Manager, Health Building and Bylaws Department)
Mr. J. Lamb (Chief Building Surveyor)(in part), Mr. L. Perry (Chief Environmental Health Officer)(in part)

*** ITEM 1

CM08/02/91(HB001)

REPORT OF HEALTH, BUILDING AND BYLAWS DEPARTMENT ACTIVITY FOR THE MONTH OF DECEMBER 1990

VIDE ITEM : REPORT

*** CURRENT AGENDA MATERIAL

*** REFERENCE MANAGER, HEALTH, BUILDING AND BYLAWS (REB)(22/01/91)

*** OFFICER RECOMMENDATION

It is recommended that the information be noted.

*** RECOMMENDATION

The recommendation of the Manager, Health Building and Bylaws Department be adopted.

*** ITEM 2

CM08/02/91(HB002)

CHIEF ENVIRONMENTAL HEALTH OFFICER'S REPORT OF THE HEALTH BUILDING AND BYLAWS DEPARTMENT

VIDE ITEM : REPORT

*** CURRENT AGENDA MATERIAL

*** REFERENCE MANAGER, HEALTH, BUILDING AND BYLAWS (REB)(22/01/91)

*** OFFICER RECOMMENDATION

It is recommended that the information be noted.

*** RECOMMENDATION

The recommendation of the Manager, Health Building and Bylaws Department be adopted.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

*** ITEM 3

CM08/02/91(HB003)

BUILDING ACT: DILAPIDATED DOUBLE STOREY DWELLING AT 241 GOLDEN FOUR DRIVE,
TUGGIN: PAMELA HALCRO

FILE REFERENCE : 13-01675-0000-6

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE PAUL HALCRO (FOLIO 9042818)(26/10/90)

In reply to your request regarding the above property. The house is in the hands of an agent and is for sale and has just this week been the subject of some interest from four potential buyers. I am hoping the property will sell soon. In the meantime I have arranged to have the yards mowed and tidied this week.

*** REFERENCE BUILDING INSPECTOR (P.) (12/12/90)

An inspection arising out of a complaint has revealed a highset dwelling house approximately thirty (30) years old.

The house is in a dilapidated condition and is unfit for use or occupation. Window frames have been removed and the doors were left open, allowing easy access by vandals and vagrants. It was evident that the building is being occupied by vagrants from time to time. The yard is in a filthy condition and the lawns are overgrown.

On 19 October 1990 the owner was requested to advise Council of his intentions with respect to the property. Mr John Halcro advised on 23 October 1990 that the building was to be secured and the yard and lawns cleaned and mowed.

A re inspection on 26 November 1990, after further complaints revealed the situation to be unchanged, in fact the condition of the house had deteriorated as there was more evidence of vagrant occupation and the amount of rubbish on the premises had increased. The owner is presently trying to sell the property.

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act is to be forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 30 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** REFERENCE ACTING ASSISTANT TO CHIEF BUILDING SURVEYOR (NH) (15/01/91)

An application to demolish the building was received on 27 December 1990 and the permit issued on 28 December 1990. A recent inspection revealed the building has now been satisfactorily demolished.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 3 CONTINUED....
BUILDING ACT: DILAPIDATED DOUBLE STOREY DWELLING AT 241 GOLDEN FOUR DRIVE,
TUGUN: PAMELA HALCRO

*** OFFICER RECOMMENDATION

It is recommended that no further action be taken in relation to this matter.

*** RECOMMENDATION

The recommendation of the Acting Assistant to Chief Building Surveyor be adopted.

*** ITEM 4

CM08/02/91(HB004)

CONSTRUCTION OF BRICK FENCE WITHIN 6 METRES OF REVETMENT WALL AT 164 SUNDANCE
WAY, RUNAWAY BAY, FUKUHARA

FILE REFERENCE : 02-09888-0612-0

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE MCAULIFFE & ASSOCIATES (FOI 9003111) (25/01/90)

We advise that we act for Mr & Mrs Townsend the registered proprietors of Lot 613 Sundance Way, Runaway Bay.

We have been instructed by our clients that a dividing fence has been constructed by the proprietors of Lot 612, Yochimichi Fukuhara, and further that such fence does not conform with Council regulations.

In particular, we draw your attention to the fact that the walls should be raked to the canal to not higher than 1,200mm, whereas the wall has been stepped. We are instructed that some parts of the wall are in excess of two metres high and our clients' view of the canal to the left has been blocked completely.

We are further instructed that a timber decking has been constructed on Lot 612 in contravention of the Council's Bylaws and in fact when the wall is reduced to its correct height, the decking will be virtually level with the top of the wall. Apart from the invasion of our clients' privacy by such construction, there is a very real possibility of children falling into our clients' property.

We request that you make the appropriate inspection of the wall and decking and take whatever action is necessary to have same conform with Council regulations. Would you please advise us the result of your investigations in due course.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 4 CONTINUED....
CONSTRUCTION OF BRICK FENCE WITHIN 6 METRES OF REVETMENT WALL AT 164 SUNDANCE
WAY, RUNAWAY BAY: FUKUHARA

*** CORRESPONDENCE URS BERGER ARCHITECTS (FOLIO 9038881) (24/09/90)

Further to your letter dated 4 September 1990 and following our site meeting on 21 September 1990 we now make application for relaxation of requirements as follows (enclosures on file):

1. The fence panels facing the canal have a maximum height of 1200mm and are situated on the deck, which is max. 1100mm above existing ground level. These panels are constructed in timber framing with lattice work infill and in our opinion are aesthetically just as pleasing than the metal balustrading seen in the area and apparently approved by Council (refer enclosed photograph).
2. The brick fence on the eastern alignment, where it encroaches above the 1.2m line from ground level, shall be replaced with a metal balustrade as per enclosed sketch (Diagram A).
3. The lattice work panels on the western side of the pool deck are in our opinion not detrimental to the amenity of neighbouring lots. They are located some 4 metres from the boundary and can not be classified as solid structures (see Diagram B in enclosed sketch).
4. The pool surround is in some small area less than 1200mm wide. However the lower deck area is only 585mm lower (see Diagram C in enclosed sketch).
5. In conclusion we also would like to advise that as soon as planting has been carried out, the lattice panels mentioned in 1. and 3. above will serve as structures for horticultural purposes, providing support for climbing plants such as Bougainvillea etc.

It is advised that the application for the pool deck will be made by the contractor who constructed the deck.

*** CORRESPONDENCE MOTO WATERS (FOLIO 9033718) (08/8/90)

Please find enclosed the building work defect notice. I'm a friend of the above property's owner and my name is Moto Waters of 94 Thorngate Drive, Kerrydale.

In November last year I was asked by my friend's husband to organise the deck of the swimming pool as soon as possible in order for them to be able to move into their new house. So I organised the deck and the brick fence.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 4

CONTINUED....

CONSTRUCTION OF BRICK FENCE WITHIN 6 METRES OF REVETMENT WALL AT 164 SUNDANCE
WAY, RUNAWAY BAY, FUKUHARA

1. Brick fence exceeds 1.2m high. This brick fence was done by Coastle Fencing Mr G Nicolle and he advised me that he knows the fact that he has to make brick fence however he found that the swimming pool is very high and so in order to make a safe brick fence around the swimming pool it is unavoidable to build a little bit higher fence for safety purposes.
2. Deck's drawing to be prepared and submitted to your office for your approval by the builder in due course.

To explain the situation I'd like to enclose some photos which I took the other day and Mr Peter Hurren advised me to take photos and write a letter to you which I'm doing.

I'm very sorry to cause you trouble however I did my best for my friend. If you are not able to give us your approval tell us the best way to organise the brick fence in order to satisfy to everyone and also ensure it satisfies safety purposes.

*** CORRESPONDENCE COUNCIL LETTER TO URS BERGER (FOLIO 9038881B) (17/10/90)

With reference to your letter dated 24 September 1990, I advise that consideration has been given to your proposals relating to the fences, lattice panels and timber deck that are existing adjacent to the swimming pool which has been constructed on the canal batter of the site.

The following decisions have been made:

1. The lattice panels facing the canal can be left as it now stands.
2. The brick fence on the eastern alignment will have to be reduced in height so that the brickwork does not exceed 1.2 metres in height above the batter slope. Your proposal of erecting a 900mm high open metal handrail above the brickwork on the batter slope is acceptable.
3. The lattice panels on the western side of the pool are not acceptable and will have to be replaced with open handrails that comply with Council's regulations covering swimming pool fences.
4. The pool surround is acceptable except that the timber deck around the pool will require an application to be lodged so that an assessment of the situation can be made.

From the inspection of the site it was found that there is no barrier preventing access to the pool from the street and this should be rectified immediately as the pool is operational.

Enclosed is a copy of the regulations relating to the fencing of a swimming pool.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 4 CONTINUED....
CONSTRUCTION OF BRICK FENCE WITHIN 6 METRES OF REVETMENT WALL AT 164 SUNDANCE
WAY, RUNAWAY BAY, FUKUIHARA

As stated before, a building application will be required for the timber deck and once this has been approved along with the other work carried out as mentioned in this letter, please advise Council so that another inspection of the property can be carried out to enable the original building approval 89/0787 to be finalised.

*** REFERENCE SENIOR BUILDING INSPECTOR (JR) (12/12/90)

A complaint was received on 25 January 1990 about the height of a brick fence that has been built in association with Building Approval 89/0787 for a house at 164 Sundance Way, Runaway Bay.

Council advised the owners on 18 April 1990 and 14 May 1990 of the problem and after a final inspection of the house on 17 July 1990 a defect Notice was issued. One of the defects was to do with the brick fence exceeding 1.2 metres high. Council's Waterfront Policy restricts the height of fences to 1.2 metres for a distance of 6 metres measured from the revetment wall and this restriction was imposed as a condition of B.A. 89/0994 for the swimming pool.

On 24 September 1990 the owners Architect made a submission (Folio 9038881 above) offering solutions to the problems of the fence as well as other aspects relating to the swimming pool which has been constructed within the canal setback area. Determinations were made as indicated in the above Council letter of 17 October 1990.

A follow up inspection on 10 December 1990 revealed that the situation is unaltered. A "Show Cause" Notice, given pursuant to Section 54 of the Building Act regarding the height of the side fences, has been forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 30 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that:

1. Council confirm the "Show Cause" action taken with respect to this item.
2. Council consider the report of the Senior Building Inspector of 12 December 1990, together with any submissions made by or on behalf of the owners.

Council Meeting of 8 February 1991
 Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 4 CONTINUED....
CONSTRUCTION OF BRICK FENCE WITHIN 6 METRES OF REVETMENT WALL AT 164 SUNDANCE
WAY, RUNAWAY BAY, FUKUHARA

3. Council acknowledges that the side boundary fences within 6m of the canal revetment wall have been erected otherwise than in accordance with plans and specifications approved by Council in connection with an application made for the purposes of the Standard Building Bylaws, and resolves to serve Notice pursuant to Section 52 of the Building Act on the owners requiring them to bring the said fences into conformity with the Standard Building Bylaws by reducing the height of any solid panels to a maximum of 1200mm above the nominated batter slope with any fence above that level which is required for safety reasons being of an approved open nature.

*** RECOMMENDATION

The recommendation of the Senior Building Inspector be adopted.

*** ITEM 5 (CP)

CMD8/02/91(HB005)

BALUSTRADE COLLAPSE "OCEAN GROVE" AT 80 OLD BURLIEGH ROAD, SURFERS PARADISE

FILE REFERENCE : 06-01066-0000-0
 CONFIDENTIAL

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE MANAGEMENT AND ADMINISTRATION SERVICES PTY LTD (FOLIO 9050351) (18/12/90)

We refer to your notices pursuant to section 54 and section 56 of the Building Act.

In relation to the section 56 notice, we advise that the collapsed balustrading has now been removed and a temporary barrier installed in accordance with engineering advice. On legal advice we do not believe that section 56 applies to any other balustrading in the building, and accordingly the Body Corporate pursuant to section 57 of the Building Act objects to the notice. In relation to the section 54 notice, we advise that the Body Corporate Committee will be meeting prior to the date on which your Council has requested the Body Corporate to show cause and the Body Corporate should therefore be ready to state its position to your Council on that date. In the meantime, the Body Corporate has as a precaution and without admission of liability, carried out the following procedure:

- (a) Given notice in writing to all owners, occupiers and letting agents drawing their attention to the possible danger in usage of the balconies and the rear walkways.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 5 (CP)

CONTINUED....

BALUSTRADE COLLAPSE "OCEAN GROVE" AT 80 OLD BURLINGHAM ROAD, SURFERS PARADISE

- (b) Arranged for a builder to erect a barrier to prevent usage of the rear walkways.
- (c) Provided warning signs to owners, occupiers and letting agents for installation in suitable parts of the units.

We would appreciate your confirmation that as a temporary measure this is satisfactory and no further action will be taken until the Body Corporate has had the opportunity to meet to consider engineering advice and to formulate a course of action.

*** REFERENCE ASSISTANT TO CHIEF BUILDING SURVEYOR (BG) (10/12/90)

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act is to be forwarded to the owners to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 30 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** REFERENCE ASSISTANT TO CHIEF BUILDING SURVEYOR (BG) (22/01/91)

A response has been received from agents of the Body Corporate of the units. It is understood that a submission will be made to Council at the "Show Cause" hearing.

*** OFFICER RECOMMENDATION

It is recommended that:

1. Council confirm the "Show Cause" action taken with respect to this item.
2. Council consider the reports of the Assistant to Chief Building Surveyor of 10 December 1990 and 22 January 1991, together with any submissions made by or on behalf of the owners.
3. If Council forms the opinion that the balustrading comprising brickwork, metal posts and timber or metal rails to the balconies and walkways at the "Ocean Grove" units is as a result of deterioration, corrosion or other causes, structurally inadequate and consequently dangerous then it resolves to serve Notice pursuant to Section 53(1)(b) of the Building Act on the owners requiring them to:
 - (a) demolish, take down, secure or repair the balustrading in order to protect persons using the premises; and/or
 - (b) provide a Certificate from a Structural Professional Engineer registered in Queensland confirming the structural adequacy of the balustrading;

within one (1) month of the date of service of the Notice.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 5 (CP) CONTINUED....
BALUSTRADE COLLAPSE "OCEAN GROVE" AT 80 OLD BURLEIGH ROAD, SURFERS PARADISE

*** CORRESPONDENCE MANAGEMENT AND ADMINISTRATION SERVICES PTY LTD (FOLIO 9103481)(29/01/91)

Thank you for your letter of the 17 December 1990 and for the co operation you have shown in deferral of the show cause meeting.

As previously advised this building is administered by a Body Corporate under the Building Units and Group Titles Act and therefore the proper procedures must be followed under that act in order to make a decision on the matter. Because of the amount of money that would be involved if the Body Corporate was to comply with your council's requirements, it will be necessary for the decision to be made by the Body Corporate in a General Meeting. The Body Corporate Committee met recently and resolved to call that General Meeting.

The Body Corporate therefore asks your council to defer the show cause meeting until sometime after mid February to allow the Body Corporate to make a decision in the General Meeting and to prepare a response to your council.

Whilst it is not possible to preempt a decision of unit proprietors, it is possible to say at this stage that it is likely that the Body Corporate Committee will recommend to proprietors that the Body Corporate proceed to comply with your council's requirements.

*** REFERENCE CHIEF BUILDING SURVEYOR (JWL)(30/01/91)

The above written submission was received and considered by the Committee.

It is considered reasonable to defer the opportunity to "Show Cause", providing the existing balustrades are adequately secured so as to make them safe.

*** RECOMMENDATION

1. The Council consider the reports of the Assistant to the Chief Building Surveyor of the 10/12/90 and 22/01/91 and the Chief Building Surveyor of the 30/01/91, together with the written submission of the Body Corporate Manager of the 29/01/91.
2. That Council forms the opinion that the balustrades throughout the building comprising composite brickwork, metal posts and timber or metal handrails, are as the result of deterioration from corrosion, fatigue etc., dangerous and resolves to serve Notice pursuant to Section 53(1)(b), requiring the owners to secure the balustrades to the satisfaction of a Registered Professional Engineer of Queensland and that the Engineer certify accordingly, within fourteen (14) days of the service of such Notice.
3. That the opportunity to "Show Cause" be deferred until the 27 February, 1991.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

*** ITEM 6

CM08/02/91(H8006)

BUILDING ACT: DILAPIDATED BUILDING AT 28 TWEED STREET, COOLANGATTA: GRETA
HILDRED ZIEGLER

FILE REFERENCE : 13-00608-0000-7

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE MRS GRETA ZIEGLER (FOLIO 9048451) (27/11/90)

The property is for sale and is in the hands of several agents on the coast. It is our intention that it be sold as quickly as possible. We have had offers that are close to our price and expect to complete a transaction shortly.

I trust this is the information you require.

*** CORRESPONDENCE TWEED IMPORT FINIKEE PTY LTD (FOLIO 9102292) (17/01/91)

We have signed contracts for the above properties on 11 January 1991 set for completion 11 March 1991.

Yesterday we were informed there is a "Show Cause" order for demolition of No 28. On a preliminary inspection with a builder we have found that the house is structurally sound the roof and guttering have been all replaced in the last few years, although having said this its outward appearance is nothing less than abhorrent. It is our intention to replace all windows with sliding aluminium, repair broken panels, completely repaint inside and out and overall tidy the property so that it may be offered for rent. We have just been notified that the builder will be inspecting on Saturday 19 January 1991 and preparing estimates. Should it prove uneconomical to repair we will ourselves put a bulldozer through the place. We will of course keep in contact with Council and inform you immediately of any decision.

We are also enclosing copy of our contract for your perusal.

*** REFERENCE ASSISTANT TO CHIEF BUILDING SURVEYOR (RG) (22/01/91)

Following a complaint an inspection of the property at the abovementioned address revealed the following:

1. Dwelling in a dilapidated condition.
2. Most window panes facing Tweed Street are broken.
3. The front door was broken.
4. There was evidence of the house being occupied by vagrants.
5. House and yard generally in a filthy state.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 6 CONTINUED....
BUILDING ACT: DILAPIDATED BUILDING AT 28 TWEED STREET, COOLANGAITTA: GRETA
MILDRED ZIEGLER

A seven (7) days letter was sent to the owner, a response (folio 9048451) has been received. However, after further complaints a reinspection of the property revealed the situation to be unchanged.

A "Show Cause" Notice given pursuant to Section 54 of the Building Act was forwarded to the owner on the 10 January 1991 to appear before the Health Building and Bylaws Department Committee at its meeting of the 13 February 1991 at 9.30 a.m. or to make a submission in writing prior to that time. A letter (folio 9102292) from the purchasers advises of their intentions for the property.

This letter is to be acknowledged and as prospective owners (have a pecuniary interest in the property) will be advised that they may appear before Council's Health Building and Bylaws Department Committee to "Show Cause" at the meeting of the 13 February 1991.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Assistant to Chief Building Surveyor be adopted.

*** ITEM 7

CM08/02/91(HB007)

UNLAWFUL BUILDING WORK AT 1 DOMINION ROAD, SOUTHPORT: HOLZAPFEL

FILE REFERENCE : 04-06407-0035-3

*** CURRENT AGENDA MATERIAL

*** REFERENCE SENIOR BUILDING INSPECTOR (JR) (13/12/90)

An inspection arising out of a complaint revealed a steel frame open structure in the carpark area which appears to have been erected without Council approval. On 23 November 1990 the owner was directed to submit a building application. A submission has not been received.

A follow up inspection on 12 December 1990 revealed that the situation is unaltered.

213946

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

CONTINUED....

ITEM 7

UNLAWFUL BUILDING WORK AT 1 DOMINION ROAD, SOUTHPORT; HOLZAPFEL

A "Show Cause" Notice given pursuant to Section 54 of the Building Act is to be forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday 13 February 1991 at 9.30 am or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Senior Building Inspector be adopted.

*** ITEM 8

CM08/02/91 (HB008)

DEFECTIVE FIRE RELATED SERVICES AT "THE SUNTOWER" 64 THE ESPLANADE, SURFERS PARADISE

FILE REFERENCE : 06-02021-0000-0

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE QUEENSLAND FIRE SERVICE (FOLIO 9042663) (25/10/90)

Recent surveys conducted on premises built prior to the implementation of the Queensland Building Act 1975 and the Fire Safety Act 1974 have revealed serious shortfalls in both the means of escape and fire fighting services.

Concern is expressed that should the premises become involved in fire then the safety of persons accommodated in or resorting to the premises may be found to be inadequate. Serious consideration in regard to upgrading these premises particularly in the areas of the means of escape and the availability of fire fighting services is warranted.

Your advice is sought in regard to Council's options in achieving a reasonable degree of safety within these premises through Bylaws and Licensing provisions administered by your Authority.

*** REFERENCE BUILDING INSPECTOR (GC) (14/12/90)

A report from the South Coast Fire Brigade Board indicates that the nine (9) storey building which was built prior to the Building Act has a number of items that are detrimental to the safety of the occupants of the building.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 8

CONTINUED....

DEFECTIVE FIRE RELATED SERVICES AT "THE SUNTOWER" 64 THE ESPLANADE, SURFERS PARADISE

An inspection by Council's Building Inspector revealed that the following matter needs urgent attention so that the safety of the occupants is not severely affected.

There are no emergency lights on access balconies or in the lift motor room.

The Building Act, which came into force on 1 April 1976, provides in Section 13(1) Transitional Provisions "building work that was lawfully carried out before the coming into operation of the Standard Building Bylaws shall not cease to be lawfully carried out by reason of its not conforming in any respect with any provisions of those Bylaws". Thus, the legislation is not retrospective, however, Section 53(3) provides, inter alia, "if in the opinion of a Local Authority any building is improperly constructed, or from any other cause is unfit to be used or occupied, the Local Authority may require the owner thereof to alter the building so as to make it fit to be used or occupied".

Whilst this procedure could be disputed (there are rights of objection before a referee), it is considered that the building does pose a threat to occupants and that emergency lights and exit signs should be provided.

A "Show Cause" Notice given pursuant to Section 54 of the Building Act has been forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on 13 February 1991 at 9.30 am or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Building Inspector be adopted.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

*** ITEM 9

CM08/02/91(HB009)

UNLAWFUL BUILDING WORK AT 31 BAILEY CRESCENT, SOUTHPORT, CAUGHLEY

FILE REFERENCE : 03-02266-0609-9

*** CURRENT AGENDA MATERIAL

*** REFERENCE SENIOR BUILDING INSPECTOR (JR) (17/12/90)

An inspection arising out of a complaint revealed a covered carport which appears to have been erected without Council approval. On 4 July 1990 the owner was directed to submit a building application. A submission has not been received. A follow up inspection on 14 December 1990 revealed that the situation is unaltered.

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act is to be forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 13 February 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Senior Building Inspector be adopted.

*** ITEM 10

CM08/02/91(HB010)

DEFECTIVE FIRE RELATED SERVICES AT "THE ANCHORAGE" AT 32 RIVERVIEW PARADE, SURFERS PARADISE

FILE REFERENCE : 06-01937-0000-7 Pt.2

*** CURRENT AGENDA MATERIAL

*** REFERENCE BUILDING INSPECTOR (GC) (14/12/90)

A report from the South Coast Fire Brigade Board indicates that the 16 storey building which was built prior to the Building Act has a number of items that are detrimental to the safety of the occupants of the building. An inspection by Council's Building Inspector revealed that the following matters need urgent attention so that the safety of the occupants is not severely affected.

1. There are no emergency lights in the basement and in the western stairway.

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ITEM 10

DEFECTIVE FIRE RELATED SERVICES AT "THE ANCHORAGE" AT 32 RIVERVIEW PARADE,
SUFFERERS PARADISE

CONTINUED....

2. There are no illuminated exit signs in the lift foyers or in the basement.
3. Some of the existing emergency lights in the eastern stairway are not functioning.

The Building Act, which came into force on 1 April 1976, provides in Section 13(1) Transitional Provisions "building work that was lawfully carried out before the coming into operation of the Standard Building Bylaws shall not cease to be lawfully carried out by reason of its not conforming in any respect with any provision of those bylaws". Thus, the legislation is not retrospective, however, Section 53(3) provides, inter alia, "if in the opinion of a Local Authority any building is improperly constructed, or from any other cause is unfit to be used or occupied, the Local Authority may require the owner thereof to alter the building so as to make it fit to be used or occupied."

Whilst this procedure could be disputed (there are rights of objection before a referee), it is considered that the building does pose a threat to occupants and that emergency lights and exit signs should be provided.

It is considered prudent to begin "Show Cause" proceedings against the Body Corporate of this building. A "Show Cause" Notice, given pursuant to Section 54 of the Building Act is to be forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on 13 February 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Building Inspector be adopted.

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Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

*** ITEM 11

CM08/02/91(HB011)

DILAPIDATED HOARDING AT CNR BREAKER STREET AND 3527 MAIN BEACH PARADE. MAIN BEACH: COM LAW PTY LTD

FILE REFERENCE : 65-00111-0000-0

*** CURRENT AGENDA MATERIAL

*** REFERENCE SENIOR BUILDING INSPECTOR (JR) (13/12/90)

An inspection was carried out arising out of a complaint concerning the state of the hoarding around a building site at the subject location. Building Application 89/4874 was issued for this hoarding and on the approved plan there was mention that plyboard was to be used. The hoarding consists of a combination of chain wire and reinforcing mesh and is in a state of disrepair.

The owners were requested on 27 November 1990 to advise Council of their intentions within 14 days.

A response has not been received. A follow up inspection on 12 December 1990 revealed that the situation is unaltered.

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act has been forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 13 February 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Senior Building Inspector be adopted.

*** ITEM 12

CM08/02/91(HB012)

DILAPIDATED BUILDING AT 1042 GOLD COAST HIGHWAY. PALM BEACH: M R & C J ELLERY

FILE REFERENCE : 11-00449-0000-9 Pt.2

*** CURRENT AGENDA MATERIAL

*** REFERENCE BUILDING INSPECTOR (PJ) (20/12/90)

An inspection arising out of a complaint revealed that a duplex dwelling was being vandalised. The following items were noted:

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ITEM 12

CONTINUED....

DILAPIDATED BUILDING AT 1042 GOLD COAST HIGHWAY, PALM BEACH; M R A C J ELLERY

1. External doors are missing making easy access.
2. Window frames have been removed.
3. Glass in window sashes has been smashed.
4. The tongue and groove flooring to one bedroom has been removed.
5. Plumbing fixtures have been removed.
6. Wall linings have been vandalised.

There were signs of recent unauthorised habitation and neighbours have complained of drug parties and gatherings of unauthorised persons on the premises.

The owners were advised on 22 December 1989 to advise of their intentions. A response was received on 8 January 1990 indicating the owners would attend to the securing of the site and building. To date no such work has been carried out.

A "Show Cause" Notice dated 8 January 1991, given pursuant to Section 54 of the Building Act has been forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 13 February 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Building Inspector be adopted.

*** ITEM 13

CM08/02/91(HB013)

UNLAWFUL BUILDING WORK AT 104 TALLEBUDGERA DRIVE, PALM BEACH; R A V RICHARDS

FILE REFERENCE

: 11-03186-0000-7

*** CURRENT AGENDA MATERIAL

*** REFERENCE ACTING ASSISTANT TO CHIEF BUILDING SURVEYOR (MH)(13/01/91)

An inspection arising out of a complaint revealed the following building work has been erected without an approval required by the Standard Building Bylaws having been obtained in respect thereof.

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ITEM 13 CONTINUED....
UNLAWFUL BUILDING WORK AT 104 TALLEBUDGERA DRIVE, PALM BEACH: R & V RICHARDS

The building work comprised portion of a side boundary masonry fence which is in excess of two (2) metres above the natural ground level. The encroaching portion of fence is approximately two (2) metres long and ranges from 2.6m high at the lower part of the canal batter to 2.0m at the top of the batter. The encroaching portion of fence is located between the house and the canal and the neighbour complains that the encroachment hinders his view of the canal.

On 19 July 1990 the applicant was directed to submit a building application. A submission has not been received.

Follow up inspections on 30 October 1990 and 7 January 1991 revealed that the situation is unaltered.

A "Show Cause" Notice dated 14 January 1991, given pursuant to Section 54 of the Building Act has been forwarded to the owners to appear before the Health Building and Bylaws Committee at its meeting on Wednesday 27 February 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

*** RECOMMENDATION

The recommendation of the Acting Assistant to Chief Building Surveyor be adopted.

*** ITEM 14

CN08/02/91(HB014)

DEFECTIVE FIRE RELATED SERVICES AT "FOCUS" 114 THE ESPLANADE, SURFERS PARADISE

FILE REFERENCE : 06-02462-0000-1 Pt.6
 PREVIOUS DECISION : CM14/12/90(HB007)

*** PREVIOUS AGENDA MATERIAL

*** CORRESPONDENCE QUEENSLAND FIRE SERVICE (FOLIO 9042658) (25/10/90)

Recent surveys conducted on premises built prior to the implementation of the Queensland Building Act 1975 and the Fire Safety Act 1974 have revealed serious shortfalls in both the means of escape and fire fighting services.

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ITEM 14

CONTINUED....

DEFECTIVE FIRE RELATED SERVICES AT "FOCUS" 114 THE ESPLANADE, SURFERS PARADISE

Concern is expressed that should the premises become involved in fire then the safety of persons accommodated in or resorting to the premises may be found to be inadequate. Serious consideration in regard to upgrading these premises particularly in the areas of the means of escape and the availability of fire fighting services is warranted.

Your advice is sought in regard to Council's options in achieving a reasonable degree of safety within these premises through Bylaws and Licensing provisions administered by your Authority.

*** REFERENCE BUILDING INSPECTOR (GC) (09/11/90)

A report from the State Fire Services Department indicates that the 33 storey building which was built prior to the Building Act has a number of items that are detrimental to the safety of the occupants of the building. An inspection by Council's Building Inspector revealed that the following matters need urgent attention so that the safety of the occupants is not severely affected.

1. Defective emergency lights in tower and basement.
2. Insufficient illuminated directional Exit signs in ground floor foyer and basement.
3. No emergency lights in games room and building services rooms in basement.

The Building Act, which came into force on 1 April 1976, provides in Section 13(1) Transitional Provisions "building work that was lawfully carried out before the coming into operation of the Standard Building Bylaws shall not cease to be lawfully carried out by reason of its not conforming in any respect with any provision of those bylaws." Thus, the legislation is not retrospective, however Section 53(3) provides, inter alia, "if in the opinion of a Local Authority any building is improperly constructed, or from any other cause is unfit to be used or occupied, the Local Authority may require the owner thereof to alter the building so as to make it fit to be used or occupied."

Whilst this procedure could be disputed (there are rights of objection before a referee), it is considered that the building does pose a threat to occupants and that emergency lights and Exit signs should be provided.

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act is to be forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on 16 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that Council confirm the "Show Cause" action taken with respect to this item.

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ITEM 14
DEFECTIVE FIRE RELATED SERVICES AT "FOCUS" 114 THE ESPLANADE, SURFERS PARADISE CONTINUED....

COUNCIL DECISION CM14/12/90(HB007)

The recommendation of the Building Inspector be adopted.

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE FOCUS S APARTMENTS (FOLIO 9101194) (18/12/90)

Further to your letter of 28 November, I wish to advise as follows:

(a) Emergency Lights: Tower

At our last inspection on Friday 14/12/90 only 4 lights were inoperable due to battery failure and these have since been replaced.
Games Room and Building Service rooms in basement

A quote has been sought and Emergency lights will be installed over the next few weeks by our Electrician (Mr Paul Lyons).

(b) Exit signs on ground floor foyer and in the basement have been installed.

In view of the above would you please confirm that it is no longer necessary for the Meeting between Council and Focus B.U.P. 2130 to take place on 16/1/91 at 9.30 a.m. and that the "Show Cause" Notice will be withdrawn.

*** REFERENCE ASSISTANT TO CHIEF BUILDING SURVEYOR (86)(21/01/91)

A "Show Cause" Notice was issued on 28 November 1990. A letter advising of the change in the date of the "Show Cause" hearing to the 30 January 1991 was sent to the owners. A response has been received and a reinspection of the building has revealed that part of the work has been carried out. As there appears to be a minor misinterpretation regarding Council's requirements a reinspection of the building has been arranged with the managers of the building, at which it is anticipated arrangements will be finalised for the completion of the work. However, it is considered prudent to issue a Notice pursuant to Section 53(3)(b) of the Building Act.

*** OFFICER RECOMMENDATION

It is recommended that:

1. Council consider the reports of the Building Inspector and the Assistant to Chief Building Surveyor of 9 November 1990 and 21 January 1991 respectively together with any submissions made by or on behalf of the owners.

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Council Meeting of 8 February 1991
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ITEM 14 CONTINUED....
DEFECTIVE FIRE RELATED SERVICES AT "FOCUS" 114 THE ESPLANADE, SURFERS PARADISE

2. Council forms the opinion that the 33 storey building (Focus Apartments) is improperly constructed, and it resolves to serve Notice pursuant to Section 53(3)(b) of the Building Act on the owners requiring them to repair and/or install emergency lights and an exit sign complying with the requirements of the Building Act at the Focus Apartments in the following locations:
- (i) Emergency lights in the lift foyer and fire stairs of the tower and building services rooms in the basement; and
 - (ii) Exit sign in the foyer;
- within one (1) month of the date of service of this Notice.

***** RECOMMENDATION**

The recommendation of the Assistant to Chief Building Surveyor be adopted.

***** ITEM 15**

CM08/02/91(HB015)

FIRE SAFETY IN HIGH RISE BUILDINGS

FILE REFERENCE	:	100/000/001
PREVIOUS DECISION	:	CM30/11/90(90/2495)

***** PREVIOUS AGENDA MATERIAL**

COUNCIL DECISION CM30/11/90(90/2495)

That Council write to the Body Corporates of all pre April 1976 buildings exceeding four storeys in height within the City and alert them to the possibility that their building may be less safe than modern buildings and recommend that they engage a consultant to advise them on the existing level of safety and of measures to upgrade fire exits and the like, to achieve an acceptable standard of safety.

***** CURRENT AGENDA MATERIAL**

***** REFERENCE DEPUTY CHIEF BUILDING SURVEYOR (BK)(18/01/91)**

Council resolved at the November meeting to advise all owners of buildings erected prior to 1976 and exceeding four storeys on fire safety requirements. This has proved to be difficult as our computer records do not contain the information.

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ITEM 15
FIRE SAFETY IN HIGH RISE BUILDINGS

CONTINUED....

The Planning and Development Department have supplied maps, marked up by students, that show all buildings exceeding four storeys, but the maps do not indicate the age of the buildings. This can only be ascertained by searching for the original Building Approval date on the Rate Assessment file. This process will take time, probably two months.

It is proposed that owners be advised progressively, as the information becomes available. Queensland State Fire Services have advised that they are inspecting all such buildings which are situated within close proximity to the Indy 500 circuit and expect to have this completed soon.

***** OFFICER RECOMMENDATION**

It is recommended that the information be noted.

***** RECOMMENDATION**

The recommendation of the Deputy Chief Building Surveyor be adopted.

*** ITEM 16

CND8/01/91(HB016)

SENIOR MANAGEMENT COURSE: CANBERRA

FILE REFERENCE : 174/001/016

***** CURRENT AGENDA MATERIAL**

***** REFERENCE CHIEF BUILDING SURVEYOR (JWL)(22/01/91)**

During November I attended the 35th Senior Management Course at the Australian Centre for Local Government Studies, University of Canberra. Topics covered in the course included Human Resource Management, Leadership, Strategic Planning, Personal Effectiveness, Management Theory, Negotiating/Conflict Skills, Media Awareness and Economic Management.

A total of 26 persons from Local Authorities throughout Australia attended, representing a broad range of professions. The Course Director was Dr Michael Jones of the University of Canberra who is well known by Local Authorities throughout Australia, having written many of the local histories for local authorities, including Gold Coast City and is frequently engaged as a Consultant by Local Authorities on other issues such as amalgamation. Lecturers were drawn from private industry, consultancies, Local Authorities and the University.

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ITEM 16
SENIOR MANAGEMENT COURSE: CANBERRA

CONTINUED....

The course was very intensive and assignments were set necessitating some after hours involvement. Participants were accommodated on campus at College House. This provided an excellent opportunity for interaction between participants which proved to be a valuable contributing factor towards the success of the course.

I consider that the need for effective management at all levels within an organisation cannot be over emphasised. Whilst some people have a greater potential as Managers than others, it is often a matter of training and opportunity. Many of the principles dealt with during the course are not new, however, most have been refined as a result of experience over the years so as to optimise their effectiveness.

In this increasingly competitive world, including Local Government where there are increasing constraints on expenditure, it is imperative that organisations become more efficient whilst remaining effective. As Local Government has a very high dependency on people, the effectiveness of it's management is of the utmost importance in optimising the level of service to the community.

The rewards gained were proportionate to the effort applied and whilst the relatively long period of the course and it's location away from the Gold Coast involved a considerable personal commitment, I am pleased to have had the opportunity to attend and believe that it will improve my effectiveness as a Manager and as such will prove beneficial to Council. I believe that Council should continue to support such a scheme so as to train both present and future managerial staff.

*** OFFICER RECOMMENDATION

It is recommended that the above information be noted.

*** RECOMMENDATION

The recommendation of the Chief Building Surveyor be adopted.

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*** ITEM 17

CM08/02/91(HB017)

"BITING MIDGES OF PUBLIC HEALTH IMPORTANCE" SEMINAR/WORKSHOP: BUNDABERG, APRIL 1991

FILE REFERENCE : 163/002/015

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE AUSTRALIAN INSTITUTE OF ENVIRONMENTAL HEALTH
(FOLIO 9101911)(09/01/90)

The Biting Midge Research Organisation in association with the Australian Institute of Environmental Health (Queensland Division) will be conducting a three day workshop: "Biting Midges of Public Health Importance".

It is proposed that the workshop be held at Bundaberg in March/April 1991. The workshop aims to develop and improve the participants' skills in the identification and collection of Biting Midges of Importance to Public Health, and to increase knowledge of habits, habitats and control methods.

The workshop is structured so as to comply with the requirements of the Federal Government's Training Guarantee Levy.

The organisers of the workshop are calling for expressions of interest from Councils wishing to send Officers to the workshop. The workshop will be limited to 25 to 30 participants and expressions of interest are required as soon as possible.

Further details regarding dates, venue, registration fees, and accommodation will be forwarded in due course to those Local Authorities returning expressions of interest.

*** REFERENCE SENIOR ENVIRONMENTAL HEALTH OFFICER (ENTOMOLOGY) (KMB)(14/01/91)

The Biting Midge Research Organisation in association with the Queensland Division of the Australian Institute of Environmental Health are seeking expressions of interest from Councils wishing to send Officers to a three (3) day Seminar/Workshop entitled "Biting Midges of Public Health Importance".

The workshop will be hosted by Bundaberg City Council in April 1991. Four of Australia's foremost experts in the field of biting midges will be lecturing and conducting laboratory practical demonstrations.

Council would benefit by sending the Laboratory Staff of the Entomology Section to this proposed workshop through increased skills and knowledge.

As the workshop is structured so as to comply with the requirements of the Federal Government's Training Guarantee Levy Scheme, all costs associated with the proposed workshop may be charged against the Training vote.

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ITEM 17 CONTINUED....
"BITING MIDGES OF PUBLIC HEALTH IMPORTANCE" SEMINAR/WORKSHOP: BUNDABERG, APRIL 1991

*** OFFICER RECOMMENDATION

It is recommended that:

1. Council approve in principle of the attendance of three Officers of the Entomology Section at the proposed workshop subject to confirmation of costs.
2. A further report be brought forward when further details are available.
3. The Manager, Health Building and Bylaws Department select the staff to attend the workshop.

*** RECOMMENDATION

The recommendations of the Senior Environmental Health Officer be adopted.

*** ITEM 18

CM08/02/91(HB018)

AUSTRALIA 2000 CELEBRATION: LIBERAL PARTY OF AUSTRALIA: ADMINISTRATION CENTRE GROUNDS

FILE REFERENCE : 658/001/003 Pt.7
VIDE ITEM : AUSTRALIA 2000 BROCHURE

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE PARLIAMENT OF AUSTRALIA (FOLIO 9101111)(07/01/91)

I hereby wish to submit an application to hire the Council owned land on the corner of Crombie Avenue at Evandale on Sunday 7 April from 10 am to 4 pm. It is proposed that the Liberal Party on the Gold Coast will stage an "Australia 2000 Celebration" in the Park on this date in conjunction with the official launch of our "Australia 2000" Programme.

"Australia 2000" is a national initiative that gives all Australians a chance to have their say about the policies and objectives that will lead this nation towards prosperity as we approach the 21st Century. It has been described as the largest community consultation program ever conducted by a political party. Enclosed is a leaflet on the Programme (Vide Item) which may help explain it a little better.

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ITEM 18

CONTINUED....

AUSTRALIA 2000 CELEBRATION: LIBERAL PARTY OF AUSTRALIA: ADMINISTRATION CENTRE
GROUNDS

The "Celebration in the Park" will be organised by both the Moncrieff and McPherson "Australia 2000" Taskforces which have been set up by Mrs Kathy Sullivan and myself. Although we have not "firmed" specific details of the day, it is proposed that it will be widely advertised and promoted and that all Gold Coast residents will be invited to attend.

We envisage some live performances by a local jazz or bush bands, interspersed with speeches from Gold Coast community groups and leaders on their visions for Australia in the year 2000. I have invited the Leader of the Federal Opposition, Dr John Hewson, to attend and officially launch the programme on the Gold Coast. We will be inviting "displays" from community and sporting organisations such as Red Cross and the Army Reserve. Drink and food stalls will be manned by workers from the Party, although we do not anticipate making any great profit from the event, just enough to cover expenses.

My Press Secretary Selma Elson has had discussions with Mr Barry Smith, and I understand that the Council will consider this application in Committee before granting approval. I would ask that this application be placed on the agenda for the next Council meeting.

Mr Smith indicated that a fee of \$280 is usually charged, although there is a minimum fee of \$1700 for live commercial performances. Since all Gold Coast residents will be invited to attend the event for free, I believe the land will be used for purposes of a "community" rather than "commercial" nature, and I trust the Council will consider the \$280 fee most appropriate.

I hope this letter provides enough detail on our purpose for requesting permission to hire the land at Evandale. We will be able to go into more specific timetabling when we are assured of a venue. I am sure that, with Council approval, the "Australia 2000 Celebration in the Park" will be a tremendous success and a fun family day for many Gold Coast residents.

*** REFERENCE DEPUTY CHIEF ENVIRONMENTAL HEALTH OFFICER (BS)(14/01/91)

The Liberal Party of Australia are conducting the "Australia 2000" program to allow groups and community leaders to express views on policies and objectives for Australia in the future.

The site proposed is that used recently by Tropicarnival. Water and electrical cabling of substantial capacity are in place. At present power would have to be supplied by generators. All costs should be borne by the applicant. Switchboards are available from Tropicarnival.

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ITEM 18

CONTINUED....

AUSTRALIA 2000 CELEBRATION: LIBERAL PARTY OF AUSTRALIA: ADMINISTRATION CENTRE GROUNDS

Insofar as the fees are mentioned Item 4.1 of the Budget document fees and charges provides that the fee for the use of Parks and/or Reserves for Commercial/Promotional activity or the like not prescribed in Chapter 15 of Council's Bylaws be \$280.00. Item 8.8 of the Fees and Charges which relate to Chapter 15 provides that the fee for a Licence of any form of commercial entertainment in the open air by live artists, which is the subject of special consideration by Council shall be minimum \$1700 per day or as directed by Council.

It is considered that the fee of \$280 would be more appropriate.

Matters such as noise and food can be addressed in any conditions imposed as can refuse removal, toilet facilities and clean up. At this stage no alcoholic liquor would be provided.

*** OFFICER RECOMMENDATION

It is recommended that approval be granted for the Liberal Party to stage the "Australia 2000 Celebration" in the grounds of Council's Administration Centre on Sunday, 7 April 1991 between 10.00 a.m. and 4.00 p.m. subject to the following conditions:

1. Payment of a fee of \$280.00.
2. That your organisation will indemnify Council for all claims for personal injury and damage to property arising out of the event for which this approval is given.
To provide such indemnity your organisation will effect a Public Liability Insurance for a minimum of \$5,000,000.00 and extend such policy to include Indemnity of Principal i.e. Gold Coast City Council. Evidence of such insurance must be produced to the Health Building and Bylaws Department Manager prior to the event.
3. Full compliance with Legislative requirements of:
 - (a) Fire Safety Act 1974 to 1989.
 - (b) Fire Safety Regulations 1976 and
 - (c) Fire Services Act 1990, as determined by Authorised Officers of the Queensland Fire services.
4. Location of the site to be first approved by the Manager, Health Building and Bylaws Department.
5. The use of amplifiers is restricted so that no disturbance is caused to any occupied premises.
6. No signs are to be erected without first receiving the approval of the Council.

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ITEM 18 CONTINUED....
AUSTRALIA 2000 CELEBRATION: LIBERAL PARTY OF AUSTRALIA: ADMINISTRATION CENTRE
GROUNDS

7. No cars or trailers are to be driven onto adjacent Parks.
8. Prior to the occupation of the site, a cash bond to the value of \$500.00 to be lodged with Council to cover expenses to reinstate the area to its condition prior to the occupation should this be necessary.
9. No fencing, trees or shrubs to be interfered with or damaged.
10. No damage to be done to the grassed area.
11. No printed literature, posters, handbills, etc. be distributed, displayed or affixed on or over roads or on poles or fences in the City.
12. The area to be left in a clean and litter free condition at all times and all items and structures in the promotion to be removed at the conclusion of the Carnival.
13. The location of food stalls and type of food stalls to be approved by the Manager, Health Building and Bylaws Department, prior to their placement on site. Liaise with Senior Environmental Health Officer, D Deutscher (075) 319483 at least seven (7) days prior to site occupation.
14. Refuse removal service and provision of temporary toilet facilities shall be at the applicants expense and to the satisfaction of the Manager, Health Building and Bylaws Department.
15. Limited power (10 AMP 3 phase) is available as are switchboards for additional generated powered underground points. Costs associated with installation are to be borne by the applicant. Notification of requirements is required well in advance and liaison with Council's electrician Mr M Bartlett (075.919933).
16. Any other conditions that the Manager, Health Building and Bylaws Department may impose from time to time.

*** RECOMMENDATION

The recommendation of the Deputy Chief Environmental Health Officer be adopted.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

*** ITEM 19

CM08/02/91 (H8019)

TABLES AND CHAIRS ON THE FOOTPATH: "MCDONALDS FAMILY RESTAURANT" NIECON PLAZA,
BROADBEACH CENTRAL MALL, BROADBEACH

FILE REFERENCE : 643/000/006 Pt.7
VIDE ITEM : PHOTOGRAPHS
PLAN SK01

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE MR A HAYES, HAMILTON HAYES HENDERSON ARCHITECTS PTY LTD
(FOLIO 9100968) (07/01/91)

On behalf of our client we hereby apply for approval to install external seating as shown on the attached drawing 1549 SK01.

This application relates to Shops 1, 2 & 3 of Niecon Plaza and the proposed seating is to be located immediately outside the tenancy on a level area of paving which is defined from the general pedestrian flow of the Mall by steps and planters.

We understand that fees are payable quarterly in advance when our client physically installs the seating and request confirmation of current costs so they can budget accordingly.

*** CORRESPONDENCE MR A HAYES, HAMILTON HAYES HENDERSON ARCHITECTS PTY LTD
(FOLIO 9102061) (16/01/91)

In reply to your query, the permit for external seating should be in the name of:

Pakwood Pty Ltd T/A McDonalds, Broadbeach, P O Box 421, Mermaid Beach 4218.

For any queries contact the Licensee Mr David Wood telephone 552266.

*** REFERENCE ENVIRONMENTAL HEALTH OFFICER (PCS) (17/01/91)

An application has been received from Architects for the McDonalds Family Restaurant being constructed in Niecon Plaza, Broadbeach Central Mall to place eight (8) tables and thirty two (32) chairs in the Mall outside the restaurant as indicated on Plan SK01 (Vide Item). Plan SK01 indicates that it is proposed to place two (2) of those tables in front or partially in front of the entrance to a proposed licensed restaurant on the level above.

The section of the Mall proposed as can be seen on photographs (Vide Item) is raised above the main level of the Mall and encompasses an area of approximately 42m² being 6m long by 7m wide. Provided no tables and chairs are located in front of the entrance to the upstairs level it is considered that no undue inconvenience would be caused to pedestrians using this area.

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ITEM 19

CONTINUED....

TABLES AND CHAIRS ON THE FOOTPATH: "MCDONALDS FAMILY RESTAURANT" NITECON PLAZA,
BROADBEACH CENTRAL MALL, BROADBEACH

*** OFFICER RECOMMENDATION

It is recommended that approval be given to Pakwood Pty Ltd T/A McDonalds, Broadbeach to place a maximum of six (6) tables each with a maximum of four (4) chairs during trading on the raised section directly outside the McDonalds Family Restaurant subject to the following conditions:

1. That approval is valid until 31 August 1991 and subsequently may be renewed on an annual basis unless sooner revoked or cancelled.
2. That a fee of \$750.00 per annum per table space rental is payable quarterly in advance. Such fee to be reviewed together with other applicable table licence fees in Council's Annual Budget.
3. That you will indemnify Council for all claims for personal injury and damage to property arising out of the placing of tables and chairs on the footpath for which this approval is given.

To provide such indemnity you will effect a Public Liability Insurance for a minimum of \$5,000,000.00 and extend such policy to include indemnity to the Principal, i.e. Gold Coast City Council. Evidence of such insurance must be produced to the Health, Building and Bylaws Department Manager prior to the placing of tables and chairs on the footpath.

4. The location of the tables and chairs to be to the satisfaction of the Manager, Health Building and Bylaws Department who may also require that approved marking be provided by the owner to identify the position approved.
5. Pedestrian pathways are to be kept clear at all times.
6. The area used and surrounds are to be kept in a clean, neat and litter free condition at all times.
7. The tables, chairs and any other approved subsidiary equipment are to be of a standard, and maintained in good repair to the satisfaction of the Manager, Health Building and Bylaws Department.
8. This approval is subject to summary recall without compensation if it is found that the above conditions are not being complied with or at any time at the direction of Council.
9. The occupier shall display the Approval Certificate issued in respect of the approved equipment in a position such that it is clearly visible from the street, during periods when the equipment is in position. A Certificate of Approval shall be issued stipulating:

- (a) The number of tables and chairs approved.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 19 CONTINUED....
TABLES AND CHAIRS ON THE FOOTPATH: "MCDONALDS FAMILY RESTAURANT" NIECON PLAZA,
BROADBEACH CENTRAL MALL, BROADBEACH

- (b) The expiry date of approval.
 - (c) The times nominated, if any, during which the tables and chairs may be placed in position.
 - (d) Any special conditions applicable.
10. Any other conditions that the Manager, Health Building and Bylaws Department may impose from time to time.

*** RECOMMENDATION

The recommendation of the Environmental Health Officer be adopted.

*** ITEM 20

CH08/02/91(HB020)

MARDI GRAS AND CONCERT: PALM BEACH

FILE REFERENCE : 611/016/018

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE PALM BEACH (OLD) SURF LIFE SAVING CLUB INC (FOI TO 9049795)
(11/12/90)

The Palm Beach Surf Life Saving Club would like Council approval to hold a Mardi Gras and Concert on Saturday March 30 1991. The event would start around 10 a.m. and conclude by 12 midnight.

The aim of this function is for fundraising purposes.

We would require a temporary road closure and beach closure for the following area: (see diagram on file).

The proposal is as follows:

- Stalls: Food, drink, ice creams, cakes, plants, arts & crafts, lucky envelopes, raffles, fun games etc.
- Alcohol: To be sold and consumed within a restricted area. Senior club bar open.
- Beach: Concert to begin from 9 to 10 p.m., possibly mid afternoon, depending on tide times, and conclude by 12 midnight. Beach area to be closed off from the end of Junior clubhouse to the end of Andy Frizzell Park, and along the waterfront.

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ITEM 20

MARDI GRAS AND CONCERT: PALM BEACH

CONTINUED....

Security personnel would be required throughout this area, and all bags etc. to be checked upon entrance for alcohol, glasses and cans. These are not permitted within this area.

It is our aim to involve other local community organisations such as: Apex, Alley Boardriders, Gold Coast Boardriders Assoc., Air Sea Rescue and encourage them to provide stalls at this venue.

We will be approaching Radio Sea FM or KROQ, Gold Coast Bulletin, and Channel Seven to assist us with sponsorship for the band and advertising.

An alcohol booth license will be obtained from the Police, and we would appreciate information on any other permits/licences we would require to meet with your approval.

*** REFERENCE SENIOR ENVIRONMENTAL HEALTH OFFICER (PM) (17/01/91)

The Palm Beach Surf Life Saving Club has applied to hold a Mardi Gras and concert on Saturday, 30 March 1991 as a fundraising venture.

The organisers have stated that they propose to locate the liquor booth in Andy Frizzell Park and all stalls in the Council Car Park.

*** REFERENCE TECHNICAL SUPERVISOR TRAFFIC (SB) (09/01/91)

The Palm Beach Surf Life Saving Club has requested the closure of Jefferson Lane adjacent to their Clubhouse and 7th Avenue between the Gold Coast Highway and Jefferson Lane on Saturday, 30 March from 10.00 a.m. to 12.00 midnight.

Jefferson Lane is a narrow one way laneway heading southbound. The proposed closure would restrict access to residents of Jefferson Lane between Palm Beach Avenue and 9th Avenue. The organisers have indicated in their proposal to leave a section between Palm Beach Avenue and 7th Avenue open for access, but does not allow for residents between 7th and 9th Avenue.

Jefferson Lane is 5.0 metres wide from kerb to kerb and 3.0 metres minimum would be required to allow for residential and/or emergency access. As this only leaves 2.0 metres, the roadway would not be suitable for food stalls etc. However, with expected increased pedestrian traffic, it would be desirable to restrict traffic using Jefferson Lane to residential and emergency vehicles.

*** OFFICER RECOMMENDATION

It is recommended that approval be granted to the Palm Beach Surf Life Saving Club to hold a Mardi Gras and Concert on 30 March 1991 subject to the following conditions:

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ITEM 20

CONTINUED....

MARDI GRAS AND CONCERT: PALM BEACH

1. Please note Council takes no responsibility for any Personal Injury or damage to property caused by your organisation and suggests in the strongest possible terms that you effect Public Liability Insurance for at least \$5,000,000.00 to protect your organisation and/or its members against claims and subsequent legal action for recovery of such damages.
2. Approval of the Licensing Commission to sell liquor.
3. The area of land under the control of Council to be kept at all times in a clean and litter free condition.
4. The use of amplifiers is restricted so that no disturbance is caused to any occupied premises.
5. Certification from a Registered Engineer as to the stability and construction of the grandstands.
6. Employment of sufficient Police to ensure supervision of traffic and of conduct in the vicinity of the venue.
7. No signs are to be erected without first receiving the approval of the Council.
8. No cars or trailers are to be driven onto adjacent Parks.
9. The dance band (electric equipment) music and amplified sound to finish at 10.00 p.m. and a quieter type of folk singing or other quiet activity from 10.00 p.m. to 11.00 p.m. to conclude the programme. All loud speakers to face seawards.
10. No fencing, trees or shrubs to be interfered with or damaged.
11. No damage to be done to the grassed area.
12. No printed literature, posters, handbills, etc. be distributed, displayed or affixed on or over roads or on poles or fences in the City.
13. The area to be left in a clean and litter free condition at all times and all items and structures in the promotion to be removed at the conclusion of the Carnival.
14. The location of food stalls and type of food stalls to be approved by the Manager, Health Building and Bylaws Department, prior to their placement on site. Names, addresses and telephone numbers of food van proprietors to be forwarded to the Area Environmental Health Officer, G. Shillig at Coolangatta on telephone no. 361 333, at least one (1) week prior to the event.

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ITEM 20

CONTINUED....

MARDI GRAS AND CONCERT: PALM BEACH

15. No vehicles are to be driven and no buildings or signs or other structures shall be erected on the beach.
16. The area selected on the beach to be outside the flagged areas and clear of those areas specified in any licence for Beach Rights. Such site to be approved by the Senior Patrol Officer.
17. Letters to be submitted to Council from any food outlet within 400 metres stating that they have no objection to food vans being present at the venue.
18. Any other conditions that the Manager, Health Building and Bylaws Department may impose from time to time.
19. The roadways are to be partially closed, with restricted access provided for residential and/or emergency vehicles.
20. No food stalls, stands or activities are to be conducted within the carriageway.
21. A suitable permit shall be obtained from the District Superintendent of Police, and the Fire Brigade and Ambulance advised accordingly.
22. Sufficient Police supervision shall be provided to the satisfaction of the District Superintendent of Police, for crowd and traffic control.
23. Further to condition 22. Police supervision is to be provided at the intersection of 7th Avenue and the Gold Coast Highway, at the applicant's expense.
24. Necessary barriers, warning signs, lights and regulatory signs shall be installed to adequately advise motorists of the impending road hazards to the reasonable satisfaction of the Chief Engineer. A plan must be submitted to Council showing all barrier locations, and intended placement of other equipment. This plan shall be submitted to Council's Traffic Section for approval no later than two weeks prior to the date of the road closure.

The above equipment may be obtained from Council and the applicant shall be responsible at all times for the safe and legal use of this equipment between its collection and return to the appropriate Council Works Department Depot.
25. The roadway shall be closed only between the hours of 10.00 a.m. and 12 midnight on Saturday, 30 March 1991. Prior to that expiry time, all persons, equipment, structures, debris and litter shall be removed from the roadway and footpath areas.
26. The applicant shall arrange for suitable advertising of the proposed road closure at least seven days prior to the event.

Council Meeting of 8 February 1991
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ITEM 20
MARDI GRAS AND CONCERT: PALM BEACH

CONTINUED....

*** RECOMMENDATION

The recommendations of the Senior Environmental Health Officer and the Technical Supervisor Traffic be adopted.

*** ITEM 21

CM08/02/91(HB021)

LEGAL PROCEEDINGS: GOLD COAST CITY COUNCIL VS PERPETUAL TRUSTEES QUEENSLAND LIMITED

FILE REFERENCE : 06-01899-0002-6
PREVIOUS DECISION : CM24/08/91(HB026)

*** PREVIOUS AGENDA MATERIAL

*** OFFICER RECOMMENDATION

It is recommended that Council institute legal proceedings against PERPETUAL TRUSTEES QUEENSLAND LIMITED for a breach of Chapter 20 of Council's Bylaws in that they have failed to make application to Council for registration of premises, namely "Merang River Towers", 42 Ferny Avenue, Surfers Paradise, in accordance with the requirements of Chapter 20 of Council's Bylaws.

*** RECOMMENDATION

The recommendation of the Health Surveyor be adopted.

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE CHAMBERS MCNAB TULLY & WILSON (FOLIO 9050248) (12/12/90)

We refer to this afternoon's telephone conversations between Miss Chan and Mr Forrest of our office and Mr Woodcock.

We have received our client's instructions to offer to settle this matter on the basis that our client pays to your client its reasonable legal costs, on a solicitor and own client basis and that thereafter the Complaint be dismissed.

Our client's offer should be considered in the light of all of the circumstances pertaining to this matter. We submit, with respect, that our client is not at fault and that it would be inequitable for the matter to proceed against our client in view of the circumstances that are outlined below. It is on the basis of these considerations that our client requests that your client not proceed with its complaint.

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ITEM 21 CONTINUED....
LEGAL PROCEEDINGS: GOLD COAST CITY COUNCIL VS PERPETUAL TRUSTEES QUEENSLAND LIMITED

Perpetual Trustees Queensland Limited is the registered proprietor of the relevant site. It holds that position as the trustee of a timeshare trust.

The beneficiaries under that trust are certain shareholders, who are essentially those persons who take advantage of the timeshare facilities by holidaying at the premises. Neither they, nor our client, are involved with the day to day management and administration of the premises.

That management and administration is performed by Chevron Queensland Limited pursuant to a management agreement. Part of the duties of Chevron Queensland Limited is the payment of government levies and ensuring that the premises comply with all governmental requirements.

It is as a result of the failure of Chevron Queensland Limited to discharge those obligations to our client and the timeshare beneficiaries that the fee was not initially paid and the present situation has arisen.

Our Client, in practical terms, is not at fault in this matter.

You will no doubt be aware that our client is a Queensland institution of long standing and of the highest reputation.

On the basis of all of the circumstances outlined above our client requests that your client accepts its offer that the Complaint be dismissed with our client paying your client's reasonable solicitor and own client costs. An amount of solicitor and own client costs up to the sum of \$600 will automatically be considered reasonable.

If those instructions cannot be readily obtained would you please seek instructions to adjourn tomorrow's hearing.

*** REFERENCE ENVIRONMENTAL HEALTH OFFICER (SHP) (17/01/91)

Correspondence has been received by Adamson Bernays Kyle and Jones, Solicitors acting for Council in the matter of Gold Coast City Council vs Perpetual Trustees Queensland Limited from solicitors representing Perpetual Trustees Queensland Limited in which they request that Council discontinue action against their client for an alleged breach of Chapter 20 of Council's Bylaws.

In addition to the points raised in the letter, it should also be noted that the outstanding registration fees of \$11,144.00 were received by Council by 23 November 1990.

In view of the circumstances, the Manager, Health Building and Bylaws Department considered that it would be inappropriate for Council to continue with its action against Perpetual Trustees Queensland Limited and agreed to not proceed with the complaint on the basis that Perpetual Trustees Queensland Limited agree to pay all of Council's legal costs incurred in this matter.

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ITEM 21
LEGAL PROCEEDINGS: GOLD COAST CITY COUNCIL VS PERPETUAL TRUSTEES QUEENSLAND LIMITED CONTINUED....

*** OFFICER RECOMMENDATION

It is recommended that Council endorse the decision of the Manager, Health Building and Bylaws Department to not proceed with the complaint against Perpetual Trustees Queensland Limited on the basis that Perpetual Trustees Queensland Limited agree to pay all of Council's legal costs incurred in this matter.

*** RECOMMENDATION

The recommendation of the Environmental Health Officer be adopted.

*** ITEM 22

CM08/02/91(HB022)

FISHING FROM BRIDGES

FILE REFERENCE : 097/000/003
PREVIOUS DECISION : CM30/11/90(HB011)

*** PREVIOUS AGENDA MATERIAL

*** REFERENCE ASSISTANT TO CHIEF HEALTH SURVEYOR (PD)19/09/90

Council has on occasions received complaints concerning the activities of fishermen operating from bridges. Injuries have been received by pedestrians, motor vehicles and vessels passing under the bridge.

In accordance with the provisions of the Local Government Act a bridge can be defined as being part of a street, road or highway and in the circumstances Council has the general power to make Bylaws to control and regulate the manner or use of persons crossing such bridge.

*** OFFICER RECOMMENDATION

It is recommended that Bylaw making procedures be undertaken and for that purpose a new Bylaw to be added to Chapter 14 of Council's Bylaws which shall read as follows:

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ITEM 22
FISHING FROM BRIDGES

CONTINUED....

"Fishing from Bridges

A person shall not fish from any part of a bridge or place thereon or suspend or cast therefrom any fishing line, net or other appliance used in fishing; if such fishing, placing, suspending or casting is done in such a manner as to endanger the public, or if a notice in writing by the Council prohibiting fishing, placing, suspending or casting is exhibited conspicuously on the bridge or part thereof to which the notice relates."

It is further recommended that the proposed Bylaw be submitted to Council's solicitor for an Intra Vires Certificate and when this Certificate is obtained the proposal be submitted to the Local Government Department for approval to complete Bylaw making procedures.

COUNCIL DECISION CM30/11/90(HB011)

The recommendation of the Assistant to Chief Health Surveyor be adopted.

***** CURRENT AGENDA MATERIAL**

***** CORRESPONDENCE ADAMSON BERNAYS KYLE & JONES (FOLIO 9100873) (18/01/91)**

We refer to your letter dated 3 September 1990, requesting the provision of an Intra Vires Certificate relating to a proposed amendment to Chapter 14 in respect of fishing from bridges.

We have researched the three Acts likely to have a bearing upon Council's powers in this area, viz the Local Government Act, the Main Roads Act and the Traffic Act.

The Local Government Act

Section 30 of the Local Government Act is the empowering provision and provides that, inter alia, a Local Authority has the power to make Bylaws relating to "....regulation and/or regulation of the use of roads, bridges". In Section 3 of the Act the definition of "road" includes "bridge". We therefore have little difficulty in advising that the Bylaw is authorised by the Local Government Act.

The Main Roads Act

The relevant part of the Main Roads Act is Section 35, which states that:

"Save insofar as is inconsistent with this Act every Local Authority shall have the same powers of the declared roads within its area as it has over other roads within its area."

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ITEM 22
FISHING FROM BRIDGES

CONTINUED....

By virtue of the definition in Section 3 of the Act "road" also includes "bridge". As Section 35 operates as a saving provision, then apart from any possible inconsistencies, the proposed Bylaw would be valid.

The Traffic Act

Section 5(1)(a) of the Traffic Act considerably limits the Council's power to make Bylaws. The section states:

"(1) Except as provided by this Act and notwithstanding anything contained in "The Local Government Acts 1936 to 1965", a Local Authority shall not ...

(a) make any Bylaw ... in relation to any matter or thing provided for in this Act including any matter or thing for or in respect of which regulations may be made under this Act."

A reading of the Schedule to the Traffic Act, "Subject Matter for Regulations" reveals no specific reference to the casting of material from bridges. However, Paragraph 2 of the Schedule, "General", confers wide powers in that it refers inter alia, to "... prohibiting ... regulating all or any matters ... necessary to carry out the objects and purposes of this Act, and any matters or things incidental thereto ... or incidental to the ... regulation ... of persons who have been or are likely to be on a road ..." In the regulations themselves the closest regulation to the matter under discussion relates to the casting of things upon roads from moving vehicles (Regulation 148) and goods and other obstructions upon roads (Regulation 151). We are of the opinion that the Act, Regulations and Schedule should be read as a whole and if this is done there would appear to be no provision in the Traffic Act relating to fishing from bridges or casting of material from them. It would appear that Council is further assisted by Section 5(4)(b) of the Act which states that the provisions of the Act shall be read and construed:

"so as not to prejudice, limit or otherwise affect a Local Authority ... in the exercise and performance of any power, function, authority or duty which is not inconsistent with the provisions of this Act."

Any Bylaw seeking to regulate fishing from bridges would certainly not be inconsistent with the Act, if anything adding to the safety of road users.

We are therefore of the opinion that the Traffic Act should provide no obstacle to the legality of the proposed Bylaw.

We now turn to consideration of the Bylaw itself. Although we believe the proposed Bylaw to be intra vires we submit that wording which absolutely prohibits would be more appropriate in the circumstances.

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ITEM 22
FISHING FROM BRIDGES

CONTINUED....

As the Bylaw presently stands, it would be necessary to prove that the Defendant acted in a manner "as to endanger the public", a burden of proof that may be difficult to discharge. We submit the following alternative proposed Bylaw for your consideration:

"A person shall not upon or from any part of any bridge cast or drop anything whatsoever (including any line or other appliance used for fishing or crabbing) without the approval of Council given in writing, which writing may stipulate any conditions Council sees fit to impose."

We believe that such wording would also encompass the throwing of rocks, etcetera and yet permit Council to allow, by the use of permissive signs, fishing from designated bridges or parts of bridges. In other words, there would be a complete prohibition of fishing from all bridges except those on which are displayed "fishing permitted" signs. It is envisaged that such signs would indicate the places from which the fishing is permissible and the type (for example, by line only). In addition, there would be no requirement to prove danger to the public in the event of prosecution under this Bylaw.

However, we are advised by Mr Denton of Council that the Bylaw as proposed is to remain unaltered, provided that it is intra vires. We understand that the reason for this stance relates to Council not wishing to appear too draconian in respect of fishing from bridges and also that the Bylaw has been implemented successfully in New South Wales. In respect of the latter we feel compelled to comment that success in an inferior Court in the New South Wales jurisdiction would not by any means guarantee success in Queensland, even in the unlikely event of the fact situation being identical.

We enclose:

1. The proposed Bylaw, unaltered, with an Intra Vires Certificate endorsed upon it.
2. Our Memorandum of costs and outlays.

ENCLOSURE

GOLD COAST CITY COUNCIL: PROPOSED BYLAW

The proposed Bylaw under Chapter 14 (Streets and Roads) as follows:

Fishing from Bridges

A person shall not fish from any part of a bridge or place thereon or suspend or cast therefrom any fishing line, net or other appliance used in fishing; if such fishing, placing, suspending or casting is done in such a manner as to endanger the public, or if a Notice in writing by the Council prohibiting fishing, placing, suspending or casting is exhibited conspicuously on the bridge or part thereof to which the Notice relates.

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ITEM 22
FISHING FROM BRIDGES

CONTINUED....

INTRA VIRES CERTIFICATE

I HEREBY CERTIFY that, in my opinion, the Bylaws on which this Certificate is endorsed are within the Bylaw making powers of the Council of the City of the Gold Coast.

(signed)
.....
P K BERNAYS
Solicitor

*** REFERENCE ASSISTANT TO CHIEF ENVIRONMENTAL HEALTH OFFICER (PD) (18/01/91)

The proposed new Bylaw was drafted in such a manner that Council was not placed in a position where it was mandatory to prohibit fishing from all bridges. It is anticipated that Council will prohibit fishing from selected bridges where it is considered undesirable. The Bylaw was drafted in two (2) sections. Firstly, where fishing is prohibited from a bridge where it endangers the public and secondly where Council resolves to place a sign prohibiting fishing.

Council's solicitor has provided an Intra Vires Certificate for the proposed legislation.

*** OFFICER RECOMMENDATION

It is recommended that the proposed Bylaw and Intra Vires Certificate be submitted to the Local Government Department to complete Bylaw making procedures.

*** RECOMMENDATION

The recommendation of the Assistant to Chief Environmental Health Officer be adopted.

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CM08/02/91(HB023)

*** ITEM 23

INSPECTION OF PERTH MALL

FILE REFERENCE : 769/000/002
PREVIOUS DECISION : CM07/09/90(C0009)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM07/09/90(C0009)

That the Manager, Health Building and Bylaws nominate an officer from his Department to attend an inspection of the Perth City Mall with the Police Department to investigate security arrangements operating within the Mall. Council to meet 50% of the costs associated with the inspection. Charge to Account Number 64772.

*** CURRENT AGENDA MATERIAL

*** REFERENCE CHIEF ENVIRONMENTAL HEALTH OFFICER (LFP)(18/01/91)

Following Council Decision of 7 September 1990 the matter was left in the hands of the Police Department who advised the planned inspection was to be reconsidered in January. The Police Department was contacted on 8 January 1991 who advised the planned inspection has been cancelled by the Area Police Commander.

*** OFFICER RECOMMENDATION

It is recommended that Council note the above information.

*** RECOMMENDATION

The recommendation of the Chief Environmental Health Officer be adopted.

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*** ITEM 24

CM08/02/91(HB024)

SKYDIVING BUSINESS: GOLD COAST BEACHES

FILE REFERENCE : 310/005/009
 PREVIOUS DECISION : CM04/05/90(HB022)
 VIDE ITEM : PROPOSALS

*** PREVIOUS AGENDA MATERIAL

*** OFFICER RECOMMENDATION

It is recommended that Council adopt as policy that all applicants for commercial or semi commercial (eg promotional activities) activities on City beaches be refused and note that these areas are reserved for the enjoyment of residents of the area and visitors to the City without commercial intrusion apart from the hire of surf floats and suntan oil.

COUNCIL DECISION CM04/05/90(HB028)

The recommendation of the Town Clerk be adopted.

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE JOHN STEWART AUSTRALIAN SKYDIVING TEAM
(FDLTO 9101589/14/01/91)

The proposal in brief is to seek approval in principle from your Council, subject to necessary approvals to be obtained from the Australian Parachute Federation and Civil Aviation Authority, to establish a Parachute business on the Gold Coast.

The business would be that of parachute display and promotions as well as Tandem Parachute rides which have proven very popular in other places. It is proposed to land on selected areas of the beach and other appropriate places. Four Lifesaving Clubs have verbally intimated their support and co operation. Written confirmation from these bodies is anticipated within a few days. My team and myself are extremely highly qualified in all facets of parachute jumping and safety regulations pertaining thereto. We currently hold the Australian 4 way Skydiving Championship title which we have held for four consecutive years. A complete resume of our experience and qualifications will be forwarded to you.

*** REFERENCE DEPUTY CHIEF ENVIRONMENTAL HEALTH OFFICER (RS)(18/01/91)

The applicant J Stewart is requesting approval in principle to operate a skydiving business where the landing is proposed to be on Gold Coast beaches (as yet unnamed). Whilst the concept sounds interesting (refer vide items) the impact of such an activity on the beaches needs to be considered.

1. Advertising will be displayed on the parachute.

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CONTINUED....

SKYDIVING BUSINESS; GOLD COAST BEACHES

2. At hourly intervals there could be up to eight (8) jumps per day onto a beach by three (3) or four (4) jumpers each day of the week.
3. The control of persons using the beach and adjacent water has not been addressed.

The Council has decided previously CM04/05/90(HB028) that the beaches should be for the enjoyment of persons and not places where commercial or promotional activities occur other than hire of beach and watercraft appliances. It is considered that this type of operation could be controlled better where the landing was in the centre of a playing field. As a one off at a particular event such as a surf carnival, skydiving could be considered.

*** OFFICER RECOMMENDATION

It is recommended that in accordance with Council policy CM04/05/90(HB028) the application by J Stewart to conduct a skydiving business landing on Gold Coast beaches be refused.

*** RECOMMENDATION

The recommendation of the Deputy Chief Environmental Health Officer be adopted.

*** ITEM 25

CM08/02/91(HB025)

APPLICATION TO CONDUCT A MOTOR CYCLE SHOW: "SURFERS CUSTOM BIKE SHOW AND SWAP MEET" AT MIKE HATCHER PARK, PINE RIDGE ROAD, COOMBARAH

FILE REFERENCE : 611/007/101
PREVIOUS DECISION : CM15/12/89(HB030)

*** PREVIOUS AGENDA MATERIAL

*** CORRESPONDENCE GOLD COAST MOTOR CYCLE CLUB (FOLIO 8953198)(10/11/89)

On 24th February 1990, the Gold Coast Motor Cycle Club in conjunction with other clubs and sporting bodies, wish to conduct a Motor Cycle Show at the Mike Hatcher Park facility. It is to be called Surfers Custom Bike Show and Swap Meet.

The show will be held under cover in the centre of the race track. It will consist of competitions for various categories of bikes e.g. Best British, European, Custom and prizes awarded accordingly. There will also be live music throughout the afternoon until 12.00 p.m. or whatever curfew suggested by the Council. There will be an entry fee of \$10.00 per head, expected attendance of 2,500 to 3,000 people throughout the day.

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CONTINUED....

ITEM 25

APPLICATION TO CONDUCT A MOTOR CYCLE SHOW: "SURFERS CUSTOM BIKE SHOW AND SHAP MEET" AT MIKE HATCHER PARK, PINE RIDGE ROAD, COOMABAH

Food and beverage will be available on site throughout the day. Toilet and rubbish facilities will be provided as suggested by your Health Department as discussed previously i.e. Port A Loo's distributed around the area, two (2) ablution blocks, catering for fifteen (15) people each and appropriate plumbing will be provided, plus the Council toilet facilities that are on site. Rubbish bins will be distributed around the area, provided and collected by Clean A Way. We await your official approval.

*** REFERENCE SENIOR HEALTH SURVEYOR (TS) (24/11/89)

An application has been received from the Gold Coast Motor Cycle Club to conduct a motor cycle show at Mike Hatcher Park, Pine Ridge Road, Coombabah, on Saturday 24th February 1990 from 10.00 a.m. in the morning to approximately midnight. It is proposed that the show will include bike displays, live music throughout the day, the provision of three (3) food vans on site (supplied by the one operator) and drink tents on site. The organisers have indicated that they intend to use adjacent vacant private land for carparking purposes for the show patrons.

*** OFFICER RECOMMENDATION

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

1. Playing of all amplified music is to cease at 10.00 p.m.
2. No noise nuisance is to be caused to any neighbouring properties at any time.
3. The portable ablution blocks to be provided on site are to be fitted with suitable supply and waste water tanks for each block.
4. Submit to the Manager, Health, Building and Bylaws Department, a letter of approval from the owner of the adjacent vacant land which the organisers intend to use as patron carparking for the show.
5. No food vans are to be placed on site until all vans have been inspected and approved by Council's Area Health Surveyor.
6. The siting of all food vans, drink tents, ablution and refuse facilities to be to the satisfaction of the Manager, Health, Building and Bylaws Department.
7. Canned and bottled drinks only are to be sold.
8. Numbers of toilet facilities provided on the day are to be to the satisfaction of the Manager, Health, Building and Bylaws Department.

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ITEM 25
APPLICATION TO CONDUCT A MOTOR CYCLE SHOW: "SURFERS CUSTOM BIKE SHOW AND SWAP MEET" AT MIKE HATCHER PARK, PINE RIDGE ROAD, COOMBABAH

9. Numbers and sizes of refuse containers are to be to the satisfaction of the Manager, Health, Building and Bylaws Department.
10. Grounds are to be left in a clean and tidy condition upon completion of the function.
11. Any other conditions that the Manager, Health, Building and Bylaws Department may impose from time to time.

COUNCIL DECISION CM15/12/89(NB030)

The recommendation of the Senior Health Surveyor be adopted.

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE GOLD COAST MOTOR CYCLE CLUB (FOLIO 9100670) (04/91/91)

On 23 February 1991, the Gold Coast Motor Cycle Club in conjunction with other clubs and sporting bodies, wish to conduct a Motor Cycle Show at the Mike Hatcher Park facility. It is to be called Surfers Custom Bike Show and Swap Meet. As organised on 24 February 1990.

The Show will be held under cover in the centre of the race track. It will consist of competitions for various categories of bikes e.g. Best British, European, Custom and prizes awarded accordingly. There will also be live music throughout the afternoon until 12.00 or whatever curfew suggested by the Council. There will be an entry fee of \$10.00 per head, expected attendance of 2,500 to 3,000 people throughout the day.

Food and Beverage will be available on site throughout the day. Toilet and rubbish facilities will be provided as suggested by your Health Department as discussed previously i.e. Port a Loos's distributed around the area, 2 ablution blocks, catering for 15 people each and appropriate plumbing will be provided, plus the council toilet facilities that are on site. Rubbish Bins will be distributed around the area, provided and collected by Cleanaway.

All Council requirements and Bylaws will be adhered to as described in letter received from Council prior to last years meeting dated 18 December 1989.

*** REFERENCE ENVIRONMENTAL HEALTH OFFICER (DE) (22/01/91)

An application has been received from the Gold Coast Motor Cycle Club to conduct a motor cycle show at Mike Hatcher Park, Pine Ridge Road, Coombabah on Saturday, 23 February 1991 from 10.00 a.m. to approximately 12 o'clock midnight. It is proposed that the show will include bike displays, live music throughout the day, the provision of food vans and drink tents on site. The organisers have indicated that they intend to use adjacent vacant private land for carparking purposes for the show patrons.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 25

CONTINUED....

APPLICATION TO CONDUCT A MOTOR CYCLE SHOW: "SURFERS CUSTOM BIKE SHOW AND SNAP MEET" AT MIKE HATCHER PARK, PINE RIDGE ROAD, COOMBARAH

*** OFFICER RECOMMENDATION

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

1. Please note Council takes no responsibility for any Personal Injury or damage to property caused by your organisation and suggests in the strongest possible terms that you effect Public Liability Insurance for at least \$5,000,000.00 to protect your organisation and/or its members against claims and subsequent legal action for recovery of such damages.
2. The use of amplifiers is restricted so that no disturbance is caused to any occupied premises.
3. The use of amplified sound is prohibited between the hours of 10.00 p.m. to 9.00 a.m. and whilst operating the use of amplified sound must at all times be kept at a level so that no nuisance or annoyance is caused to any occupied premises.
4. The portable ablution blocks to be provided on site are to be fitted with suitable supply and waste water tanks for each block.
5. Submit to the Manager, Health Building and Bylaws Department a letter of approval from the owner of the adjacent vacant land which the organisers intend to use as patron carparking for the show.
6. No food vans are to be placed on site until all vans have been inspected and approved by Council's area Environmental Health Officer.
7. The siting of all food vans, drink tents, ablution and refuse facilities to be to the satisfaction of the Manager, Health Building and Bylaws Department.
8. Canned and bottled drinks only are to be sold.
9. The number of toilet facilities provided on the day are to be to the satisfaction of the Manager, Health Building and Bylaws Department.
10. The number and sizes of refuse containers are to be to the satisfaction of the Manager, Health Building and Bylaws Department.
11. Grounds are to be left in a clean and tidy condition upon completion of the function.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 25

CONTINUED....

APPLICATION TO CONDUCT A MOTOR CYCLE SHOW, "SURFERS CUSTOM BIKE SHOW AND SWAP MEET" AT MIKE HATCHER PARK, PINE RIDGE ROAD, COOMBARAH

12. Any other conditions that the Manager, Health Building and Bylaws Department may impose from time to time.

*** RECOMMENDATION

The recommendation of the Environmental Health Officer be adopted.

*** ITEM 26

CM08/02/91(HB026)

OSPREY NEST ON SEQEB POLE STRUCTURE AT GOLD COAST BRIDGE, SOUTHPORT

FILE REFERENCE : 025/000/007

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE THE SOUTH EAST QUEENSLAND ELECTRICITY BOARD (FOLIO 9102445)(18/01/91)

Further to our letter dated 22 May 1990 and subsequent discussions with Mr Briggs and Alderman Paterson, on behalf of SEQEB's Manager South Coast Region, Mr Des Hemmings, we would like to reopen discussion on SEQEB's gifting of the de energised poles housing the nest to your Council.

In terms of the Electricity Act, SEQEB has to remove any de energised poles from the system for safety reasons. In this special case, South Coast Region is prepared to request Board approval to gift the poles to Council on the condition that we relinquish all responsibility for cleaning and maintenance of same from handover. It is estimated that the poles have 20 to 30 years life remaining, however this would normally be subject to maintenance checks say every 5 to 7 years. Cost of a maintenance check can vary and is usually considered minimal. Whatever the situation, advice can be sought from SEQEB.

The benefits from this joint Public Relations venture should be significant in the ratepayers' and environmentalists' eyes especially with the preservation of this Osprey Eagle's nest in such a prominent position. Our offer still stands to have a sign erected on the poles signifying our joint involvement and the caring both the Council and SEQEB has for the protection of our native fauna and the environment.

Should Council approve this joint venture, we will immediately seek Board approval to activate the project.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

CONTINUED....

ITEM 26
OSPREY NEST ON SEQEB POLE STRUCTURE AT GOLD COAST BRIDGE, SOUTHPORT

*** REFERENCE ASSISTANT TO MANAGER, HEALTH BUILDING AND BYLAWS DEPARTMENT
(RFS) (22/05/90)

Following an approach from SEQEB concerning the osprey nest located on the double pole structure at the Gold Coast Bridge, Southport a meeting was held between SEQEB and Council representatives with a view to securing the future of the nest.

The poles are now no longer in use for carrying cables and under the Electricity Act, SEQEB is required to recover same. The possibility exists whereby the poles are presented to Council in situ with the bird's nest, which would in effect remove the poles from the requirements of the Act. SEQEB have offered to carry out routine maintenance on the poles should Council agree to the proposal which would be at no cost to Council.

It is felt that every effort should be made to protect the nest and ensure that these magnificent birds continue to breed in the centre of the Gold Coast City.

*** OFFICER RECOMMENDATION

It is recommended that:

1. Council accept the double pole structure and the osprey nest from SEQEB with thanks.
2. A suitable sign or plaque be attached to the structure.

*** REFERENCE INSURANCE RISK MANAGER (TD) (22/01/91)

This matter has been referred to me for opinion of liability aspects. There is no problem insurance wise if the poles are in the ownership of Council and this would not be regarded as increasing the potential risk generally covered by Council's liability insurances.

*** REFERENCE MANAGER, HEALTH BUILDING AND BYLAWS DEPARTMENT (RFB) (22/01/91)

Council has received further correspondence from SEQEB regarding the Osprey nest on the disused SEQEB poles adjacent to Sundale.

SEQEB have again offered the poles to Council in order to preserve the Osprey nest as under the Electricity Act de energised poles must be removed for safety reasons.

In the new proposal Council would be responsible for the maintenance of the poles. According to SEQEB, the maintenance would need to be done every 5 to 7 years, the cost of which is unknown but SEQEB considers it to be minimal.

As Committee has already inspected the poles and Osprey nest,

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 26 CONTINUED....
OSPREY NEST ON SEDER POLE STRUCTURE AT GOLD COAST BRIDGE, SOUTHPORT

*** OFFICER RECOMMENDATION

it is recommended that SEQEB's offer be accepted subject to satisfactory maintenance arrangements being included in the 1991/92 Budget.

*** RECOMMENDATION

Recommendation of the Manager, Health Building and Bylaws Department be

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CH06/02/91(HB027)

BEACH SAFETY SIGNS

FILE REFERENCE : 165/088/022
PREVIOUS DECISION : CH02/05/86(M005)
VIDE ITEM : PHOTO

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CH02/05/86(M005)

1. The expenditure of public funds without prior approval of Council will not be tolerated. Requests for emergent expenditure are to be submitted to the Finance committee for recommendation to Council prior to the commitment of any funds. Requests for emergent expenditure approval may only be submitted to Council by the Finance Committee (or the Coordination Committee during Recess periods).
2. The only exception to 1. above will be in the instance of a natural disaster, e.g. flood, cyclone. In such cases the Town Clerk will have authority to authorise works to be carried out on an emergency basis subject to full reporting to Council via the Finance or Coordination Committees as soon as possible.
3. Requests for emergent expenditure are to be initiated by Cost Centre Managers by report to their Department Head. The request is to be referred to the Finance Committee following consultation by the Department Head with the appropriate Committee, for a recommendation to be submitted to Council.
4. Requests for approval of emergent expenditure may be submitted at any time providing that previously approved variations to the adopted budget for the same budget number(s) are listed.

ITEM 26 - OSPREY NEST ON SEQEB POLE STRUCTURE AT GOLD
COAST BRIDGE, SOUTHPORT

File 025/000/007

Resolved on the MOTION of Alderman P.J. Lawlor, seconded 91/2621
Alderman B.A. Paterson, that the recommendation be adopted
subject to it being altered to read:
That SEQEB's offer be accepted.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 27
BEACH SAFETY SIGNS

CONTINUED....

5. Emergent expenditure requests are to be presented and considered account by account i.e. Account 121-03 is different from and requires separate emergent expenditure approval to Account 121-04.
6. This policy is to cover all accounts in all Council funds including loan funds.
7. Whenever a request for emergent expenditure approval is submitted on an Agenda, a forecast of each fund's balances (to the nearest thousand dollars) at years end is to be included showing the position if approval is given (viz. add to or subtract from anticipated result for the year as at Budget or most recent Review of Budget).
8. This Policy is to be presented at the head of any Agenda item requesting emergent expenditure approval.

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT TO MANAGER, HEALTH BUILDING AND BYLAWS DEPARTMENT
(RFS) (22/01/91)

Mr Barry Dixon, whose Company has the contract with Council for the installation of Beach Safety Signs, advises that the State Government has reduced its expenditure on the Signs from \$30,000 to \$15,000. Many attempts to have the decision reversed have failed.

The effect of this reduction means that Mr Dixon has to seriously consider the replacement of the Slip Slap Slap anti cancer message with corporate advertising.

In a last ditch attempt to retain the health message, Mr Dixon seeks Council's agreement in accepting the remaining costs (\$15,000) of the Slip Slap Slap slogan. No funds are presently available for this proposal.

*** OFFICER RECOMMENDATION

It is recommended that due to the perceived benefit of the anti skin cancer project, Council agree to provide funds of \$15,000 to allow the Slip Slap Slap slogan to remain on the Beach Safety Signs subject to the provisions of Council's Emergent Expenditure Policy. (802311 A064201)

*** RECOMMENDATION

That the Mayor contact the State Minister for Health with a view to his Department reinstating the funding for Slip Slap Slap on Council's Beach Signs which provide a valuable public benefit.

ITEM 27 - BEACH SAFETY SIGNS

File 165/088/022

91/2622

MOTION by Alderman B.A. Paterson, seconded Alderman J.D. Bergin, that the recommendation be adopted subject to it being designated (a) and the following being added:

- (b) In the interim period Council provide bridging finance on a monthly basis (i.e. \$1,250 per month for a maximum of six (6) months) subject to a signed agreement by Mr. Dixon that he will refund Council the funds when State Government resumes funding and subject to the provisions of Council's Emergent Expenditure Policy (B02311 - A064201).

AMENDMENT by Alderman A.J. Rickard, seconded Alderman T.McD. Coomber, that the recommendation be adopted subject to it being designated (a) and the following being added:

- (b) In the interim period Council provide bridging finance on a monthly basis (i.e. \$1,250 per month for a maximum of six (6) months, subject to a signed agreement by Mr. Dixon that he will refund Council the funds at a time to be determined by the Finance Committee and subject to the provisions of Council's emergent Expenditure Policy (B02311 - A064201).

THE AMENDMENT WAS DEFEATED

THE MOTION WAS CARRIED

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Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

*** ITEM 28

CM08/02/91(HB028)

GOLD COAST INDY GRAND PRIX CAR PARKING (BROADWATER CAR PARK)

FILE REFERENCE : 161/000/001

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE FROM GOLD COAST INDY CAR GRAND PRIX TO ALDERMAN PATERSON (18/10/90)

The Gold Coast Indy Car Grand Prix Company is extremely interested in using the Broadwater Car Park for race attendance parking on the days Friday 15 March to Sunday 17 March 1991.

Given Council permission, it is my intention to allocate the operation of this Car Park to the Anglican Crisis Centre of Southport as a much needed fund raising exercise.

The Crisis Centre Management has agreed to supply the man power to regulate the Car Park and in return will receive 100% of the monies collected.

I look forward to a favourable result from this enquiry, as not only will it assist Race patrons, it provides real proof of our commitment to assist as far as possible, local service organisations and charities.

*** CORRESPONDENCE FROM SOUTHPORT CHAMBER OF COMMERCE AND INDUSTRY TO ALDERMAN PATERSON (17/11/90)

Thank you for the courtesy of your letter of 1 November 1990 re use of the Broadwater Car Park on days Friday 15 March to Sunday 17 March 1991 to be regulated by the Anglican Crisis Centre of Southport for Gold Coast Indy Grand Prix.

We fully support this plan and withdraw our earlier application to lease Washington Waters Park for the above purpose in favour of the Anglican Crisis Centre whose good work is certainly a greater funding need than ours.

*** CORRESPONDENCE SURFERS PARADISE ANGLICAN CRISIS CARE INC. (FOLIO 9102566) (21/01/91)

I am writing on behalf of the Surfers Paradise Anglican Crisis Care Inc to inform your sub committee of our proposed plans for the Broadwater Car Park during the Indy 500 March 15 to 17, 1991.

If our application is successful we can assure your sub committee that our useage of the car park will benefit the many disadvantaged on the Gold Coast.

A great deal of planning has gone into the anticipated event and if you are agreeable to our using the car park then I can guarantee that it will be organised and controlled in a thoroughly professional manner, as is the nature of our organisation.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 28
GOLD COAST INDY GRAND PRIX CAR PARKING (BROADWATER CAR PARK) CONTINUED....

To date we have taken the following steps in planning for the event:

Complete co operation and support of the Gold Coast Indy 500 race organisers.
Complete co operation and support of Southport Chamber of Commerce and Industry.

Insurance of all volunteer workers.

Insurance of cash collected through Suncorp Insurance.

Hire of 4 mobile radio phones to be used by co ordinators to supervise the smooth flow of cars in the car park. These are coming from Motorola Electronics Pty Ltd.

Negotiations are under way to have a major security firm police the area during the three days. This will be either M.S.S. or T.N.T.

Negotiations are under way to have the cadet unit of the T.S.S. School at Southport to assist as volunteers on the three days.

Purchase of white T Shirts to be issued to all volunteers with the S.P.A.C.C. Inc. badge (see attached on file) for easy identification.

We will also provide an adequate area for those who are disabled. This area will be set aside as close to the entrance as possible.

We intend to ask a fee of \$5 per car per day, which I am sure you will agree is not excessive.

I have taken the liberty of including a number of our information booklets for your perusal which may help to show the nature of the work that we endeavour to do.

In conclusion I can only appeal to your committee to grant our request for the use of the Council Car Park at the Broadwater and in doing so assist the community in general.

*** REFERENCE TRAFFIC ENGINEER (WA)(10/01/91)

The approach to sites proposed for parking has been left solely to the Indy organisers. Their practice was to seek owners permission find a public service organisation to manage the site and receive all the revenue and it was hoped by Indy provide additional volunteers to marshal on race days.

The person co ordinating this program now for the Indy, John Howe, has a different approach. Since the use of private car transport is not encouraged, only the large satellite car parks, (Parklands, Pacific Fair) will be advertised. Therefore smaller venues may not attract a full capacity of clients, the outer areas due to poor knowledge, the inner ones due to traffic congestion on the approach routes.

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Report of Health Bldg and Bylaws Committee Meeting of 30 January 1991

ITEM 28

CONTINUED....

GOLD COAST INDY GRAND PRIX CAR PARKING (BROADWATER CAR PARK)

In order to avoid disappointment to the public organisation Indy are not persuing further.

The rates to be set for parking were not determined, or at least stated outside Indy personnel and the organisations involved.

The use of the Broadwater Car Park as one of the charity sites will mean no fees will be collected via meters nor would hourly restrictions apply. This will seriously diminish the supply of all day parking to employees in Southport on the Friday and Saturday, but probably have little effect on the Sunday.

***** REFERENCE OFFICER IN CHARGE REGULATED PARKING (NO)(22/01/91)**

The Surfers Paradise Anglican Crisis Care centre has requested the use of the Broadwater Car Park at Southport from 15 to 17 March 1991 to charge a parking fee for patrons of the Indy Grand Prix.

This Car Park is approximately 75% occupied daily by employees and shoppers at the adjacent business district. Parking is available for short term parking i.e. twenty minute loading zones, two hour restrictions and then for longer periods at fifteen cents per hour. To allow the requested use of the Car Park would mean a charge of \$5.00 per day or part thereof as against the restrictions previously mentioned.

***** OFFICER RECOMMENDATION**

It is recommended that the Surfers Paradise Anglican Crisis Centre be advised that:

1. The car parking conditions at the Broadwater Car Park remain as at present for 15 March 1991 and their organisation be allowed use of the area for 16 and 17 March 1991.
2. Authorisation be granted for the closure of the carpark and such closure be advertised for the convenience of residents of the City.
3. That the maximum charge per day to patrons using the carpark on 16 and 17 March 1991 be \$5 per car space.

***** RECOMMENDATION**

1. The recommendations of the Officer in Charge Regulated Parking be adopted.
2. The Committee authorises the immediate release of this recommendation.

REPORT OF HEALTH BUILDING AND BYLAWS INSPECTION MEETING HELD ON WEDNESDAY 30
JANUARY 1991

PRESENT

Aldermen J.D. Bergin (Chairman), G.J. Baildon, A.J. Rickard

IN ATTENDANCE

Mr. B.E. Briggs (Manager, Health Building and Bylaws Department)

*** ITEM 29

CM08/02/91(HB029)

UNLAWFUL BUILDING WORK AT 2681 GOLD COAST HIGHWAY, BROADBEACH;
THE PROPRIETORS "ALLEN HOUSE"

FILE REFERENCE : 06-03837-0000-3 Pt.4

*** CURRENT AGENDA MATERIAL

*** REFERENCE SENIOR BUILDING INSPECTOR (JR) (06/12/90)

An inspection arising out of a complaint revealed that building work comprising the enclosing of an area approximately 6m x 6m has been carried out in the basement car park.

This has reduced the number of car parking stalls and appears to have been erected without Council approval. On 12 September 1990 the applicant was directed to submit a building application. A submission has not been received.

A follow up inspection on 4 October 1990 revealed that the situation is unaltered.

A "Show Cause" Notice given pursuant to Section 54 of the Building Act has been forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday 30 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that:

1. Council confirm the "Show Cause" action taken with respect to this item.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Inspection Meeting of 30 January 1991

ITEM 29

CONTINUED....

**UNLAWFUL BUILDING WORK AT 2681 GOLD COAST HIGHWAY, BROADBEACH;
THE PROPRIETORS "ALLEN HOUSE"**

2. Council consider the report of the Senior Building Inspector of 6 December 1990 together with any submissions made by or on behalf of the owners.
3. If Council acknowledges that enclosure of two car spaces has been erected without an approval required by the Standard Building Bylaws having been obtained in respect thereof and forms the opinion that it is impossible to bring the said building into conformity with the Standard Building Bylaws then it resolves to serve Notice on the owners, pursuant to Section 52 (1)(a) of the Building Act, requiring them to demolish the said building or enclosure within one month of the date of service of such Notice.

***** RECOMMENDATION**

1. Council confirm the "Show Cause" action taken with respect to this item
2. It be noted that the Committee inspected the site.
3. Council consider the report of the Senior Building Inspector of 6 December 1990 together with any submissions made by or on behalf of the owners.
4. Council acknowledges that the enclosure of two car spaces has been erected without an approval required by the Standard Building Bylaws having been obtained in respect thereof and forms the opinion that it is impossible to bring the said building into conformity with the Standard Building Bylaws and resolves to serve Notice on the owners, pursuant to Section 52 (1)(a) of the Building Act, requiring them to demolish the said enclosure within one month of the date of service of such Notice.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Inspection Meeting of 30 January 1991

*** ITEM 30

CMDB/02/91(HB030)

BUILDING ACT; DILAPIDATED BUILDINGS; 1051 GOLD COAST HIGHWAY, PALM BEACH;
ZARISTA CORPORATION PTY LTD

FILE REFERENCE : 10-00323-0000-X

*** CURRENT AGENDA MATERIAL

*** REFERENCE SENIOR BUILDING INSPECTOR (I.P.) (12/12/90)

An inspection of the subject site on 20 November 1990 revealed a number of dilapidated buildings are located at the rear of the property and front onto Jefferson Lane. They comprise a disused fibrous plaster factory, an office and a garage and contain the following defects:

1. External sheeting broken and/or missing.
2. Doors and windows broken or missing.
3. Extensive rotting of timber in the buildings.
4. The property is littered with debris.
5. Evidence of vermin infestation.
6. Defective stormwater drainage system.
7. Plumbing fixtures are inoperable.
8. Electrical fittings broken and/or missing.
9. Roof sheeting is broken.

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act is to be forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 30 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that:

1. The Health Building and Bylaws Committee inspect the premises.
2. Council confirm the "Show Cause" action taken with respect to this item.
3. Council consider the report of the Senior Building Inspector of 12 December 1990, together with any submissions made by or on behalf of the owners.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Inspection Meeting of 30 January 1991

ITEM 30

CONTINUED....

BUILDING ACT; DILAPIDATED BUILDINGS; 1051 GOLD COAST HIGHWAY, PALM BEACH;
ZANUSI CORPORATION PTY LTD

4. If Council forms the opinion that the three disused buildings situated towards the eastern end of the property and comprising a fibrous plaster factory, an office and garage, are so far dilapidated as to be unfit for use or occupation, then it resolves to:
- (a) Serve Notice pursuant to Section 53 (2)(a) of the Building Act on the owners requiring them to demolish or repair the buildings within one month of the date of service of the Notice.
 - (b) Authorise the Town Clerk to take steps to have the said buildings demolished in the event that the owners fail to comply with the Notice.

*** RECOMMENDATION

- 1. Council confirm the "Show Cause" action taken with respect to this item.
- 2. It be noted that the Committee inspected the site.
- 3. Council consider the report of the Senior Building Inspector of 12 December 1990, together with any submissions made by or on behalf of the owners.
- 4. Council forms the opinion that the three disused buildings situated towards the eastern end of the property and comprising a fibrous plaster factory, an office and garage, are so far dilapidated as to be unfit for use or occupation and resolves to:
 - (a) Serve Notice pursuant to Section 53 (2)(a) of the Building Act on the owners requiring them to demolish or repair the buildings within one month of the date of service of the Notice, and
 - (b) Authorise the Town Clerk to take steps to have the said buildings demolished in the event that the owners fail to comply with the Notice.

Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Inspection Meeting of 30 January 1991

*** ITEM 31

CNO8/02/91(HB031)

DILAPIDATED DWELLING AT 10 GENOA STREET, SURFERS PARADISE; LAWFORD INVESTMENTS
AND EXPLORATION PTY LTD

FILE REFERENCE : 06-00820-0000-6

*** CURRENT AGENDA MATERIAL

*** REFERENCE SENIOR BUILDING INSPECTOR (JR)(11/12/90)

An inspection arising out of a complaint revealed a single storey building in a dilapidated condition and consequently unfit for use or occupation. This building displays signs of having been occupied by vagrants who have vandalised the interior by destroying most of the internal wall linings, removing the electrical and plumbing fittings and fixtures, breaking doors and windows and leaving rubbish on most of the floor.

The electrical power and water have been disconnected.

The owners were advised of the condition of the house on 23 November 1990. To date a response has not been received. A follow up inspection on 11 December 1990 revealed the situation to be unchanged.

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act is to be forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 30 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that:

1. The Health Building and Bylaws Committee inspect the premises.
2. Council confirm the "Show Cause" action taken with respect to this item.
3. Council consider the report of the Senior Building Inspector of 11 December 1990 together with any submissions made by or on behalf of the owner.
4. If Council forms the opinion that the single storey house is a ruin and so far dilapidated as to be unfit for use or occupation, then it resolves to:
 - (a) Serve Notice pursuant to Section 53 (2)(a) of the Building Act on the owner requiring them to repair or demolish the house within one month of the date of service of the Notice.
 - (b) Authorise the Town Clerk to take steps to have the said building demolished in the event that the owner fails to comply with the Notice.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Inspection Meeting of 30 January 1991

ITEM 31

CONTINUED....

DILAPIDATED DWELLING AT 10 GENOA STREET, SURFERS PARADISE; LANFORD INVESTMENTS AND SPECULATION PTY LTD

***** RECOMMENDATION**

1. Council confirm the "Show Cause" action taken with respect to this item.
2. It be noted that the Committee inspected the site.
3. Council consider the report of the Senior Building Inspector of 11 December 1990 together with any submissions made by or on behalf of the owner.
4. Council forms the opinion that the single storey house is a ruin and so far dilapidated as to be unfit for use or occupation, and resolves to:
 - (a) Serve Notice pursuant to Section 53 (2)(a) of the Building Act on the owner requiring them to repair or demolish the house within one month of the date of service of the Notice, and
 - (b) Authorise the Town Clerk to take steps to have the said building demolished in the event that the owner fails to comply with the Notice.

***** ITEM 32**

CM08/02/91(HB032)

UNLAWFUL BUILDING WORK THE PROPRIETORS "AZELEA" BUP 7441; 269 GOVERNMENT ROAD, ERNEST

FILE REFERENCE : 01-16201-0002-3

***** CURRENT AGENDA MATERIAL**

***** REFERENCE SENIOR BUILDING INSPECTOR (JR) (12/12/90)**

The inspection associated with a Property Compliance Search of 18 October 1990 revealed that building work comprising a roofed pergola at the side and rear of Unit 2 appears to have been erected without Council approval. On 23 November 1990 the applicant was directed to submit a building application. A submission has not been received.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Inspection Meeting of 30 January 1991

CONTINUED....

ITEM 32

UNLAWFUL BUILDING WORK THE PROPRIETORS "AZELEA" BUP 7441: 269 GOVERNMENT ROAD,
ERREST

A follow up inspection on 12 December 1990 revealed that the situation is unaltered.

A "Show Cause" Notice, given pursuant to Section 54 of the Building Act has been forwarded to the owner to appear before the Health Building and Bylaws Committee at its meeting on Wednesday, 30 January 1991 at 9.30 a.m. or to make a submission in writing prior to that time.

*** OFFICER RECOMMENDATION

It is recommended that:

1. The Health Building and Bylaws Committee inspect the site.
2. Council confirm the "Show Cause" action taken with respect to this item.
3. Council consider the report of the Senior Building Inspector of 12 December 1990, together with any submissions made by or on behalf of the owners.
4. If Council acknowledges that the roofed pergola to the side and rear of Unit 2 has been erected without an approval required by the Standard Building Bylaws having been obtained in respect thereof and forms the opinion that it is impossible to bring the said pergola into conformity with the Standard Building Bylaws then it resolves to serve Notice on the owners pursuant to Section 52(1)(a) of the Building Act requiring them to demolish the said pergola within one month of the date of service of such Notice.

*** RECOMMENDATION

1. Council confirm the "Show Cause" action taken with respect to this item.
2. It be noted that the Committee inspected the site.
3. It be noted that the building work comprising a roofed pergola at the side and rear of Unit 2 has not been approved by Council.
4. That no further action be taken at this stage.
5. The right be reserved to require the building work comprising a roofed pergola at the side and rear of Unit 2 to be removed at a future date, and the Rate Records be annotated accordingly.
6. The owners be advised accordingly.

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Council Meeting of 8 February 1991
Report of Health Bldg and Bylaws Inspection Meeting of 30 January 1991

*** ITEM 33

CM22/02/91(HB033)

CHAPTER 32 REGULATED PARKING (ADDITIONAL BYLAW 3(H))

FILE REFERENCE : 008/002/032 Pt.3
VIDE ITEM : BYLAW 3(H)

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT PROPERTY OFFICER (GW) (04/02/91)

Following upon 633rd Special Meeting of Council held on 15 Decembr 1990 the Bylaw 3(H) was advertised in the Bulletin on 19 December 1990 with objections to be lodged on or before 11 January 1991. No objections appear on file.

*** OFFICER RECOMMENDATION

It is recommended that, having received no objections, the Bylaw be sealed and submitted for approval of the Governor in Council.

*** RECOMMENDATION

The recommendation of the Assistant Property Officer be adopted.

REPORT OF HEALTH, BUILDING AND RYLANS DEPARTMENT

ACTIVITIES FOR THE MONTH OF DECEMBER 1990

REFERENCE MANAGER, HEALTH BUILDING AND RYLANS DEPARTMENT (REB) (04/01/90)

NOTIFIABLE DISEASES:

There were 13 infectious diseases recorded for the month as follows:

7	Campylobacter Enteri	1	Salmonellosis
3	Hepatitis C	1	Malaria
1	Pertussis		

IMMUNISATION:

The Immunisation Campaign against Tetanus, Diphtheria, Whooping Cough, Polio/myelitis, Rubella and Mumps/Measles/Rubella continued during the month.

	<u>PRIMARY</u>	<u>BOOSTER</u>
Sabin	63	9
Triple Antigen	60	10
C.D.T.	-	18
A.D.T.	-	12
Rubella	2	-
Mumps/Measles/Rubella	18	-
Hepatitis 'B'	10	4

Council distributed serum to doctors for use in their private practices:
Sabin: 1800; Rubella: 226; Mumps/Measles/Rubella: 26.

PETITIONS:

There were no petitions for the month.

INSPECTIONS:

During the month, 11,206 inspections and 710 reinspections were carried out.

SEARCHES:

There were 154 Property Inspection Searches recorded.

REGISTRATIONS:

Receipts to the end of December were \$5,087,825.00

LICENCES AND PERMITS:

Licences and Permit fees to the end of December were \$1,755,843.00.

CENETERY:

Receipts to the end of December were \$171,105.00.

CAMPING:

Receipts to the end of December were \$2,736,487.00.

213998

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VIDE ITEM(HB001)

REPORT BY CHIEF LIFEGUARD:

Beach Conditions: Most beaches remained in a stable condition with large expanses of sand evident.

Crowds: Very good crowds were evident throughout the month. The most popular beaches were Surfers Paradise, Main Beach, Burleigh Heads, Greenmount, Rainbow Bay, Kurrawa and Surfers North.

Rescues: 115 people were rescued for the month. They were recorded as follows:-

Main Beach 9, South Narrowneck 10, Surfers North 14, Elkhorn Avenue 8, Surfers Paradise 28, Northcliffe 4, Kurrawa 5, Mermaid Beach 2, Hobbys Beach 5, Miami 2, Burleigh Heads 4, Tallbudgera 1, Pacific 8, Palm Beach 5, Currumbin 2, Coolangatta 3, Greenmount 1.

The rescues were effected using the following equipment:

Rescue Board	98
Rescue Tube	12
Without Equipment	<u>5</u>
TOTAL	115

Inside Reserve	91
Outside Reserve	<u>24</u>
TOTAL	115

First Aid: 1690 cases were recorded:-

Sheraton 47, Main Beach 85, South Narrowneck 147, Surfers North 110, Surfers Paradise 196, Elkhorn Avenue 180, Northcliffe 27, Broadbeach 31, Kurrawa 34, Mermaid Beach 30, Hobbys Beach 52, Miami Beach 9, North Burleigh 18, Burleigh Heads 70, Tallbudgera 16, Pacific 30, Palm Beach 39, Currumbin 134, Tugun 90, Billings 2, North Kirra 4, Kirra 32, Coolangatta 30, Greenmount 94, Rainbow Bay 155, Seaworld 30.

The cases were as follows:-

Marine Stings	1560
General Cuts/Abrasions	108
Surfboard Injuries	22
Hospital	<u>4</u>
TOTAL	1690

Resuscitation: 4. As follows:-

DEATH: Heart Attack 1. A middle-aged man suffered a heart attack on the beach at Palm Beach. Lifeguards administered full Resuscitation, however, the patient died on the way to hospital.

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- V3 -

VIDE ITEM(HB001)

ASTHMA ATTACK: A woman required full resuscitation at Main Beach after suffering an asthma attack. She recovered in hospital.

ALCOHOL COLLAPSE: At Rainbow Bay the Lifeguard was called upon to administer resuscitation to a man who had collapsed in a nearby park. He was sent to hospital.

DIABETES COLLAPSE: A young man was treated with Oxygen Therapy at Mermaid Beach after collapsing 900 metres south of the Lifeguard Tower. He recovered in Hospital.

Preventative Actions: 1570 recorded as follows:-

Sheraton 75, Main Beach 82, South Narrowneck 91, Surfers North 62, Elkhorn Avenue 57, Surfers Paradise 136, Northcliffe 39, Broadbeach 52, Kurrawa 31, Mermaid Beach 68, Nobbys Beach 55, Miami Beach 116, North Burleigh 24, Burleigh Heads 98, Pacific 10, Palm Beach 50, Currumbin 302, Tugun 11, Billings 10, North Kirra 2, Kirra 35, Coolangatta 23, Greenmount 59, Rainbow Bay 52, Seaworld 30.

P/A Calls	1364
Danger Signs and Buoyed Lines	<u>206</u>
TOTAL	1570
Inside Reserve	1165
Outside Reserve	<u>405</u>
TOTAL	1570

By-law Enforcement: Surfcraft Riders advised 969:-
 Sheraton 18, Main Beach 71, South Narrowneck 25, Surfers North 50, Elkhorn Avenue 138, Surfers Paradise 41, Northcliffe 29, Broadbeach 16, Kurrawa 17, Mermaid Beach 82, Nobbys Beach 30, Miami Beach 16, North Burleigh 14, Burleigh Heads 57, Pacific 5, Palm Beach 8, Currumbin 172, Tugun 44, Billings 1, North Kirra 2, Kirra 19, Coolangatta 11, Greenmount 65, Rainbow Bay 30, Seaworld 8.

Boat Owners Advised: 438 as follows:-
 Sheraton 8, Main Beach 8, South Narrowneck 24, Surfers North 10, Elkhorn Avenue 19, Surfers Paradise 15, Northcliffe 7, Broadbeach 17, Kurrawa 9, Mermaid 16, Nobbys Beach 20, Miami Beach 11, North Burleigh 7, Burleigh 21, Tallebudgera 6, Pacific 23, Palm Beach 90, Currumbin 27, Tugun 35, Billings 4, North Kirra 5, Kirra 5, Coolangatta 7, Greenmount 15, Rainbow Bay 18, Seaworld 10.

Stealing: 29. As follows:-
 Elkhorn Avenue 3, Surfers Paradise 7, Northcliffe 6, Kurrawa 3, Burleigh Heads 7, Greenmount 3.

Lost Property Reported: 81.
 Sheraton 6, Main Beach 12, Elkhorn Avenue 6, Surfers Paradise 32, Northcliffe 4, Broadbeach 3, Nobbys Beach 1, Burleigh 4, Pacific 4, Palm Beach 2, Currumbin 3, Coolangatta 1, Rainbow Bay 3.

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VIDE ITEM(HB001)

Expendings: Surfboards - 1 at Elkhorn Avenue.

Bags Impounded: 26.

Main Beach 3, Elkhorn Avenue 1, Surfers Paradise 3, Mermaid 1, Mobbys Beach 2, North Burleigh 1, Burleigh 3, Palm Beach 2, Currumbin 3, North Kirra 2, Kirra 2, Greenmount 1, Rainbow Bay 2.

Lost Children: 8.

Surfers Paradise 5, Burleigh Heads 2, Kirra 1.

Shark Alarms: 2.

Surfers Paradise 1, Northcliffe 1.

Comments: It was a busy month due to good weather conditions. The new Lifeguard Towers have boosted our surveillance system and Lifeguards have been able to achieve a much wider coverage of bathers. The permanents and temporary staff have done a tremendous job in ensuring the safety of bathers during this busy period.

REPORTS BY SENIOR ENVIRONMENTAL HEALTH OFFICERS:

District 1: Activities at the Lawn and General Cemeteries during the month were as follows:

<u>General</u>	Burials	-	1 Female	
<u>Lawn</u>	Burials	-	3 Female	10 Male
	Plaques	-	5	

District 2: Due to the influx of people over the holiday period, Southport Environmental Health Officers concentrated on hygiene inspections of food premises, the standard of which were found to be satisfactory.

District 4: Food Hygiene:

The routine inspection program of food shops was "stepped up" during the Christmas/New Year period with "spot" inspections being carried out on weekends and public holidays.

The District Senior Environment Health Officers also ran food hygiene seminars to reinforce proper food handling techniques. In one case, an interpreter was used to explain these techniques to non-english speaking kitchen staff.

Staffing Levels:

With the resignation of one Environmental Health Officer just before Christmas and another on annual leave for the Christmas/New Year period, staffing levels were cut to 50% over the busy holiday time. However, all duties for the district were carried out in a satisfactory manner.

District 6: Routine inspections of food premises, hairdressing salons, refuse services, accommodation premises and numerous other matters were carried out. These were in addition to the investigation of all complaints received. No major health problems were encountered in the area.

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VIDE ITEM(HB001)

A mobile immunization clinic was held in the morning of the 13th December, 1990, at various centres on the southern end of the coast with a clinic later that night at the Catholic Community Centre, Park Avenue, Burleigh Heads.

Rubbish Tips: Vandals were responsible for a severe fire at Suntown Tip which caused a major smoke problem in the area for sometime. All necessary plant was used with the assistance of the local Fire Service Department and the blaze was brought under control.

Further sand excavation has been carried out at Tugun.

Regular inspections have revealed that all tips are being properly maintained.

Caravan Parks: The redevelopment of Tallebudgera Creek Caravan Park has been completed and an official opening performed. This caravan park is undoubtedly equal to any in the area.

Planning of Loders Creek is well in hand and preliminary estimates are now being prepared.

Site occupancies have continued to be lower than previous years as has been the case all year.

Dog Control: During the month of December, the Animal Control Officer's were kept extremely busy due to Public Holidays and shortage of staff.

The beaches are still the main problem areas, as once again we are unable to maintain the patrols required to keep this problem at an acceptable level.

Animal Control Officers are extremely grateful for the assistance given by the Life Guards in catching and holding dogs for long periods until the Animal Control Officers are able to pick them up.

Early and late patrols are still being carried out with moderate results. Foreshores are continually being patrolled.

CHIEF BUILDING SURVEYOR'S REPORT:

Building Applications

As at the 21st December, 153 building applications were approved, versus 148 approvals for the same period last year.

Future Developments

There has been an emphasis on quality control in the industry. This has necessitated additional training for staff, as the industry itself is becoming more complex. Different working methods are constantly being developed and different materials used, so keeping abreast of developments is essential. It is hoped the staff training will continue and as much as possible, the training will be done 'in house' to minimise expense.

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VIDE ITEM(HB001)

SENIOR LIAISON OFFICER'S REPORT:

This month has been extremely busy. A number of projects were trying to be finalised prior to the holiday period. Builders/Developers all seemed to want everything cleared before Christmas. Requests for refunds and outstanding Bank Guarantees are still a function that is on-going and will be for a few months.

Overall we have had an extremely busy period during December.

ENTOMOLOGICAL REPORT:

Mosquito Control: During December, large numbers of the salt marsh mosquito, *Aedes Vigilax*, were blown into the northern areas of the City by the prevailing northerly breezes. These mosquitoes were breeding in the salt marsh swamps at the northern end of Moreton Bay. Council received some 111 complaints regarding mosquitoes in a two (2) week period. All complaints were investigated and acted upon. Council instituted an Ultra Low Volume misting programme throughout the affected areas to counteract these mosquitoes. *Aedes Vigilax* is the disease vector of Ross River Virus and has a flight range of 50 kilometres. Routine surveillance of all known breeding areas continued during December with a total of 695 sites checked for breeding.

Biting Widge Control: Routine sand sampling of canals and waterways throughout the City during December revealed generally low larval widge populations. Sorrento, Benowa, Isle of Capri and Palm Beach canal systems were treated in December to reduce the *Culicoides molestus* populations and residents of these areas should benefit in January by decreased widge numbers. The chemical treatment produced a 99% reduction in the larval widge population without any reports of adverse effects on non target organisms. The residents of the northern areas of the City suffered from a severe infestation of *Culicoides marmoratus* midges throughout the month. *Culicoides marmoratus* larvae breed in algae covered mud in mangrove swamps and the adult has a flight range of some 15 kilometres. Thus, this species is capable of causing widespread problems. Ultra Low Volume misting with Pyrethrum insecticide of the affected areas helped residents by reducing the numbers of the biting midges migrating into the City on prevailing winds.

Pest Control: Pest control was carried out in various Council buildings and public areas. Cockroach control was carried out in various sewer and stormwater lines throughout the City.

Groundsel Control: One (1) complaint was received regarding Groundsel Bush this month and this was acted upon. This area was off Olsen Avenue, Parkwood, and is currently being incorporated in our declared plant control programme. Other areas treated were:-

Ivan Gibbs Wetland Reserve; Arundel; South Stradbroke Island.

Weed Control: Twelve (12) complaints regarding weed overgrowth were received this month.

Areas treated to control weed growth this month included:-

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VIDE ITEM(HB001)

19th Avenue, Palm Beach; Shambrook Caravan Park; Tugun Bikeway; Currumbin; Loders Creek Camp Ground; Sorrento; Southport Park; Marna Camp Ground; Bosuns Landing; Tugun Depot; Rudd Park Camp Ground; Southport Pony Club; Arundel; Coolangatta; Southport Depot; Miami Depot; Bruce Bishop Car Park.

LIBRARIES SECTION:

Sumner Bay Library

The building is progressing according to plan. The Librarian-in-Charge is fully occupied with the cataloguing of the new stock for this branch and liaising with the Assistant to the Chief Librarian with regard to the choice of furniture and equipment. She is spending one day a week at Palm Beach Library for training in circulation and advice desk work.

Applications for the supporting staff will be called early in January, 1991.

Personnel

The first staff meeting for Library Technicians were held on the 4th December. The main discussions involved career paths, upgrading of qualifications and in-service training.

Interviews were held for the position of Librarian-in-Charge of Southport Library.

The Stress Management workshops run by the Human Resources Section were continued at Southport Library. Most staff seem to have a very positive attitude towards this training.

Special Needs

This programme continued with a Speed Reading Workshop at Southport Library. 6th December, 5p.m. - 8p.m.

"Diaries and Daydreams", Southport Library, 13th December, 11a.m. - 12 noon where Robyn Burrows discussed the research and writing of her book on the history of Mudgeeraba.

A Creative writing workshop at Palm Beach Library on the 11th December, 6p.m. - 8p.m.

Coolangatta Library had two (2) events: "Artists in Your Library", Liz Tanke, local artist, discussed her art and "The Art Game", by Maynard Waters, an artist famous for his depicting scenes around Broken Hill and later for his depiction of balloons for Rothmans Australia, talked about his art and art in Australia. These events were held from 7p.m. - 8p.m. on the 3rd and the 17th December, respectively.

Maynard Waters donated a set of very beautiful prints of his work. They will be framed and used in the Libraries.

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VIDE ITEM(HB001)

Automated Library System

Expressions of interest in an automated library system were called and 37 companies responded. All were sent a hand-out describing the Library Service and existing computer system. A short questionnaire (5 questions) was also sent in order to filter out those who did not meet our basic criteria for an acceptable supplier.

Staff are presently defining user-specifications. These will be sent to those parties who match the criteria decided upon.

Information has been obtained from Libraries which have recently changed over to new computer systems. They have provided us with useful data on the main suppliers and have also offered to show us their systems in operation.

Staff will be examining operating systems starting with Sea-Urica.

Volunteers

All branches held Christmas morning or afternoon teas for their own volunteers. Cascades and Labrador volunteers were included in the Southport event. As far as possible, staff prepared the food themselves. We felt that the volunteers would appreciate the extra effort this involved. It was our way of saying thank you for all the hours of service given so willingly.

Badge inserts for 1991 are now available. The 1991 diaries will be available early in the new year.

Children's Holiday Programme

The Christmas and school holiday programme is under way. Each session consists of three or four stories, read and told using story boards, etc. and some sort of craft or game to expand on the stories told. Craft activities are masks, badges, mural decorations with some puzzles to hand out.

Story times were not organised for Cascades and Labrador libraries because of lack of response in past occasions.

INSPECTIONS						
HEALTH INSP:	4,842	38,964	8,883	48	37,584	-4
HEALTH RE-INSP:	347	7,092	606	75	3,377	-52
BUILDING INSP:	8,197	38,883	2,878	-57	21,204	-47
BUILDING RE-INSP:	387	1,420	184	-72	3,818	185
BY-LAW 200 INSP:	1,351	2,888	485	-84	2,253	-22
PL. & DR. INSP:	1,372	14,812	1,173	-15	8,864	-35
REGISTRATION:	\$34,872	\$1,885,848	\$1,788,474	5181	\$5,887,825	288
LTC. & PERMITS:	\$222,738	\$1,487,153	\$718,728	223	\$1,755,843	25
CAMPUS YACHE:	\$284,888	\$1,188,181	\$286,385	1	\$1,085,872	-8
REG. PARKING						
PARKING:	5,811	48,485	5,248	-11	48,888	-1
LITTER:	8	38	3	-87	25	-17
ABAND. VEHICLES:	18	88	17	78	88	-8
PROPERTY INSP.						
SEARCHES:	158	1,182	154	-3	1,184	8
IMPOUNDED						
DOGS:	83	828	85	-8	578	-8
EUTHANASIA:	43	317	38	-18	184	-42
STOCK:	1	4	8	-188	2	-58
HEADSMAN - CALLS:	4	21	5	25	21	8
BEACH PATROL						
RESCUES:	145	348	115	-21	328	-8
IMP. DOGS:	18	253	28	83	183	-58
BOARDS:	3	5	8	-188	14	188
NOTIF. DISEASES:	8	22	13	117	83	87
DOG BY-LAWS:						
TICKETS ISSUED:	31	218	42	35	287	22

IMMUNISATION	1978		1979		1980		1981	
	PROG	BOOST	PROG	BOOST	PROG	BOOST	PROG	BOOST
SARIN:	81	31	433	111	83	8	377	38
T. ANTIGEN:	58	18	378	111	88	18	388	88
C.B.T:	8	28	51	84	8	18	5	57
A.B.T:	8	13	8	28	8	12	8	24
RUPELLA:	1	8	478	8	2	8	15	8
H/N & D	12	8	88	8	18	8	88	8
HEPATITIS B	782	8	883	8	18	4	144	117

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2-91

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VIDE ITEM(HB002)

HEALTH INSPECTOR'S QUARTERLY REPORTPrescribed by Order in Council (S.G. 1st Sep., '62). To be forwarded to Secretary,
Director-General of Health and Medical Services, 63-79 George Street, Brisbane.

INSPECTOR'S NAME L. F. FERRY

REPORT FOR QUARTER ENDED 31ST DECEMBER, 1990.

Submitted at Council Meeting 8TH FEBRUARY, 1991.

LOCAL AUTHORITY GOLD COAST CITY COUNCIL

To: TOM CLERK
GOLD COAST CITY COUNCIL

I submit for Council's information and consideration this report on the duties performed by me, and the Health Department staff, during the Quarter under review.

(1) STAFF ESTABLISHMENT
(List names and positions held, Inc. Cadet Insp. where applicable)

AS PER ATTACHED LIST

Remarks

Duties performed other than Health matters:

(2) NOTIFIABLE DISEASES

(3) HEALTH EDUCATION
ACTIVITIES

City, Town or Township	Name of Disease										
	Diphtheria	Typhoid	Paratuberculosis	Scarlet fever	Measles	Hepatitis A	Hepatitis B	Polio	Shingles	Herpes	Chlamydia
Gold Coast City	4	4	1	1	4	3	2	1	4	2	
Quarter's total	4	4	1	1	6	3	2	1	4	2	

Health News releases in
the local paper. Pamphlets
are regularly distributed and
available at the Council
Offices.

(4) PROPHYLACTIC IMMUNIZATIONS

VACCINE	PRIMARY		BOOSTER	
	QUARTERLY TOTAL	PROGRESSIVE TOTAL	QUARTERLY TOTAL	PROGRESSIVE TOTAL
SABIN	191	377	24	39
TRIPLE ANTIGEN	187	366	16	69
C.D.T.	-	-	37	62
A.D.T.	-	-	16	24
RUBELLA	7	15	-	-
MUMPS, MEASLES & RUBELLA	51	90	-	-
HEPATITIS 'B'	82	144	21	117

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VIDE ITEM(H8002)

(5) CLEANSING SERVICES

City—Town—Township	No. Premises serviced		Contract or Day Str.
	N'sell	Refuse	
Gold Coast - Paradise Point to Coolangatta	21	56046 (81-weekly) Bulk Refuse 5873 a 755 (compact) as Pathological Services	

Sanitary Depots:

Location	Brief report on conduct of depot (Ref. Reg. 24 (3) S.C.N. & D. Regs.)	No. Insps per Quarter
Currigee, 5th Stradbroke Island	Sandy area, nightsoil buries, plant cleaning of vehicles, underground water	6

Refuse Tips:

Location	Brief report on system of disposal and conduct of tip during Quarter	No. Insps per Quarter
Sunton, Reedy Creek, Currigee	Garbage is covered, no burning allowed Tips sprayed to prevent fly and mosquito breeding	35

Remarks re N'sell and Refuse removals (N.B.: Reg. 17—S.C.N. & D. Regs.)

(6) SEPTIC TANKS

City—Town—Township	Total No. Tanks Installed	City—Town—Township	Total No. Tanks Installed
GOLD COAST CITY	2601		

Remarks re septic installations generally.

(7) SEWERAGE

List schemes now operating, and note manner of disposal final effluent. Note also progress made with new schemes being planned.
No new schemes started this quarter

(8) WATER SUPPLY

Date of last Bact. Sampling 12/12/90 Date of last Chem. Sampling 12/12/90

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VIDE ITEM(HB002)

(9) DRAINAGE: (Investigations made during quarter and conditions found):

(a) Household Drainage:

Household drainage throughout the area is in fair condition with occasional nuisance being rectified by service of Notice.

(b) Other Drainage, inc. street channels:

(10) HEALTH ACTS and REGULATIONS:

Give brief summary of inspections made, and conditions found, re following:

(a) General Nuisances:

Inspections of the area involved nuisance and 3 Notices were issued to remedy the defects.

(b) Fly Breeding: Close attention is being given to all aspects of fly control.

Regular inspections are carried out of all potential breeding areas and control procedures are instituted where necessary. Spraying and baiting of refuse dumps is a daily routine.

(c) Mosquito Breeding (Ref. Mosquito Regs.) All potential and actual mosquito breeding areas within the area have been marked on maps and the maps divided into zones for more efficient control and recording purposes. Fourteen persons are employed continuously on this work. Larviciding when necessary is achieved with Abate insecticide and/or B.T.I. Biological larvicide. Adulticiding when necessary is carried out using Malathion insecticide applied by U.I.V. (Ultrasonic Insecticide Fogging).

(d) Public Sanitation: Rat baits are supplied free of charge to the public on request. Premises where infestation of rodents is suspected are inspected and breeding and harbouring areas as well as business and shopping areas. Public areas are regularly baited. During the quarter 335 Notices were served under the provision of Section 115 of Law 260.

(e) Barber's Shops Regs.:

Regular inspections are carried out of all hairdressing salons and barber shops throughout the area and all premises are in good order.

(f) Camp Regulations—No. of Approved Camps in Area: (L.A.) (Pte.) No. Inspect.

General Remarks: All campgrounds received attention and are in good order. Continual improvements are made to the camping areas including the complete refurbishing of Tallabudgera Creek Campground. Private campgrounds provide adequate and modern facilities.

(11) COUNCIL PROPERTY (Attention is drawn to the following):

(12) GOVERNMENT PROPERTY (The attention of the Dept. of Health has been is drawn to the following for action by the Department concerned): (Details of defects, and mentions for correction must be stated clearly):

(13) HOUSE TO HOUSE INSPECTIONS:

No. of systematic "House-to-House" inspections done during Quarter: 190

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VIDE ITEM(HB002)

(14) STATUTORY NOTICES AND LEGAL PROCEEDINGS:

Number of Statutory Notices served during Quarter:.....	Statutory:	206
Details of legal proceedings initiated during Quarter:	Written Intimation:	695
	Verbal:	866

2 Prosecutions under the "Food Hygiene Regulations"

RECOMMENDATIONS

(Made to Council during Quarter)

143 reports were made to Council on various matters during the quarter.

.....
 S. G. Briggs
 MANAGER HEALTH, BUILDING &
 BYLAWS DEPARTMENT

Samuel Okey Inspector
 Date

(OR INSTRUCTIONS GIVEN) BY COUNCIL IN RESPECT OF
 SUCH RECOMMENDATIONS
 (To be completed by Clerk)

.....

Clerk

Date

Copy of this report to be addressed to THE SECRETARY, DIRECTOR-GENERAL OF
 HEALTH, GEORGE STREET, BRISBANE, after it has been submitted to Council Meeting,
 and care should be taken to see that it is completed in detail.

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VIDE ITEM(H8002)

City/Town/Village of: GOLD COAST

Health Surveyor's name: L. F. PERRY

QUARTERLY REPORT BY HEALTH SURVEYOR

For Quarter ended: 31ST DECEMBER, 1990.

Submitted at Council Meeting: 8TH FEBRUARY, 1991.

FOOD HYGIENE REGULATIONS

Number of Cafes and Food Stalls in Area: 708 Cafes - 491 Take Aways

N.B.: Includes ALL premises coming within definition of CAFE in Reg. 3 of Food Hygiene Regulations

Has Local Authority licensing powers? YES

If so, what fees are charged? SEE BELOW

Number of Cafes and Food Stalls licensed: 708 Cafes - 491 Take Aways

Number of Cafes and Food Stalls inspected during quarter: 871

Remarks on conditions found and action taken:

Inspections have been made of all Cafes in the area and action taken where necessary.

FEES

Less than 15m \$113 + \$80 for Licence of persons to sell food in Cafe Food Shops. 15m to 45m \$153 + \$80 for Licence of persons to sell food in shops. Above 45m \$181 + \$80 for Licence of persons to sell food in shops.

Take-aways, Bakeries, Factories etc. \$42 Licence & \$47 Registration.

INCLUDING—MANUFACTURERS, WHOLESALERS AND RETAILERS

Number of Food premises in area:

SEE ABOVE

Number of Food premises inspected during quarter:

Remarks on conditions found and action taken:

RECOMMENDATIONS UNDER—FOOD HYGIENE REGULATIONS

(Made to Council during Quarter)

Regular inspections were carried out of all food premises and 63 breaches of the regulations were issued by Council.

Health Surveyor

John O'Flynn

Date

ACTION BY OR INSTRUCTIONS GIVEN BY COUNCIL IN

RESPECT OF ABOVE RECOMMENDATIONS

(To be filled in by Clerk)

Action considered necessary was taken in all cases.

214012

HEALTH DEPARTMENT

L. F. PERRY
B. W. SMITH
R. F. STAMMER

P. F. DENTON
P. R. WHELAN
T. SYKES
H. F. RICHARDSON
D. K. DEUTSCHER
K. M. BELL
K. FERGUSON
B. LEWINS
R. WILLIAMS
M. RIGBY
B. USSER
B. BARKER
B. RICHMOND
P. STICKLER
M. YAKIMOFF
J. CORBY
D. EVANS
B. JURD
G. SHILLIG
S. PRICE
M. BARKLEY
P. EVES
S. O'MOURE
G. HUNJAHN
S. BRUCE
G. COWLING

D. SPENCE
J. MELIA
K. MCMANUS
L. MATHEWS
L. MYERS
G. PERKINS
R. JILLET

12 BY-LAWS OFFICERS
13 ENTOMOLOGICAL OFFICERS
6 ANIMAL CONTROL OFFICERS

CHIEF HEALTH SURVEYOR
DEPUTY CHIEF HEALTH SURVEYOR
ASSISTANT TO MANAGER H.B. & B.
DEPARTMENT

ASSISTANT TO CHIEF HEALTH SURVEYOR

SMR. HEALTH SURVEYOR
SMR. HEALTH SURVEYOR
SMR. HEALTH SURVEYOR
SMR. HEALTH SURVEYOR
SMR. HEALTH SURVEYOR (ENTOMOLOGY)
SMR. HEALTH SURVEYOR
SMR. HEALTH SURVEYOR
SMR. HEALTH SURVEYOR
SMR. HEALTH SURVEYOR
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HEALTH SURVEYOR
HEALTH SURVEYOR
HEALTH SURVEYOR

SECRETARY TO CHIEF HEALTH SURVEYOR
CLERK
CLERK
DATA INPUT OPERATOR
CLERK/DATA INPUT OPERATOR
NUISANCE OFFICER
NUISANCE OFFICER

What is Australia 2000?

Australia 2000 gives Australians from all walks of life a chance to have their say about what values this country should be holding on to as we approach the 21st century.

While Australians have every right to be proud of what we have achieved in a nation there is a widespread feeling of anxiety today about our country's future.

Over recent years more and more Australians have become concerned that they are being carried over their own boat. Living standards have been declining steadily; bad work and business conditions have been established rather than reversed; and government has become our master instead of our servant.

Underlying this growing anxiety about our future is a sense of loss of the traditional values which have made this country successful. People are concerned that the values which are represented in our institutions are being eroded and replaced by an unworkable belief in the superiority of the family, the rights and responsibilities of the individual, freedom of choice, the equality of all Australians under the law, and the value of the jury and justice in the conduct of business and government.

For many Australians today these values have been debased and diluted by governments that no longer listen to the majority but prefer to share with power and minority groups that happen to make the headlines today.

Australia 2000 aims to reverse this trend. Rather than holding onto the "Cherry Picker" the Liberal Party believes in providing a new way in which the people of Australia can have their say in an open process to be led by the powerful few.

Australia 2000 gives you the opportunity as well as what you think about our politics, what is being done right, what needs to be changed and what can be done better so that we can achieve our goal of making Australia a major economic and political force in the Asia Pacific region.

How you can get involved

If you have an interest in a particular policy area we will be happy to send you further information.

We will also notify you of Australia 2000 meetings and forums to be held in your electorate.

The Liberal Party doesn't believe that all wisdom resides in Canberra.

This notion was laid on the ideas, commitment and enterprising spirit of Australian men and women. Australia's future progress depends on their own qualities. Australia 2000 offers Australians the chance to have their ideas heard by the Liberal Party as we prepare for government.

What we believe

The Liberal Party believes that Australia's problems can be solved only by policies that are based on the following key principles:

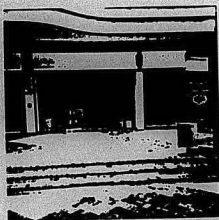
- the free enterprise system;
- individual freedom and responsibility;
- the fundamental role of the family in Australian society;
- individual initiative and reward for effort;
- equal opportunity for all Australians to achieve what they want for themselves and their families;
- greater self reliance while preserving Australian in government;
- the equality of all Australians before the law;
- steady and more efficient government; and
- a hard headed "Australia first" approach to our international relations.

What do you think?

We want to hear what you think are the most important changes you want for our country, for yourself and for your family in the years ahead. For example...

- How can we improve our health care system for children and grandchildren to live in?
- How can we prevent greater national unity?
- What policies are needed to strengthen the family?
- What changes should be made to improve our health and welfare systems?
- How can we improve care for elderly Australians and better utilize their talents and experience?
- Are our children getting the sort of education that will adequately prepare them for life?
- Should the pursuit of excellence be given greater emphasis?
- How can we boost productivity to better compete in international markets?
- What changes to the tax system are needed to restore individual incentive?
- Do you think Australia's immigration program should be expanded or reduced?
- What do you think is the most important environmental issue that Australia must face over the next two decades?
- What areas of government waste and extravagant spending should be eliminated?

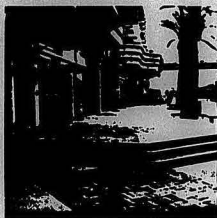
214014



McDONALDS FAMILY
RESTAURANT

NIECON PLAZA,
BROADBEACH CENTRAL
MALL

VIEW FROM FRONT



VIEW LOOKING EAST



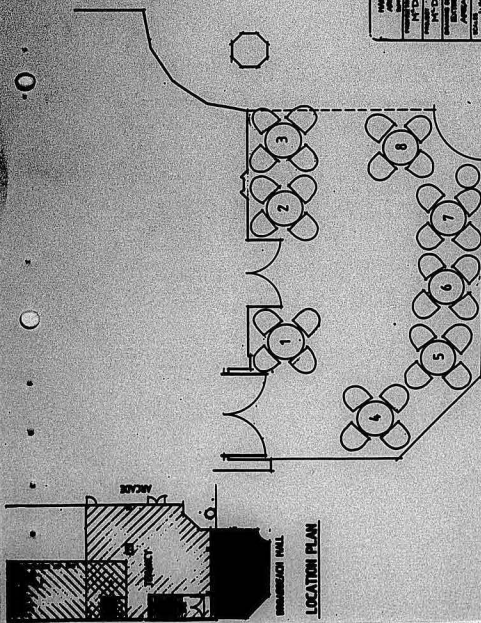
VIEW LOOKING WEST

PHOTOGRAPHS BY EMO PSIKKIEK

214015
 19-

VIDE ITEM(HB019)

HAMILTON WATER HEATING ARCHITECTS PVT. LTD. 100, BRIDGE ROAD, SINGAPORE 100	
M'DONALD'S	
M'DONALD'S BRANCH 100, BRIDGE ROAD, SINGAPORE	
SCALE: 1:50 DATE: 1978	
DRAWN BY:	SK CA
CHECKED BY:	SK CA
HAMILTON WATER HEATING ARCHITECTS PVT. LTD. 1978	



EXTERNAL SEATING PLAN

LOCATION PLAN

BRIDGE ROAD HALL

214016

John Stewart
Australian Skydiving Team
2 Trafford Street
CHERMSIDE WEST Q 4032
ph. (07) 350 2134

The Committee Members
c/- Mr Barrie E. Briggs
Gold Coast City Council
Surfers Paradise Q 4217

Dear Members,

Re: Proposal for the establishment of a skydiving business pertaining to leisure, sport and promotional activities.

I am writing to you in order to obtain the necessary approvals to establish a parachuting business on the Gold Coast. I understand the approval in principle is subject to my obtaining the necessary approvals from the Australian Parachute Federation and the Civil Aviation Authority.

My name is John Stewart and I am the representative and member of the current Australian Skydiving Team, 'Fourth Fource', which was the original Demonstration Team of the National Safety Council of Australia (NSCA). The team at that time consisted of operational parachute instructors from the Council. It was our duty to instruct operational crew and to promote the image of the Council. We also performed numerous 'displays' for the public, foreign governments as well as for our own government ministers.

The name 'Fourth Fource' derives from the fact that we were very close to a military operation, in effect making us similar to a fourth force after the three military ones we already have. I mention this because our training reflects in our attitude, but without being too militant, we treat our jumping and our displays with a very professional attitude.

After the demise of the NSCA we continued to train together as a team, and with the departure and subsequent replacement of only one member, we have successfully retained our National Title for four successive years. Our last World Championships were in Spain in 1989. This year the championships will be held in Czechoslovakia.

I believe 'Fourth Fources' demonstration qualifications are surpassed by no other in this country. We have performed demonstrations successfully in all facets of the sport, including:

- Freefall
- Canopy Formation Flying
- Canopy Relative Work
- Water Jumps.

214017

- V21 -

VIDE ITEM(H8024)

Some of the displays that we as a team or as individuals have performed in, are listed below which I'm sure you will agree show our competence as experienced parachutists.

- Adelaide Grand Prix
- Melbourne Show
- Geelong Show
- Newcastle Show
- VFL Grand Final
- Yarra River Festival (night water jump for the Queen)
- Sydney Rugby League Grand Final
- International Sports Centre, Newcastle
- Coca-Cola demonstrations onto various Sydney beaches
- Australia Telecom day - Fort Denison (Sydney Harbour)
- Police Academy in Victoria
- Water jumps for Minister of Defence and Minister of Transport
- St Kilda Beach Air Show
- Auckland N.Z. 6th World Congress of Sea Safety (water jump)
- Opening at Darling Harbour (water jump)
- Australian Institute of Sport, Canberra
- 8th World Parachuting Championships in Barcelona, Spain
- Calder Thunderdome (Melbourne)

We would not only like to promote ourselves as a parachuting business but also the Gold Coast in keeping with its image of sun, surf, sand and sport. And when in Czechoslovakia later this year we would not only be representing Australia but the Gold Coast as well, as all over the world people associate parachuting with good weather, sport and active leisure pursuits.

- The business we are looking to establish is not merely a vehicle for self-publicity; we will be promoting the sport of parachuting and at the same time offering to the Gold Coast another healthy recreational activity. We would endeavour to perform demonstrations at events such as Golf and Tennis Tournaments and Surf Carnivals etc. on and around the Gold Coast, whilst advertising sponsors' names or logos on the bottom of our canopies. We would also like to jump onto beaches at regular intervals taking passengers for tandem jumps, landing in the less public areas along the beach.
- I have approached several Surf Life Saving Clubs seeking their co-operation which I must say has attracted a very considerable amount of enthusiasm.

214018

- V22 -

VIDE ITEM(HB024)

Will describe what I envisage constitutes a normal days operation, subject to favourable weather.

- Commence operations approx 0600 jumping onto the beach with tandems.
- Cease operations approx 1030 due to beaches getting more populated.
- Resume operations approx 1630.
- Jumps will take place between patrolled areas where there are less people.
- The landing area required is approximately the size of 2 volley ball courts.
- The landing area will be determined in co-operation with the appropriate Surf Life Saving Club prior to the jump taking place.
- The jump sorties will occur with at least one hour intervals.
- The requirement for the small landing area would only be 10-15 minutes at at time.
- The Surf Life Saving Clubs have agreed that in the unlikely event of a water landing they will give full assistance. We will also inform the appropriate club prior to our jumping.
- We will use different areas along the beach so we do not over-use one area.
- In the period between 1030 and 1630 we would as a team be doing promotional jumps at other venues on the Coast or in Brisbane.
- On the majority of occasions at least three of the team members will be taking part in the operational activities.

We have a proven record in our professional experience and safety. Our main consideration will be that of public safety and respect for individual freedom of movement on the beach. At the moment, we are seeking approval from Daykio to operate out of the airstrip on the Broadbeach Nerang Road.

On the following pages you will find a brief resume of the team members.

Yours faithfully,

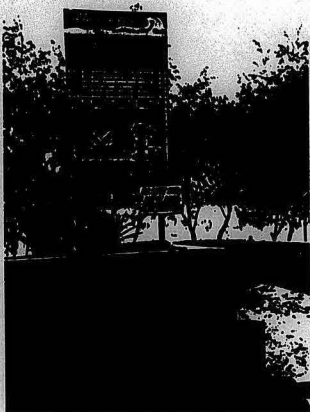


John Stewart
on behalf of the
Australian Skydiving Team

214019

- V23 -

VIDE ITEM(HB027)



WHEREAS by the Local Government Act 1936-1980, a Local Authority is empowered to make bylaws for all or any of the purposes in the said act mentioned, and it is further provided that a Bylaw 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 the Deputy Governor, for and on behalf of His Excellency the Governor in Council, that the following Bylaws for the general good rule and government of the area and its habitants, 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.

Chapter 32 of the Bylaws of the Council of the City of Gold Coast, published in the Gazette of 19 March, 1983, as amended from time to time, is hereby further amended as follows:

"CHAPTER 32"

REGULATED PARKING

By adding

Bylaw 3(h)

The sums of money payable to the Town Clerk (or other officer duly nominated by the Council in that behalf) by way of penalties for regulated parking offences for the purposes of the procedure provided for in subsections (1) and (2) of section 44F of the Traffic Act 1949 (as amended) are as follows:

\$10.00

- A (i) For any offence against section 44D(1) of the Traffic Act 1949 (as amended);
- (ii) For any offence against Traffic Regulation 54(1)(b);
- (iii) For any offence against Traffic Regulation 54(2)(d);
- (iv) For parking in contravention of or failing to comply with an official traffic sign:
- (a) indicating "Traffic Area Regulated Parking - 2 hour limit";
 - (b) specifying a maximum parking or standing period;
 - (c) indicating "No Parking" either generally or for a specified period.

\$20.00

- B For any offence (where not otherwise specified hereunder) against Traffic Regulations 54(1) (a), 54(2) (b), 54(2) (c), 55(a), 55(b), 55(d) and 55(e).

\$40.00

- C (i) For any offence against Traffic Regulations 54(1) (e), 55(f), 55(j) and 55(m);
- (ii) For parking in contravention of or failing to comply with the provisions relating to regulated parking prescribed and fixed by this Bylaw 3 of Chapter 32 (other than those offences specifically mentioned in subparagraphs A, B and D hereof);
- (iii) For parking in contravention of or failing to comply with an official traffic sign indicating:
- (a) "No Standing - Construction Vehicles Excepted Whilst Unloading";
 - (b) "No Standing Any Time";
 - (c) "No Standing Any Time Motor Cycles Excepted";
 - (d) "No Standing Any Time Authorised Vehicles Excepted";
 - (e) "No Standing Any time Vehicle No... Excepted";
 - (f) "No Standing Any time Disabled Persons Vehicles Excepted";
 - (g) "No Standing Any Time Taxis Excepted";
 - (h) "No Standing (Specify Period)".

\$60.00

- D For any offence against Traffic Regulation 55(k) and 55(l).

\$20.00

- E For any regulated parking offence not previously referred to.

214022

The foregoing resolution was passed on the Fifteenth day of December, 1990 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 1936-1990* have been complied with in respect of the By-laws the subject of such resolution.

.....
TOWN CLERK

.....
MAYOR

COUNCIL MEETING 8TH FEBRUARY, 1990 - REPORT OF FINANCE COMMITTEE MEETING 5TH FEBRUARY, 1990

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
1	725/000/007	1-2	COVED BUILDING - WESTPAC BANKING CORPORATION
2	260/001/011	2-5	PLANNING AND DEVELOPMENT DEPARTMENT : TEMPORARY POSITIONS ; HISTORICAL DATA RESEARCH AND RESOURCE INPUT
3	02-13132-0000-2	3-6	TRIAL OFF IRRECOVERABLE BATES AND CHARGES , 1988/89
4	02-13145-0000-0	6-7	TRIAL OFF IRRECOVERABLE BATES AND CHARGES , 1988/89
5	249/091/001	8	LOAN PROGRAMME
6	701/000/001 PT.10	9-10	OPERATIONS CALLED
7	165/089/002	11	ANNUAL SUPPLY & DELIVERY OF BAGGED COBBLER , \$165/90/48
8	165/089/014	11-12	ANNUAL SUPPLY & DELIVERY OF TOILET PAPER , \$165/90/47
9	006/003/001 PT.2	12-15	REMOVAL OF VEHICLE FROM & PUMPING OUT SWIMMING POOL, SIESTA HOTEL, 2827 GOLD COAST HIGHWAY, SUFFERS PARADISE
10	781/001/005	15-17	SWIMMING POOL, BEATRICE , PALM BEACH CHEROKEE SPORTS COMPLEX
11 (PT)	651/002/001 PT.6	17-18	WAGES, SALARIES & OVERTIME REPORT AS AT 09/01/91
12 (PT)	04-53721-0000-8	18-19	TRIAL OFF BATES & CHARGES 1988/89 PROPERTY ACQUIRED BY COUNCIL
13	00-00862-0000-7 PT.6	20-24	LEASE OF COUNCIL FRENCHOLD LAND , OLIVE AVENUE, PARKWOOD
14 (CP)	03-97820-0000-9	25-26	REQUEST FOR RATE HENRY REGARDING 1989/90 EXCESS WATER ACCOUNT
15	645/001/044	26-33	STRATEGIC PLAN FOR INTERNAL AUDIT
16 (CP)		33	REVIEW OF RATE RECOVERY POLICY
COUNCIL MEETING 8TH FEBRUARY, 1991 - REPORT OF FINANCE COMMITTEE SPECIAL MEETING HELD 7TH FEBRUARY, 1991			
17	164/091/001		TERMS FOR USE OF RESTAURANT IN SOUTHWEST HALL
	811/005/011 PT. 5	34-36	COFFEE SHOP : SOUTHWEST HALL : ASSIGNMENT OF PREMISE TO OCCUPY FROM HERE & REFER TO VENDOR
18 (CP)	811/005/011 PT.5	36	

16/1/91

GOLD COAST CITY COUNCIL

REPORT OF FINANCE COMMITTEE MEETING HELD ON 4TH FEBRUARY, 1991 AT 1:30 PM

PRESENT

Aldermen B.A. Paterson (Chairman), W.R. Brewer and A.J. Rickard.

In Attendance

Messrs A.J. McCabe (Manager, Department of Finance), R.E.M. Towson (Deputy Town Clerk)(part) and J. Harms (Property Officer)(part).

*** ITEM 1

CH06/02/91(FI001)

CODED BILLING - WESTPAC BANKING CORPORATION

FILE REFERENCE(S) : 723/000/007
PREVIOUS DECISION(S) : CH14/12/90(FI021)

*** PREVIOUS AGENDA MATERIALCOUNCIL DECISION CH14/12/90(FI021)

- (1) That emergent expenditure funds of \$16,500 be approved against budget item 05503 (account no. 64238).
- (2) That a report be prepared indicating the advantages of the introduction of coded billing direct deposits.

*** CURRENT AGENDA MATERIAL*** REFERENCE SECTION HEAD REVENUE (11/01/91)

The public acceptance and popularity of the coded billing mode of payment can be gauged by the dramatic increase in its usage since its inception in the 1987/88 year where 20.24% of the ratepayers took advantage of the system, to the current years figure of 50.16% who utilised this method of payment.

The introduction of coded billing together with the compressed issue of notices has led to Council having the ability to reduce staff levels for the rating period from 40 man weeks to the current years figure of 12 man weeks which is a considerable cost saving to Council.

The reduction of 28 man weeks reflects the decrease in usage of temporary staff. Overtime has also been significantly reduced.

As mentioned above, 50.16% of the annual rate notice issue represents 44,338 notices that were receipted through the coded billing system at 55 cents per transaction, this being a total cost of \$24,386.00 to Council. This cost is offset in part by the savings on normal bank charges of \$10,640.00 for those notices paid through coded billing and by the reduction in labour costs of \$10,365.00, total \$21,005.00.

214024

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Council Meeting, 8th February, 1991
Report of Finance Committee Meeting, 4th February, 1991

ITEM 1
CODED BILLING - WESTPAC BANKING CORPORATION

CONTINUED..

The feedback from the public has been very complimentary in that less tension has been experienced due to the reduction in the length of queues allowing for a more expedient payment. There is no doubt that with the introduction in the 1988/89 year of the single compressed annual rate notice issue, delays in receipting payments have been avoided through the aid of this coded billing payment facility.

***** OFFICER RECOMMENDATION**

It is recommended that the report be noted.

***** RECOMMENDATION**

That the report be noted.

***** ITEM 2**

CM08/02/91(F1002)

PLANNING AND DEVELOPMENT DEPARTMENT : TEMPORARY POSITIONS : HISTORICAL DATA RESEARCH AND RESOURCE INPUT

FILE REFERENCE(S) : 260/001/011
PREVIOUS DECISION(S) : CM02/05/86(M0005)

***** PREVIOUS AGENDA MATERIAL**

COUNCIL DECISION CM02/05/86(M0005)

- (1) The expenditure of public funds without prior approval of Council will not be tolerated. Requests for emergent expenditure are to be submitted to the Finance Committee for recommendation to Council prior to the commitment of any funds. Requests for emergent expenditure approval may only be submitted to the Finance Committee for recommendation to Council prior to the commitment of any funds. Requests for emergent expenditure approval may only be submitted to Council by the Finance Committee (or the Coordination Committee during Recess periods).
- (11) The only exception to (1) above will be in the instance of a natural disaster, eg flood, cyclone. In such cases the Town clerk will have authority to authorise works to be carried out on an emergency basis subject to full reporting to Council via the Finance or Coordination Committee as soon as possible.
- (111) Requests for emergent expenditure are to be initiated by Cost Centre Managers by report to their Department Head. The request is to be referred to the Finance Committee following consultation by the Department Head with the appropriate Committee, for a recommendation to be submitted to Council.

CONTINUED..

ITEM 2
PLANNING AND DEVELOPMENT DEPARTMENT : TEMPORARY POSITIONS : HISTORICAL
DATA RESEARCH AND RESOURCE INPUT

- (iv) Requests for approval of emergent expenditure may be submitted at any time providing that previously approved variations to the adopted budget for the same budget number(s) are listed.
- (v) Emergent expenditure requests are to be presented and considered account by account ie account 121-03 is different from and requires separate emergent expenditure approval to account 121-04.
- (vi) This policy is to cover all accounts in all Council funds including loan funds.
- (vii) Whenever a request for emergent expenditure approval is submitted on an Agenda, a forecast of each fund's balances (to the nearest thousand dollars) at years end is to be included showing the position if approval is given (viz add to or subtract from anticipated result for the year as at Budget or most recent review of Budget).
- (viii) This Policy is to be presented at the head of any Agenda item requesting emergent expenditure approval.

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (07/01/91)

As part of the 1990-91 Budget, approval was granted for an additional employee to be added to the Planning and Development Department. In addition to this position, the position of an existing Clerical Officer who left for maternity reasons was not replaced as the monies for these two positions was used to fund four temporary personnel.

To enable the recently formulated Citipac System to be operational with data that is both current and accurate, it has been necessary to concentrate on the collection of historical data research and computer input. This research is required to convert the existing manual records system to the computerised system.

In addition to the requirements to update the Citipac data base, the proposed Planning and Environment Act that is due to be enacted in March, 1991, provides for a far more detailed Town Planning Certificate than is currently provided for in the existing Legislation. It is therefore necessary that all Council's development application historical information is researched for its accuracy and contained in a system that is easily retrievable. Council will be liable for compensation on the issue of any incorrect information including this historical information.

The ease of retrieving this information will enable Council to offer an efficient and accurate Town Planning Certificate for all relevant allotments within the City, this information will be required as part of the new Planning and Environment Act.

214026

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Council Meeting, 8th February, 1991
Report of Finance Committee Meeting, 4th February, 1991

ITEM 2 CONTINUED..
PLANNING AND DEVELOPMENT DEPARTMENT : TEMPORARY POSITIONS : HISTORICAL
DATA RESEARCH AND RESOURCE INPUT

To enable the research of historical data to be compiled and checked, instead of the appointment of two permanent positions, four temporary personnel have been employed in the Planning and Development Department. The duties of the temporary personnel have been as follows:

- (1) One student to assist with the collection of data, including the collection of traffic survey information for assessment in the new Town Plan for a period of two months.
- (2) A Clerical Officer to primarily work at the Planning and Development Department front counter to answer general enquiries relating to development matters. The employment of this Officer has enabled a more experienced Council Officer to be involved in the research of historical development applications and the collection of data in that regard. This work has been performed in addition to existing functions such as the collection of information for Town Planning Certificate requirements.
- (3) Two Clerical Officers have been employed at this time until the 1st February, 1991, to assist with the collection of historical development information to be utilised in the Citipac Property Information System and Town Planning Certificates.

The permanent positions are now being filled. This will leave no funding for the temporary personnel.

Because of the time limits and restrictions with regard to the compilation of the historical development data and Council's responsibilities and liability under the new Legislation, the temporary personnel are essential. The collection of data can be divided into two stages; the first stage concentrates on the transfer of information and verification of existing manual record systems to Citipac; and the second stage involves the reduction of approved plans and microfilming of these plans.

Approval for emergent expenditure to fund the first stage data collection is sought to enable the collection of data to be completed by June 1991. The funding arrangements to enable the stage two plan compilation to be completed will be prepared as part of the 1991/92 Budget submissions.

*** OFFICER RECOMMENDATION

It is recommended that Council approve the Emergent Expenditure allocation of funds to provide for the temporary positions as listed below to be continued from the 7th January, 1991, to the 30th June, 1991:

- | | |
|--|-------------|
| (1) Clerical Officer 2nd Year
(Enquiry Counter) | \$12,566.00 |
|--|-------------|

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Council Meeting, 8th February, 1991
Report of Finance Committee Meeting, 4th February, 1991

214027

ITEM 2 CONTINUED..
PLANNING AND DEVELOPMENT DEPARTMENT : TEMPORARY POSITIONS : HISTORICAL
DATA RESEARCH AND RESOURCE INPUT

(2) Temporary Clerical Officer 1st Year (Research Investigator)	-	\$12,318.00
(3) Temporary Clerical Officer 1st Year (Research Investigator)	-	\$12,318.00
Sub-Total	=	\$37,202.00
(4) Temporary Data Input Operator (to be utilised 2 days per week for three months)	-	\$ 3,500.00
TOTAL	=	\$40,702.00

PLANNING AND DEVELOPMENT COMMITTEE RECOMMENDATION (22/01/91)

That the recommendation of the Deputy Planning and Development Manager be adopted and this matter be referred to the Finance Committee for approval of the emergent expenditure funding.

*** RECOMMENDATION

That non-recurrent emergent expenditure of \$40,702 be approved in B.17021(Account no. 064886).

*** ITEM 3

CND6/02/91(F1003)

WRITE OFF IRRECOVERABLE RATES AND CHARGES : 1988/89

FILE REFERENCE(S) : 02-15132-0000-2

*** CURRENT AGENDA MATERIAL

*** REFERENCE SECTION HEAD REVENUE (22/01/91)

The subject property at 603 Pine Ridge Rd, Coombabah, comprised a single group title lot on Group Title Plan 1980 until resubdivided into eight (8) lots on 21st July, 1989, as Group Title Plan 2056. An additional notice issued 23rd June, 1989 for an amount of \$167.00 for water and sewerage charges on the original lot and this outstanding amount was transferred on 21st July, 1989 to the new master assessment number created by the registration of the new Group Title Plan 2056.

214028

-6-

Council Meeting, 8th February, 1991
Report of Finance Committee Meeting, 4th February, 1991

ITEM 3

CONTINUED..

WRITE OFF IRRECOVERABLE RATES AND CHARGES : 1988/89

Under the provisions of Section 67(c) Building Units and Group Titles Act 1980, Council "may recover any rates and charges outstanding or accrued and unpaid at the time of registration in respect of one or more lots that are resubdivided or amalgamated, from the proprietor of each lot thereby created in proportion to the lot entitlement that his lot bears to the sum of lot entitlements of the lot created thereby".

If the arrears of \$167.00 were to be apportioned amongst the lots by lot entitlement, it would be uneconomical to pursue recovery of such debts which would amount to approximately \$20.00 per lot.

Further, the owner of the original parcel of GTP 2056 has since sold all eight (8) lots. Rate searches have been located for four (4) of the eight (8) properties and all were processed showing rates and charges paid up until 30th June, 1989 with a further statement that \$167.00 was outstanding on the master assessment, so the owners were aware of the charges at the time of the settlement. It should be noted that notices have issued on all eight (8) lots since the sale of each lot, so charging the new owners now would seem untimely.

It would seem both impractical and uneconomical to pursue recovery action for this amount against the current owners of each lot and it is recommended that the amount outstanding be written off.

***** OFFICER RECOMMENDATION**

It is recommended that the amount of \$167.00 being rates and charges be written off in accordance with Regulation 17 of the Local Government Audit Regulations.

***** RECOMMENDATION**

That action be taken in accordance with the recommendation.

***** ITEM 4**

CH24/01/91(FI004)

WRITE OFF IRRECOVERABLE RATES AND CHARGES : 1988/89

FILE REFERENCE(S) : 02-15145-0000-0

***** CURRENT AGENDA MATERIAL**

***** REFERENCE SECTION HEAD REVENUE (22/01/91)**

The subject property at 603 Pine Ridge Rd, Coombabah comprised a single group title lot on Group Title Plan 1980 until resubdivided into six

ITEM 4

WRITE OFF IRRECOVERABLE RATES AND CHARGES : 1988/89

CONTINUED..

(6) lots on 31st July, 1989 as Group Titles Plan 2063. An additional notice issued 23rd June, 1989 prior to registration of plan 2063, for an amount of \$167.00 for water and sewerage charges on the original lot and this outstanding amount was transferred on 10th August, 1989 to the new master assessment created by the registration of the new Group Title Plan 2063.

Under the provisions of Section 67(c) Building Units and Group Titles Act 1980, Council "may recover any rates and charges outstanding or accrued and unpaid at the time of registration in respect of one or more lots that are resubdivided or amalgamated, from the proprietor of each lot thereby created in proportion to the lot entitlement that his lot bears to the sum of lot entitlements of the lot created thereby".

If the arrears of \$167.00 were to be apportioned amongst the lots by lot entitlement, it would be uneconomical to pursue recovery of such debts which would amount to approximately \$28.00 per lot.

Further, the owner of the original parcel of GTP 2063 has since sold all six (6) lots. Rate searches have been located for four (4) of the six (6) properties and all were processed showing rates and charges paid up until 30th June, 1989 with a further statement that \$167.00 was outstanding on the master assessment, so the new owners were aware of the charges at the time of settlement. It should be noted that further rate notices have issued on all six (6) lots since the sale of each lot, so charging the new owners now would seem untimely.

It would seem both impractical and uneconomical to pursue recovery action for the amount outstanding against the current owners of each lot and it is recommended that the amount outstanding be written off.

*** OFFICER RECOMMENDATION

It is recommended that the amount of \$167.00 being rates and charges be written off in accordance with Regulation 17 of the Local Government Audit Regulations.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

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Council Meeting, 8th February, 1991
 Report of Finance Committee Meeting, 4th February, 1991

*** ITEM 5

CH08/02/91(FI005)

LOAN PROGRAMME : 1990/91

FILE REFERENCE(S) : 299/091/001

*** CURRENT AGENDA MATERIAL*** REFERENCE LOANS / INVESTMENT OFFICER (11/10/90)

Council has been advised by Queensland Treasury of details of the 1990/91 Loan Programme amounting to \$24,909,700.

PurposeAmount

Roadworks 1990/91	500,000
Bruce Bishop Carpark and Transit Centre 1990/91	7,500,000
Drainage 1990/91	2,700,000
Coombabah Sewerage Stage 3 : Treatment 1990/91	800,000
Little Merang Dam 1990/91	400,000
Administration Centre 1990/91	6,400,000
Baratta Street Depot 1990/91	400,000
Libraries 1990/91	955,200
Swimming Pool Heating 1990/91	380,000
Camp Areas : Landscaping etc. 1990/91	73,300
Camp Areas 1990/91	736,700
Land Acquisition 1990/91	2,500,000
Bilings Sea-wall Construction	780,500
Foreshore Protection : Roadworks	144,000
Mudgeeraba Water Purification Plant	<u>640,000</u>

Total Loan Approvals Received to Date : 24,909,700

Total Anticipated Approvals 1990/91 24,909,700

Loans raised to date Nil

Total to be Raised \$24,909,700

Queensland Treasury also has advised the \$400,000 Benowa Channel loan will be deferred until 1991/92 as both parties have failed to reach an agreement.

*** OFFICER RECOMMENDATION

It is recommended that the information be noted and referred to a Special Meeting seeking a resolution to borrow \$24,909,700.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

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Council Meeting, 8th February, 1991
Report of Finance Committee Meeting, 4th February, 1991

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*** ITEM 6

CNOB/02/91(F1006)

QUOTATIONS CALLED

FILE REFERENCE(S) : 701/000/001 Pt.10

*** CURRENT AGENDA MATERIAL

*** REFERENCE PURCHASING OFFICER (24/01/91)

Attached is a list of quotations called in accordance with the Queensland Local Government Act 1936 to 1990.

*** OFFICER RECOMMENDATION

It is recommended:

- (a) That the calling of the following quotation numbers over \$10,000 be confirmed and, prior to approval, the individual quotes and recommendations be put to the relevant Committee by way of agenda item.

<u>Quote No.</u>	<u>Description</u>	<u>Council's Est.</u>
5700/91/003	Supply & delivery of five (5) Dappler type flow meters Account number 65225	30,000
5700/91/004	Supply & delivery of one (1) 2.5 tonne forklift Account number 40092	22,000
5700/91/005	Supply & delivery of suspended walkway slabs, concrete plinths and spheres Account number 440514	18,000
5700/91/006	Supply & delivery of two (2) 2 tonne cab chassis trucks Account number 40092	42,000

- (c) That on the following quotations, Council note the acceptance of the lowest conforming quotation in each case or where an explanation is provided when the lowest quotation is not accepted:

<u>Quote No.</u>	<u>Description</u>	<u>No. of Quotes Received</u>	<u>Quoted Amount</u>
5698/90/025	Demolition & removal of building at 17 Barrata St, Southport Successful Quotation : Bycroft Enterprises	13	\$2,730

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ITEM 6
QUOTATIONS CALLED

CONTINUED..

S700/91/001 Supply & delivery of 1 for (1) \$4,165
1. seven (7) microfiche 2 for (2) \$1,450
 readers
2. two (2) electric
 typewriters

Successful Quotation : 1. Berwicks (Canon)
2. Remington
 (Gold Coast)

S696/90/023 Supply, print & delivery 12 \$6,958
of regulated parking
offence notices

Successful Quotation : Ashmore Printing

Please Note : This was not the lowest quotation. John Sands at \$5,947 could not deliver for five (5) weeks and Colourscan \$6,676 could not supply for three (3) weeks. Ashmore Printing can supply within two (2) weeks and is a local company whereas the other suppliers are Brisbane based.

S700/90/101 Supply & installation of 2 \$10,604
Terrazzo works at Cooke -
Murphy Oval & Owen Park

Successful Quotation : Dunn & Sons

Please Note : The lowest quotation of \$4,560 by Rangel Artstone was not accepted. It is well below Council's estimate of \$10,000 and no satisfactory references or samples of work could be produced by this contractor.

S700/90/105 Supply & laying of ceramic 2 \$9,815
floor & wall tiles at Cooke -
Murphy Oval & Owen Park

Successful Quotation : Rangel Marble

Please Note : While Rangel Artstone was not accepted for quotation S700/90/101, this company specialises in ceramic work whereas it has limited experience in terrazzo petitions which comprised that quotation.

*** **RECOMMENDATION**

That recommendations (A) and (C) be adopted.

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Council Meeting, 8th February, 1991
Report of Finance Committee Meeting, 4th February, 1991

*** ITEM 7

CM08/02/91(F1007)

ANNUAL SUPPLY & DELIVERY OF BAGGED CEMENT : \$165/90/048

FILE REFERENCE(S) : 165/089/002

*** CURRENT AGENDA MATERIAL

*** REFERENCE PURCHASING OFFICER (25/01/91)

The following suppliers tendered for the above contract :

Queensland Cement Distributors :	\$68,602.50
Sunstate Cement :	\$72,992.50
Bulkpack Queensland :	\$72,992.50

Council uses approximately 450 tonnes of bagged cement per annum.

*** OFFICER RECOMMENDATION

It is recommended that the lowest tender of Queensland Cement Distributors be accepted. This company is a reliable supplier.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

*** ITEM 8

CM08/02/91(F1008)

ANNUAL SUPPLY & DELIVERY OF TOILET PAPER : \$165/90/047

FILE REFERENCE(S) : 165/089/014

*** CURRENT AGENDA MATERIAL

*** REFERENCE PURCHASING OFFICER (25/01/91)

The following suppliers tendered for the above contract :

Reward Supply Company	\$127,200.00
Paper Converting Company	\$ 54,960.00
Kimberley - Clark Australia	1) \$ 72,144.00
	2) \$ 62,808.00
	3) \$ 52,398.00

The cheapest option offered by Kimberley - Clark Australia is a thousand (1,000) sheet roll. This is unacceptable because of the wastage factor. Vandalism and theft is widespread in public amenities and with 1,000 sheet rolls more paper would be wasted. All rolls are made of unbleached paper.

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ITEM 8

ANNUAL SUPPLY & DELIVERY OF TOILET PAPER : \$165/90/87

CONTINUED..

*** OFFICER RECOMMENDATION

It is recommended that the tender of Paper Converting Company be accepted.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

*** ITEM 9

CM08/02/91(F1009)

REMOVAL OF VEHICLE FROM AND PUMPING OUT SWIMMING POOL, SIESTA HOTEL ;
2827 GOLD COAST HWY, SURFERS PARADISE

FILE REFERENCE(S) : 006/003/001 PT.2
CONFIDENTIAL

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE TO ERNST & YOUNG (07/08/90)

I refer to outstanding charges of \$218.04 for pump out of swimming pool situated at 2827 Gold Coast Hwy, Surfers Paradise and to your letter of the 6th March, 1990 in which you advised that our claim in the amount of \$353.10 for the removal of a car from the swimming pool of the above address was put on the unsecured creditors list for consideration.

I would be pleased if you would also place our claim for \$218.04 on the unsecured creditors list and I attach the relevant information to support such claim.

Would you please be so good as to advise Council of the present position of this matter and advise as to the likelihood of our debts being paid.

Your assistance in this matter would be most appreciated.

*** CORRESPONDENCE ERNST & YOUNG (FOLIO 9102403) (17/01/91)

I refer to our recent telephone conversation concerning the Siesta Motel site in Surfers Paradise which is owned by Century No. 44 Pty Ltd.

Please note the State Bank of NSW has entered into possession of this site and on present indications there will be a shortfall to the bank on the sale of this property therefore, there is little likelihood of monies being available to unsecured creditors associated with this site.

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CONTINUED..

REMOVAL OF VEHICLE FROM A PUMPING OUT SWIMMING POOL, SIESTA MOTEL, 2827
SUN COAST HWY, SURFERS PARADISE

*** REFERENCE SECTION HEAD REVENUE (25/01/91)

On the 22nd November, 1989 at the request of the Police Private Works, Job No. 0472 was raised to assist in the removal of a stolen vehicle from the swimming pool of the Siesta Motel. The costs involved totalled \$353.10.

On the 23rd November, 1989 at the request of the Fire Department Private Works, Job No. 0473 was raised to pump out the swimming pool as a result of the pollution caused by the accident on the day prior. These charges totalled to \$218.04.

Invoices were issued for both jobs which prompted a reply from chartered accountants Messrs Ernst & Young in that Century No. 44, the owners of Siesta Motel, were placed in the hands of the mortgagee on the 13th December, 1989. In response to this advice, formal proof of debt forms were duly lodged.

Notification has now been received from Messrs Ernst & Young in that there is little likelihood of monies being available to unsecured creditors.

*** OFFICER RECOMMENDATION

It is recommended that, in view of this advice, the outstanding amount of \$571.14 be written off.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

*** ITEM 10

CM08/02/91(F1010)

SWIMMING POOL HEATERS PALM BEACH CURRUMBIN SPORTS COMPLEX

FILE REFERENCE(S) : 781/001/005
PREVIOUS DECISION(S) : CM02/05/86(M0005)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM02/05/86(M0005)

- (1) The expenditure of public funds without prior approval of Council will not be tolerated. Requests for emergent expenditure are to be submitted to the Finance Committee for recommendation to Council prior to the commitment of any funds. Requests for emergent expenditure approval may only be submitted to the Finance Committee for recommendation to

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Report of Finance Committee Meeting, 4th February, 1991

ITEM 10 CONTINUED..
SWIMMING POOL HEATERS : PALM BEACH CURRUMBIN SPORTS COMPLEX

Council prior to the commitment of any funds. Requests for emergent expenditure approval may only be submitted to Council by the Finance Committee (or the Co-ordination Committee during Recess periods).

- (ii) The only exception to (i) above will be in the instance of a natural disaster, e.g. flood, cyclone. In such cases the Town Clerk will have authority to authorise works to be carried out on an emergency basis subject to full reporting to Council via the Finance or Co-ordination Committees as soon as possible.
- (iii) Requests for emergent expenditure are to be initiated by Cost Centre Managers by report to their Department Head. The request is to be referred to the Finance Committee following consultation by the Department Head with the appropriate Committee, for a recommendation to be submitted to Council.
- (iv) Requests for approval of emergent expenditure may be submitted at any time providing that previously approved variations to the adopted budget for the same budget number(s) are listed.
- (v) Emergent expenditure requests are to be presented and considered account by account i.e. account 121-03 is different from and requires separate emergent expenditure approval to account 121-04.
- (vi) This policy is to cover all accounts in all Council funds including loan funds.
- (vii) Whenever a request for emergent expenditure approval is submitted on an Agenda, a forecast of each fund's balances (to the nearest thousand dollars) at years end is to be included showing the position if approval is given (viz. add to or subtract from anticipated result for the year as at Budget or most recent Review of Budget).
- (viii) This Policy is to be presented at the head of any Agenda item requesting emergent expenditure approval.

***** REFERENCE MECHANICAL ENGINEER (07/01/91)**

Palm Beach Pool Heating Repair and Maintenance

Since commissioning, during the winter of 1986, the heaters have maintained the pools to design temperatures or better. Problems have however occurred, in particular this winter 1990. Namely:-

- (1) Both of the ash screw-conveyors failed due to wear and buckling from overheating.
- (2) Stoker problems contributed to some loss of capacity.
- (3) Fire damage to the doors and surround occurred as a result of blocked gas passages and cyclones. This also contributed to

ITEM 10
SWIMMING POOL HEATERS - PALM BEACH CURRIBBIN SPORTS COMPLEX

CONTINUED..

the overheating of the screw-conveyors and spontaneous combustion of unburnt coal/gas.

Ash Conveyors

The ash-conveyors are now in need of complete renewal and the opportunity exists to modify the present arrangement to an improved system. I recommend the installation of one conveyor per heater with a discharge of ash to a new pit located in the present ash bin area. This eliminates the need for the existing inclined screw-conveyor as well as providing independent operation of each heater. This system should also reduce the amount of dust created by the present ash collection system. Access to the heater would also be improved.

Stoker

The stoker mechanism can be modified to be more robust and effective.

Fire Damage

Both heaters have suffered damage to the casing and access doors. Repairs can be carried out by separating the water tank from the fire box (easy access). The opportunity exists to ensure better fitting doors as the existing doors allow gas, flame and dust to escape under positive fire chamber conditions.

Cleaning/Cyclones

It is concluded that the main problem with the heaters is maintaining the flue/tubes and cyclone separators in a clean state.

The cyclones are designed to separate the dust from the exhaust gases of the heater. This is done by allowing the gas flow to enter an inverted conical hopper tangentially before exhausting upwards from the centre. The dust particles are thrown to the side of the hopper by the swirling action (cyclonic) produced by the tangential entry, the dust then falling to the bottom of the hopper. The main problem at Palm Beach is the difficulty in removing the settled dust from the hopper.

Steps to improve the emptying of the cyclones have not been successful with frequent blockages and considerable mess. The problem of collecting and removing the fine ash collected by the cyclones has been difficult to solve. A further possible solution is the introduction of a collection bag fitted to the bottom of the cyclone hopper. This was considered originally, but discounted on the basis of burning the bag. Discussions with the Coal Board Technologist suggests that this will not happen. An isolating valve will be needed to allow the bag to be filled from the hopper. The existing dust extraction system can be used to provide a vacuum cleaning system and this has been done reasonably successfully but can be improved with more suitable vacuum nozzles.

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CONTINUED...

SWIMMING POOL HEATERS - PALM BEACH CURRUMBIN SPORTS COMPLEXCost Estimates

Ash Conveyors:

Creek Side Heater	\$ 4,500	
Pool Side Heater	\$ 3,000	
Installation (both)	\$ 2,000	
	\$ 9,500	\$ 9,500

Repairs:

Creek Side Heater	\$ 3,500	
Pool Side Heater	\$ 2,000	
	\$ 5,500	\$ 5,500

Pit & Cover

Stokers (both)	\$ 2,000	
Hopper Valves (both)	\$ 1,000	
Cleaning	\$ 1,000	
Design/Supervision	\$ 2,000	
Contingency	\$ 2,650	
	\$ 29,150	
Operating cost to end of financial year	\$ 5,850	
TOTAL:		\$35,000

Funding

The account for contributions towards the cost of operating the pool heaters cannot cover any further maintenance/repair work and emergent expenditure will be necessary. This amounts to \$35,000 costed as above and represents a part cost to improve the present operation and cover for repairs after five seasons of operation.

Programme

- February: Construction of Pit by Day Labour.
Fabrication of Ash Conveyors.
- March: Cleaning, Installation and Repairs.
- April: Complete Recommissioning of Heaters.

*** OFFICER RECOMMENDATION

It is recommended that emergent expenditure of \$35,000 be approved in budget B243-03, Account No. 633200 (Heating of Palm Beach Pool [Trustees Only Pool]) to enable the heaters to be operational for the coming winter season.

MAINTENANCE AND CONSTRUCTION COMMITTEE RECOMMENDATION (23/01/91)

- (1) That the recommendation of the Mechanical Engineer be adopted.
- (2) That an estimate be prepared for the upgrading of the power supply to the Palm Beach Pool Currumbin Sports Complex.

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CONTINUED..

ITEM 10

SWIMMING POOL HEATERS - PALM BEACH CURRUMBIN SPORTS COMPLEX

***** CURRENT AGENDA MATERIAL**

***** RECOMMENDATION**

- (1) That non-recurrent emergent expenditure of \$35,000 be approved in B:24303 (Account no. 633200) - (heating of Palm Beach Pool) to enable heaters to be operational for the coming winter season.
- (2) That an estimate be prepared for the upgrading of the power supply to the Palm Beach Pool Currumbin Sports Complex.
- (3) That concurrent with consideration of the estimates in recommendation (2), a report be put to the Finance Committee identifying the heating/maintenance costs per user for the winter swimming period.

***** ITEM 11**

CND8/02/90(FI011)

WAGES, SALARIES AND OVERTIME REPORT AS AT 09/01/91

FILE REFERENCE(S) : 641/002/001 PT.6
VIDE ITEM(S) : PRINTOUT(S)

***** CURRENT AGENDA MATERIAL**

***** REFERENCE ASSISTANT FINANCE OFFICER (17/01/91)**

A Wages and Salaries Budget Comparison and Explanations for increases in budgeted numbers of employees are contained in vide pages.

Request for Review of Overtime Levels

It is requested that the budgeted overtime estimates for Cost Centres 65 and 76 be increased as follows :

Cost Centre	Budget Estimate	Variation Required	Revised Estimate
65	120	880	1000
76	18200	12199	30399

Emergent expenditure is not required as the above variations can be absorbed through savings made in the corresponding gross labour budgets.

ITEM 10 - SWIMMING POOL HEATERS PALM BEACH CURRUMBYN
SPORTS COMPLEX

File 781/001/005

Resolved on the MOTION of Alderman A.J. Rickard, seconded 91/2625
Alderman S.A. Paterson that the recommendation be adopted
subject to the words "for all Gold Coast City Council
public heated pools" being added to recommendation (3).

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CONTINUED..

ITEM 11
MARES SALARIES & OVERTIME REPORT AS AT 09/01/91

***** OFFICER RECOMMENDATION**

It is recommended

- (1) That the information be noted.
- (2) That the revised overtime estimates of \$1,000 for Cost Centre 65 and \$30,399 for Cost Centre 76 be adopted as revised budget estimates.

***** RECOMMENDATION**

- (1) That the information be noted.
- (2) That the revised overtime estimates of \$1,000 for Cost Centre 65 and \$30,399 for Cost Centre 76 be adopted as revised budget estimates.
- (3) That a report be put to the Finance Committee showing staffing levels for each of the last three (3) years.

***** ITEM 12**

CM08/02/91(FI012)

WRITE OFF RATES AND CHARGES 1988/89 - PROPERTY ACQUIRED BY COUNCIL

FILE REFERENCE(S) : 04-05721-0000-8 PT.4
PREVIOUS DECISION(S) : CM08/09/89(FI010)
VIDE ITEM(S) : TABLE(S)

***** PREVIOUS AGENDA MATERIAL**

COUNCIL DECISION CM08/09/89(FI010)

That \$547.92 be written off in accordance with Regulation 17 of the Local Government Audit Regulations.

***** CURRENT AGENDA MATERIAL**

***** CORRESPONDENCE GALL STANFIELD A TILEY (FOLI0 9027371)(13/07/90)**

At the settlement of the matter of Cotlew Street, Southport (Lot 70 on NP8006769) with Broadlands International Finance, the settlement figure of \$287,000 was in full and final settlement under all heads. It included any rate arrears that were due to the Council. The Council acquired the land by gazettal on the 25th February, 1989 and the Settlement Deed was then delivered on 21st December, 1989. The settlement figure of \$287,000 was not broken up into amount of claim.

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ITEM 12 CONTINUED..
WRITE OFF RATES & CHARGES 1988/89 PROPERTY ACQUIRED BY COUNCIL

disturbance, interest or legal costs. It was the one figure. It was, as we said, under all heads. The rates outstanding were assumed by the Council in the settlement of the matter.

Should you require anything further, please advise.

*** **REFERENCE SECTION HEAD REVENUE (17/01/91)**

The subject property located at Lot 70 Cotlow Street East, Southport, was acquired by Council by gazettal on 25th February, 1989 with the settlement deed being delivered on 21st December, 1989.

The settlement for \$287,000 was in full and final settlement and included all rate arrears to be assumed by Council. At the time of settlement, rates and charges outstanding amounted to \$2,504.22. On 19th December, 1990, \$2,196.69 was receipted to the rate account to cover all rates and charges for the period to 25th February, 1989. These rates have been met from acquisition funds (account no. 101004). This leaves an amount of \$307.53 outstanding covering the period 26th February, 1989 to 30th June, 1989. Accordingly, the following rates by funds are outstanding :

General	\$125.05
Water	72.50
Sewerage	<u>109.98</u>
Total Outstanding	<u>\$307.53</u>

The property is considered to be non rateable from 25th February, 1989 under Section 24(1)(i)(d) of the Local Government Act 1936 to 1990 which states, in part :

"All land is rateable for the purpose of the Act with the following exceptions ... (d) land vested in, or in occupation of, or held in trust for a Local Authority."

This amount of \$307.53 is now to be written off the rate book.

*** **OFFICER RECOMMENDATION**

It is recommended that the amount of \$307.53 be written off in accordance with the provisions of Section 24(1)(i)(d) of the Local Government Act 1936 to 1990 and Regulation 17 of the Local Government Audit Regulations.

*** **RECOMMENDATION**

That action be taken in accordance with the recommendation.

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*** ITEM 13

CM08/02/91(FI013)

LEASE OF COUNCIL FREEHOLD LAND - OLSEN AVE. PARKWOOD

FILE REFERENCE(S) : 00-00862-0000-7 PT.6
PREVIOUS DECISION(S) : CM19/10/90(PD033)
: CM25/01/91(FI007)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM19/10/90(PD033)

- (1) That the applicant be advised that Council has approved the following amendments to the conditions of rezoning approval.
- (1)(iv) Provision of a suitably located adequate width access easement in favour of the tavern site through the land to the north connecting to Olsen Avenue to the reasonable satisfaction of the Planning and Development Manager. An appropriate easement shall also be granted in favour of Council for access to the Council land off Zarro Drive.
- These access easements shall be granted within 90 days of gazettal of the rezoning. Zarro Drive is to be dedicated to ensure access to the site can be maintained at the position shown.
- (28) This condition be deleted.
- (30) One (1) only advertising device for the tavern (a pylon sign) may be located within the six (6) metre landscape setback on either Olsen Avenue or the proposed Zarro Drive subject to Council's approval. Any proposed advertising is to be submitted to the Council for approval prior to any construction.
- (31) The Developer is advised that the site is to be developed generally in accordance with and along the existing natural contours. Any excavation or filling of greater than one (1) metre in depth shall not be carried out without the prior approval of the Planning and Development Manager. All filling is to be contained within the subject site and the landscape setback area is to be retained as far as practicable to ensure that a suitable buffer is provided between Olsen Avenue and the proposed Zarro Drive and the balance of the site.
- (2) That the applicant be advised that Council approves in principle the lease of the Council's Freehold land for car parking and landscaping purposes for the area generally shown on Plan no. SK2.c File No. 173/90 dated September, 1990 as prepared by Architects Perry Bland & Partners Pty Ltd, Brisbane.
- (3) That the leasing of the land be referred to the Finance Committee for determination of appropriate rental and lease documentation.

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ITEM 13

CONTINUED..

LEASE OF COUNCIL FREEHOLD LAND - OLSEN AVE, PARKWOOD

The lease shall contain the following minimum requirements :

- (i) Minimum annual rental \$10,000 per annum to be increased in accordance with the increase in C.P.I. to be paid into Division funds for park facilities in the area.
- (ii) The area is to be maintained by the Lessee.
- (iii) The area is to be open to the public at all times and not 'chained off' in any way to prohibit public access.
- (iv) The area is to be landscaped and maintained to the satisfaction of the Planning and Development Manager.

*** CORRESPONDENCE POWER GROUP OF COMPANIES (FOLIO 9101198) (09/01/91)

Our company, Fenbridge Pty Ltd, the applicant for the Parkwood Tavern development situated at the corner of Olsen Avenue and Zarro Drive, hereby tenders in accordance with your call advertised in the Gold Coast Bulletin dated 12th December, 1990.

The terms and conditions of our tender are as follows :

- (i) Our company, Fenbridge Pty Ltd, agrees to lease the land from you for a period of thirty (30) years at an annual rental of \$10,000 per annum, such rental to be increased in accordance with the increase in the Consumer Price Index.
- (ii) The proposed use for the land shall (subject to acceptance of an appropriate plan drawing) be for public car parking and the responsibility for the construction and cost of the car parking and drainage works are to be borne by Fenbridge Pty Ltd.
- (iii) The area shall be maintained by Fenbridge Pty Ltd, as Lessee.
- (iv) The area shall be made open to the public at all times and will not be chained off in any way to prohibit public access.
- (v) The area shall be landscaped and maintained to the satisfaction of the Planning & Development Manager, including retention of existing trees, where possible.

This tender, if accepted, is to be subject to, and conditional upon, the Gold Coast City Council and Fenbridge Pty Ltd entering into a formal lease duly executed. I look forward to hearing from you in respect to the acceptance or otherwise of this tender.

*** CORRESPONDENCE POWER GROUP OF COMPANIES (FOLIO 9101199) (09/01/91)

Our company, Fenbridge Pty Ltd, the applicant for the Parkwood Tavern development situated at the corner of Olsen Ave and Zarro Drive, hereby tenders in accordance with your call advertised in the Gold Coast Bulletin dated 12th December, 1990.

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ITEM 13
LEASE OF COUNCIL FREEHOLD LAND : OLSEN AVE. PARKWOOD

CONTINUED..

The terms and conditions of our tender are as follows :

- (i) Our company, Fenbridge Pty Ltd, agrees to lease the land from you for a period of thirty (30) years at an annual rental of \$20,000 per annum, such rental to be increased in accordance with the increase in the Consumer Price Index.
- (ii) The proposed use for the land shall (subject to acceptance of an appropriate plan drawing) be for public car parking and the responsibility for the construction and cost of the car parking and drainage works are to be borne by the Gold Coast City Council.
- (iii) The area shall be maintained by Fenbridge Pty Ltd, as lessee.
- (iv) The area shall be made open to the public at all times and will not be chained off in any way to prohibit public access.
- (v) The area shall be landscaped and maintained to the satisfaction of the Planning & Development Manager, including retention of existing trees, where possible.

This tender, if accepted, is to be subject to, and conditional upon, the Gold Coast City Council and Fenbridge Pty Ltd entering into a formal lease duly executed.

I look forward to hearing from you in respect to the acceptance or otherwise of this tender.

*** REFERENCE PROPERTY OFFICER (11/01/91)

Tenders were called for the lease of Council freehold land located off Olsen Ave, Parkwood. Tenders were advertised in the Gold Coast Bulletin on 12th December, 1990 and closed on 10th January, 1991.

A valuation of the 5560m² of Lot 7 on RP205438 was obtained from Herron Todd White, the assessed rental was \$20,000.

If a tavern licence was granted, assessed rental would be \$24,000. The rental assessment is based on the following :

- (1) the land will be fully integrated with the adjoining tavern site, generally in line with annexed layout plan
- (2) the Parent Property will receive ministerial approval for a rezoning to "Special Facilities" (Tavern, liquor Barn and TAB Agency)
- (3) the Licensing Commission will approve a tavern on the site
- (4) the land will be leased to the registered proprietor of the tavern site on the following terms and conditions :
 - (a) term to be not less than 25 years

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ITEM 13

LEASE OF COUNCIL FREEHOLD LAND : OLSEN AVE., PARISHOOD

CONTINUED..

- (b) market reviews every five (5) years
- (c) annual increases in line with movements in the Consumer Price Index
- (d) all outgoings such as rates, land tax etc. to be borne by the lessee

The conditions of the tender were in accordance with the Council decision except that the minimum annual rental was shown as \$20,000 and not \$10,000.

Two (2) tenders were received from the Power Group of Companies as follows :

Tender A	Rental \$10,000	Period 30 years
Tender B	Rental \$20,000	Period 30 years

Tender A and B accept Council's conditions except in Tender B where the responsibility for the construction and cost of the car parking and drainage works are to be borne by Council.

*** OFFICER RECOMMENDATION

It is recommended that a thirty (30) year lease be granted subject to the following :

- (1) That tender B be accepted subject to the tender withdrawing condition (ii) requiring construction of the car park by Council.
- (2) That provision be made in any lease document for a review of the rental should a tavern licence be granted.
- (3) That a review of the lease rental to be held every five (5) years to assess and adjust, if necessary, the market rental of the leased area at that time.

COUNCIL DECISION CM25/01/91(FI007)

That the matter be referred back to the Finance Committee.

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY TOWN CLERK (30/01/91)

A valuation report in relation to ground rental payable on this matter is contained on file. The valuation approach used by Council's valuers was by a direct comparison method, whereby sales of similar properties (unimproved tavern sites) are directly compared to the subject property to establish a currently day fair market value. As pointed out previously by the Property Officer the assessed ground rental of \$20,000 per annum assumes that the Council freehold area of 5,560

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Council Meeting, 8th February, 1991
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ITEM 13

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LEASE OF COUNCIL FREEHOLD LAND : OLSEN AVE. PARKWOOD

square metres will be fully integrated with the adjoining tavern site. This will occur under the proposed lease arrangements. Ground rental equates to 6% of the assessed unimproved value.

i.e. 5,560 square metres @ \$60 per square metre = \$333,600 @ 6%
Say \$20,000 per annum

Should Council be required to construct the car parking on site then the market rental would need to be adjusted upwards to ensure the car parking improvement costs are amortised over the proposed lease period.

The argument that the car parking will remain "public of nature" for use by persons wishing to use the adjacent retardation basin is difficult to sustain in my view, particularly as it is Council's intention to issue a lease over the area of its freehold land and once issued such lease can be on sold as an integrated part of the outside parking required to service the tavern. The primary reason for Council granting a lease is to meet car parking requirements for the tavern which cannot be contained on site.

*** RECOMMENDATION

That a lease be granted to Fenbridge Pty Ltd on the following basis :

- (1) Lease term of thirty (30) years, with an annual rental of \$10,000 subject to C.P.I. increments.
- (2) Fenbridge Pty Ltd to construct and maintain carpark in accordance with Sketch No. SK2C on file.
- (3) Signage at the entrance to the carpark shall give at least equal prominence to the availability of public carparking facilities.
- (4) (a) Fenbridge Pty Ltd to enter into a legal agreement with Council binding it to make no application for rezoning of the leased area.
(b) Should the semi public use of the half court tennis courts and volleyball facilities on the tavern site cease for any reason, that area or an equivalent area (in square metres) within the site is to be used for public recreation.
(c) Should (b) above not be complied with, Council reserves the right to review the lease rental in accordance with market conditions at that time.

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*** ITEM 14 (CP)

CM08/02/91(FI014)

REQUEST FOR RATE RELIEF REGARDING 1989/90 EXCESS WATER ACCOUNT

FILE REFERENCE(S) : 03-07920-0000-9
CONFIDENTIAL

*** CURRENT AGENDA MATERIAL

*** REFERENCE SECTION HEAD REVENUE (03/12/90)

An excess water notice was issued on 19th November, 1990 for the subject property based on the following :

1989/90 Consumption = 1,608,000 gallons
1989/90 Allowance = 75,000 gallons
Excess Consumption = 1,533,000 gallons
@ \$3.54 per thousand gallons = \$5,426.82

Improvements on the subject property consist of business premises.

Date	Reading (000 Gallons)	Consumption	Projected Consumption Per Annum	Year
20/02/87	714 (annual)	65,000 gal		1986/87
23/02/88	811 (annual)	97,000 gal		1987/88
21/03/88	814 (check)	3,000 gal in 7 days =	156,000 gal PA	1988/89
24/02/89	933 (annual)	122,000 gal		1988/89
20/03/89	948 (check)	15,000 gal in 24 days =	228,000 gal PA	1989/90
15/03/90	2541 (annual)	1,608,000 gal		1989/90
16/03/90	2547 (check)	6,000 gal in 1 day =	2,190,000 gal PA	
29/06/90	2612 (check)	65,000 gal in 105 days =	225,000 gal PA	
23/10/90	2638 (check)	26,000 gal in 116 days =	81,000 gal PA	
22/11/90	2643 (check)	5,000 gal in 30 days =	60,000 gal PA	
04/12/90	2647 (check)	4,000 gal in 12 days =	121,000 gal PA	
22/01/91	2577 (check)	30,000 gal in 49 days =	223,000 gal PA	
24/01/91	2577 (check)	0 gal		
29/01/91	2578 (check)	1 gal in 5 days =	73,000 gal PA	

The subject item involves a rate relief application from the ratepayer for consideration for a reduction of excess water charges caused solely by water leakage. The property owner has completed the required 'rate relief' application in accordance with Regulation 17 of the Local Government Audit Regulations. The ratepayer has also submitted proof that genuine leakage occurred due to a defective water service which was subsequently repaired on the 30th March, 1990 and 3rd April, 1990. A further defect was repaired on the 31st December, 1990 at the subject property. Total repair costs amounted to \$1,504.10. Recent check readings of the meter shows that the rate of consumption has now dropped to an acceptable level.

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Council Meeting, 8th February, 1991
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ITEM 14 CONTINUED..
REQUEST FOR RATE RELIEF REGARDING 1989/90 EXCESS WATER ACCOUNT

*** OFFICER RECOMMENDATION

It is recommended that the rate relief application be presented to Council to be laid on the table for a period of 21 days in accordance with the provisions of Section 27(4)(f) of the Local Government Act 1936 to 1990.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

*** ITEM 15 CM08/02/91(F1015)

STRATEGIC PLAN FOR INTERNAL AUDIT

FILE REFERENCE(S) : 645/001/034
PREVIOUS DECISION(S) : CM02/12/88(F1019)
: CM13/07/90(C0014)
: CM30/11/90(F1017)
VIDE ITEM(S) : PLAN(S)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM02/12/88(F1019)

That Council's Audit Section be reorganised on the following lines:

- (a) Appoint one (1) additional Internal Audit on a contract basis for eighteen (18) months, or the duration of the development period of the financial systems software package - whichever is the shortest, to undertake Information Systems Audits. Salary range \$35,000 per annum to \$40,000 per annum.
- (b) Provide sufficient funds for training of the Internal Audit Section, estimate \$5,000 per annum.
- (c) Allow for the purchase of EDP Auditing tools as follows:

Initially a microcomputer facility is required which will be compatible with Council's Lan proposals and other wide applications in use within Council. The following configuration of hardware and software is required -

Microcomputer Hardware	\$ 6,500
Software Products	\$ 4,800

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CONTINUED..

**ITEM 18
STRATEGIC PLAN FOR INTERNAL AUDIT**

- (d) Emergent expenditure be approved for seven (7) months of the above additional salary costs being \$21,670 and for -

Microcomputer hardware	\$ 6,500
Microcomputer software	\$ 4,800
Initial training	\$ 5,000
	<u>\$37,370</u>

COUNCIL DECISION CM13/07/90(C0014)

- (a) That the Internal Auditor be authorised to attend the "1990 Australian Internal Audit Conference" in Sydney from the 20th to 21st August, 1990, estimated cost \$2,000. Charge Budget Number B013-04 - Conference Expenses.
- (b) The Town Clerk prepare a report for consideration on the current available Internal Audit resources to meet the needs of Council's Corporate Audit requirements particularly in the areas of management and information system audits.

*** REFERENCE INTERNAL AUDITOR (14/11/90)

Background

Council has employed one internal auditor since the early 1970's. The scope of the Internal Audit compasses the examination and evaluation of the adequacy and effectiveness of the Council's system of internal control and the quality of performance in carrying out assigned responsibilities. In February 1989, an EDP Internal Auditor was also appointed to assist the Chief Internal Auditor to carry out audits on EDP activities. However, the EDP Internal Auditor was seconded to develop the new EDP system shortly after her appointment.

Situation before the appointment of present Internal Auditor

The previous internal Auditor had been with the Council for the last five years until February this year. The records of his work kept for 1989 showed that he carried out the internal audit with emphasis on the following areas :

- (1) Computer, general security control.
- (2) Ad Hoc audits, initiated by the Town Clerk or his Deputy.
- (3) Small audits, completed within a short time.

From the above list, I am sure that any persons from the management level would spontaneously ask the same question - is the scope of the audit adequate enough to fulfil the internal audit function as expected by the Council? The answer to this is definitely no! How can we expect an auditor to have enough resources(both time and manpower) to audit every aspect of Council's operations on an annual basis. As a result of this problem, understaffing, the previous Internal Auditor had not attempted to work according to a definite audit plan to ensure material and risky areas are fully covered on an annual basis. If he wanted to

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Council Meeting, 8th February, 1991
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ITEM 15
STRATEGIC PLAN FOR INTERNAL AUDIT

CONTINUED..

complets such an audit plan, he recognised that it would have taken him approximately three years to do so.

Situation since the appointment of present Internal Auditor

The situation has not changed significantly since the appointment of the new Internal Auditor, this is due to the following reasons:-

(1) Limited manpower

The Internal Auditor can only do one job at a time, as he works on his own and does not have any supporting staff to do the routine checking for him.

(2) Audit working papers

There are no proper documentation kept on previous audits and consequently it is difficult to decide exactly the direction of any new audit work.

(3) Procedure manual

The existing procedure manual has not been updated for years and as a result of this, the Internal Auditor needs to spend considerable time to understand how the operation is supposed to be done before he can identify what may have gone wrong.

(4) New EDP system

There are concerns of duplication of audit work on problem areas which may have been covered by the new system.

(5) Supports from individual department heads

To effectively perform his role as an Internal Auditor, he needs feedback and support from individual Department Heads and Managers. However, so far, the Internal Auditor has not performed any audit which were initially brought up by individual Department Heads and Managers.

Due to the above reasons, I have used the same approach as before but with more emphasis on areas, that I believe, attention has been overlooked in the past, such as physical checking of fixed assets, control on un-presented cheques and quality control of Council's 1990 Financial Statements. Therefore, in terms of my responsibilities as an Internal Auditor, I do not think I have carried out my role on a balanced approach. Further, I am sure that the current situation would not be changed dramatically if the Council still maintains the present profile in the Internal Audit Section.

Some people may ask what happens to other organisations. Let us see how the Brisbane City Council - the largest Council in Australia, runs its Internal Audit Department as well as some other organisations.

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ITEM 15
STRATEGIC PLAN FOR INTERNAL AUDIT

CONTINUED..

Internal Audit Department of Brisbane City Council

I met the Internal Auditor, Mr. Malcolm Duce, of Brisbane City Council in late July. He told me that Brisbane City Council had an Internal Audit Department several years ago and employed a number of Internal Auditors to perform the internal audit function as laid down in the Annual Audit Plan. However, the department has been dissolved under the cost and benefit decision. Since then, all internal and management audit are purely done on an ad hoc basis and at present, the jobs are shared by three Internal Auditors. Lastly, Malcolm told me that his Council was now considering to reactivate the Internal Audit Department in the near future!

Other organisations that have Internal Audit Department

On 20 and 21 August, I attended the 1990 Internal Audit Conference held in Sydney. Most of the delegates were from private sectors and I was the only one from local government. During the two days conference, I had the chance to exchange ideas with my counterparts and was told that, in most cases, their organisations employed a number of internal auditors (e.g. CRA : 20, State Transit of NSW : 5, State Gold Lotto of NSW : 15).

As a matter of comparison, it is interesting to know that in 1983, a survey was done on the Profile of Internal Audit in Australia and out of the 182 replies, there were 20 percent (36 replies) with one internal auditor and 41 percent (75 replies) with two to five internal auditors.

Problems that the Council is facing

Due to the continuous one man policy in the Internal Audit Section and other external factors, I believe the following problems may have existed for a considerable amount of time and they are:-

- (1) The output of the Internal Auditor may not match exactly with what is expected by the Council. The reason is that so far there is no documentation on the purpose, authority and responsibility for the Internal Audit Section, approved and accepted by the Council and consequently, the Internal Auditor may do the work only according to his own interpretation.
- (2) Not enough audit coverage to ensure management controls are operating effectively.
- (3) Without considering whether the Internal Auditor has audited their areas or not, senior management may tend to assume their departments are operating properly if they do not hear any comments from the Internal Auditor.
- (4) Further, some Department Heads and Managers may have the wrong concept that bringing in the Internal Auditor voluntarily is a reflection on their poor management and therefore, they may tend to solve the problems by themselves without realising that they

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ITEM 15
STRATEGIC PLAN FOR INTERNAL AUDIT

CONTINUED..

are wasting their own resources.

- (5) There may be chance of manipulating the management controls through middle to lower level staff by taking advantage of the Internal Auditor as a one man show, and accordingly, being unable to audit every aspect of the operation.
- (6) The Council has computerised its information system for quite a long time and further, a new system is starting to operate progressively from July 1990. However, due to the unavailability of trained EDP auditors, the extend of audit on the Management Information System is only performed on a small scale.

Conclusion

Based on the above discussion, everyone should by now know exactly how our Internal Audit Section has achieved. But is that really what our management want? I believe our management should ask for more than that. In fact, to effectively discharge their responsibilities, our management should expect the Internal Audit Section to cover the following areas as laid down by the Institute of Internal Auditor:-

- (1) Reviewing the reliability and integrity of financial and operating information and the means used to identify, measure, classify and report such information.
- (2) Reviewing the systems established to ensure compliance with those policies, plans, procedures, laws and regulations which could have a significant impact on operations and reports, and determining whether the organisation is in compliance.
- (3) Reviewing the means of safeguarding assets and, as appropriate, verifying the existence of such assets.
- (4) Appraising the economy and efficiency with which resources are employed.
- (5) Reviewing operations or programs to ascertain whether results are consistent with established objectives and goals and whether the operations or programs are being carried out as planned.

In order to achieve the above scope of work, I recommend the follow actions be considered :

A. Charter

A charter, which spells out clearly the purpose, authority and responsibility of the Internal Audit Section, should be prepared and approved by the Council. The charter should make clear the purposes of the Internal Auditing Section, specify the unrestricted scope of its work, and declare that auditors are to have no authority or responsibility for the activities they audit.

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ITEM 15
STRATEGIC PLAN FOR INTERNAL AUDIT

CONTINUED..

B. Preparation of Strategic Internal Audit Plan

In order to ensure the internal audit operations address the significant strategic needs of the Council in a cost effective manner, over an appropriate time scale, a strategic internal audit planning process should be undertaken. The strategic plan should include the following:

- * prioritise the business activities of Council in terms of their significance to Council objectives;
- * determine the internal audit objectives;
- * involvement of senior management in setting the audit priorities;
- * identification of resources that are required to implement the strategic plan;
- * a process of measuring the internal audit effectiveness.

Lastly, I understand that Council has already contacted two accountancy firms to submit proposals regarding ways to upgrade the internal audit operations and the proposals have just been received. I have reviewed both proposals and I recommend the proposal submitted by Cooper & Lybrand be adopted as it takes a comprehensive and logical approach to evaluate and prioritise the activities of Council (see attached sheet) and then based on the findings, a strategic audit plan is prepared.

***** REFERENCE ACTING TOWN CLERK (19/11/90)**

At present Council's Internal Audit Section consists of the following:-

Internal Auditor	Stephen Mok	Permanent
Information System Auditor	Sandra Terrill	Temporary

In relation to the Information System Auditor the position was approved on a temporary basis subject to review after eighteen months. The position of Information System Auditor was created to support the developmental aspects of Citipac and to ensure proper audit controls were incorporated in the software that Council was developing. Because of the current resources available to it any audits undertaken by the Internal Audit Section can be categorised as selective. i.e. the audit section operates generally on a reactive rather than a pro-active basis.

The Council's Budget is now in the vicinity of \$300 million which places Council in the leading bracket for Local Authorities of its type in Australia. Council has embarked upon the high profile Citipac project the potential benefits to council and its ratepayers should Council be able to produce a quality product for exceed the risks involved. The emergence of the Citipac project has highlighted the need for specialist internal audit involvement in the EDP systems of Council and in ensuring appropriate quality assurance procedures are in place.

ITEM 15
STRATEGIC PLAN FOR INTERNAL AUDIT

CONTINUED..

In adoption of its decision of 13th July, 1990, Council has recognised the need to review its Internal Audit structure to ensure that current and future audit resources are being utilised to their maximum potential. To achieve the optimum audit programme the views of two local chartered accountant firms were sought on preparing a Strategic Internal Audit Plan. The objection of the plan will be to ensure that the Internal Audit functions address the significant strategic needs of the Council in the most cost effective manner over an appropriate time scale, taking into account the significant and associated risk of the individual Council's activities. From the plan, Council will then be in a position to address the resources required to support its Internal Audit Functions.

The quotes received from the Chartered Accountants to prepare the Internal Audit Plan are as follows :

Coopers and Lybrand	\$19,000
Peat Marwick	\$31,800

A diagrammatic presentation of the process suggested to be undertaken by Coopers and Lybrand to achieve the Strategic Audit Plan for Council is shown on the attached vide item page and it is suggested that Council utilise Coopers and Lybrand expertise in preparation of the Audit Plan.

***** OFFICER RECOMMENDATION**

It is recommended that Coopers and Lybrand be appointed to undertake the preparation of Council's Strategic Audit Plan of a cost of \$19,000 and that the matter of approval of emergent expenditure be referred to the Finance Committee for consideration.

COORDINATION COMMITTEE RECOMMENDATION (23/11/90)

That action be taken in accordance with the recommendation.

COUNCIL DECISION CR90/11/90(F1017)

- (1) That non-recurrent emergent expenditure of \$19,000 be approved in 801305 (account number 085563) for the preparation of Council's Strategic Audit Plan.
- (2) That Coopers and Lybrand be invited to brief the Finance Committee on the progress made on the Audit Plan at its meeting to be held on 4th February, 1991.

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ITEM 15
STRATEGIC PLAN FOR INTERNAL AUDIT

CONTINUED..

*** CURRENT AGENDA MATERIAL

*** REFERENCE MANAGER, DEPARTMENT OF FINANCE (31/01/91)

*** OFFICER RECOMMENDATION

It is recommended that, due to delays in receiving the final report, the Finance Committee briefing by Coopers & Lybrand be deferred until 18th February, 1991 at 1.30 pm.

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

*** ITEM 16 (CP)

CM08/02/91(F1016)

REVIEW OF RATE RECOVERY POLICY

FILE REFERENCE(S) : 723/002/002 PT.3
CONFIDENTIAL

*** CURRENT AGENDA MATERIAL

*** RECOMMENDATION

- (1) That the rate recovery policy schedule be adopted as a guide for rate recovery action.
- (2) That the Finance Committee receive a monthly report of all advanced recovery action taken.
- (3) That Council negotiate with its solicitors a decreased scale of fees to that currently charged for rate recovery action.

RP
9.2.91

214056

GOLD COAST CITY COUNCIL

REPORT OF FINANCE COMMITTEE SPECIAL MEETING HELD ON 7TH FEBRUARY, 1991
AT 9:00 AM

PRESENT

Aldermen B.A. Paterson (Chairman) and A.J. Rickard.

In Attendance

Mr A.J. McCabe (Manager, Department of Finance)

*** ITEM 17

CM08/02/91(FI017)

TENDERS FOR USE OF RESTAURANT BUILDING IN SOUTHPORT MALL

FILE REFERENCE(S) : 164/091/001
: 811/005/011 PT.5
PREVIOUS DECISION(S) : CM25/01/91(FI021)

*** PREVIOUS AGENDA MATERIAL

*** REFERENCE MANAGER, DEPARTMENT OF FINANCE (17/01/91)

Submissions of tenders for use of the restaurant building in the Southport Mall closed on 10th January, 1991. Three (3) tenders were received as follows :

(1) Hall Investments Pty Ltd

The submission involves an extension of the lease area of approximately 34 metres from the westernmost point of the existing building. Extensions include areas of park and streams etc.

The premises are to be called 'Caesars on the Park' reflecting an ancient roman theme and the range of facilities include :

- (a) Service of hot and cold meals within the restaurant and park area.
- (b) Liquor service within the licensed area.
- (c) Entertainment will be provided in the form of live music and stand up comedy within the building facility.
- (d) The mode of operation of the dining facility will be table service.

Rental proposed is \$24,000 per annum plus an unspecified percentage of turnover.

A presentation of this tender will be made at 2.30 pm on Monday, 21st January, 1991.

2
F2-91

Council Meeting, 8th February, 1991
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ITEM 17

CONTINUED..

TENDERS FOR USE OF RESTAURANT IN SOUTHPORT MALL(2) Collins Foods International (Restaurants) Pty Ltd

A Sizzler Steak / Seafood / Salad Restaurant is proposed in this submission. The tender involves an extension of the lease area of approximately 22 metres from the westernmost point of the existing building. The top floor of the existing building will be removed.

Collins Food International Pty Ltd currently operate the following restaurants :

- 68 Kentucky Fried Chicken
- 46 Sizzler Steak / Seafood / Salad Restaurants
- 6 Taco Den Mexican Restaurants

The restaurant would be operated in accordance with the traditional Sizzler Restaurant, which emphasis mid priced casual family dining.

Rental offered is 4% of annual turnover, with a slight variation following five (5) years of operation.

The offer is subject to:

- (1) Approval from Company Board by 15th February, 1991.
- (2) Building Approvals and Signage Approvals from the Gold Coast City Council by 31st March, 1991.
- (3) Company Solicitors, Power and Power, agreeing to general lease conditions by 31st March, 1991.

(3) Jordan Avramovich Gord

The submission involves the use of the existing building only. Glass will be installed in the building where structurally possible.

The proposal consists of two (2) different food outlets, with the first built around a fast food service, and the second based on a family restaurant concept providing gourmet pizza and pasta dishes.

Rental offered is \$52,000 per annum and be subject to CPI increments.

Complete details of the three (3) tenders are available on file.

Petition

A petition has been received by Council containing 1,268 signatures requesting demolition of the existing restaurant building.

6-2-91

214058

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Report of Finance Committee Meeting, 4th February, 1991

ITEM 17
TENDERS FOR USE OF RESTAURANT IN SOUTHPORT MALL

CONTINUED..

Of the 1,268 signatures, 224 belong to non residents of the City and 155 are incomplete. Therefore the petition contains 889 valid signatures.

The petition is contained on file.

*** OFFICER RECOMMENDATION

It is recommended

- (1) That the tenders for the use of the restaurant building in the Southport Mall be considered.
- (2) That the details of the proposal and survey plan showing the area required by the successful tenderer be forwarded to the Department of Lands for approval of road closure pursuant to Section 368 of the Lands Act.

COUNCIL DECISION CH25/01/91(F1021)

That the property owners within the Southport Mall or their representative be invited to attend a meeting to discuss the tenders received for the use of the restaurant building.

*** CURRENT AGENDA MATERIAL

*** REFERENCE MANAGER, DEPARTMENT OF FINANCE (07/02/91)

The estimated cost to demolish the existing restaurant building and restore the site is \$245,000. The cost includes the construction of a retaining wall on the southern side of the Mall and paving the cleared area. The Mall would slope from the existing food deck area to the tunnel level.

Should the restaurant building be demolished, the cost of approximately \$245,000 would be added to the existing debt applicable to the Southport Mall. Interest and Redemption applicable to the additional amount is approximately \$34,500. The proportion funded from the Mall levy would be \$20,700 while a General Fund contribution would fund the balance of \$13,800, should the current 60% / 40% split remain in force.

Due to the increase in Interest and Redemption required to be funded from the Mall levy, further pressure would be placed on the level of promotional funds available.

In addition to the increased debt servicing cost, there is no opportunity to generate revenue through commercial operations should the existing restaurant building be demolished.

Two of the three tenders received for the use of the restaurant building require further Council expenditure, however, the rental from commercial operations would allow Council to recoup that expenditure, rather than it becoming an additional burden on the Mall levy.

R
8-2-91

RESTAURANT BUILDING - SOUTHPORT MALL

Files 164/091/001 & 811/005/011

RESCISSIION MOTION 315/91

Formal Motion

Resolved on the MOTION of Alderman D.M. Crichlow, seconded Alderman G.J. Baildon, that the following Council decision adopted on 8th February, 1991 (F1017) be rescinded:

- (1) That the Collins Foods International Pty. Ltd. tender be accepted subject to the following:
 - (i) Approval of necessary road closure by Department of Lands.
 - (ii) Acceptance by Council of final detailed costs to be incurred by Council in extending and altering the existing restaurant shell.
 - (iii) That the lease term and the rental payable after five (5) years be subject to further negotiations and clarification with Collins Foods International Pty. Ltd.
- (2) That the details of the tender and survey plan showing the area required be forwarded to the Department of Lands for approval of road closure pursuant to Section 368 of the Lands Act.
- (3) That the petitioners be advised that Council considers the demolition of the existing restaurant building not to be a viable option and is rejected accordingly.

91/152

RESTAURANT BUILDING - SOUTHPORT MALL

Files 164/091/001 & 811/005/011

Formal Motion

Resolved on the MOTION of Alderman D.M. Crichlow, seconded Alderman G.J. Baildon, that no tenders be accepted for leasing of the Sails Restaurant site.

91/153

1st REPORT - ITEM 17 - TENDERS FOR USE OF
SOUTHPORT MALL

MOTION of Alderman B.A. Paterson, seconded 91/2627
Hughes, that this Item be received and

**ITEM 17
TENDERS FOR USE OF RESTAURANT IN SOUTHPORT MALL**

CONTINUED..

The Finance Committee conducted three (3) public meetings to discuss the three (3) tenders received for the use of the restaurant building in the Mall. The total attendance for the two (2) meetings was thirty six owners / business proprietors or their representatives from within the Southport Mall.

***** RECOMMENDATION**

- (1) That the Collins Foods International Pty Ltd tender be accepted, subject to the following :
 - (i) Approval of necessary road closure by Department of Lands.
 - (ii) Acceptance by Council of final detailed costs to be incurred by Council in extending and altering the existing restaurant shell.
 - (iii) That the lease term and the rental payable after five (5) years be subject to further negotiations and clarification with Collins Food International Pty Ltd.
- (2) That the details of the tender and survey plan showing the area required by forwarded to the Department of Lands for approval of road closure pursuant to Section 368 of the Lands Act.
- (3) That the petitioners be advised that Council considers the demolition of the existing restaurant building not to be a viable option and is rejected accordingly.

***** ITEM 18 (CP)**

CND6/02/91(FI018)

COFFEE SHOP ; SOUTHPORT MALL ; ASSIGNMENT OF PERMIT TO OCCUPY FROM REBY & MUELLER TO VERSTEEGEN

FILE REFERENCE(S) : 811/005/011 PT.5
CONFIDENTIAL

***** CURRENT AGENDA MATERIAL**

***** REFERENCE MANAGER, DEPARTMENT OF FINANCE (05/01/91)**

An application has been received to assign the Permit to Occupy for the Coffee Shop from C. Remy & W. Mueller to N. & M.J. Versteegen.

Clause 13 of the Permit to Occupy requires Council's consent in writing and a consent fee of an amount equal to 7% of the consideration paid for the business (excluding any sum for stock or the permittee's fixtures).

R
9-2-91

214060 -38-
Council Meeting, 8th February, 1991
Report of Finance Committee Meeting, 4th February, 1991

ITEM 19

CONTINUED..

COFFEE SHOP, SOUTHPORT MALL; ASSIGNMENT OF PERMIT TO OCCUPY FROM BENNY
A. MUELLER TO VERSTEEGEN

On confidential pages is a resume of experience and reference of the proposed permittees.

*** OFFICER RECOMMENDATION

It is recommended that Council offer no objection to the assignment of the Permit to Occupy from C. Remy & W. Mueller to W. A. M. J. Versteegen subject to the following payments to Council upon settlement:

- (1) Outstanding rental of \$17,516.60 to 28th February, 1991 (includes cleaning fee).
- (2) Outstanding security deposit of \$5,166.67 in accordance with Clause 28(a) of the Permit to Occupy. R
- (3) Outstanding Council rates and charges of \$2,416.68 to 30th June, 1991.
- (4) Any consent fee which is applicable in accordance with Clause 13 of the Permit to Occupy (viz 7% of sale price less sum for stock or fixtures).

*** RECOMMENDATION

That action be taken in accordance with the recommendation.

F-291

214064

-V4-

 VIDE ITEM (FI011)
 BEFORE COUNCIL 08/02/91

S.C.C.C. FMS C137
 PLANNING/DEVELOPMENT DEPARTMENT
 GOVT CENTRE
 76 PLANNING & DEVELOPMENT
 DEPARTMENT TOTALS :

WAGES & SALARIES BUDGET COMPLETION % OF YEAR COMPLETE	53.0	DATE 08/01/91	MM 08/01/91	NEED UP TO	3
NUMBER OF EMPLOYEES	0	AMOUNT	0	0	0
S.C.T. O.A.I. CON	WAGE	TYPE	0	0	0
BUDGET	%	ACTUAL	%	BUDGET	%
27	22	3	2	4.1	840795
27	22	3	2	0.0	840795
					300790
					44.00
					15000
					24041
					137.0
					24041
					137.0

S.C.C.C. FMS C137
 FINANCE DEPARTMENT
 GOVT CENTRE
 76 FINANCE DEPT ADMINISTRATION
 GOVT CENTRE
 76 FINANCE & PROCUREMENT
 DEPARTMENT TOTALS :

WAGES & SALARIES BUDGET COMPLETION % OF YEAR COMPLETE	53.0	DATE 08/01/91	MM 08/01/91	NEED UP TO	4
NUMBER OF EMPLOYEES	0	AMOUNT	0	0	0
S.C.T. O.A.I. CON	WAGE	TYPE	0	0	0
BUDGET	%	ACTUAL	%	BUDGET	%
13	13	1	1	0.0	42043
13	13	1	1	0.0	28446
41	41	0	0	0.0	43044
41	41	0	0	0.0	28446
15	15	0	0	0.0	11400
					11400
					1353
					134.7
					28736
					53.10
					25430
					17813
					54.9
					122246
					40.10
					40000
					34330
					42.4

214065

S.C.C.C. FMS C37
CITY ADMINISTRATION REPORT

COST CENTER	BUDGET		ACTUAL		ACTUAL		ACTUAL		ACTUAL		PAGE
	20	21	22	23	24	25	26	27	28		
CITY ADMINISTRATION	25	26	27	28	29	30	31	32	33	34	35
PUBLIC RELATIONS	4	5	6	7	8	9	10	11	12	13	14
COMMUNICATIONS	4	5	6	7	8	9	10	11	12	13	14
INFORMATION SYSTEMS	4	5	6	7	8	9	10	11	12	13	14
CITY ADMINISTRATION	13	14	15	16	17	18	19	20	21	22	23
DEPARTMENT TOTALS :	97	72	30	7	253338	194371	44,16	88748	6335	73,4	

WAGES & SALARIES BUDGET COMPARISON SUMMARY

NO. OF EMPLOYEES	BUDGET	ACTUAL	DIFFERENCE	PERCENTAGE
1421	1,421	1,421	0	100%
44	44	44	0	100%
14	14	14	0	100%
GROSS ANNUAL EARNINGS	3078,432	2,848,233	-230,199	-74.7%
ACT TO DATE	3078,432	2,848,233	-230,199	-74.7%
ACT TO DATE	3078,432	2,848,233	-230,199	-74.7%
ACT TO DATE	3078,432	2,848,233	-230,199	-74.7%

214066

-V6-

VIDE ITEM (F1011)
BEFORE COUNCIL 08/02/91

COST CENTRE 12

ONE (1) OVER BUDGET

1 X Mechanic

Although C.C.12 (Workshop) is over by one, C.C.16 (Plan Supervision) is under by one. This situation will be rectified when the appointment of the Workshop Manager is made, whereby one officer will be transferred from C.C.12 to C.C.16 to fill the vacancy. This position has now been decided and the position will be filled by the 13th January, 1991.

COST CENTRE 50

ONE (1) OVER BUDGET

1 X Apprentice
Carpenter

Council Decision Co-ord 7 30/11/90 approved the appointment of an apprentice carpenter to this Cost Centre. The labour budget level for the Cost Centre has not yet been adjusted. A request has been sent to Pay Section to increase the Labour Budget level of Cost Centre 50 by one (1) employee.

COST CENTRE 51

ONE (1) OVER BUDGET

1 X Graduate
Engineer

A temporary Graduate Engineer who is currently on work experience and he has been transferred to permanent position. He is employed until the middle of February 91.

214067

COST CENTER 80

ONE (1) OVER BUDGET

A casual employee, employed for work at Southport Mall has incorrectly been included in the number of permanent staff. This error has been rectified.

COST CENTER 83

ONE (1) OVER BUDGET

Two (2) Revenue Officers are working on the Citipac Development Project. Two permanent Officers have replaced them. Further, one (1) position in C.C.83 is unfilled at this time.

COST CENTER 86

ONE (1) OVER BUDGET

A temporary employee has been incorrectly included in the number of permanent employees. This error has been rectified.

COST CENTER 87

ONE (1) OVER BUDGET

One (1) employee from C.C.15 has changed job duties and is now included in C.C.87. Therefore C.C.87 balances against C.C.15 which is one (1) under budget. Adjustment will be made to the wages and salaries budget comparison.

COST CENTER 84

EIGHT (8) OVER BUDGET

Eight (8) temporary employees are contract employees and therefore appear in the total of contract employees. No variation in permanent employees exists.

214068

-v8-

VIDE ITEM (F1012)
BEFORE COUNCIL 08/02/91VIDE ITEM 1OUTSTANDING DATES IN YEARS

Year	1986/87 \$	1987/88 \$	1988/89 \$	Total Outstanding \$
Annual Levy	354.36	952.62	943.69	
Interest on o/s annual levy	-	-	179.20	
Fire Levy	40.32	20.00	20.00	
Interest on o/s fire levy	4.73	6.31	9.92	
	399.41	951.93	1,152.88	2,504.22

VIDE ITEM (F1012)
BEFORE COUNCIL 08/02/91

214069

VIDE ITEM 2

125 days 1988/89 annual & fire levy

= \$307.53

365 x (878.00 + 20.00)

By funds,
General
Water
Sewerage

= \$125.05
= \$ 72.50
= \$109.98
\$307.53

COUNCIL MEETING 20TH FEBRUARY, 1991 - NEWCASTLE WATER SEWERAGE BEACHES AND FORESHORES COMMITTEE, 26 20TH JANUARY, 1991

CORRECT AS AT 1.15 PM WEDNESDAY 30TH JANUARY, 1991

1 (V1)	739/023/007	1	PROPOSED SEWERS MOOLANDS WAY, PARADISE
2	169/091/009	2	CONTRACT 169/91/009 : SUPPLY & DELIVERY OF PIPES & SPECIALS FOR STAGE 3, 4, 5, 6 & 8 OF THE ELAMORA / NEUTRINE EFFLUENT DISPOSAL SCHEME
3 (V2 - (V3)	164/000/004	3	INCIDENCE AND DANGER OF SHARKS IN GOLD COAST WATERWAYS
4	611/021/004	5	URBAN WATER RESEARCH ASSOCIATION OF AUSTRALIA - APPLICATION FOR MEMBERSHIP
REPORT OF WATER SEWERAGE BEACHES AND FORESHORES COMMITTEE SPECIAL MEETING OF 5TH FEBRUARY, 1991			
5	216/000/003	9	HILKE DAM : STAGE 3
6	419/033/217 169/090/001	11	FAILURE OF "A" PRIMARY DIGESTER ELAMORA WASTEWATER TREATMENT PLANT

214070

GOLD COAST CITY COUNCIL

REPORT OF WATER SEWERAGE BEACHES AND FORESHORES COMMITTEE MEETING HELD IN THE WORKS COMMITTEE ROOM ON TUESDAY 29 JANUARY 1991 AT 9:00 AM

PRESENT

Aldermen W. R. Brewer (Acting Chairman), J. D. Bergin, P. B. Gamin

Apology

Alderman T. McD. Coomber

In Attendance

Messrs. B. McGinnity (Chief Engineer), H. Karl (Supervising Engineer Water Supply and Sewerage), B. Styman (Journalist) A. Jackson (Supervising Engineer - Special Projects)

*** ITEM 1

CND8/02/90(WS001)

PROPOSED SEWERS WOODLANDS WAY, PARKWOOD

FILE REFERENCE(S) : 739/023/087
VIDE ITEM(S) : PLAN(S)

*** CURRENT AGENDA MATERIAL

*** REFERENCE SUPERVISING DRAFTSMAN (21/01/91)

Requests have been received by Council's Sewerage Section from residents of Woodlands Way, Parkwood requesting connection to Council sewer. Due to the number of residents requiring these connections it is now necessary to prepare a Master Sewerage Drainage Report for the area. As the area is zoned "rural", no sewer was required as a condition of subdivision approval. Funding for the scheme would have to be reviewed with the possibility of a "benefited area scheme" being introduced or the alternative of owner contributions being considered.

*** OFFICER RECOMMENDATION

It is recommended that a master sewage drainage report be prepared and funding for the scheme be investigated.

*** RECOMMENDATION

That the recommendation of the Supervising Draftsman be adopted.

214071

-2-

Council Meeting of 8th February, 1991
Report of Mtr. Sew. Bchs. & Fshores. Comm. Mtg. 29th January, 1991

*** ITEM 2

CM08/02/91(WS002)

CONTRACT 169/091/009 - SUPPLY & DELIVERY OF PIPES & SPECIALS FOR STAGE 3, 4,
5 & 6 OF THE FLANDRA / HERRIMAC EFFLUENT DISPOSAL SCHEME

FILE REFERENCE(S) : 169/091/009
PREVIOUS DECISION(S) : CM14/12/90(WS014)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM14/12/90(WS014)

That the Contract in total, be awarded to the lowest tenderer, Tubemakers of Australia Limited, for the amended price of \$6,622,604, on a schedule of rates basis and subject to rise and fall.

*** CURRENT AGENDA MATERIAL

*** REFERENCE SUPERVISING ENGINEER CONTRACTS (22/01/91)

In a number of areas a 800 mm diameter pipe was required, but it was specified as 813 mm diameter as this was an industry standard.

Shortly after the Contract was awarded, the Contractor, Tubemakers, advised that they were gearing up for a special run of 800 mm diameter pipe for another client, and if Council wanted 800 mm pipe it could be supplied at a saving of \$19,972.

Tubemakers required an answer by the 21st January, 1991 as this is when the production of the pipe was to commence, thus in the circumstances the Acting Town Clerk approved this Contract variation, and Tubemakers was advised accordingly.

*** OFFICER RECOMMENDATION

It is recommended that Council ratify the decision of the Acting Town Clerk to approve the Contract variation of a change in pipe diameter from 813 to 800 mm with a reduction in Contract value of \$19,972.

*** RECOMMENDATION

That the recommendation of the Supervising Engineer Contracts be adopted.

214072

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Council Meeting of 8th February, 1991
Report of Wtr. Sew. Bchs. & Fshores. Comm. Mtg. 29th January, 1991

*** ITEM 3

CM08/02/91(WS003)

INCIDENCE AND DANGER OF SHARKS IN GOLD COAST WATERWAYS

FILE REFERENCE(S) : 164/000/004
PREVIOUS DECISION(S) : CM25/01/91(WS009)
VIDE ITEM(S) : PLAN(S)

*** PREVIOUS AGENDA MATERIAL

*** REFERENCE SUPERVISING ENGINEER - SPECIAL PROJECTS (15/01/90)

A report has been prepared (Vide Item).

*** OFFICER RECOMMENDATION

It is recommended that:

1. The report be noted.
2. The Director, Department of Primary Industries be requested to consider a comprehensive investigation into the recent shark attacks to ascertain if a shark control programme is necessary within the Gold Coast waterways.

COUNCIL DECISION CM25/01/91(WS003)

That a report be prepared, for presentation at the next WSB&F Committee Meeting, setting out the feasibility and estimated cost of implementing a shark monitoring pilot programme within the Gold Coast City area waterways and that an approach be made to the Albert Shire seeking their cooperation in extending the programme to the corresponding areas of the Albert Shire.

*** CURRENT AGENDA MATERIAL

*** REFERENCE SUPERVISING ENGINEER - SPECIAL PROJECTS (29/01/91)

Proposed Programme for Evaluation of Shark Populations in Gold Coast City Waterways

1.0 Introduction

Although 3 of the 4 recent shark attacks have been in a localised area in Albert Shire it is considered that the situation in Gold Coast City Waterways needs to be evaluated to determine if a potential risk exists and could develop in the future.

Advice has been received (25/01/91) from DPI that further meshing was carried out on 18th December, 1990 and that two locations were in the Nerang River in Gold Coast City. The locations were the Isle of Capri Bridge where two bull sharks (1 x 1.78 m and 1 x 1.13 m) were caught

214073

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Council Meeting of 8th February, 1991
Report of Wtr. Sew. Bchs. & Fshores. Comm. Mtg. 29th January, 1991

ITEM 3 CONTINUED...
INCIDENCE AND DANGER OF SHARKS IN GOLD COAST WATERWAYS

and the Bundall Road / Monaco Street Bridge where a 1.22 m bull shark was caught. Several sightings of sharks were reported over the Australia Day long weekend. These included a large school of medium sized (1.2 m - 1.5 m) sharks in a Palm Beach canal which is of some concern.

2.0 **Aims**

To evaluate the size and type of the shark population the programme would need to look at various areas and to incorporate a method which can effectively sample the shark population in each area. Seven representative areas would need to be surveyed as shown (Vide).

3.0 **Methods**

The practical methods of sampling are:

- (a) Netting
- (b) Baited lines
- (c) Direct sensing by side scan sonar
- (d) Survey of past sightings / catches

Advice has been received from DPI, Seaworld and commercial fishermen and of the above the most practical method with the present information appears to be netting will give a higher catch rate than baited lines. By placing a net in each location for a five day period a good idea of shark numbers should be achieved.

DPI officers were requested to consider the possibility of carrying out a netting operation at the seven related sites in Gold Coast City and to advise of any cost of this operation to Council. Advice has been received that the present 1/month meshing programme (2 nets) of DPI could be extended as requested if assistance was provided from Council staff.

4.0 **Costs**

The costs of assisting the Department of Primary Industries to expand their present programme to include the seven related sites in Gold Coast City would be in the order of \$5,000.

Albert Shire Council have also been considering what action they will take but no advice has been received.

***** REFERENCE TOWN CLERK (29/01/91)**

While the proposal to investigate the numbers of sharks in the waterways in and around the Gold Coast may have merit it is not a function of local authorities to pursue this course of action and the matter should be referred to the Minister for Primary Industries to pursue.

214074

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Council Meeting of 8th February, 1991
Report of Wtr. Sew. Bchs. & Fshores. Comm. Mtg. 29th January, 1991

ITEM 3 CONTINUED...
INCIDENCE AND DANGER OF SHARKS IN GOLD COAST WATERWAYS

Any expenditure undertaken on such a purpose would be ultra vires.

***** OFFICER RECOMMENDATION - SUPERVISING ENGINEER - SPECIAL PROJECTS**

It is recommended that the above report be noted and the matter considered by Water Sewerage, Beaches and Foreshores Committee.

***** RECOMMENDATION**

- (a) That the Department of Primary Industries be requested to extend their present programme in conjunction with Gold Coast City Council Staff to provide a comprehensive shark sampling programme to ascertain the extent of the shark population in Gold Coast City Waterways and that Council's costs, estimated at \$5,000, be provided from B221-06 (Sundry Surveys and Investigations).
- (b) That Council note that the Department of Primary Industries is currently carrying out monitoring on a monthly basis in the Albert Shire area, however, if the Albert Shire Council were to agree to an extension of the monitoring programme along the lines proposed by the Gold Coast City Council, it would be on the basis that the Albert Shire meets its share of the costs.

***** ITEM 4**

CH08/02/91(W5004)

URBAN WATER RESEARCH ASSOCIATION OF AUSTRALIA - APPLICATION FOR MEMBERSHIP

FILE REFERENCE(S) : 611/021/004
PREVIOUS DECISION(S) : CH25/01/90(W5004)

***** PREVIOUS AGENDA MATERIAL**

***** CORRESPONDENCE URBAN WATER RESEARCH ASSOCIATION OF AUSTRALIA (FDLID 9048878) (04/12/90)**

I write on behalf of the Urban Water Research Association of Australia to outline the purpose and activities of the Association and to invite your Council to become involved in the Association.

214075

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Council Meeting of 8th February, 1991
Report of Mtr. Sew. Bchs. & Fshores. Comm. Mtg. 29th January, 1991

ITEM 4

CONTINUED...

URBAN WATER RESEARCH ASSOCIATION OF AUSTRALIA - APPLICATION FOR MEMBERSHIP

The Association was formed in 1986 to co-ordinate and promote the national urban water research effort, based on the realisation that co-ordinated research programs supported by all authorities is the most cost-effective and efficient way to meet the industry's needs. The Association has developed under the guidance and financial support of the Australian Water Research Advisory Council (AWRAC) and the Major Urban Water Authorities of Australia (MUMAA) and since formation has approved funding for 74 projects totalling \$4.3 million.

As foreshadowed in the letter of 24 April 1989 from the Commissioner of Water Resources, the Association's charter now embraces not only the metropolitan urban water authorities but also the wider urban water industry in Australia including regional and smaller non-metropolitan authorities, private industry, consultants and research institutions. The organisational and membership structures to achieve this have recently been formalised and extended membership of the Association has been offered from 1 July 1990. A copy of the Association's Rules, Membership Categories, Fees and Entitlements is enclosed.

Membership of non-metropolitan authorities is on an individual authority basis with membership fees varying according to the number of rateable properties served. The fees for 1990/91 are:

Larger authorities (more than 20,000 rateable properties)	\$5,000
Intermediate authorities (less than 20,000 but more than 3,000 rateable properties)	\$1,000
Smaller authorities (less than 3,000 rateable properties)	\$ 500

Therefore your Council qualifies as a larger authority, with a fee of \$5,000.

Benefits to members include the receipt of reports on research projects funded by the Association and access to a network of water authorities and research institutions which can assist in the formulation and undertaking of research projects relevant to local problems. A copy of an information sheet on the Association is also included. This shows the research projects that have been completed and those currently in progress. If you consider the nature of these projects you will see that, while the Association is governed by the Major Urban Water Authorities of Australia, its work is also of considerably interest to the smaller non-metropolitan authorities.

Membership of the Association offers substantial benefits for small individual cost. The composite funds for all Local Authorities in Queensland would amount to a significant contribution and would offer an opportunity to influence the direction of urban water research.

Council Meeting of 8th February, 1991
Report of Mtr. Sew. Bchs. & Fshores. Comm. Mtg. 29th January, 1991

ITEM 4 CONTINUED...
URBAN WATER RESEARCH ASSOCIATION OF AUSTRALIA - APPLICATION FOR MEMBERSHIP

To facilitate communication between members and the Association, non-metropolitan authorities in Queensland will, at the Association's request, be represented on the Association's Research and Advisory Committee by an officer from the Water Resources Commission. The Commission is also taking part in the Association, paying the same membership fee as that for the larger non-metropolitan authorities.

The Authorities has received considerable support and acceptance from Australian urban water authorities, research institutions and Commonwealth Government bodies which indicates that the Association has a real role to perform and an active, fruitful time ahead. You are invited to be part of this process. Although you did not indicate a desire to participate in the Association when canvassed in April last year, I urge you again to consider joining the Association.

To become a member of the Association please forward a cheque, payable to the Urban Water Research Association of Australia, to me at the above address together with the name, address and phone number of your contact person.

*** REFERENCE SUPERVISING ENGINEER WATER SUPPLY AND SEWERAGE (08/01/91)

The Urban Water Research Association of Australia has written to Council requesting that it take up membership of the Association at an annual fee of \$5,000.

The Association was formed in 1986 by the major water authorities to undertake joint research and development work to reduce cost and duplication of this work. The Association has completed some research and has some in process which are of interest to this Council e.g.:

- Bacterial regrowth in water supplies.
- Water efficiency of domestic appliances.
- Artificial destratification of water storages in Australia.
- Taste and odour control in water supplies.
- Evaluation of chemical methods of control of algae.
- Tracing toxic discharges to sewers.
- 'User Pays' rating system.

214077

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Council Meeting of 8th February, 1991

Report of Wtr. Sew. Schs. & Fshores. Comm. Mtg. 29th January, 1991

CONTINUED...

URBAN WATER RESEARCH ASSOCIATION OF AUSTRALIA - APPLICATION FOR MEMBERSHIP

There are but some of the research work that has been completed or is being undertaken by the Association and indicates that membership of the Association may have significant benefits to Council. Reports on these research projects are available only to member authorities.

*** OFFICER RECOMMENDATION

It is recommended that funds of \$5,000, recurrent, be provided in the 1991/92 Budget for membership of the Urban Water Research Association of Australia.

COUNCIL DECISION CWS/D1/91(NS004)

That this item be referred back to Committee for further information.

*** CURRENT AGENDA MATERIAL

*** RECOMMENDATION

That the recommendation of the Supervising Engineer Water Supply and Sewerage be adopted.

214078

GOLD COAST CITY COUNCIL

REPORT OF WATER SEWERAGE BEACHES AND FORESHORES COMMITTEE SPECIAL MEETING HELD
IN THE WORKS COMMITTEE ROOM ON TUESDAY 5 FEBRUARY 1991 AT 9.00 A.M.

PRESENT

Aldermen W. R. Brewer (Acting Chairman), J. D. Bergin, P. B. Gamin

Apology

Alderman T. McD. Coomber

In Attendance

Messrs. B. McGinnity (Chief Engineer), H. Karl (Supervising Engineer Water
Supply and Sewerage), B. Styman (Journalist) J. King (Supervising Engineer
Planning and Design), A. Dunn (Supervising Engineer Contracts)

*** ITEM 5

CMDB/02/91(W5005)

HINZE DAM - STAGE 3

FILE REFERENCE(S) : 216/000/003
: 216/001/011

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE TO WATER RESOURCES COMMISSION (24/12/90)

Council considered the report on Water Supply for South East Queensland at its meeting on the 14th December, 1990 when it was resolved:

- (1) That the Minister be advised that Council notes the comments conveyed in his letter of 30 November, 1990, particularly in relation to the buffer zone philosophy contained therein.
- (2) That Council adopts the views and criteria as outlined in the Chief Engineer's statement of 3rd December, 1990 and that they be conveyed in full to the Minister.
- (3) That in consequence of noting Council's views, the Minister be requested to withdraw the notices issued to land-holders in the Hinze Dam Catchment area of "intention to acquire" and that a determination on a buffer zone be left for Council as owners to ultimately make.

214079

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Council Meeting of 8th February, 1991
Report of Mtr. Sew. Bchs. & Fshores. Comm. Spec. Mtg. 5th February, 1991

ITEM 8
HINZE DAM - STAGE 3

CONTINUED...

- (4) That in accepting the above, the Minister endorses Council's yield assumptions of a 0.25% failure probability based on the prudent use of water restrictions as the basis for the assessment of the Hinze system catchment yield.
- (5) That the Minister acknowledge that water from the Hinze system is required to supply the current and future needs of the Gold Coast City and Albert Shire residents (south of the Coomera area) based on current population projections.
- (6) That the Minister endorses Council's rights and wishes to retain control over its assets viz. the Hinze Dam and its catchment, and recognises its record as a responsible authority in the provision of water supply to its citizens.
- (7) That should any changes in Government policy emerge in the future, Council would appreciate an opportunity of consultation before any decisions affecting it are made.

This resolution was advised to the Minister in Council's letter of the 18th December, 1990.

In view of the obvious differences in attitude to the buffer zone arrangements it is believed that the holding of the public meeting, suggested in your letter, would be premature and undesirable at least until Council's Representatives have had an opportunity to discuss the matter with the Minister.

*** CORRESPONDENCE MINISTER FOR PRIMARY INDUSTRIES (FOLIO 9103035) (23/01/91)

I refer to my letter of the 30 November regarding arrangements following on from release of the results of the study "Water Supply Sources in South East Queensland".

I note that you would prefer not to have a public meeting in respect of Stage III of Hinze Dam, as suggested in that letter. I agree with you now that such a meeting is not really appropriate, given that the affected landholders are readily defined in this case.

In addition, it has been clearly decided that future action on this matter is for your Council to address.

Given that situation, I will arrange for the Water Resources Commission to advise the landholders that a public meeting is no longer proposed and that future contact on matters associated with Hinze Stage III will be from Council.

214080

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Council Meeting of 8th February, 1991
Report of Wtr. Sew. Bchs. & Fshores. Comm. Spec. Mtg. 5th February, 1991

**ITEM 5
HINZE DAM - STAGE 3**

CONTINUED...

***** REFERENCE SUPERVISING ENGINEER WATER SUPPLY & SEWERAGE (HK) (30/01/91)**

This letter from the Minister for Primary Industries clearly vests any interests in Hinze Dam with the Gold Coast City Council and in particular, the future raising for Stage 3.

Letters previously sent out to approximately 100 land owners informing them of pending resumption for Stage 3 would, in the majority of instances, now be void.

At this stage, this Council's Planning & Design Section should confirm our resumption needs for Stage 3 and advise the appropriate land owners.

***** OFFICER RECOMMENDATION**

It is recommended that:

- 1) The reply from the Minister be noted.
- 2) Council's Planning & Design Section prepare a report on resumptions required for Hinze Dam Stage 3 and present it to Council for consideration.

***** RECOMMENDATION**

That the recommendation of the Supervising Engineer Water Supply and Sewerage be adopted.

***** ITEM 6**

CN08/02/91 (WS006)

FAILURE OF "A" PRIMARY DIGESTER ELANORA WASTEWATER TREATMENT PLANT

FILE REFERENCE(S) : 419/033/217
: 169/090/001
PREVIOUS DECISION(S) : CN16/11/90 (WS005)

***** PREVIOUS AGENDA MATERIAL**

***** REFERENCE SENIOR ENGINEER SEWERAGE (01/11/90)**

At approximately 1.00 pm on Saturday 27th October, the operator on duty at Elanora Waste Water Treatment Plant noticed primary sludge escaping under pressure from the top of the "A" Primary Digester. On closer inspection, he noticed that there had been a major structural failure of the domed roof of the digester.

214081

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Council Meeting of 8th February, 1991
Report of Mtr. Sew. Bchs. & Fshores. Comm. Spec. Mtg. 5th February, 1991

ITEM 6 CONTINUED...
FAILURE OF "A" PRIMARY DIGESTER ELANORA WASTEWATER TREATMENT PLANT

The flow to the Digester was stopped and a bund wall was placed around the area to stop any spillage entering stormwater drains or water courses. A visual check indicated that the structural failure was confined to the roof of the Digester and it was decided to transfer the contents of the Digester to other Digesters.

However, during clean up operations on Sunday morning a further slight overflow occurred and it was decided to empty the contents as quickly as possible. The contents are being pumped onto sludge drying beds and into a "barney's" next storage area within the grounds of the plant. The contents are being stored on site for drying out and disposal and there has been no discharge to any watercourse.

Representatives of the Consulting Engineers, Camp, Scott & Furphy inspected the Digester on Sunday afternoon and Monday morning and are preparing a report on the failure and remedial measures for presentation to Council as soon as possible.

Camp, Scott & Furphy's preliminary estimates are that the cost of repairs alone will cost in the vicinity of \$150,000 and take a minimum of 14 weeks from calling of tenders.

Until repairs have been undertaken, Elanora W.W.T.P. will be handicapped by a fifty percent decrease in primary digestion capacity which, unfortunately, coincides with the high flows of the Christmas holiday period. While there will be little, if any, effect on effluent quality, there could be odour and disposal problems associated with the partially treated sludge.

One immediate consequence has been the banning of Grease Trap Waste Contractors from discharging at Elanora, which means all grease trap waste is now discharged at Coombabah W.W.T.P. This had to be done as all grease trap waste discharged at Elanora W.W.T.P. was pumped directly to the "A" primary digester, and also diverting this waste to Coombabah will result in a significant reduction in the loading to the remaining digester.

***** REFERENCE INSURANCE / RISK MANAGER (01/11/90)**

Notification of the abovementioned incident has been given to Council's Insurers on the basis that the damage has been caused by:

- (a) Accident or
- (b) Explosion and we assume the cause will be identified by Engineers Camp, Scott & Furphy.

All costs at this stage are being charged against an insurance account number which should be recoverable from Council's Insurers.

Council Meeting of 8th February, 1991
Report of Wtr. Sew. Bchs. & Fshores. Comm. Spec. Mtg. 5th February, 1991

ITEM 6 CONTINUED...
FAILURE OF "A" PRIMARY DIGESTER FLANDRA WASTEWATER TREATMENT PLANT

There is however one word of warning that this may not constitute a claim if it is found that the cause was the result of such things as:

- Faulty workmanship
- Faulty materials
- Error in architectural design or specification
- Wear and tear, fading, scratching or marring gradual deterioration or developing flaws etc.

Council will be kept informed on developments in this area.

*** OFFICER RECOMMENDATION

It is recommended that the information be noted.

COUNCIL DECISION CM16/11/90(W5005)

- (a) That the information be noted.
- (b) That the Chief Engineer take urgent action to prepare a report and recommendations as to the most expedient method of restoring the digester to service.

*** CURRENT AGENDA MATERIAL

*** REFERENCE SUPERVISING ENGINEER PLANNING AND DESIGN (JK)(01/02/91)

The report on the digester failure prepared by Camp Scott Furphy is on file.

A finite element analysis computer program was developed for the dome roof to ascertain the failure mode. Results of the computer model indicated, on the assumption that both overflow pipes were completely blocked, that tension cracks would start to appear in the dome's outer surface as the sludge level rose to approximately 680 mm above the dome base and complete failure resulting from yielding of the steel would have occurred when the equivalent water level rose to 320 mm above the top of the dome.

The operator who first noticed the failure confirms that the sludge escaped from the cracks on the dome under pressure and the actual failure mode was in accordance with that predicted by the computer model. It is therefore fairly certain that the failure was caused by both the overflows being blocked. The reason for the blockage is unknown.

Preliminary costs for a new digester roof were compared in steel and concrete and it was estimated that a concrete conical roof was the most economic alternative.

214083

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Special Meeting of 8th February, 1991

Report of Mr. Saw. Bchs. & Fshores. Comm. Spec. Mtg. 5th February, 1991

ITEM 5

CONTINUED...

REPAIR OF "A" PRIMARY DIGESTER ELANORA WASTEWATER TREATMENT PLANT

A new chemical concrete roof was designed by CSF, and contractors John Silk (Hardware) Pty Ltd who are presently constructing the Elanora Stage 4A Civil Works were requested to submit a price to demolish the old roof and construct a new roof. Their price is \$216,045. The price has been reviewed by the Contracts Engineer and Camp Scott Furphy, and the rates used are in line with their rates for the existing contract.

The total cost of the repair is now estimated as follows:

Removal of gas fittings. Pump out digesters	\$ 23,372
Survey and design of new roof	\$ 16,800
Demolition and construction of new roof	\$216,045
Replacement of gas fittings	\$ 20,000
Supervision and administration	\$ 5,900
	\$282,117

OFFICER RECOMMENDATION

It is recommended that:

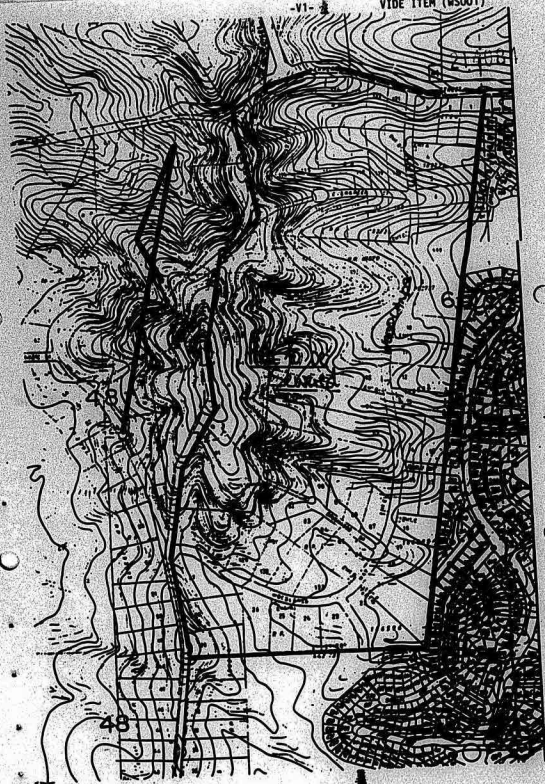
1. Camp Scott Furphy's report on the failure of A Digester be forwarded to the Insurance Assessors for processing.
2. John Silk (Hardware) Pty Ltd be engaged to demolish the old digester roof and construct the new concrete roof as an extra to Contract No. 168/090/001 for the lump sum price of \$216,045 with costs charged to Account No. 652500 - Damage to Digester Claim No. 419/033/217.

RECOMMENDATION

That the recommendation of the Supervising Engineer Planning and Design be adopted.

-VI-

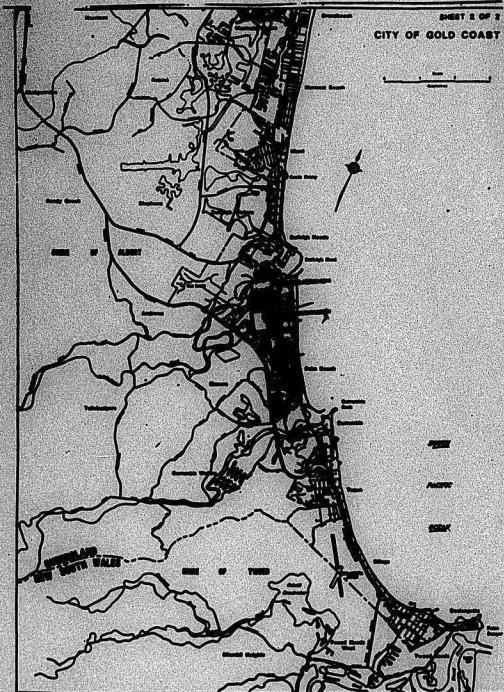
VIDE ITEM (WS001)



214085

-V2-

VIDE ITEM (WS003)



SHEET 2 OF 2

CITY OF GOLD COAST



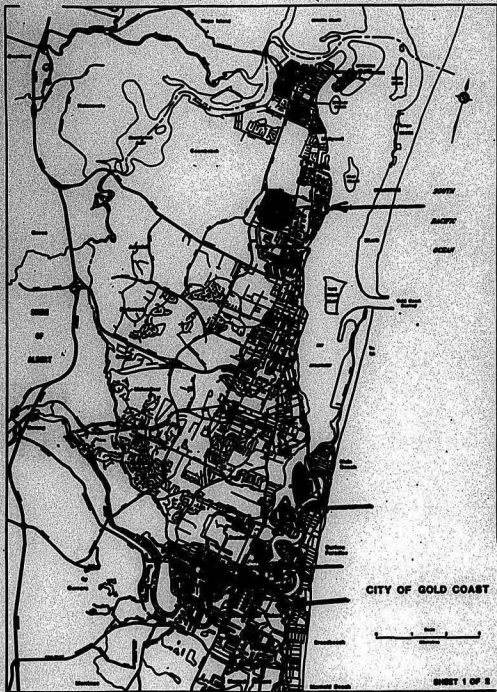
- RAIL
- ROAD
- CANAL

SHEPPARD AND SOUTH BAY

-V3-

VIDE ITEM (WS003)

214086



COUNCIL MEETING 8TH FEBRUARY, 1991 - REPORT OF PLANNING AND DEVELOPMENT COMMITTEE MEETING 25TH JANUARY AND 5TH FEBRUARY, 1991.

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
1(VI)	818/090/205	1	TPS-ERECT PRIVATE ILLUMINATED TENNIS COURT - 124 COMMOORE DRIVE, SURFERS PARADISE
2	818/090/128	4	1.GA.R2.1990-USE PART OF BUILDING AS SHOP-SCH'WAY/SAVEN COBS/KOENIG AVE., MEERHOLD RICH
3(VI)	818/090/179	6	TPS-USE BUILDING AS COMMERCIAL SERVICE (REAL ESTATE)-17 CAVILL/ORCHID AVE., S/PARADISE
4	818/090/231	9	TPS-PREFERRED USE-COMM SERVICES (BANK)-MARINE PDE/SCARBOROUGH ST/MEERHOLD ST., S/PORIT
5(VI)	818/090/207	12	TPS-TO USE BUILDING FOR INDOOR RECREATION (HEALTH CLINIC) - 8 PACIFIC AVE., MIAMI
6(VI)	818/090/212	14	TPS-USE EXISTING SHOPS FOR COMMERCIAL SERVICE (TRAVEL CENTRE)-15 BEACH RD., S/PARADISE
7	818/088/255	16	PROSECUTION OF WILKINSON SEAFOODS - PREMISES SITUATED AT 91-93 FRANK STREET, LABRADOR
8		18	APPROVAL OF TOWN PLANNING CONSENTS AND REZONINGS
	818/090/196	18	ERECT 2 PRIVATE ILLUM. TENNIS CTS-MISTRALJA AV/SURF PDE/FEDERATION AV/PATHWAY, B'RICH
	818/090/160	18	USE PART OF DWELLING AS CABETAKERS RESIDENCE - 647 PINE RIDGE RD., BIGGERS WATERS
	818/090/192	18	EXTEND EXIST. BUILDING-ADDITIONAL STOREY (ROOFED PATIO), 8 PARADISE AVE., PARADISE PT
	818/090/197	19	USE PART EXIST. BUILDING-BISTRO/UB/RESTAURANT-21 VICTORIA AVE/22 ALBERT AVE., BROOKBEACH
	818/090/185	19	USE PART EXIST. BUILDING-RESTAURANT-HOLDER PLACE, IPTON STREET & MERCEDES PLACE, BUNDALL
	818/090/182	20	ESTAB. VACANT LOT GROUP TITLE SUBDIV/ERECT PRIV. ILLUM. TENNIS CT-LEE RD., BUNNWAY BAY
	663/090/082	20	REZ. 519 OLSEN AVE., MOLENDINAR-TO SPECIAL FACILTS (SERVICE STAT ETC., 24 HR OPERATIONS)

COUNCIL MEETING 8TH FEBRUARY, 1991 - REPORT OF PLANNING AND DEVELOPMENT COMMITTEE MEETING 28TH JANUARY AND 5TH FEBRUARY, 1991.

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
9(VI)	663/090/109	22	REZONING AT MARINE PDE. BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE
10(VI)	663/090/108	22	REZONING AT MARINE PDE. BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE
11(VI)	663/090/107	23	REZONING AT MARINE PDE. BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE
12(VI)	663/090/106	24	REZONING AT MARINE PDE. BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE
13(VI)	663/090/105	25	REZONING AT MARINE PDE. BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE
14(VI)	663/090/103	26	REZONING AT MARINE PDE. BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE
15(VI)	663/090/100	27	REZONING AT JAMES COOK ESPLANADE, HOLLYWELL - TO PUBLIC OPEN SPACE - GENERAL ZONE
16(VI)	818/090/191	28	TPS-APPLICATION TO ERECT PRIVATE ILLUMINATED TENNIS CRT - 44-46 CHAROLAIS CRES, BENDONIA
17(VI)	818/090/211	30	TPS-PREFERRED USE-USE SHIP - COMMERCIAL SERVICES - 38 ORCHID AVE & ELKHORN AVE. S/PRISE
18(VI)	818/091/001	32	TPS-PREFERRED USE-MOITEY CORN PRESSES TO TAKEAWAY FOOD PRESSES - 91 SCARBOROUGH ST. S/PORI
19(VI)	818/090/172	34	TPS-EXTEND APPROVED DEVELOPMENT - MARINE PDE. HERAMS ST & SCARBOROUGH STREET, SOUTHDOROT
20	663/090/054	44	1.6A.1 OF 1991-REZONING TO SPECIAL RESIDENTIAL-COSTON ST., SOUTHDOROT (MARRINGAL P/L)
21	739/013/039 PT.3	46	MARINE PDE. BIGGERA WATERS - BRISBANE RD TO BIGGERA CREEK BRIDGE CAR PARKING FACILITY
22(VI)	818/090/215	52	TPS-USE COMMERCIAL PRES FOR SHIP (MADRIPPING SALOM)-50 JAMES ST. BIRLEIGH HEADS
23(VI)	818/090/193	59	TPS-ESTABLISH VEHICLE WIRE PRESSES-IRUKINA RD. DIERVAL AVE & LANEWAY, BIRLEIGH HEADS

COUNCIL MEETING 1991 - REPORT OF PLANNING AND DEVELOPMENT COMMITTEE MEETING 29TH JANUARY AND 5TH FEBRUARY, 1991.

ITEM NO.	FILE NO.	PAGE NO.	SUBJECT
24	818/090/023	64	APPROVAL OF TOWN PLANNING CONSENTS AND ZONINGS
25	019/003/001 PT.5	65	PROP HELIPAD-SOLID COAST HOSPITAL MEDIVAC TEAMS-ATHOL PATERSON CAR PARK, SOUTHPORT
26(CP)	388/001/003	67	LIOUID AND SOLID WASTE DISPOSAL FROM MARINE VESSELS
27(V1)	663/090/097	71	REZONING AT WABOOD ST, REDANG RD & PANGATTA DR., SOUTHPORT TO SPECIAL FACILITIES ZONE
28(V1)	818/090/225	84	TPS-ISE PART OF EXISTING BUILDING AS CHILD CARE CENTRE - PARKLANDS DRIVE, ERNEST
29(V1)	818/090/223	88	TPS-ISE PART OF EXISTING DWELLING AS HOME OCCUPATION - 4 EVAN STREET, SOUTHPORT
30(V1)	663/090/095	91	REZONING AT 33 GOVERNMENT ROAD AND KERRAN STREET, LANJANOR-TO SPECIAL RESIDENTIAL ZONE
31	663/090/032	109	REZONING-125 HANSEBRO BO, COOMBARAH TO SPECIAL RESIDENTIAL ZONE-LOCAL GOVERNMENT APPEAL

214087

GOLD COAST CITY COUNCIL

REPORT OF PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD IN THE WORKS
COMMITTEE ROOM ON TUESDAY 29TH JANUARY, 1991 AT 9:00 AM

PRESENT

Aldermen L.J. Hughes (Chairman), B.A. Paterson, P. Lawlor and G.J.
Beidson

IN ATTENDANCE

Messrs. N. Hodges (Planning & Development Manager) and R. Campbell
(Deputy Planning and Development Manager)

*** ITEM 1

CM08/02/91(P0001)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ERECT A PRIVATE
ILLUMINATED TENNIS COURT - 124 COMMODORE DRIVE, SURFERS PARADISE

FILE REFERENCE(S) : 818/090/205
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO ERECT AN ILLUMINATED TENNIS COURT
APPLICANT : AMARANTHUS PTY. LTD.
OWNER : AMARANTHUS PTY. LTD.
SITE LOCATION : 126 AND 151 COMMODORE DRIVE, SURFERS PARADISE
RPD : LOTS 316, 317 & 318 ON REGISTERED PLAN
157158, PARISH OF GILSTON, COUNTY OF WARD
ZONING : RESIDENTIAL "A"
AREA : 3369 SQUARE METRES
CLASSIFICATION : OUTDOOR RECREATION
DATE RECEIVED : 23/11/90
DATE ADVERTISED : 28/11/90
OBJECTION(S) : NIL

*** CURRENT AGENDA MATERIAL*** CORRESPONDENCE TOWN CLERK TO AMARANTHUS PTY. LTD. (27/12/90)

I refer to your letter of 21st November, 1990, seeking a relaxation of
Council's Waterfront Development By-Law, regarding setback from the
waterfront and other issues.

I advise that Council considers the position of the subject site to be
exposed directly to flood flow and, as such, any works as proposed
would create a real scour risk both for this property and downstream
properties.

I regret to advise therefore, that your application has been
unsuccessful and any proposed works will be required to conform to
Council's Waterfront Development By-Law, a copy of which is enclosed
for your information.

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Council Meeting 8th February, 1991
Report Planning and Development Committee Meeting 29th January, 1991

ITEM 2

CONTINUED...

LG APPEAL NO. 83 OF 1990 - TO USE PART OF EXISTING BUILDING AS A SHOP -
232 GOLD COAST HIGHWAY, GAVEN CRESCENT & KAREN AVE. MERMAID BEACH

An application has been made to erect a private illuminated tennis court at 124 Commodore Drive, Surfers Paradise, which is within the Residential "A" Zone.

*** REFERENCE TECHNICAL OFFICER PLANNING AND DEVELOPMENT (SF) (18/01/91)

No objections were received within the statutory advertising period.

The subject site contains three allotments which are vacant and the proposed court is to be located on the northern boundary with frontages to Commodore Drive and the Nerang River. The northern boundary setback complies with Council's requirements, however, the setback to Commodore Drive varies from nil to 2.5 with the majority of this setback at .3 metres with a 1.8 metre block fence proposed. There is a nil setback to the revetment wall.

The applicant requested a preliminary decision by the Building Department and the applicant was advised that the application was unsuccessful and any proposed works would be required to conform to Council's Waterfront Development By-Law (see above Correspondence).

General Comment

The proposal does not accord with Council's Tennis Court Policy or Council's Waterfront Development By-law. As the sites are vacant, the applicant should be required to comply with Council's requirements.

*** OFFICER RECOMMENDATION

It is recommended that the application be refused on the grounds that:

- (1) The proposal does not accord with Council's Tennis Court Policy.
- (2) The proposal does not accord with Council's Waterfront Development By-law.

*** RECOMMENDATION

- (A) It is considered that the applicant should be given the opportunity to provide a suitable arrangement to enable the tennis court to be utilised on the site in such a manner that does not have a detrimental effect on flood flows of the Nerang River.
- (B) The application be approved to use land situated at 24 Commodore Drive, Surfers Paradise described as Lots 316, 317 and 318 on Registered Plan 157158, Parish of Gilston, County of Ward for the purpose of private illuminated tennis court, subject to the following conditions:
 - (1) The applicant providing a suitable design such as a suspended slab to ensure that the construction of a tennis court does not have a detrimental effect on the flood characteristics of the Nerang River, adjacent waterways and adjacent lands.

Council Meeting 8th February, 1991
Report Planning and Development Committee Meeting 29th January, 1991

ITEM 1 CONTINUED...
TOWN PLANNING SCHEME - APPLICATION FOR CONSENT TO ERECT A PRIVATE
ILLUMINATED TENNIS COURT - 124 COMMODORE DRIVE, SURFERS PARADISE

- (2) All noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and the Noise Abatement Act and requirements of any other authorities.
- (3) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupant or passing motorist.

The court lights are to be the special anti-glare type as approved by the Chief Engineer. The glare controlled lamps should comply with, or improve upon, a type C floodlight as identified in Australian Standard AS 2560, Part 1 -1982.*

The subject lighting installation is required to mitigate the impact of night tennis lighting on the residential amenity of the area. One criterion is that the illumination level of the lighting installation shall not contribute in excess of 8 lux in the vertical or horizontal plane when measurement is taken 1.5 metres outside the subject property. (The normal minimum residential setback for a single storey dwelling along the side and rear boundaries is 1.5 metres).

The spill light illumination constraint applies from ground level to a height of ten (10) metres.

The approved specifications and settings of lighting installations used for illuminating night tennis courts shall not be altered or adjusted without the prior approval of the Chief Engineer.

- (4) The landscaping is to be established and maintained to the reasonable satisfaction of the Planning and Development Manager at all times.
- (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 lights are to be switched off at 9:00 pm. The court is not to be used between the hours of 9:00 pm and 7:00 am.
- (7) The tennis court is to be set back at least 1.5 metres from the eastern boundary.
- (8) Along the Commodore Drive boundary a 1.8 metre block fence or equivalent is to be constructed with appropriate chain wire extension to the satisfaction of the Planning and Development Manager.

REVOCATION OF APPROVAL

- (9) This approval may be revoked in accordance with Section 33(160) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.

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Council Meeting 8th February, 1991
Report Planning and Development Committee Meeting 29th January, 1991

ITEM 1

CONTINUED...

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ERECT A PRIVATE
ILLUMINATED TENNIS COURT - 124 COMMODORE DRIVE, SURFERS PARADISE

- (10) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** ITEM 2

CM08/02/91(PD002)

LOCAL GOVERNMENT APPEAL NO. 82 OF 1990 - APPLICATION FOR CONSENT - USE
PART OF EXISTING BUILDING AS A SHOP - 232 GOLD COAST HIGHWAY, GAVEN
CRESCENT AND KAREN AVENUE, MERMAID BEACH

FILE REFERENCE(S) : 818/090/128
PREVIOUS DECISION(S) : CM19/10/90(PD032)
: CM14/12/90(PD018)

PROPOSED DEVELOPMENT : TO USE PART OF AN EXISTING BUILDING AS A SHOP
APPLICANT : JANCOST PTY. LTD., C/- DREDGE & BELL PLANNING
PTY. LTD.
OWNER : NITAN INVESTMENTS (QLD) PTY. LTD.
SITE LOCATION : 232 GOLD COAST HIGHWAY, GAVEN CRESCENT AND
KAREN AVENUE, MERMAID BEACH
RPD : LOT 1 ON REGISTERED PLAN 195486, PARISH OF
GILSTON, COUNTY OF WARD
ZONING : HIGHWAY DEVELOPMENT ZONE
AREA : 1.737 HECTARES
CLASSIFICATION : SHOP
DATE RECEIVED : 26/07/90
DATE ADVERTISED : 08/08/90
OBJECTION(S) : NIL

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE DREDGE & BELL PLANNING PTY. LTD. (FOLIO 9050708)
(17/12/90)

We refer to an application for town planning consent to establish a fruit barn on land known as the Home Inn Shopping Centre at the corner of 2520 Gold Coast Highway and Gaven Crescent, Mermaid Beach (Council File Ref: 818/090/128).

As a result of our client's instruction, an appeal to the Local Government Court with respect to Council's refusal of the application has been lodged.

Council Meeting 8th February, 1991
Report Planning and Development Committee Meeting 29th January, 1991

ITEM 2

CONTINUED...

LG APPEAL NO. 83 OF 1990 - TO USE PART OF EXISTING BUILDING AS A SHOP -
232 GOLD COAST HIGHWAY, GAVEN CRESCENT A KAREN AVE, MERMAID BEACH

It is our client's intention to attempt to resolve the matter of the Appeal by way of negotiation with Council, and to this end we request a meeting with the Planning and Development Committee.

The purpose of the meeting will be to explore areas where common ground may exist sufficient to resolve the Appeal.

To this end, could you please advise our office of a suitable time and date to meet with the Committee.

*** REFERENCE ASSISTANT PLANNING OFFICER (061/09/01/91)

Council at its meeting held on the 19th October, 1990, resolved to refuse an application for a shop for the purpose of a wholesale and retail fruit and vegetable market within the Home Inn Centre, Mermaid Beach.

Local Government Appeal No. 82 of 1990 has since been lodged against Council's decision by Jancost Pty. Ltd. Council on the 14th December, 1990, resolved to engage Solicitors to act on its behalf in defence of the Appeal with the authority to engage Counsel if necessary. The matter has been referred on to Council's Solicitors.

The Appellant now requests a meeting with the Planning and Development Committee in an attempt to resolve the Appeal by way of negotiation.

*** OFFICER RECOMMENDATION

It is recommended that :

- (a) Council advise the Appellant's Representatives that Council is of the opinion that the proposed development cannot be appropriately conditioned to overcome adverse points raised in the grounds of refusal of the application.
- (b) Council advise its Solicitors to proceed with the defence of the Appeal.

*** RECOMMENDATION

- (A) That the appellant's representatives be invited to discuss the proposal on a "without prejudice" basis with the Planning and Development Committee. The appellant be requested to make a submission with regard to how the proposal, if approved, could be accommodated on-site with regard to the loading and unloading facilities required for the proposed use and in addition to give details of the refrigeration area proposed in the development.
- (B) Council appoint solicitors to take the necessary action to defend the Appeal.

214092

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Council Meeting 8th February, 1991
Report Planning and Development Committee Meeting 29th January, 1991

*** ITEM 3

C408/02/91(PD003)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN EXISTING BUILDING AS A COMMERCIAL SERVICE (REAL ESTATE) - CORNER 17 CAVILL AVENUE AND ORCHID AVENUE, SURFERS PARADISE

FILE REFERENCE(S) : 818/090/179
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO USE PART OF AN EXISTING BUILDING FOR COMMERCIAL SERVICES (REAL ESTATE)

APPLICANT : MATRICHERE PTY. LTD.
OWNER : THE COLONIAL MUTUAL LIFE ASSURANCE SOCIETY LIMITED

SITE LOCATION : CORNER 17 CAVILL AVENUE AND ORCHID AVENUE, SURFERS PARADISE

RPD : LOTS 1-3 ON REGISTERED PLAN 91115, PARISH OF GILSTON, COUNTY OF WARD

ZONING AREA : COMPREHENSIVE DEVELOPMENT
: 100 SQUARE METRES

CLASSIFICATION : COMMERCIAL SERVICES

DATE RECEIVED : 26/11/90
DATE ADVERTISED : 28/11/90

OBJECTION(S) : ONE (1) LETTER WAS RECEIVED
OBJECTOR(S) : ARMSTRONG ANTIQUES

*** CURRENT AGENDA MATERIAL

*** REFERENCE TECHNICAL OFFICER - PLANNING AND DEVELOPMENT (SF)(18/01/91)

The applicant seeks approval to use an existing shop on the corner of 17 Cavill Avenue and Orchid Avenue, Surfers Paradise as a Commercial Services (Real Estate). Under the central area plan, offices are considered a desirable use in this location. The proposed commercial service has a gross floor area of 100 square metres. As the proposal does not include an increase in use area, car parking is not an issue to be considered when assessing this application.

OBJECTIONS

One (1) objection was received. The grounds for objection are that business is solicited from passing pedestrians. Condition (2) provides for this.

GENERAL COMMENT

Council has approved a number of real estate agencies within the Comprehensive Development Zone which are within reasonably close proximity to the subject site. The proposal is considered satisfactory and compatible with surrounding land uses and warrants approval.

*** OFFICER RECOMMENDATION

It is recommended that:

As required under the provisions of "The Local Government Act 1936 to 1990", Section 33(18)(j), Notice of Council's intention to approve the

Council Meeting 8th February, 1991
Report Planning and Development Committee Meeting 29th January, 1991

ITEM 3 CONTINUED...
TPS 1 TO USE PART OF AN EXISTING BUILDING AS A COMMERCIAL SERVICE (REAL ESTATE) - CORNER 17 CAVILL AVENUE AND ORCHID AVENUE, SURFERS PARADISE

application subject to the following conditions, to use part of an existing building on the land situated at corner 17 Cavill Avenue and Orchid Avenue, Surfers Paradise, described as Lots 1-3 on Registered Plan 91115, Parish of Gilston, County of Ward for the purpose of commercial services (real estate), be served on the applicant and the objectors.

BUILDING AND DEVELOPMENT COMPLIANCE

- (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.
- (2) There is to be no touting for business on the footpath frontage of the site. The soliciting from the premises of passing pedestrians is excluded from this approval where the soliciting is such as to cause nuisance to tourists or casual visitors to the reasonable satisfaction of the Planning and Development Manager.
- (3) Provision of fire services in accordance with the Fire Safety Act.

NOISE & AMENITY CONTROL

- (4) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.
- (5) 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.

LIGHTING DEVICES

- (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.

ADVERTISING DEVICES

- (7) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (8) The location, size, type and content of any advertising sign or device is to be submitted to Council for approval under the provisions of the Signs By-law. In assessing such applications, particular regard will be given to preserving the amenity of the area.

STORMWATER DRAINAGE

- (9) In accordance with Council policy "Stormwater Headworks Charges for Building Approval" a contribution is applicable towards the cost of future upgrading of the existing stormwater system in the area. The contribution is payable to Council prior to the commencement of construction and will be determined at the time of processing a building application for the work. The contribution will be in accordance with the rates, fixed by the Council's Budget, applicable at the time of the Building Application.

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Council Meeting 8th February, 1991
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ITEM 3

CONTINUED...

TPS - TO USE PART OF AN EXISTING BUILDING AS A COMMERCIAL SERVICE (REAL ESTATE) - CORNER 17 CAVILL AVENUE AND ORCHID AVENUE, SURFERS PARADISE

ROADWORKS AND FOOTPATH AREAS

- (10) Where damaged, the existing kerb and channel and footpath is to be replaced with new kerb and channel and paved footpath for the frontage of the site. The kerb and channel is to be on an alignment both horizontal and vertical to match the existing kerb and channel or any future kerb and channel design that Council may have for this vicinity. The paved footpath is to be constructed in accordance with Council's requirements.
- (11) The footpath and setback areas are to be kept clear of goods, signs and street furniture not approved by the Manager Health, Building and By-laws and the Planning and Development Manager.

(12) WATER SUPPLY AND SEWERAGE COMPONENT 2 HEADWORKS

In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 2).

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that the application and determination of these contributions will be deferred to the time of a Building Application or Consent or Subdivision application, for the site the subject of this application, whichever is the earlier.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply \$259.00 per Equivalent Population / Person
Sewerage \$380.00 per Equivalent Population / Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 at the time of this approval.

(13) PAYMENT OF WATER SUPPLY AND SEWERAGE HEADWORKS CONTRIBUTIONS

The contributions are payable to Council by the applicant in cash or bank cheque within seven (7) days of the commencement of the construction of the building work and that no plumbing and drainage inspections will be undertaken until payment is received.

REVOCATION OF APPROVAL

- (14) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.

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ITEM 3

CONTINUED...

TPS : TO USE PART OF AN EXISTING BUILDING AS A COMMERCIAL SERVICE (REAL ESTATE) - CORNER 17 CAVILL AVENUE AND ORCHID AVENUE, SURFERS PARADISE

- (15) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Technical Officer - Planning and Development be adopted.

*** ITEM 4

CND8/01/91(PD004)

TOWN PLANNING SCHEME : PREFERRED USE APPLICATION - COMMERCIAL SERVICES (BANK) - CORNER 40 MARINE PARADE, SCARBOROUGH STREET AND HERANG STREET, SOUTHPORT

FILE REFERENCE(S) : 818/090/231

PROPOSED DEVELOPMENT : COMMERCIAL SERVICES (BANK)
 APPLICANT : C.M. GROUP
 OWNER : BURNS PHILP TRUSTEE CO. LTD.
 SITE LOCATION : CORNER 40 MARINE PARADE AND SCARBOROUGH STREET, SOUTHPORT
 RPD : SUBDIVISION 2 OF RESUBDIVISION 2 OF SUBDIVISION A OF ALLOTMENT 8 AND OF SUBDIVISIONS 2 AND 3 OF ALLOTMENTS 9 AND 10 OF SECTION 2 ON REGISTERED PLAN 4681, ALLOTMENT 7 OF SECTION 2, LOT 10 ON REGISTERED PLAN 115682 AND RESUBDIVISION 7 OF SUBDIVISION 2 OF ALLOTMENT 6 OF SECTION 2 ON REGISTERED PLAN 76773, RESUBDIVISION 3 OF SUBDIVISION 3 OF ALLOTMENT 11 OF SECTION 2 ON REGISTERED PLAN 106085, SUBDIVISION 1 OF RESUBDIVISION 3 OF SUBDIVISION 2 OF ALLOTMENT 5 OF SECTION 2 ON REGISTERED PLAN 73773, RESUBDIVISION 2 OF SUBDIVISION 3 OF RESUBDIVISION 2 OF SUBDIVISION 1 OF ALLOTMENT 13 AND OF SUBDIVISION 2 OF ALLOTMENT 5 OF SECTION 2 ON REGISTERED PLAN 73773 SUBDIVISION 2 OF RESUBDIVISION 2 OF SUBDIVISION 1 OF ALLOTMENT 13 AND OF SUBDIVISION 2 OF RESUBDIVISION 2 OF PLAN CATALOGUE 47298 SUBDIVISION 1 OF RESUBDIVISION 2 AND SUBDIVISION 1 OF RESUBDIVISION 1 OF SUBDIVISION 1 OF ALLOTMENT 13 OF SECTION 2 ON PLAN CATALOGUE 61138 LOT 4 ON REGISTERED PLAN 76773 SUBDIVISION 3 OF ALLOTMENT 12 OF SECTION 2 ON PLAN CATALOGUE 76773 SUBDIVISION 1 OF ALLOTMENT 12 OF SECTION 2 ON PLAN CATALOGUE 76773

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ITEM 4

CONTINUED...

TPS : PREFERRED USE APPLICATION - COMMERCIAL SERVICES (BANK) - CORNER
40 MARINE PARADE, SCARBOROUGH STREET AND NERANG STREET, SOUTHPORT

RESUBDIVISION 2 OF SUBDIVISION 2 OF ALLOTMENT
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RESUBDIVISION 1 OF SUBDIVISION 2 OF ALLOTMENT
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SUBDIVISIONS 1 AND 2 OF ALLOTMENT 6 OF
SECTION 2 ON PLAN CATALOGUE 76773 SUBDIVISION
5 OF ALLOTMENT 12 OF SECTION 2 ON PLAN
CATALOGUE 76773 LOT 9 ON REGISTERED PLAN
115652 RESUBDIVISION 4 AND SUBDIVISION 1 OF
RESUBDIVISION 5 OF SUBDIVISION 2 OF ALLOTMENT
10 OF SECTION 2 ON PLAN CATALOGUE 51322
SUBDIVISION 2 OF RESUBDIVISION 5 OF
SUBDIVISION OF ALLOTMENT 10 OF SECTION 2
ON PLAN CATALOGUE 51322 LOT 2 ON REGISTERED
PLAN 198959, COUNTY OF WARD, PARISH OF NERANG

ZONING : COMPREHENSIVE DEVELOPMENT
AREA : 62.53 SQUARE METRES
CLASSIFICATION : COMMERCIAL SERVICE (BANK)
DATE RECEIVED : 31/12/90

*** CURRENT AGENDA MATERIAL

*** REFERENCE TECHNICAL OFFICER - PLANNING AND DEVELOPMENT
(SF)(21/01/91)

Application has been made for commercial services (bank) in tenancy 97A, level 1, within Australia Fair Shopping Complex. The site is located within Precinct 2 of the Southport Central Area.

Commercial premises are a preferred use in the precinct and their contribution to the support district of the commercial core accords with Council's general intent for the area.

There is no increase in use area and no additional car parking is required.

*** OFFICER RECOMMENDATION

It is recommended that:

The application be approved to use an existing tenancy on the land situated at 40 Marine Parade and Scarborough Street, Southport, described as subdivision 2 of resubdivision 2 of subdivision a of allotment 8 and of subdivisions 2 and 3 of allotments 9 and 10 of section 2 on registered plan 4681, allotment 7 of section 2, lot 10 on registered plan 115652 and resubdivision 7 of subdivision 2 of allotment 6 of section 2 on registered plan 76773, resubdivision 3 of subdivision 3 of allotment 11 of section 2 on registered plan 106085, subdivision 1 of resubdivision 3 of subdivision 2 of allotment 5 of section 2 on registered plan 73773, resubdivision 2 of subdivision 3 of resubdivision 2 of subdivision 1 of allotment 13 and of subdivision 2 of allotment 5 of section 2 on registered plan 73773 subdivision 2 of resubdivision 2 of subdivision 1 of allotment 13 and of subdivision 2

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ITEM 4 CONTINUED...
TPS 1 PREFERRED USE APPLICATION - COMMERCIAL SERVICES (BANK) - CORNER
40 MARINE PARADE, SCARBOROUGH STREET AND HERANG STREET, SOUTHPORT

of allotment 5 of section 2 of plan catalogue 47298 subdivision 1 of resubdivision 2 and subdivision 1 of resubdivision 1 of subdivision 1 of allotment 13 of section 2 on plan catalogue 61138 lot 4 on registered plan 76773 subdivision 3 of allotment 12 of section 2 on plan catalogue 76773 subdivision 1 of allotment 12 of section 2 on plan catalogue 76773 resubdivision 2 of subdivision 2 of allotment 12 of section 2 on plan catalogue 78575 resubdivision 1 of subdivision 2 of allotment 12 of section 2 on plan catalogue 78575 subdivision 6 of allotment 12 and of subdivisions 1 and 2 of allotment 6 of section 2 on plan catalogue 76773 subdivision 5 of allotment 12 of section 2 on plan catalogue 76773 lot 9 on registered plan 115652 resubdivision 4 and subdivision 1 of resubdivision 5 of subdivision 2 of allotment 10 of section 2 on plan catalogue 51322 subdivision 2 of resubdivision 5 of subdivision of allotment 10 of section 2 on plan catalogue 51322 lot 2 on registered plan 198959, County of Ward, Parish of Herang for the purpose of commercial services (bank), subject to the following conditions:

APPROVED PLANS

- (1) The development is to be generally in accordance with the plans submitted by the applicant (Plan/Drawing No. 3080483029 P2 and 3 submitted by the applicant dated 31st December, 1990).
- (2) Compliance with the requirements imposed by the Inspector of Shops and Factories.
- (3) 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.

REVOCATION OF APPROVAL

- (4) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
- (5) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Technical Officer - Planning and Development be adopted.

*** ITEM 5

CMDB/01/91(P0005)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE AN EXISTING BUILDING FOR INDOOR RECREATION (HEALTH CLINIC) - 8 PACIFIC AVENUE, MIAMI

FILE REFERENCE(S) : 818/090/207
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO USE AN EXISTING BUILDING FOR INDOOR RECREATION (HEALTH CLINIC)

APPLICANT : K.D. PHILLIPS BUILDERS PTY. LTD. AND WINTERQUEEN PTY. LTD.

OWNER : K.D. PHILLIPS BUILDERS PTY. LTD. AND WINTERQUEEN PTY. LTD.

SITE LOCATION : 8 PACIFIC AVENUE, MIAMI
RPO : LOT 23 ON REGISTERED PLAN 228798, PARISH OF GILSTON, COUNTY OF WARD

ZONING : LIGHT INDUSTRY
AREA : 252.64 SQUARE METRES

CLASSIFICATION : INDOOR RECREATION

DATE RECEIVED : 26/11/90

DATE ADVISED : 28/11/90

OBJECTION(S) : SEVEN (7) LETTERS WERE RECEIVED, TWO (2) OF WHICH WERE RECEIVED OUTSIDE STATUTORY ADVERTISING PERIOD (AND ONE (1) LETTER WITH NO DATE RECEIVED)

OBJECTOR(S) : SELECT AUTO REPAIRS, P. & O. LEISURE FURNITURE, GOLD COAST REMOVALS, (LATE OBJECTIONS: SHELL MIAMI SELF SERVE, MIAMI HIGH SCHOOL)(NO DATED RECEIVED: BERKLEE EXHAUST)

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE P.J. DONNELLY (FOLIO 9051146) (21/12/90)

After reading the objections to the above application consent, it is obvious that there has been a misunderstanding by the objectors.

We have a tenant (Gloria Marshall) who has an international business reputation and has conducted its business within the City of the Gold Coast for many years, without any objection. The tenant has agreed to a five year lease with a five year option so we do not envisage any change in tenancy. The Needle Exchange referred to in the objections, at the moment we believe, is located behind the objectors in Oak Street. Our belief is that it is to be relocated to the State owned building that Gloria Marshall is vacating.

Our application for consent is to provide Gloria Marshall with a tenancy for their health salon and understand that they will be vacating their present premises at 2019 Gold Coast Highway, Miami and occupying 8 Pacific Avenue, Miami in the New Year.

Council Meeting 8th February, 1991
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ITEM 5

CONTINUED...

TP SCHEME - APPLICATION FOR CONSENT TO USE AN EXISTING BUILDING FOR
INDOOR RECREATION (HEALTH CLINIC) - 8 PACIFIC AVENUE, MIAMI

We note that everyone of the objectors is worried that the premises will be used as a needle exchange for drug addicts. We do not believe that Gloria Marshall intends to set up such a business at 8 Pacific Avenue.

We look forward to an early favourable reply and speedy solution to this ridiculous problem.

*** REFERENCE TECHNICAL OFFICER - PLANNING AND DEVELOPMENT
(SF1(21/01/91))

An application has been received to use an existing warehouse for Indoor Recreation (Health Clinic) at 8 Pacific Avenue, Miami which is included in the Light Industry Zone.

Objections

Seven (7) letters of objection have been received. In responding to these objections the applicant has advised that all objectors are concerned that the proposed use is to be needle exchange for drug addicts. They point out that the proposed use is a Gloria Marshall Heal Salon for the purpose of weight reduction.

Health General Comment

Car Parking

A driveway extends along the eastern boundary which provides access through roller doors to five (5) car parks at the rear of the storage area.

The applicant has advised that the top floor is to be utilised for exercise equipment and a consultants interview room with the ground level being for storage purposes only.

The car parking rate of assessment for an indoor recreation is more than for the approved factory.

Car Parking Provided On-site

One (1) space per fifty (50) square metres of use area 5

Car Parking Required

The ground level storage area has been assessed at the industrial rate of one space per fifty (50) square metres of use area (68.44 square metres)

1.3 spaces

The first level indoor recreation area has been assessed at one space per twenty (20) square metres of use area (200 square metres)

10 spaces

Total number of spaces required
Shortfall

11.3 say 12 spaces
7 spaces

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TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE AN
EXISTING BUILDING FOR INDOOR RECREATION (HEALTH CLINIC) - 8
MARTIN AVENUE, MIAMI

File No. 118/080/257
Procedural Motion

Council Decision
19.4.91

HW

Resolved on the MOTION of Alderman P.J. Lawlor, seconded 91/063
Alderman A.J. Rickard, that the following Council Decision of
8th February, 1991 (P0005) be rescinded:
That the application be refused as insufficient car parking has
been provided for the use on-site.

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Council Meeting 8th February, 1991
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ITEM 5 CONTINUED...
TP SCHEME - APPLICATION FOR CONSENT TO USE AN EXISTING BUILDING FOR
INDOOR RECREATION (HEALTH CLINIC) - 8 PACIFIC AVENUE, MIAMI

Landscaping

The setback area is entirely bricked with no provision for landscaping.

GENERAL COMMENT

The applicant states that the number of employees is to be four. Given that some of these employees are likely to use the car parking bays provided which will further reduce the availability of bays for patrons of the salon. It is considered that a shortfall of seven (7) spaces is undesirable.

No on-street parking is provided nearby.

*** OFFICER RECOMMENDATION

It is recommended that the application be refused as insufficient car parking has been provided for the use on-site.

RECOMMENDATION

That the recommendation of the Technical Officer - Planning and Development be adopted.

ITEM 6

CM08/02/91(P0006)

TPM PLANNING SCHEME - APPLICATION FOR CONSENT TO USE EXISTING SHOPS
FOR A COMMERCIAL SERVICE (TRAVEL CENTRE) - 15 BEACH ROAD, SURFERS
PARADISE

FILE REFERENCE(S) : 818/090/212
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO USE EXISTING SHOPS FOR A COMMERCIAL SERVICE (TRAVEL CENTRE)

APPLICANT : CALDIS COOK GROUP
OWNER : BROADLEAF PTY. LTD.
SITE LOCATION : 15 BEACH ROAD AND 46 CAVILL AVENUE, SURFERS PARADISE

RPD : LOT 1 ON REGISTERED PLAN 161358, PARISH OF GILSTON, COUNTY OF WARD

ZONING : COMPREHENSIVE DEVELOPMENT
AREA : APPROXIMATELY NINETY-FIVE (95) SQUARE METRES
CLASSIFICATION : COMMERCIAL SERVICE (TRAVEL CENTRE)
DATE RECEIVED : 03/12/90
DATE ADVERTISED : 05/12/90
OBJECTION(S) : NIL

*** CURRENT AGENDA MATERIAL

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ITEM 6

CONTINUED...

TP SCHEME : APPLICATION FOR CONSENT TO USE EXISTING SHOPS FOR A
COMMERCIAL SERVICE (TRAVEL CENTRE) - 15 BEACH ROAD, SURFERS PARADISE

*** REFERENCE TECHNICAL OFFICER - PLANNING AND DEVELOPMENT
(SF) (22/01/91)

An application has been received to use two existing shops (Shop 11 and 12) within The Cavill Park Building as a commercial services, namely a travel centre.

Under the Central Area Plan, offices are considered a desirable use in this location. The proposed travel centre has a gross floor area of approximately ninety-five (95) square metres and fronts the arcade. As the proposal does not include an increase in use area of the tenancy, car parking is not an issue to be considered when assessing the application.

There have been no objections to the application. The proposal is regarded as being satisfactory and compatible with surrounding land uses and warrants approval by Council.

*** OFFICER RECOMMENDATION

It is recommended that:

The application be approved to use part of an existing building on the land situated at Shops 11 and 12, 15 Beach Road, Surfers Paradise, described as Lot 1 on Registered Plan 161358, Parish of Gilston, County of Ward, for the purpose of commercial services (Travel Centre), subject to the following conditions:

BUILDING AND DEVELOPMENT COMPLIANCE

- (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. These plans are to generally accord with the plan approved in this Town Planning approval apart from where amendments are necessary to comply with the conditions of the approval. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Town Planning approval.
- (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) The provisions of the Town Planning approval are to be effected prior to the commencement of the specific use as granted by the said permit.

NOISE & AMENITY CONTROL

- (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 Planning and Development Manager.
- (6) There is to be no interference with the amenity of the neighbourhood by reason of the emission of noise, vibration,

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ITEM 6 CONTINUED...
TP SCHEME - APPLICATION FOR CONSENT TO USE EXISTING SHOPS FOR A
COMMERCIAL SERVICE (TRAVEL CENTRE) - 1A BEACH ROAD, SURFERS PARADISE

small, fumes, smoke, vapour, steam, soot, ash, dust, waste water,
waste products, grit, oil or otherwise.

LIGHTING DEVICES

- (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.

ADVERTISING DEVICES

- (8) Any advertising device is to comply with Chapter 13 of Council's By-laws.
(9) The location, size, type and content of any advertising sign or device is to be submitted to Council for approval under the provisions of the Signs By-law. In assessing such applications, particular regard will be given to preserving the amenity of the area.
(10) The footpath setback and arcade areas are to be kept clear of goods, signs and street furniture not approved by the Manager Health, Building and By-laws and the Planning and Development Manager.

REVOCAION OF APPROVAL

- (11) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
(12) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Technical Officer - Planning and Development be adopted.

*** ITEM 7

CH08/02/91(P0007)

PROSECUTION OF WILKINSON SEAFOODS - PREMISES SITUATED AT 91-93 FRANK STREET, LABRADOR

FILE REFERENCE(S) : 818/089/255
PREVIOUS DECISION(S) : CH06/04/90(P0017)

*** PREVIOUS AGENDA MATERIAL

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ITEM 7

CONTINUED...

PROSECUTION OF WILKINSON SEAFOODS - PREMISES SITUATED AT 91-93 FRANK STREET, LABRADOR

COUNCIL DECISION CMO6/04/90(P0017)

- (A) Council adhere to the original condition of approval Condition (10) of Town Planning Permit No. 3/911, namely:
 - "(10) The carpark area is to be set back three (3) metres from the new front property boundary following the dedication of land required for road widening purposes and the carpark is to be setback 1.5 metres from the southern and entire eastern boundaries."
- (B) The Applicant be advised that as he has proposed further development of his site, he is responsible for the costs associated with the road dedication to Council. Providing the road widening is dedicated to Council at no cost, calculations will be on the gross area before road widening dedication.
- (C) Council adhere to the original condition of approval Condition (37) of Town Planning Permit No. 3/911, namely:
 - "(37) Construction of a suitable fence at the applicant's cost to the satisfaction of the Planning and Development Manager along the boundary between the two (2) access strips that connect the subject land to Marine Parade."

*** CURRENT AGENDA MATERIAL

*** REFERENCE PLANNING ASSISTANT (PKM)(23/01/91)

An inspection of the premises carried out on 3rd December, 1990 revealed that conditions (8), (10), (13), (33) and (37) of Town Planning Permit No. 3/911 had not been adhered to.

A notice concerning these matters was served on the owner of the land on 20th December, 1990.

A further inspection of the site carried out on 17th January, 1991 revealed no action has been taken to rectify the problems.

Complaints have been received by Council by residents of the area concerned with the problems of dust and the dangerous situation in Marine Parade caused by customers of the premises using the easement as access to the unsealed car park. (See condition (37) of Town Planning Permit No. 3/911).

No response has been received by Council from the owner of the premises regarding the abovementioned notice.

*** OFFICER RECOMMENDATION

It is recommended that Council's solicitor be instructed to commence legal action against the owner of the land for non-compliance with the gazetted Town Planning Scheme.

*** RECOMMENDATION

That the recommendation of the Planning Assistant be adopted.

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Council Meeting 8th February, 1991
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*** ITEM 8

CM08/02/91(PD008)

APPROVAL OF TOWN PLANNING CONSENTS AND REZONINGS

1. TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ERECT TWO (2) PRIVATE ILLUMINATED TENNIS COURTS - 14 AUSTRALIA AVENUE, SURF PARADE, FEDERATION AVENUE AND PATHWAY, BROADBEACH

FILE REFERENCE(S) : 818/090/196
PREVIOUS DECISION(S) : CM14/12/90(PD090)

PROPOSED DEVELOPMENT : TO ERECT TWO (2) PRIVATE ILLUMINATED TENNIS COURTS
APPLICANT : THE HULBERT GROUP (QLD) PTY. LTD.
OWNER : MR. S. MATSUMARI - SENSUKAI (AUSTRALIA) PTY. LTD.
SITE LOCATION : 14 AUSTRALIA AVENUE, SURF PARADE, FEDERATION AVENUE AND PATHWAY, BROADBEACH
RPD : LOT 14 ON REGISTERED PLAN 230869, PARISH OF GILSTON, COUNTY OF WARD
ZONING : RESIDENTIAL D ZONE
AREA : 8841 SQUARE METRES
CLASSIFICATION : OUTDOOR RECREATION

2. TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN EXISTING DWELLING AS A CARETAKERS RESIDENCE - 647 PINE RIDGE ROAD, BIGGERA WATERS

FILE REFERENCE(S) : 818/090/160
PREVIOUS DECISION(S) : CM14/12/90(PD040)

PROPOSED DEVELOPMENT : TO USE PART OF AN EXISTING DWELLING AS A CARETAKER'S RESIDENCE
APPLICANT : R.P.B. WILHELM
OWNER : R.P.B. AND G.R. WILHELM
SITE LOCATION : 647 PINE RIDGE ROAD, BIGGERA WATERS
RPD : LOT 1 ON REGISTERED PLAN 97743, PARISH OF BARROW, COUNTY OF WARD
ZONING : RURAL
AREA : 4047 SQUARE METRES
CLASSIFICATION : CARETAKER'S RESIDENCE

3. TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO EXTEND AN EXISTING APPROVED BUILDING BY AN ADDITIONAL STOREY (ROOFED PATIO) - 8 PARADISE AVENUE, PARADISE POINT

FILE REFERENCE(S) : 818/090/192
PREVIOUS DECISION(S) : CM14/12/90(PD085)

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ITEM 8
APPROVAL OF TOWN PLANNING CONSENTS AND REZONINGS

CONTINUED...

PROPOSED DEVELOPMENT	: TO EXTEND AN EXISTING APPROVED BUILDING BY AN ADDITIONAL STOREY (ROOFED PATIO)
APPLICANT	: JOYCE IRENE THOMPSON
OWNER	: JOYCE IRENE THOMPSON
SITE LOCATION	: 8 PARADISE AVENUE, PARADISE POINT
RPD	: LOT 26 ON BUILDING UNITS PLAN 4293, PARISH OF BARKON, COUNTY OF WARD
ZONING	: RESIDENTIAL C
AREA	: 2547 SQUARE METRES
CLASSIFICATION	: MULTI-UNIT BUILDING

4. TOWN PLANNING SCHEME - APPLICATION FOR CONSENT TO USE PART OF AN EXISTING BUILDING AS A NIGHTCLUB / RESTAURANT - 21 VICTORIA AVENUE AND 22 ALBERT AVENUE, BROADBEACH

FILE REFERENCE(S) : 818/090/197
PREVIOUS DECISION(S) : CH14/12/90(P0101)

PROPOSED DEVELOPMENT	: TO USE PART OF AN EXISTING BUILDING AS A NIGHTCLUB / RESTAURANT
APPLICANT	: PALPERRA PTY. LTD.
OWNER	: PALPERRA PTY. LTD.
SITE LOCATION	: 21 VICTORIA AVENUE AND 22 ALBERT AVENUE, BROADBEACH
RPD	: LOT 3 ON REGISTERED PLAN 216699, PARISH OF GILSTON, COUNTY OF WARD
ZONING	: GENERAL COMMERCIAL
AREA	: 2428 SQUARE METRES
CLASSIFICATION	: NIGHT CLUB / RESTAURANT

5. TOWN PLANNING SCHEME - APPLICATION FOR CONSENT TO USE PART OF AN EXISTING BUILDING AS A RESTAURANT - HOLDEN PLACE, UPTON STREET AND MERCEDES PLACE, BUNDALL

FILE REFERENCE(S) : 818/090/185
PREVIOUS DECISION(S) : CH14/12/90(P0044)

PROPOSED DEVELOPMENT	: TO USE PART OF AN EXISTING BUILDING AS A RESTAURANT
APPLICANT	: MAINCOVE PTY. LTD.
OWNER	: MAINCOVE PTY. LTD.
SITE LOCATION	: HOLDEN PLACE, UPTON STREET AND MERCEDES PLACE, BUNDALL
RPD	: LOT 388 AND LOT 5 ON REGISTERED PLAN 804690, PARISH OF HERANG, COUNTY OF WARD
ZONING	: COMPREHENSIVE DEVELOPMENT
AREA	: 7957 SQUARE METRES
CLASSIFICATION	: RESTAURANT

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ITEM 8
APPROVAL OF TOWN PLANNING CONSENTS AND REZONINGS

CONTINUED...

6. TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ESTABLISH
VACANT LOT GROUP TITLE SUBDIVISION AND ERECT PRIVATE ILLUMINATED
TENNIS COURT - LEE ROAD, RUMAMAY BAY

FILE REFERENCE(S) : 818/090/182
PREVIOUS DECISION(S) : CM14/12/90(P0099)

PROPOSED DEVELOPMENT : TO ESTABLISH A VACANT LOT GROUP TITLE
SUBDIVISION AND TO ERECT A PRIVATE
ILLUMINATED TENNIS COURT
APPLICANT : BENNET AND BENNET CONSULTING SURVEYORS
OWNER : GOLDMAD PTY. LTD.
SITE LOCATION : LEE ROAD, RUMAMAY BAY
RPD : LOT 4 ON REGISTERED PLAN 218900, PARISH
OF BARRON, COUNTY OF WARD
ZONING : SPECIAL RESIDENTIAL ZONE
AREA : 1.867 HECTARES
CLASSIFICATION : GROUP HOUSING DEVELOPMENT

7. APPLICATION FOR REZONING AT 519 OLSEN AVENUE, MOLENDINAR - TO
SPECIAL FACILITIES (SERVICE STATION, FAST FOOD, CONVENIENCE STORE
- 24 HOUR OPERATION) ZONE

FILE REFERENCE(S) : 663/090/082
PREVIOUS DECISION(S) : CM14/12/90(P0093)

PROPOSED DEVELOPMENT : SERVICE STATION, FAST FOOD AND CONVENIENCE
STORE
APPLICANT : JOHN PETER MARENDY
OWNER : TWEED COAST SANDS PTY. LTD.
SITE LOCATION : CORNER 519 OLSEN AVENUE AND HERANG ROAD,
MOLENDINAR
EXISTING ZONING : LIGHT INDUSTRY
PROPOSED ZONING : SPECIAL FACILITIES (SERVICE STATION, FAST
FOOD, CONVENIENCE STORE-TWENTY-FOUR HOUR
OPERATION)

"R"

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ITEM 8
APPROVAL OF TOWN PLANNING CONSENTS AND REZONINGS

CONTINUED...

AREA : 6688 SQUARE METRES (AREA TO BE REZONED 2739
SQUARE METRES)
RPD : PART OF LOT 4102 ON PLAN S182105,
PARISH OF NERANG, COUNTY OF WARD

***** CURRENT AGENDA MATERIAL**

***** REFERENCE PLANNING AND DEVELOPMENT MANAGER (NH) (22/01/91)**

Council has previously resolved its intention to approve the abovementioned application(s) subject to the provisions of the Local Government Act 1936-1990, Section 33 (1B) (j).

The applicant(s) and the objector(s) were advised of their appeal rights in accordance with Section 33 of the Local Government Act 1936-1990 by letter.

Council records indicate that no Appeals have been lodged.

***** OFFICER RECOMMENDATION**

It is recommended that:

- (A) In accordance with the provisions of the Local Government Act 1936-1990, Section 33 (1B) (p) and as no appeal(s) have been lodged to the previous Council decisions, the above applications be approved subject to the conditions of Council's previous decisions for each application.
- (B) The applicant(s) be advised accordingly.

***** RECOMMENDATION**

That the recommendation of the Planning and Development Manager be adopted.

"R"

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*** ITEM 9

CH08/02/91(P0009)

APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

FILE REFERENCE(S) : 663/090/109
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : PARK AND RECREATION
APPLICANT : GOLD COAST CITY COUNCIL
OWNER : CROWN LAND
SITE LOCATION : MARINE PARADE, LABRADOR
EXISTING ZONING : UNZONED
PROPOSED ZONING : PUBLIC OPEN SPACE - GENERAL ZONE
AREA : 1,142 SQUARE METRES
RPD : LOTS 9 AND 10 ON PLAN WD 6716,
COUNTY OF WARD, PARISH OF BARROW

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (25/01/91)

Council, as part of the rationalisation of the western side of the Broadwater, has taken action to close certain Road Reserve and Esplanade areas and have these areas contained in Public Open Space - General Zone. One such area is that described as Lots 9 and 10 on Plan WD 6716, County of Ward, Parish of Barrow. The zoning of this land has been advertised in accordance with the provisions of the Local Government Act, and no objections were received to the proposed zoning.

*** OFFICER RECOMMENDATION

It is recommended that Council approve the zoning of the land described as Lots 9 and 10 on Plan WD 6716, County of Ward, Parish of Barrow, and forward this application to the Minister to have the land zoned to Public Open Space - General Zone.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

*** ITEM 10

CH08/02/91(P0010)

APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

FILE REFERENCE(S) : 663/090/108
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : PARK AND RECREATION
APPLICANT : GOLD COAST CITY COUNCIL

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ITEM 10 CONTINUED...
APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

OWNER : CROWN LAND
SITE LOCATION : MARINE PARADE, BIGGERA WATERS
EXISTING ZONING : UNZONED
PROPOSED ZONING : PUBLIC OPEN SPACE - GENERAL ZONE
AREA : 343 SQUARE METRES
RPD : LOTS 3 AND 4 ON WD 6726,
COUNTY OF WARD, PARISH OF BARROW

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (25/01/91)

Council, as part of the rationalisation of the western side of the Broadwater, has taken action to close certain Road Reserve and Esplanade areas and have these areas contained in Public Open Space - General Zone. One such area is that described as Lots 3 and 4 on Plan WD 6726, Parish of Barrow, County of Ward. The zoning of this land has been advertised in accordance with the provisions of the Local Government Act, and no objections were received to the proposed zoning.

*** OFFICER RECOMMENDATION

It is recommended that Council approve the zoning of the land described as Lots 3 and 4 on Plan WD 6726, Parish of Barrow, County of Ward, and forward this application to the Minister to have the land zoned to Public Open Space - General Zone.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

*** ITEM 11

CMDB/02/91(PD011)

APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

FILE REFERENCE(S) : 663/090/107
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : PARK AND RECREATION
APPLICANT : GOLD COAST CITY COUNCIL
OWNER : CROWN LAND
SITE LOCATION : MARINE PARADE, BIGGERA WATERS
EXISTING ZONING : UNZONED
PROPOSED ZONING : PUBLIC OPEN SPACE - GENERAL ZONE
AREA : 270 SQUARE METRES
RPD : LOTS 1 AND 2 ON PLAN WD 6719,
COUNTY OF WARD, PARISH OF BARROW

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ITEM 11

CONTINUED...

APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (DC) (25/01/91)

Council, as part of the rationalisation of the western side of the Broadwater, has taken action to close certain Road Reserve and Esplanade areas and have these areas contained in Public Open Space - General Zone. One such area is that described as Lots 1 and 2 on Plan WD 6719, County of Ward, Parish of Barrow. The zoning of this land has been advertised in accordance with the provisions of the Local Government Act, and no objections were received to the proposed zoning.

*** OFFICER RECOMMENDATION

It is recommended that Council approve the zoning of the land described as Lots 1 and 2 on Plan WD 6719, County of Ward, Parish of Barrow, and forward this application to the Minister to have the land zoned to Public Open Space - General Zone.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

*** ITEM 12

CM08/02/91(P0012)

APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

FILE REFERENCE(S) : 663/090/106
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : PARK AND RECREATION
APPLICANT : GOLD COAST CITY COUNCIL
OWNER : CROWN LAND
SITE LOCATION : MARINE PARADE, BIGGERA WATERS
EXISTING ZONING : UNZONED
PROPOSED ZONING : PUBLIC OPEN SPACE - GENERAL ZONE
AREA : 324 SQUARE METRES
RPD : LOTS 7 AND 8 ON PLAN WD 6714,
COUNTY OF WARD, PARISH OF BARRON

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (DC) (25/01/91)

Council, as part of the rationalisation of the western side of the

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ITEM 12 CONTINUED...
APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

Broadwater, has taken action to close certain Road Reserve and Esplanade areas and have these areas contained in Public Open Space - General Zone. One such area is that described as Lots 7 and 8 on Plan WD 6714, County of Ward, Parish of Barrow. The zoning of this land has been advertised in accordance with the provisions of the Local Government Act, and no objections were received to the proposed zoning.

*** OFFICER RECOMMENDATION

It is recommended that Council approve the zoning of the land described as Lots 7 and 8 on Plan WD 6714, County of Ward, Parish of Barrow, and forward this application to the Minister to have the land zoned to Public Open Space - General Zone.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

*** ITEM 13

CND8/02/91(PD013)

APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

FILE REFERENCE(S) : 663/090/105
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : PARK AND RECREATION
APPLICANT : GOLD COAST CITY COUNCIL
OWNER : CROWN LAND
SITE LOCATION : MARINE PARADE, BIGGERA WATERS
EXISTING ZONING : UNZONED
PROPOSED ZONING : PUBLIC OPEN SPACE - GENERAL ZONE
AREA : 351 SQUARE METRES
RPD : LOTS 5 AND 6 ON PLAN WD 6720,
PARISH OF BARRON, COUNTY OF WARD

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (25/01/91)

Council, as part of the rationalisation of the western side of the Broadwater, has taken action to close certain Road Reserve and Esplanade areas and have these areas contained in Public Open Space - General Zone. One such area is that described as Lots 5 and 6 on Plan WD 6720, Parish of Barrow, County of Ward. The zoning of this land has been advertised in accordance with the provisions of the Local Government Act, and no objections were received to the proposed zoning.

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ITEM 13 CONTINUED...
APPLICATION FOR REZONING AT MARINE PARADE, BIGGERA WATERS - TO PUBLIC OPEN SPACE - GENERAL ZONE

*** OFFICER RECOMMENDATION

It is recommended that Council approve the zoning of the land described as Lots 5 and 6 on Plan WD 6720, Parish of Barrow, County of Ward, and forward this application to the Minister to have the land zoned to Public Open Space - General Zone.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

*** ITEM 14 CM08/02/91(PD014)

APPLICATION FOR REZONING AT MARINE PARADE, LABRADOR - TO PUBLIC OPEN SPACE - GENERAL ZONE

FILE REFERENCE(S) : 663/090/103
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : PARK AND RECREATION
APPLICANT : GOLD COAST CITY COUNCIL
OWNER : CROWN LAND
SITE LOCATION : MARINE PARADE, LABRADOR
EXISTING ZONING : UNZONED
PROPOSED ZONING : PUBLIC OPEN SPACE - GENERAL ZONE
AREA : 2,242 SQUARE METRES
RPD : LOTS 1, 2 AND 3 ON PLAN WD. 6710,
PARISH OF NERANG, COUNTY OF WARD

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (25/01/91)

Council, as part of the rationalisation of the western side of the Broadwater, has taken action to close certain Road Reserve and Esplanade areas and have these areas contained in Public Open Space - General Zone. One such area is that described as Lots 1, 2 and 3 on Plan WD 6710, Parish of Nerang, County of Ward. The zoning of this land has been advertised in accordance with the provisions of the Local Government Act, and no objections were received to the proposed zoning.

*** OFFICER RECOMMENDATION

It is recommended that Council approve the zoning of the land described as Lots 1, 2 and 3 on Plan WD 6710, Parish of Nerang, County of Ward, and forward this application to the Minister to have the land zoned to

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ITEM 14 CONTINUED...
APPLICATION FOR REZONING AT MARINE PARADE, LABRADOR - TO PUBLIC OPEN SPACE - GENERAL ZONE

Public Open Space - General Zone.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

*** ITEM 15

CM08/02/91(PD015)

APPLICATION FOR REZONING AT JAMES COOK ESPLANADE, HOLLYWELL - TO PUBLIC OPEN SPACE - GENERAL ZONE

FILE REFERENCE(S) : 663/090/100
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : PARK AND RECREATION
APPLICANT : GOLD COAST CITY COUNCIL
OWNER : CROWN LAND
SITE LOCATION : JAMES COOK ESPLANADE, HOLLYWELL
EXISTING ZONING : UNZONED
PROPOSED ZONING : PUBLIC OPEN SPACE - GENERAL ZONE
AREA : 6,917 SQUARE METRES
RPD : LOT 1 ON PLAN MD 6713,
PARISH OF BARROW, COUNTY OF WARD

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (25/01/91)

Council, as part of the rationalisation of the western side of the Broadwater, has taken action to close certain Road Reserve and Esplanade areas and have these areas contained in Public Open Space - General Zone. One such area is that described as Lot 1 on Plan MD 6713, Parish of Barrow, County of Ward. The zoning of this land has been advertised in accordance with the provisions of the Local Government Act, and no objections were received to the proposed zoning.

*** OFFICER RECOMMENDATION

It is recommended that Council approve the zoning of the land described as Lot 1 on Plan MD 6713, Parish of Barrow, County of Ward, and forward this application to the Minister to have the land zoned to Public Open Space - General Zone.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

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*** ITEM 16

CM08/02/91(P0016)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ERECT A PRIVATE ILLUMINATED TENNIS COURT - 44-46 CHAROLAIS CRESCENT, BENOVA

FILE REFERENCE(S) : 818/090/191
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO ERECT A PRIVATE ILLUMINATED TENNIS COURT
APPLICANT : RAYMOND AND BRENDA SCHULTZ
OWNER : RAYMOND AND BRENDA SCHULTZ
SITE LOCATION : 44-46 CHAROLAIS CRESCENT, BENOVA
RPD : LOTS 16 AND 17 ON REGISTERED PLAN 210536,
PARISH OF NERANG, COUNTY OF WARD
ZONING : RESIDENTIAL "A"
AREA : 1885 SQUARE METRES
CLASSIFICATION : ILLUMINATED TENNIS COURT (PRIVATE)
DATE RECEIVED : 29/10/90
DATE ADVERTISED : 07/11/90
OBJECTION(S) : ONE (1) LETTER WAS RECEIVED OUT OF TIME
OBJECTOR(S) : PERMANENT TRUSTEE CO. LTD.

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT PLANNING OFFICER (DG)(29/11/91)

Approval is sought to erect a private illuminated tennis court. The proposed tennis court and proposed residence will extend over two allotments at 44-46 Charolais Crescent, Benova. The property has frontage to a canal and it is intended to locate the court on the water frontage part of the site.

To date, Council has approved a number of illuminated tennis courts within Charolais Crescent. These proposals have raised minimal objection and have generally complied with Council Policy No. 4 for Tennis Courts within Residential Zones.

One late objection was received from the adjoining owner to the north-east. Their concerns relate to loss of privacy, increased noise and out of character with area.

Extensive setbacks are proposed to the southern (side) boundary, i.e. 11.6 to 17 metres. Council's Building Section and the Works Department raise no objection to the court's 1.4 metre setback to the canal as the property is situated on a dead end canal in contrast to a through canal or flood canal. The north-eastern (side) boundary has a setback of 1.2 to 2.2 metres which contrasts slightly with Council Policy's minimum 1.5 metres. However, the proposed setback is viewed as acceptable for the following reasons:

- (1) The 1.2 metre setback is closest to the canal with the 2.2 metre setback being closest to the adjoining residence.

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CONTINUED...

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ERECT A PRIVATE
ILLUMINATED TENNIS COURT - 44-46 CHAROLAIS CRESCENT, BENOWA

- (2) The court is situated on a lower level to that of the adjoining residence.
- (3) The setback area above Council's minimum requirement relates to a significant part of the court's width and compensates for the 1.2 metre setback in part.

*** OFFICER RECOMMENDATION

It is recommended that:

The application be approved to erect an illuminated tennis court on the land situated at 44-46 Charolais Crescent, Benowa, described as Lots 16 and 17 on Registered Plan 210536, Parish of Nerang, County of Ward, subject to the following conditions:

- (1) All noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and the Noise Abatement Act and requirements of any other authorities.
- (2) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupant or passing motorist.
The court lights are to be the special anti-glare type as approved by the Chief Engineer. The glare controlled lamps should comply with, or improve upon, a type C floodlight as identified in Australian Standard AS 2560, Part 1 -1982.
The subject lighting installation is required to mitigate the impact of night tennis lighting on the residential amenity of the area. One criterion is that the illumination level of the lighting installation shall not contribute in excess of 8 lux in the vertical or horizontal plane when measurement is taken 1.5 metres outside the subject property. (The normal minimum residential setback for a single storey dwelling along the side and rear boundaries is 1.5 metres).
The spill light illumination constraint applies from ground level to a height of ten (10) metres.
The approved specifications and settings of lighting installations used for illuminating night tennis courts shall not be altered or adjusted without the prior approval of the Chief Engineer.
- (3) The landscaping is to be established and maintained to the reasonable satisfaction of the Planning and Development Manager at all times.
- (4) The tennis court is to be for the private use of residents in the dwelling/duplex dwelling/group housing units/multi-unit building.
- (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 lights are to be switched off at 9:00 pm. The court is not to be used between the hours of 9:00 pm and 7:00 am.
- (7) The tennis court is to be set back in accordance with Plan marked S971.4 Sheet 4 by W.N. Webb and Associates Pty. Ltd. and submitted as part of the consent application on the 29th October,

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CONTINUED...

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ERECT A PRIVATE
ILLUMINATED TENNIS COURT - 44-46 CHAROLAIS CRESCENT, BENOWA

1990.

- (8) Tennis court fencing is to be of an open mesh type.

STORMWATER DRAINAGE

- (9) Stormwater drainage from the site is to be collected on site in an underground drainage system and discharged into a satisfactory stormwater drainage system to be constructed to a legal point of discharge, at the time of development of the site.
The paved area of the tennis court shall have a system of inlet pits, concrete kerbing, spoon drains and an underground pipe system designed and constructed to the satisfaction of the Chief Engineer to fully contain and control all stormwater from the tennis court, and discharge into the said stormwater drainage system. The discharge of stormwater from the site into the canal at the rear of the property will not be permitted unless approvals from the Department of Transport and the Department of Environment and Heritage are obtained by the applicant.

REVOCATION OF APPROVAL

- (10) This approval may be revoked in accordance with Section 33(160) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
(11) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(160) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Assistant Planning Officer be adopted.

*** ITEM 17

CM06/02/91(P0017)

TOWN PLANNING SCHEME : PREFERRED USE APPLICATION TO USE AN EXISTING
SHOP FOR A COMMERCIAL SERVICES (FOREIGN CURRENCY EXCHANGE) - CORNER 38
ORCHID AVENUE AND ELKHORN AVENUE, SURFERS PARADISE

FILE REFERENCE(S) : 818/090/211
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO USE AN EXISTING SHOP FOR A COMMERCIAL
SERVICES (FOREIGN CURRENCY EXCHANGE)
APPLICANT : LISTON PTY. LTD. AND NACHMA INTERNATIONAL
(AUST) PTY. LTD.
OWNER : THE PROPRIETORS "MONTE CARLO"
SITE LOCATION : CORNER 38 ORCHID AVENUE AND ELKHORN AVENUE,

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ITEM 17 CONTINUED...
TPS/PREFERRED USE APPLICATION-USE EXISTING SHOP FOR COMMERCIAL SERVICES
(FOREIGN CURRENCY EXCHANGE)-38 ORCHID/ELKHORN AVENUE, SURFERS PARADISE

RPD	: SURFERS PARADISE
ZONING	: BUILDING UNITS PLAN 4099
AREA	: COMPREHENSIVE DEVELOPMENT ZONE
CLASSIFICATION	: 25 SQUARE METRES
DATE RECEIVED	: COMMERCIAL SERVICES
DATE ADVERTISED	: 06/12/90
OBJECTION(S)	: 12/12/90
	: NIL

*** REFERENCE TECHNICAL OFFICER - PLANNING AND DEVELOPMENT (SF)
(23/01/91)

Application has been made to use an existing shop (Shop 12) front Orchid Avenue as a commercial services, namely a Foreign Currency Exchange.

The proposed use has a gross floor area of 25 square metres and is within Intensity Zone 7 of the Surfers Paradise Central Area Plan. The proposed use is likened to offices in the Schedule of Uses and is identified as a desirable use.

The proposal satisfies criteria of "Policy 50 - Surfers Paradise Central Area - Application for Town Planning Consent to Change the Use of an Existing Building" with authority to process the application being delegated to the Planning and Development Manager.

It is noted that Preferred Use Approval Town Planning Permit No. 818/090/211 was issued on 23rd January, 1991.

*** OFFICER RECOMMENDATION

It is recommended that Council ratify the action taken to approve the use under the delegated authority of the Planning and Development Manager, 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. These plans are to generally accord with Drawing No. WD.03 for Project 343.409 dated 12th November, 1990, and drawn by AJB of the Heather Thiedeke Group, approved in this Town Planning Permit apart from where amendments are necessary to comply with the conditions of the Permit. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Town Planning Permit.
- (2) The approved use is to comply with the conditions and provisions of Town Planning Permit No. 6/861.
- (3) Provision of water supply and sewerage in accordance with the Water Supply and Sewerage Act and to the satisfaction of the Chief Engineer.

REVOCAION OF APPROVAL

- (4) This approval may be revoked in accordance with Section 33(16D)

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ITEM 17 CONTINUED...
TPS: PREFERRED USE APPLICATION - USE EXISTING SHOP FOR COMMERCIAL SERVICES
(FOREIGN CURRENCY EXCHANGE) - 38 ORCHID/ELKHORN AVENUE, SURFERS PARADISE

- of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
- (5) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Technical Officer - Planning and Development be adopted.

*** ITEM 18

CM08/02/91 (PD018)

TOWN PLANNING SCHEME : PREFERRED USE APPLICATION TO MODIFY FROM
COMMERCIAL PREMISES TO TAKE-AWAY FOOD PREMISES - SHOP 29 McDONNELL AND
EAST CENTRE, 91 SCARBOROUGH STREET, SOUTHPORT

FILE REFERENCE(S) : 818/091/001
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO USE AN EXISTING COMMERCIAL PREMISES
TENANCY AS A TAKE-AWAY FOOD PREMISES

APPLICANT : GALLIANO PTY. LTD.
OWNER : P.M.A. DEVELOPMENT COMPANY NO. 1 PTY. LTD.
SITE LOCATION : 91-97 SCARBOROUGH STREET AND 21-25 HERANG
STREET, SOUTHPORT

RPO : LOT 19 ON REGISTERED PLAN NO. 206210, COUNTY
OF WARD, PARISH OF HERANG

ZONING : COMPREHENSIVE DEVELOPMENT
AREA : GROSS FLOOR AREA 68.3 SQUARE METRES (SHOP 29)
CLASSIFICATION : TAKE-AWAY FOOD PREMISES
DATE RECEIVED : 08/01/91

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT PLANNING OFFICER (06/22/01/91)

Approval is sought for a change in use from commercial premises (insurance office) to take-away food premises. The tenancy is on the second floor within the McDonnell and East Building, corner Herang Street and Scarborough Street, Southport. The site is situated within Precinct 3 of the Southport Development Control Plan.

The land uses table for Precinct 3 identifies take-away food premises as a preferred land use. The use is proposed to be conducted in

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ITEM 18 CONTINUED...
TPS;PREFERRED USE-MODIFY COMMERCIAL PREMISES TO TAKE-AWAY FOOD PREMISES
- SHOP 29 McDONNELL AND EAST CENTRE, 91 SCARBOROUGH STREET, SOUTHPORT

association with the use of an existing licensed restaurant known as "Le Ritz" (Shop 8).

No additional car parking will be required for the change in use.

***** OFFICER RECOMMENDATION**

It is recommended that:

The application for a change in preferred land use be approved to use an existing building on the land situated at Shop 29 McDonnell and East Centre, 91 Scarborough Street, Southport, described as Lot 19 on Registered Plan 206210, Parish of Nerang, County of Ward, for the purpose of a take-away food premises, subject to the following conditions:

BUILDING AND DEVELOPMENT COMPLIANCE

- (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. These plans are to generally accord with the plan approved in this Town Planning approval apart from where amendments are necessary to comply with the conditions of the approval. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Town Planning approval.
- (2) The approved use is to comply with the conditions and provisions of Town Planning Permit No. 3/735.
- (3) Provision of water supply and sewerage in accordance with the Water Supply and Sewerage Act and to the satisfaction of the Chief Engineer.

REVOCATION OF APPROVAL

- (4) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
- (5) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

***** RECOMMENDATION**

That the recommendation of the Assistant Planning Officer be adopted.

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*** ITEM 19

CM08/02/91(PD019)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO EXTEND AN APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL ACCOMMODATION TOWER, ANCILLARY RESTAURANT AND GUEST FACILITIES (INCLUDING GYMNASIUM AND ILLUMINATED TENNIS COURTS) - 40-46 MARINE PARADE AND 24-28 HERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

FILE REFERENCE(S) : 818/090/172
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO EXTEND AN APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL ACCOMMODATION TOWER, ANCILLARY RESTAURANT AND GUEST FACILITIES (INCLUDING GYMNASIUM AND ILLUMINATED TENNIS COURTS)

APPLICANT : C.M. HOLDINGS PTY. LTD.
OWNER : BURNS PHILP TRUSTEE COMPANY LIMITED
SITE LOCATION : 40-46 MARINE PARADE, 24-28 HERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

RPD : LOTS 1 AND 2 ON REGISTERED PLAN 65582 AND LOTS 7 AND 8 ON REGISTERED PLAN 4679 AND LOTS 1 AND 2 ON REGISTERED PLAN 91016 AND LOTS 2 AND 4 ON REGISTERED PLAN 51322 AND LOT 2 ON REGISTERED PLAN 4681 AND LOT 7 ON PLAN S.1821 AND LOT 10 ON REGISTERED PLAN 115652 AND LOT 7 ON REGISTERED PLAN 76773 AND LOTS 1 AND 2 ON REGISTERED PLAN 73773 AND LOT 1 ON REGISTERED PLAN 218873 AND LOT 2 ON REGISTERED PLAN 47298 AND LOT 1 ON REGISTERED PLAN 61138 AND LOT 2 ON REGISTERED PLAN 198959, PARISH OF HERANG, COUNTY OF WARD

ZONING : COMPREHENSIVE DEVELOPMENT
AREA : 2.2387 HECTARES
CLASSIFICATION : HOTEL
DATE RECEIVED : 01/10/90
DATE ADVISED : 03/10/90
OBJECTION(S) : NIL

*** CURRENT AGENDA MATERIAL

*** REFERENCE PLANNING OFFICER (ST) (15/11/90)

Proposal

The proposed application is to extend the existing Australia Fair Shopping Development by way of an erection of an hotel accommodation tower, ancillary restaurant and guest facilities (including gymnasium and illuminated tennis courts).

The accommodation hotel will comprise 170 suites in a ten (10) storey building above the existing shopping centre structure.

Objections

No objections were lodged to the statutory advertising of the proposal.

ITEM 19 CONTINUED...
TPS - EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 HERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

Compliance with Southport Development Control Plan

- * **Intent** - The site lies within Precinct 2 of the Southport Development Control Plan. This Precinct is intended to be a mixed use area containing combinations of retail, commercial and residential uses. The proposal does not conflict with the intent of the Development Control Plan.
- * **Land Use** - Accommodation buildings are uses that are preferred within the Precinct. It is considered that the proposed use falls within the above category.
- * **Residential Density** - The maximum allowable site population density is 800 persons per hectare. The proposed development is well under this requirement at 151 persons per hectare.
- * **Development Intensity** - The basic plot ratio for the site is 2.0:1. However, it will be necessary to assess the effect of the hotel accommodation on the plot ratio for the development of which this proposal forms a part.

The permitted plot ratio for this site is calculated according to the proportionate areas within Precincts 2 and 3 of the Development Control Plan.

From previous applications regarding the existing development on the site, the maximum gross floor area with bonuses is 77040 square metres.

The existing gross floor area on the site is 59641 square metres. The additional area to be occupied by the hotel accommodation over and above the existing centre is as follows:

Hotel Level 2 (gym and lounge)		295 m ²	
Hotel Level 3			
Suites	1070 m ²		
Tennis Court Deck	550 m ²		
Car Park Deck	1600 m ²	3220 m ²	
Hotel Tower			
Levels 2 to 10 (9 x 1070 m ²)		9630 m ²	
Plant Level		1070 m ²	
Restaurant		570 m ²	
	TOTAL		14785 m²

Accordingly, the proposed use is within the permitted gross floor area.

Existing Gross Floor Area	59640 m ²
Additional Gross Floor Area	14785 m ²
	74425 m²
Maximum Permitted Gross Floor Area	77040 m ²

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ITEM 19 CONTINUED...
TPS : EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 MERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

- * Car Parking - The required parking for the existing development on-site is 918, whereas 965 spaces have been provided on-site.

Car parking for the accommodation section and roof top restaurant is calculated as follows:

Hotel Suites

$$1 \text{ space per } 2 \text{ guest suites} = \frac{170}{2} = 85 \text{ spaces}$$

Restaurant

$$1 \text{ per } 15 \text{ m}^2 \text{ of total use area} = 24.15 \text{ spaces}$$

(362 15)

Parking Required 109 spaces

Assessment of car parking provision on-site indicates that an excess of sixty (60) spaces are provided over the required parking for existing development. The submitted plans also provide for, subject to detailed design, an additional 35 to 40 car spaces. The applicant has requested relaxation of the restaurant car parking based on the fact that the restaurant essentially is for hotel guests and public use of the facility would occur after normal business / shopping hours when parking in the complex is very much under utilised.

Having regard for the above, it is considered relaxation is warranted in this instance as long as provision is made for a maximum of 35 further car parking spaces as indicated on submitted plans.

- * Landscaping / Recreation Facilities - There is no specific requirement identified within the Scheme, however, it is proposed to provide a roof garden at level 4, gym / sauna and lounge at level 5, half court tennis at level 6 and pool / cabana at uppermost roof level. It is considered that these facilities are adequate for the type of use proposed.
- * Shadow - Building shadow will not affect any external property.
- * Setbacks - Setbacks are in keeping with the existing facade.

Comment

The proposed development is a reasonable use within the existing development on the site and warrants favourable consideration.

*** OFFICER RECOMMENDATION

It is recommended that:

The application be approved to use land and erect a building on the

ITEM 19 CONTINUED...
TPS 1: EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 HERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

land situated at 40-46 Marine Parade, 24-28 Herang Street and Scarborough Street, Southport, described as Lots 1 and 2 on Registered Plan 65582 and Lots 7 and 8 on Registered Plan 4679 and Lots 1 and 2 on Registered Plan 91016 and Lots 2 and 4 on Registered Plan 51322 and Lot 2 on Registered Plan 4681 and Lot 7 on Plan 5.1821 and Lot 10 on Registered Plan 115652 and Lot 7 on Registered Plan 76773 and Lots 1 and 2 on Registered Plan 73773 and Lot 1 on Registered Plan 218873 and Lot 2 on Registered Plan 47298 and Lot 1 on Registered Plan 61138 and Lot 2 on Registered Plan 198959, Parish of Herang, County of Ward, for the purpose of extending an approved development by the erection of a hotel accommodation tower, ancillary restaurant and guest facilities (including gymnasium and illuminated tennis courts), subject to the following conditions:

- (1) The development is to be generally in accordance with the plans (and elevations) submitted by the applicant (Drawing No. H1A to H10A submitted by McKerrell Lynch Architects, dated August, 1990).
- (2) 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. These plans are to generally accord with the plan approved in this Town Planning approval apart from where amendments are necessary to comply with the conditions of the approval. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Town Planning approval.
- (3) Provision of fire services in accordance with the Fire Safety Act.
- (4) Compliance with the Health Acts and all Regulations made thereunder.
- (5) Compliance with the requirements imposed by the Inspector of Shops and Factories.
- (6) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.
- (7) 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 Planning and Development Manager.
- (8) 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.
- (9) Provision of at least thirty-five (35) off-street car parking spaces over and above that existing on-site and access thereto to be constructed in accordance with Paragraphs 17 to 20, Division II, Part VIII of the Town Planning Scheme and Council's Car Parking Policy and to the reasonable satisfaction of the Planning and Development Manager. Should the development be designed in such a manner as to reduce the amount of required car parking, the required amount of car parking may upon application to the Planning and Development Manager, be amended accordingly.
- (10) Provision of a garbage service to the reasonable satisfaction of

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CONTINUED...

TPS - EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-26 MERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

- the Manager Health, Building and By-laws.
- (11) 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.
 - (12) Construction work is permitted only during the hours of 7:00 am to 6:00 pm Monday to Saturday.
 - (13) The landscaping is to be established and maintained to the reasonable satisfaction of the Planning and Development Manager at all times. Such landscaping is to incorporate suitable planting to each level of the development to soften the visual impact of building materials from Marine Parade.
 - (14) The open space and setback areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Planning and Development Manager prior to the issue of a building approval. Where building approval is not required, the planting plan is to be submitted and approved prior to the commencement of the said use. 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 Planning and Development Manager. The plan is to include the location of any proposed advertising devices.
 - (15) Any existing or proposed drainage receiving the kitchen or cooking area discharge is to have a Grease Interceptor Trap provided. The Interceptor Trap is to be positioned to be accessible and easily cleaned.
 - (16) The provisions of the Town Planning approval are to be effected prior to the commencement of the specific use as granted by the said permit.
 - (17) No hotel suites are to be strata titled in accordance with the Building Units Act.
 - (18) Compliance with "The Food Hygiene Regulations of 1976" and Council's Code of "General Standards for the Construction and Alteration of Food Premises" and requirements in connection with the installation of equipment and appliances. Plans are to be submitted to Council's Health Section in triplicate and approved prior to the commencement of any work.
 - (19) Car parking bays and aisle widths to be in accordance with Class 3 of the Australian Standard Code 2890.1-1986.
 - (20) Open space or setback areas, arcades and plaza areas incorporated as part of the development shall not be used for commercial purposes without the prior approval of Council.

EMERGENCY POWER

- (21) To ensure the preservation of power supply to fire safety equipment in the event of a fire, construct the "Building Safety Equipment Switchboard" to the following minimum standards:
 - (a) The Building Safety Equipment Switchboard shall be a separate segment of the main switchboard. It may be installed as part of, adjacent to, or completely separate from the main switchboard, provided this is acceptable to the Supply Authority, and it is so constructed that any fault within the remainder of the switchboard will not

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CONTINUED...

TPS - EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 NERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

impair the functionality of the Building Safety Switchboard segment.

- (b) All power supplies, and sets of busbars, shall be completely segregated from each other, and from all functional units to limit fault transference.
- (c) The Building Safety Equipment Switchboard segment shall be constructed to be fully segregated to form 3 of AS 1136 with added segregation to the separate supplies (as in (i) above). Prior to a final clearance being issued by Council, the electrical engineer responsible for the design of the electrical installation, shall provide a certification that the electrical installation meets the requirements of the Standard Building By-laws and the above mentioned minimum standards.

ADVERTISING DEVICES

- (22) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (23) The location, size, type and content of any advertising sign or device is to be submitted to Council for approval under the provisions of the Signs By-law. In assessing such applications, particular regard will be given to preserving the amenity of the area.

STORMWATER DRAINAGE

- (24) Stormwater drainage from the site is to be collected on site in an underground drainage system and discharged into a satisfactory stormwater drainage system to be constructed to a legal point of discharge, at the time of development of the site. Any easements, necessary in the opinion of the Chief Engineer, are to be provided to ensure that a drainage path to the ultimate outlet of the catchment may be obtained.

ROADWORKS

- (25) Where damaged, the existing kerb and channel and footpath is to be replaced with new kerb and channel and paved footpath for the frontage of the site. The kerb and channel is to be on an alignment to match the existing. The paved footpath is to be constructed in accordance with Council's requirements.

PERMANENT ACCESS AND PROVISION FOR TRAFFIC

- (26) Access to site, vehicular parking and loading bay requirements are to be in accordance with Council's parking policy and any relevant standard drawings.
Alterations of access alignments may be necessary to comply with existing parking arrangements and shall be determined following discussions with Council's Traffic Section and to the reasonable satisfaction of the Chief Engineer. Should such alterations be considered necessary, the applicant shall modify all design plans accordingly prior to submission for building approval.
- (27) Fire Brigade standing areas and associated hydrant stands shall only be provided on driveways into the development. No separate special cross-over is to be provided for Fire Brigade vehicles.

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ITEM 19

CONTINUED...

IPS 1 EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 MERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

CONSTRUCTION ACCESS AND PROVISION FOR TRAFFIC

- (28) Prior to the lodgement of an application for a building permit, the developer is required to supply Council with a detailed report from suitably qualified personnel that describes the proposed method of construction, including proposed hours of construction, proposed methods of access to the site, details ensuring compliance with the relevant Safety Acts including the Construction Safety Act to ensure that the proposed structure will comply with all relevant requirements having regard to its proposed erection over an existing shopping complex area. The report shall also include construction zoned areas that are to be located within the site to ensure that there is no disruption to any Council roadways or Main Roads roadways within the Southport Precinct.

The developer shall hold discussions with Council's Traffic and Building Sections to ascertain how this development is to be undertaken without any encroachment of construction activity or storage of material on the footpath or roadway. All agreements reached will be to the satisfaction of the Chief Engineer. Construction access, construction safety and provision for traffic are critical conditions of this approval, and unless the developer complies with Council's requirements, revocation of approval may be implemented by the Planning and Development Manager at his discretion.

- (29) Access to site during construction shall be in accordance with Council's Construction Access and provision for Traffic at Development Site Policy.
- (30) Unloading, storage or movement of construction material or equipment shall take place on site in accordance with Council's construction Access and Provision for Traffic at Development Site Policy.

WATER SUPPLY & SEWERAGE

- (31) Provision of water supply and sewerage to the reasonable satisfaction of the Chief Engineer and in accordance with the Sewerage and Water Supply Act and Council Policy.

The developer shall be responsible for all costs involved with the connection to the existing Council water supply main and the sterilization of any new water supply mains. These works shall be carried out by Council.

- (32) Disposal of waste classified as Trade Waste under the Sewerage and Water Supply Act and Council Sewerage By-Laws will be subject to special consideration, including the provision of interceptors to the satisfaction of the Chief Engineer. The interceptor trap shall be so positioned to be easily cleaned and accessible to the satisfaction of the Chief Engineer.

HEADWORKS CONTRIBUTIONS

(33) WATER SUPPLY AND SEWERAGE COMPONENT 1 HEADWORKS

In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 1).

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CONTINUED...

TPS 1 EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 WERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

The contributions are based on the equivalent population proposed in excess of that allowed for the zone within which the land the subject of this application is located and has been determined from information supplied with the application and Council records as follows:

Council has resolved that the application and determination of these contributions will be deferred to the time of processing a Building Application for the site the subject of this application.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply \$332.00 per Equivalent Person
Sewerage \$307.00 per Equivalent Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

(34) WATER SUPPLY AND SEWERAGE COMPONENT 2 HEADWORKS

In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 2).

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that these contributions will be determined at the time of processing a Building Application for the land the subject of this application.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply \$259.00 per Equivalent Population / Person
Sewerage \$380.00 per Equivalent Population / Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

(35) PAYMENT OF WATER SUPPLY AND SEWERAGE HEADWORKS CONTRIBUTIONS

The contributions are payable to Council by the applicant within 14 days of receipt by the applicant of notification of the approval by Council of an application for building work for the land in question.

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Report Planning and Development Committee Meeting 29th January, 1991

ITEM 19

CONTINUED...

TPS - EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 NERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

PREVIOUS CONDITIONS

- (36) Compliance with the conditions of consent approval as advised in the Town Clerk's letter of the 6th December, 1988 to C.H. Holdings Pty. Ltd.

ENGINEERING DESIGN AND CONSTRUCTION

- (37) (a) Engineering plans and specifications for the work set out in conditions contained herein are to be approved by the Chief Engineer prior to construction commencing. Approval by the Chief Engineer does not warrant that such plans and specification have been checked in detail, nor does it absolve the Developer from complying with all the conditions of this approval and / or relevant Council By-Laws and policies and / or relevant statutes and / or statutory regulations in the execution and / or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.
- (b) All material supplied and all work performed by the Developer pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-laws and / or Policies. The Chief Engineer may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the Developer of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.
- (c) MAINTENANCE - All works which, at the completion of the development, will become the responsibility of Council, shall be subject to a maintenance period and provision of security for the maintenance period in accordance with Council's subdivision By-Laws and policies.
- (d) SUPERVISION - All internal roadworks, sewerage, water supply and stormwater drainage is to be constructed under the supervision of a qualified Engineer who is to certify that these works have been constructed under his direct supervision and that they comply with the approved drawings and specifications.
- (e) Prior to the commencement of any work arising out of conditions listed above, written advice of intention to proceed with the work is to be given to Council. The advice shall include the name of the responsible supervisor with whom Council's inspecting officer will make contact.
- (38) A PERFORMANCE BOND of \$100,000.00 shall be lodged and the Developer shall enter into an Agreement with Council for the performance by the Developer of the Developer's obligation contained and implied in this approval. The security and the agreement shall be lodged with Council prior to the commencement of construction. This security will be released after the conditions listed above have been completed and any filling

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CONTINUED...

TPS 1: EXTEND APPROVED DEVELOPMENT BY THE ERECTION OF A HOTEL - MARINE PARADE AND 24-28 MERANG STREET AND SCARBOROUGH STREET, SOUTHPORT

conditions completed and compaction results submitted, all to the satisfaction of the Chief Engineer.

- (39) **NUISANCE** - The requirements of By-law 270 of Chapter 11 in regard to noise nuisances shall apply to this development, and in addition, construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday to Saturday unless otherwise approved by the Chief Engineer.

REVOCATION OF APPROVAL

- (40) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
- (41) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Planning Officer be adopted with condition (13) being deleted and the following adopted in lieu:

- (13) The landscaping is to be established and maintained to the reasonable satisfaction of the Planning and Development Manager at all times. Such landscaping is to incorporate suitable planting to each level of the development to soften the visual impact of building materials from Marine Parade.

The whole of the existing car parking deck is to be roofed and the roofed area is to be capable of utilisation for landscaping and for recreation purposes over and above the provision indicated on the submitted plans and as required elsewhere in this approval. Such landscaping and / or recreational area is to be designed and constructed to the satisfaction of the Planning and Development Manager. The landscaping provision shall be completed prior to the issue of a Certificate of Classification for the proposed development, or

As an alternative to the landscaping provisions as referred to in the last preceding paragraph, the developer may provide as an open space recreation area for this development, sufficient open space area on adjoining land that may be utilised by both the general public and / or residents and guests of the hotel accommodation tower. The exact location of this land and the development parameters shall be to the satisfaction of Council.

GOLD COAST CITY COUNCIL

214130
REPORT OF PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD IN THE WORKS
COMMITTEE ROOM ON TUESDAY, 5TH FEBRUARY, 1991, AT 9:00 AM

PRESENT

Aldermen L.J. Hughes (Chairman), B.A. Paterson, K.L. Thompson, P.
Lawlor and G.J. Baildon

IN ATTENDANCE

Alderman A.J. Rickard, Mr. N. Hodges (Planning & Development Manager)
and Mr. R. Campbell (Deputy Planning and Development Manager)

*** ITEM 20

CM08/02/91/91(PD020)

LOCAL GOVERNMENT APPEAL NO. 1 OF 1991 - REZONING TO SPECIAL RESIDENTIAL
- COSTON STREET, SOUTHPORT (KARINGAL PTY. LTD.)

FILE REFERENCE(S) : 663/090/054
PREVIOUS DECISION(S) : CM14/12/90(PD014)

PROPOSED DEVELOPMENT : MULTI-UNIT BUILDING AND ANCILLARY
RECREATION USES
APPLICANT : KARINGAL PTY. LTD.
OWNER : TURNER CORPORATION LTD.
SITE LOCATION : COSTON STREET, SOUTHPORT
EXISTING ZONING : RURAL ZONE
PROPOSED ZONING : SPECIAL RESIDENTIAL ZONE
AREA : 4.3140 HECTARES
RPD : LOT 5 ON REGISTERED PLAN 221039,
PARISH OF NERANG, COUNTY OF WARD
OBJECTION(S) : NIL

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM14/12/90(PD014)

That the applicant be advised that Council has considered the proposed form of development as detailed in their rezoning application and that Council requires the submission of the following further and better particulars before Council makes a final decision on this application.

The applicant is required to lodge a revised plan of development and supporting information detailing the following:

(a) Height of Building

Council considers that the proposed height and location of the main building is unsuitable and request the applicant give consideration to the relocation of the main buildings to the south east corner of the site and the two storey buildings are to be located in closest proximity to the street frontage. The height

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CONTINUED...

LOCAL GOVERNMENT APPEAL NO. 1 OF 1991 - REZONING TO SPECIAL RESIDENTIAL
- COSTON STREET, SOUTHPORT (KARINGAL PTY. LTD.)

of the main building is to be reduced to a maximum of three (3) storeys. Council considers these changes would help ensure that the form of development is more in keeping with the existing character of development in this part of the City.

(b) Car Parking

All car parking except visitor parking is to be covered. Council requires the applicant to submit a parking study that fully assesses the on-site parking arrangements and the number of car parking spaces proposed on-site for this type of development, because Council considers that the form of development is likely to result in a higher demand for on-site parking than for more traditional forms of multi-unit buildings. Council also requires that on-site car parking be located so that it is in close proximity to all units and that the current arrangement is unsatisfactory.

(c) Site Coverage

The applicant is required to submit detailed site coverage calculations including all required covered car parking spaces and all other roofed structures and buildings.

(d) Plot Ratio

The applicant is required to submit detailed plot ratio calculations for all buildings. These calculations are to include all covered car parking spaces and all verandas except those areas specifically excluded under the Town Plan.

(e) Unit Density

The applicant is requested to reconsider unit density as Council considers that the proposed density is excessive in terms of the existing character of this part of the City and the densities previously approved on-site. The maximum density previously approved on-site was 35 units per hectare.

(f) Park

The applicant is required to provide 10% of the subject land for park purposes located to Council's satisfaction and this park is to be indicated on the revised plans.

(g) Club Building

The applicant is to provide details of the proposed Club Building and its internal layout and uses.

*** CURRENT AGENDA MATERIAL

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ITEM 20 CONTINUED...
LOCAL GOVERNMENT APPEAL NO. 1 OF 1991 - REZONING TO SPECIAL RESIDENTIAL
- COSTON STREET, SOUTHPORT (KARINGAL PTY. LTD.)

*** REFERENCE SENIOR TOWN PLANNER (KJH) (1/23/01/91/91)

Council at its meeting of 14th December, 1990 resolved to seek further and better particulars on this application. The applicant has subsequently lodged an Appeal against a deemed refusal because Council has not determined the application. The applicant has requested a "without prejudice" meeting to discuss this matter with the Planning and Development Committee.

*** OFFICER RECOMMENDATION

It is recommended that:

- (a) Council hold "without prejudice" discussions with the applicant.
- (b) Council appoint solicitors to act on Council's behalf in this Appeal with authority to engage Counsel where necessary.

*** RECOMMENDATION

- (A) That Council note that "without prejudice" discussions were held between the Planning and Development Committee and the appellant and these discussions were held on Tuesday 5th February, 1991.
- (B) That Council appoint solicitors to act on Council's behalf in this Appeal with authority to engage Counsel where necessary.

*** ITEM 21

CM08/02/91(PD021)

MARINE PARADE, BIGGERA WATERS - BRISBANE ROAD TO BIGGERA CREEK BRIDGE
CAR PARKING POLICY

FILE REFERENCE(S) : 739/013/039 PT.3
PREVIOUS DECISION(S) : CM24/08/90 (90/2951)
: CM21/09/90 (MC011)

*** PREVIOUS AGENDA MATERIAL

COUNCIL DECISION CM24/08/90(90/2951)

That the petition be received and referred to the relevant Committee.

*** CORRESPONDENCE PETITION (FOLIO 9033774)(08/08/90)

We, the Unit Owners of Wanda, 534 Marine Parade, Biggera Waters, wish to apply for consideration of a "Specialist Off Street Parking Bay" opposite "Wanda", for a minimum of two vehicles.

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MARINE PARADE, BIGGERA WATERS - BRISBANE ROAD TO BIGGERA CREEK BRIDGE
CAR PARKING POLICY

The zone would be available only to Doctors, Ambulances and maintenance vehicles such as Lift and Electricians and even Council vehicles. As you are well aware there is no available street parking in this section of Marine Parade, and we feel it is worthy of Council consideration; if necessary we would police the zone re legitimate vehicles parked there.

*** REFERENCE TRAFFIC ENGINEER (29/08/90)

The above petition with six signatures was received from the proprietors of 534 Marine Parade. The area of Marine Parade on which they reside, between Taylor Street and the Lands End Bridge, has no on street parking because the road is too narrow to safely accommodate such a use. There is off street public parking near the Lands End Bridge, a short walk from the Wanda building. So in that respect they are more fortunate than many residents of Marine Parade.

It would not be appropriate to reserve parking on the beach as requested as the frequency of demand for medical emergency personnel is too low to justify or enforce the restrictions and in most instances parking is available. Other residents would feel equally entitled to preferential parking, removing all public access if granted.

*** OFFICER RECOMMENDATION

It is recommended that the residents of "Wanda" be informed that while Council was sympathetic to the problems of restricted access to public parking, there is excess demand for off street parking that makes preferential schemes inequitable and impractical to enforce. No on street parking can be provided due to the narrowness of the roadway, so their request cannot be accommodated.

COUNCIL DECISION CM21/09/90 (HC011)

1. That the recommendation of the Traffic Engineer be adopted.
2. That, in view of the problems of inadequate on site visitor parking and garbage removal facilities in properties in the area on Marine Parade between Brisbane Road and the Biggera Creek bridge, the Planning and Development Manager introduce a policy to ensure all developments in this area provide adequate facilities for these matters on site with suitable access and egress.

*** CURRENT AGENDA MATERIAL*** REFERENCE SENIOR TOWN PLANNER (KJH) (14/01/91)

Council at its meeting of the 21st September, 1990, recommended that the Planning and Development Manager introduce a policy to ensure Visitor Parking and Garbage Removal facilities are provided in an adequate manner along Marine parade from Brisbane Road to Biggera Creek.

The current problem is apparently related to the lack of on-street

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MARINE PARADE, BIGGERA WATERS - BRISBANE ROAD TO BIGGERA CREEK BRIDGE
CAR PARKING POLICY

parking along most of this section of road. This results in a lack of space for visitors' cars and inadequate space for garbage trucks to pick up garbage.

There are a number of matters that need to be considered. The first is the exact intent of Council's decision. With regard to car parking, is it Council's opinion that visitors' car parking on-site is inadequate or is it that the car parking is inaccessible or not visible due to the location in basements or behind security doors or is it merely due to the lack of on-street parking caused by the limited carriageway widths.

If Council is of the opinion that the actual amount of car parking is inadequate then an amendment would be required to the Town Plan because Council cannot require additional parking by Policy. Council currently has provisions in the Town Plan that require in certain very narrow roads and lanes which are specifically listed in the Plan that one extra space is to be provided for each two spaces normally required. This means that for example if a multi unit building requires 20 car parks, then an additional 10 spaces would be required, giving a total of 30 spaces in these nominated streets. This is a substantial car parking increase and should only be considered in the very narrow streets listed. It is considered that in the case of Marine Parade, this provision is not warranted as there are alternatives that would be more beneficial not only to the residents of the developments but the community as a whole and this will be discussed below.

Without increasing the actual number of car parking spaces by Scheme amendment, Council could require that all visitors' parking is located at street level and is clearly visible and access is not restricted by security gates. This could be done by Policy, however, its effectiveness is often limited because the Body Corporate often erects signs prohibiting visitors parking on site. This type of parking should still be located behind the normal residential landscaped setback so as to avoid a concreted front yard and to ensure an attractive visual look to the frontage of developments facing Marine Parade in view of the visual prominence of this street.

Dealing with the question of garbage facilities, Council could introduce provisions to require on-site garbage truck loading facilities but the usefulness or desirability of such is questionable. What would be required is a flat space capable of allowing a truck to enter the site turn around and leave the site in forward gear. Basement car park ramps could not be used because industrial bins can and have rolled down the drive and resulted in damage to doors or vehicles. The area would have to allow the truck to turn on-site because if a vehicle has to reverse off the land then the traffic hazards and delays would be greater than the current problem.

In addition, many sites are of insufficient size to allow such a manoeuvring area, also this space could not be provided in existing developments and in the case of existing houses, such provision would be unwarranted. Effectively, the entire front yard of many developments existing and proposed would have to be sealed to accommodate such a space and this is seen as visually highly

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MARINE PARADE, BIGGERA WATERS - BRISBANE ROAD TO BIGGERA CREEK BRIDGE
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undesirable and many residents would object to the visual eyesore this would create for a facility used on such an infrequent basis. With the number of existing developments along this road, it is likely that such a provision would be relatively ineffective for a long period of time and a comprehensive solution should be sought. Council may also have difficulties in forcing garbage trucks to enter onto the site unless the garbage contract is amended to demand such a service in this area.

All of the above proposals do not solve the real problem which results from the lack of suitable on-street car parking bays both for visitors' cars and for garbage trucks to pull up in while collecting bins.

What Council should undertake is a comprehensive solution to the problem. This area is also becoming increasingly popular as a recreational beach for sailboarding and as a family beach and major parking problems can occur on weekends. Illegal parking occurs regularly on the grass footpath on busy weekends. What Council needs to do is provide a series of car parking laybys along the foreshore and these could be located so that the existing major pine trees are maintained. These parking spaces could then be used both by residents and guests and by beach users on the weekend. The spaces could also have parking restrictions imposed for the days and times of garbage collection so that the spaces are available for the garbage trucks to pull over while loading. (The garbage service is provided by the trucks heading southbound in this street.) These laybys could be provided along the entire street where on-street parking is not provided and line marked bays should be provided on all sections so as to maximize parking provision. The existing concrete footpath located on top of the revetment is regularly used and its safety in the central section could be improved by restoration of the central section of beach which has been badly eroded. Currently, water reaches the wall at high tide and the path is up to 1.5 metres above the beach at low tide which makes it somewhat unsafe. The restoration of the beach would not be contrary to Council's Policy on reclamations as this is an eroded beach. The western channel could be dredged and moved further eastward and the sand could be used to restore the beach. It should be noted that the beach has stabilized to the north and south of the central section and the back of the beach is starting to vegetate itself. The relocation of the channel would help reduce erosion of the western foreshore of the Broadwater. The restoration of the foreshore would enhance its use particularly with families and a comprehensive landscaping plan would ensure the visual impact caused by the provision of car parking bays was minimized.

The recent traffic study undertaken in this area did not address this issue because it dealt with traffic movement and not the provision of parking and furthermore to carry out a full road widening may have resulted in the reconstruction of part of the revetment wall which would have been costly and would have resulted in the destruction of the existing pine trees.

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This matter has been discussed with the Traffic Engineer who sees the proposal as a reasonable solution to parking and garbage loading problems being experienced along this section of road and has indicated that there would be no traffic impediment to the scheme provided the road width allows for vehicles to be manoeuvred in and out of the recessed bays successfully. This aspect would have to be further investigated.

The proposal to restore the foreshore beach which has been eroded has also been discussed with the Special Projects Engineer who has indicated that he supports the proposal and was already proposing that funds be made available in the Budget this year to carry out similar beach restoration as suggested above so as to replenish the beach which has been seriously eroded. This was being proposed to allow for increased family use of the beach.

*** OFFICER RECOMMENDATION

It is recommended that:

- (A) Council carry out restoration of the beach in the vicinity of Clark Street to Taylor Street on Marine Parade and that funds be made available for these works in the 1991-1992 Budget should they not be available currently. These works are to be undertaken as soon as possible and should include such works as are necessary to stabilize the restored beach and to provide facilities to enhance the use of the beach by the general public.
- (B) Council investigate the provision of recessed car parking bays along Marine Parade between Brisbane Road and Biggera Creek and should there be no design difficulties with the provision of these bays related to the requirements of manoeuvring into and out of these spaces, then Council should carry out these works as soon as possible. If funding is not available, then funding is to be provided in the 1991/92 Budget. The existing major pine trees should not be removed and the works should include the provision of suitable tree planting where necessary. Parking restriction signs should be installed if it is considered appropriate so as to allow for garbage trucks to use these spaces during garbage pick up times.

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MARINE PARADE, BIGGERA WATERS - BRISBANE ROAD TO BIGGERA CREEK BRIDGE
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- (C) Council line mark the existing on-street bays as soon as possible so as to maximize the amount of parking available in this section of road.

*** RECOMMENDATION

- (A) Council carry out restoration of the beach in the vicinity of Clark Street to Taylor Street on Marine Parade and that funds be made available for these works in the 1991-1992 Budget should they not be available currently. These works are to be undertaken as soon as possible and should include such works as are necessary to stabilise the restored beach and to provide facilities to enhance the use of the beach by the general public.
- (B) Council investigate the provision of car parking bays at the Burrows Street intersection.
- (C) Council line mark the existing on-street bays as soon as possible so as to maximise the amount of parking available in this section of road. This work to be a Divisional Fund allocation.
- (D) That Council monitor garbage pick up hours for this area.
- (E) That Council consider widening the walking path between Biggera Creek and Brisbane Road to cater for cyclists. This work to be a charge against Divisional Funds allocation.
- (F) That all future developments make provision for visitor car spaces that are accessible and are not provided behind security gateways and that provision be made in the new Town Planning Scheme requirements to cater for this aspect of visitor car parking.

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*** ITEM 22

CM08/02/91(PDO22)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE AN EXISTING
COMMERCIAL PREMISES FOR A SHOP (HAIRDRESSING SALON) - 50 JAMES STREET,
BURLINGHEAD

W.P.E REFERENCE(S) : 818/090/215
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO USE AN EXISTING COMMERCIAL PREMISES FOR A
SHOP (HAIRDRESSING SALON)

APPLICANT : GLEN BARRY JOHNSON
OWNER : PREMIER COURT PTY. LTD.
SITE LOCATION : 50 JAMES STREET, BURLINGHEAD
RPD : LOT 36 ON BUILDING UNITS PLAN 9100, PARISH OF
MUDGEERABA, COUNTY OF WARD

ZONING : COMPREHENSIVE DEVELOPMENT
AREA : SIXTY (60) SQUARE METRES
CLASSIFICATION : SHOP
DATE RECEIVED : 04/12/90
DATE ADVERTISED : 08/12/90
OBJECTION(S) : FOUR (4) LETTERS WERE RECEIVED
OBJECTOR(S) : G.T. & M. ASHTON, ECONOMY HAIRWAYS, E.C.,
C.G. & A. MORRAL, BAXTER & ASSOCIATES (FOR
BODY CORPORATE)

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE HEADRESS HAIR STUDIO (29/01/91)

The following statement and signed petitions (Attachment A) have been compiled on behalf of Headress Hair Studio, its business partners, and future employees, as a response to the letters of objection lodged against our proposed use of the above premises.

There have been two points of objection made:

- (a) The adverse affect on current hairdressing business in the arcade, and
- (b) A hairdressing salon is out of keeping with the nature of the first floor tenancies which are professional offices only.

As each letter of objection deals with either one or both of these issues, it seems practical to respond to them collectively rather than separately.

The main part of our response will be to define our intentions in more detail. Once the exact nature of our proposal has been clarified, we feel the above points of objection will appear to some extent misapplied, if not irrelevant.

HEADRESS HAIR STUDIO (A BRIEF OUTLINE)

This is our registered business name. As the name suggests, we are attempting to provide something different in the way of specialised

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TPS - APPLICATION FOR CONSENT TO USE AN EXISTING COMMERCIAL PREMISES FOR A SHOP (HAIRDRESSING SALON) - 50 JAMES STREET, BURLEIGH HEADS

hair treatment. Unlike existing street level salons, we intend to operate by appointment only. Our position upstairs precludes us from competing for "walk in" or tourist trade, and we will be marketing for, and attracting, an entirely separate clientele to those salons already established in the Big B Arcade (or elsewhere in Burleigh). Headdress Hair Studio would operate in a similar manner to a dental or chiropractic business, where clients are attended by appointment on a regular basis. We would also open late hours by appointment, a service which is not provided elsewhere in Burleigh.

We maintain that there would be no adverse affect on current hairdressing business in the arcade. Economy Hairwaves of Shop 15, Big B Arcade, directs all advertising towards pensioners, discount, and walk in clients. Ted Leary Hairdressing for Men, of shop 14, Big B Arcade, is effectively a barber's shop, and also caters for a specialised clientele for which we would not be competing.

In short, we would be bringing our own clientele to the arcade. The bulk of our clientele is already established, and awaiting the opening of our new premises. They do not believe that Burleigh Heads is over serviced by hairdressing salons.

Further to this point, we note that two hairdressing salons have moved or closed down in Burleigh Heads during the past twelve months, and given that the area is poised to develop rapidly in the immediate future, we do not feel it is unreasonable to be replacing one of these. The most recent closure occurred in the arcade adjoining Big B, and was almost equidistant to the premises we are wishing to occupy.

PREMISES

It is the professional ambience of the first floor tenancies of the Big B Arcade which attracted us to begin with. We have no wish to disrupt the present continuity of office frontages. Indeed, we would assimilate our premises in every manner with those already occupied - even to a point of matching our window signage with those existing.

We also point out that the actual working area of our studio would not be visible from the front window (see floor plan), and that the forward section of the premises would be occupied by a reception area, also in keeping with the existing offices (see interior drawings).

We feel our business would be no less professional, for example, than the Meditation School which occupies a first floor tenancy, or the newly opened outlet for sunglasses. It seems hard to imagine how any of the established first floor tenancies would not benefit in one way or another from the increased exposure and activity our business would bring to the Big B Arcade. In any event, our petition of first floor businesses (attached) demonstrates unanimous support for our proposal, by both owners and tenants.

In keeping with the overall concept of Headdress Hair Studio, We intend to provide the very latest equipment and technical service for our clients. We have budgeted some \$50,000.00 towards fitting out the

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TPS - APPLICATION FOR CONSENT TO USE AN EXISTING COMMERCIAL PREMISES
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premises, \$10,000.00 of which would be spent directly on fixed improvements to the premises, such as floor tiles, work stations, and the re-surfacing of walls and ceilings.

RESPONSE TO OBJECTIONS

In the context of the information given above, we respond to our objectors as follows:

- (a) the adverse effect on current hairdressing business in the arcade.
- (1) There are no restrictive trade regulations applying to Burleigh Heads Commercial Business District.
- (2) Our proposed studio is by its definition offering an entirely new service to an entirely separate clientele from those already established in the vicinity.
- (3) We reject the various references to "an uncertain economic climate" as being adequate grounds for objection. If anything, the one thing most needful is business optimism, hopefully in a climate of free enterprise.
- (4) We have undertaken this venture because we believe there is a growing demand for the service we wish to provide. We have not set out to duplicate any of the existing facilities in the area.

The second point of objection:

- (b) A hairdressing salon is out of keeping with nature of the first floor tenancies which are professional offices only.
- (1) Not all of the current tenancies are professional offices. Nor have all of the previous tenancies been professional offices. Indeed, the very premises we seek to occupy were until recently part of a business college with some fifty students enrolled.
- (2) Although hairdressing is still regarded by some as a trade, we would be conducting our business in a professional manner in an office-like environment.
- (3) As explained in the above outline, we wish to integrate our business with the existing office fronts and signs in every way possible.
- (4) We disagree that our business would be out of keeping with first floor tenancies, and reject this as a basis for objection, especially in the light of the attached petition of first floor tenants, who unanimously support our proposal.

We respectfully ask that careful consideration be given to all of the above; to the true nature of our proposal, and to the validity of the objections raised against it, in the sincere belief that you will see

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fit to approve our application.

*** REFERENCE TECHNICAL OFFICER - PLANNING AND DEVELOPMENT (SF) (29/01/91)

The use proposed is different to a normal hairdressing salon. The applicant has made the above submission in this regard.

The applicant seeks approval to use an existing commercial premises as a shop (Hairdressing Salon) in Suite 36 Big B Arcade 50 James Street, Burleigh Heads. Under the provisions of the Burleigh Heads Development Control Plan a shop is a preferred use in this location.

Objections

Four (4) letters of objection were received within the statutory advertising period.

The use is defined as a preferred use in Precinct 2 of the Burleigh Heads Development Control Plan and the use satisfies the intent and performance standards of this precinct. It is considered the objectors' concerns have little validity in view of the applicant's clarification of the use proposed.

General Comment

As the proposed use meets with the intent and satisfies the performance standards required for Precinct 2 of the Burleigh Heads Development Control Plan and also complies with the provisions of the Town Planning Scheme, the application is recommended for approval subject to conditions as the use is merely a change in use and accords with all Council's requirements.

*** OFFICER RECOMMENDATION

It is recommended that:

As required under the provisions of "The Local Government Act 1936 to 1990", Section 33(18)(j), Notice of Council's intention to approve the application subject to the following conditions, to use part of an existing building on the land situated at 50 James Street, Burleigh Heads, described as Lot 36 on Building Units Plan 9100, Parish of Hudgeeraba, County of Ward, for the purpose of shop (Hairdressing Salon) be served on the applicant and the objectors.

APPROVED PLANS

- (1) The development is to be generally in accordance with the plans (and elevations) submitted by the applicant (Drawing No. RD90111 submitted by Raymond Design.
- (2) Provision of fire services in accordance with the Fire Safety Act.
- (3) Compliance with the Health Acts and all Regulations made thereunder.
- (4) Compliance with the requirements imposed by the Inspector of

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TPS - APPLICATION FOR CONSENT TO USE AN EXISTING COMMERCIAL PREMISES
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- Shops and Factories.
- (5) The provisions of the Town Planning approval are to be effected prior to the commencement of the specific use as granted by the said permit.

NOISE & AMENITY CONTROL

- (6) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.
- (7) 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 Planning and Development Manager.
- (8) 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.

LIGHTING DEVICES

- (9) 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.

ADVERTISING DEVICES

- (10) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (11) The location, size, type and content of any advertising sign or device is to be submitted to Council for approval under the provisions of the Signs By-law. In assessing such applications, particular regard will be given to preserving the amenity of the area.

ROADWORKS AND FOOTPATH AREAS

- (12) Where damaged, the existing kerb and channel and footpath is to be replaced with new kerb and channel and paved footpath for the frontage of the site. The kerb and channel is to be on an alignment both horizontal and vertical to match the existing kerb and channel or any future kerb and channel design that Council may have for this vicinity. The paved footpath is to be constructed in accordance with Council's requirements.
- (13) The footpath, setback and arcade areas are to be kept clear of goods, signs and street furniture not approved by the Manager Health, Building and By-laws and the Planning and Development Manager.

CONSTRUCTION ACCESS AND PROVISION FOR TRAFFIC

- (14) Access to site during construction shall be in accordance with Council's Construction Access and provision for Traffic at Development Site Policy.
- (15) Unloading, storage or movement of construction material or equipment shall take place on site in accordance with Council's construction Access and Provision for Traffic at Development Site Policy.

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WATER SUPPLY & SEWERAGE AND WASTE DISPOSAL

- (16) Provision of water supply and sewerage to the reasonable satisfaction of the Chief Engineer and in accordance with the Sewerage and Water Supply Act and Council Policy.
- (17) Disposal of waste classified as Trade Waste under the Sewerage and Water Supply Act and Council Sewerage By-Laws will be subject to special consideration, including the provision of interceptors to the satisfaction of the Chief Engineer. The interceptor trap shall be so positioned to be easily cleaned and accessible to the satisfaction of the Chief Engineer.
- (18) WATER SUPPLY AND SEWERAGE COMPONENT 2 HEADWORKS

In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 2).

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that the application and determination of these contributions will be deferred to the time of a Building Application or Consent or Subdivision application, for the site the subject of this application, whichever is the earlier.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply	\$259.00 per Equivalent Population / Person
Sewerage	\$380.00 per Equivalent Population / Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

(19) PAYMENT OF WATER SUPPLY AND SEWERAGE HEADWORKS CONTRIBUTIONS

The contributions are payable to Council by the applicant in cash or bank cheque within seven (7) days of the commencement of the construction of the building work and that no plumbing and drainage inspections will be undertaken until payment is received.

ENGINEERING DESIGN AND CONSTRUCTION

- (20) (a) Engineering plans and specifications for the work set out in conditions contained herein are to be approved by the Chief Engineer prior to construction commencing. Approval by the Chief Engineer does not warrant that such plans and specification have been checked in detail, nor does it absolve the Developer from complying with all the conditions of this approval and / or relevant Council By-Laws and policies and / or relevant statutes and / or statutory regulations in the execution and / or performance

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of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.

- (b) All material supplied and all work performed by the Developer pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-laws and / or Policies. The Chief Engineer may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the Developer of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.
- (c) **MAINTENANCE** - All works which, at the completion of the development, will become the responsibility of Council, shall be subject to a maintenance period and provision of security for the maintenance period in accordance with Council's subdivision By-Laws and policies.

NUISANCE

- (21) The requirements of By-law 270 of Chapter 11 in regard to noise nuisances shall apply to this development, and in addition, construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday to Saturday unless otherwise approved by the Chief Engineer.

REVOCATION OF APPROVAL

- (22) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
- (23) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

***** RECOMMENDATION**

That the recommendation of the Technical Officer - Planning and Development be adopted.

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*** ITEM 23

CM08/02/91(PD023)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE HIRE PREMISES - CORNER 13 IKKINA ROAD, DJERRAL AVENUE AND LANEWAY, BURLEIGH HEADS

FILE REFERENCE(S) : 818/090/193
VIDE ITEM(S) : MAP(S)
: LETTER(S)
: OBJECTOR(S)

PROPOSED DEVELOPMENT : TO ESTABLISH A VEHICLE HIRE PREMISES
APPLICANT : MICHAEL ARIFIN RUSLIN
OWNER : SARKRI KOSASIH
SITE LOCATION : CORNER 13 IKKINA ROAD, DJERRAL AVENUE AND LANEWAY, BURLEIGH HEADS
RPD : LOT 210 ON REGISTERED PLAN 96265, PARISH OF MUDGEERABA, COUNTY OF WARD
ZONING : RESIDENTIAL C
AREA : 1298 SQUARE METRES
CLASSIFICATION : VEHICLE HIRE PREMISES
DATE RECEIVED : 30/10/90
DATE ADVERTISED : 24/11/90
OBJECTION(S) : ONE HUNDRED AND FOUR (104) LETTERS WERE RECEIVED PLUS THREE (3) LETTERS RECEIVED AFTER CLOSING DATE
OBJECTOR(S) : AS PER VIDE ITEM

*** CURRENT AGENDA MATERIAL

*** REFERENCE ASSISTANT PLANNING OFFICER (D61/03/01/91)

Application has been made for a vehicle hire premises for the hiring out of mopeds and small sail boats. The proposal is to operate from "The Gregory" Motel situated on the corner of Ikkina Road, Djerral Avenue and Laneway, Burleigh Heads. The site forms part of the Koala Park Estate and is adjacent to Burleigh Hill and the Gold Coast Highway.

Koala Park is a fairly isolated residential pocket bounded by Tallebudgera Creek to the east and south, the Gold Coast Highway to the north and part of Burleigh Hill / Environmental Park to the west. Some outer streets within the estate form a circuit which has been to the delight of a number of motorists. Tabilban Street extending through the estate has, despite its steepness in part, provided a shortcut between the Highway and West Burleigh Road. Council has introduced a number of traffic control devices to restrict vehicle speeds and inhibit the use of the estate as a shortcut to through traffic, in particular, the recently erected series of speed bumps on specific streets and reduced speed limits.

The subject motel is situated within a Residential C Zone. A Local Shopping Zone adjoins the site to the south and contains four (4) shops to satisfy local needs. Land on the opposite side of Ikkina Road is also zoned Residential C and contains several two and three storey walkup flats / units. The remainder of the estate is zoned Residential A and Residential B.

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TPS - APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE HIRE PREMISES -
CORNER 13 IKKINA ROAD, DJERRAL AVENUE AND LANEWAY, BURLEIGH HEADS

The 1986 Census figures illustrate that the area largely caters for a permanent rather than tourist population. Of the total 720 persons residing in the area at the time, only eight-two (82) persons (11.4%) were visitors. It is likely that the majority of these visitors resided in the subject motel and a limited number of units and flats in the area. This is a worthy point of consideration when assessing an application which is targeted at the tourist market.

PROPOSAL

The applicant does not intend to alter the existing property and its facilities. They intend to use a courtyard area currently accommodating clothes lines etc., on the south east corner of the site as a storage area for the vehicles. The vehicle display area will be within the setback area between the Ikkina Road property boundary and the building alignment. No additional car parking is to be provided on-site with the use being reliant upon existing motel car parking arrangements i.e. ten (10) car spaces plus a carport / porte cochere area.

The applicant has stated that; the nature of the vehicle hire activity is a "come and go" routine, the existing car parking is satisfactory as the average occupancy rate of the motel is sixty percent (60%), people hiring mopeds will not have private cars, those hiring sail boats will pick the boats up and will be off again, all servicing of vehicles will be carried out at the nearest service station, a limited number of sail boats and mopeds will be displayed with the remainder being in the storage area, hiring of vehicles will be on a small scale for both motel guests and the general public.

OBJECTIONS

One hundred and four (104) letters of objection plus three (3) late letters were received from residents within Koala Park Estate. The main grounds of objection are as follows:

- (1) Increased noise.
- (2) Contrary to Council's actions to ease traffic problems i.e. speed bumps and 40 km speed limit.
- (3) Safety hazard to children, pedestrians, other vehicles.
- (4) More suitable areas for such use.
- (5) Peace and tranquil environment would be jeopardised. The area is bounded by a National Park and is a unique area for flora and fauna. Noise and fumes would be an ecological disaster and would reduce bird life.
- (6) Spill over of vehicles onto street and on-site maintenance.
- (7) Visual blight (displays and signage).
- (8) Area used as a race track and training area for mopeds before riders venture onto the Highway. Speed bumps will be a novelty to drivers.
- (9) Commercial venture in a residential location.
- (10) New Town Plan information does not indicate this area as a tourist node. The proposal is a tourist activity in an area which caters for permanent residents.

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TPS : APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE HIRE PREMISES -
CORNER 13 TIKINA ROAD, DJERRAL AVENUE AND LANEWAY, BURLIEGH HEADS

APPLICANT'S RESPONSE

Folio 9050876 is the applicant's response to objections and is contained as a vide item. The applicant has provided a summary of their comments as follows:

- (1) Some give irrelevant examples.
- (2) Noise based objection : it is the authority of the Department of Transport and Communication in Canberra to decide whether a certain vehicle may or may not be acceptable to operate within Australia, not the residents of Koala Park. What about noise produced by reckless driver of modified cars with horrible sound from the engine and muffler and the strange sound of unnecessary skidding or spinning of tyres. The noise level of the moped has been tested to be far under the allowable noise level.
- (3) Safety based objection : It is irrelevant to assume that mini motor bikes / mopeds are more dangerous than other vehicles like the big motor cycles, trucks and cars, not to mention the illegally modified old cars which run faster than it should be, and drunk driver which has been the most horror for the coastal region of Gold Coast, after all our moped have been designed and tested in Australia not to exceed 50 km / hr.
- (4) Koala Park area being an elderly people residents : We appreciate elderly people and the way they expect to spend their time at home. The assumption that we will be creating a nuisance or hazard by operating small scale moped for hire does not make sense at all, after all the roads are public facilities and any one have the same right to use it.
- (5) Some objections against tourist facilities within this area:
Tourists, being the main income producer in the Gold Coast Region, deserve any facilities for their convenience. As we can all notice that there are numbers of motels around this area with limited vehicle rental venue which have created inconvenience to people without means of private transportation. This situation may cause an over concentration of tourists in one area while short in other area.
- (6) Objection related to occupation such as music teacher is irrelevant.
- (7) Objections related to noise or hazard created by existing venue like Discotheque, Play Room, Ski Jet, etc., are totally unacceptable.
- (8) Objection based on the assumption that all motels will

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TPS - APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE HIRE PREMISES -
CORNER 13 IKKINA ROAD, DJERRAL AVENUE AND LANEWAY, BURLEIGH HEADS

apply the same is totally irrelevant and void as different person view the opportunity differently.

- (9) Objection based on the assumption that all mini motorist riding beyond the set speed limit is void. (Refer to comment No. 3).
- (10) Objection based on living animals and birds around Koala Park is ridiculous. It sounds like we are going to destroy the nature, in fact we care a lot about the nature.

Among the 109 objections lodged, they are almost all concerned to the moped only, and only two or three objections concerned with the small sailing boat, with common objection that the vehicle towing the trailer will cause traffic congestion, while we will be providing the specially designed rack to go on top of the vehicle carrying the small sail boat and therefore no trailer is required.

We really hope that the committee will come up with solid and reasonable judgement on our application to enhance the Gold Coast Tourist facilities.

We are looking forward to hearing the positive outcome from the Committee and thank you for your effort and cooperation to put our application in line.

COMMENT

Objectors have raised some valid points against the application, in particular, those comments which relate to a conflict of interests between tourists and permanent residents, the inappropriate location for the use, and the loss of residential amenity. The following general comment addresses the main areas of concern.

COMMENT - STRATEGIC PLAN

The subject site is defined as part of the urban area under the Strategic Plan. Objective 4(b) of this Plan seeks to adequately control development of the urban area stating that when assessing consent applications, consideration must be given to whether the use is complementary to and compatible with the residential use. Any uses which do not service the residential area or conflict with the residential uses and may be reasonably located elsewhere should not be approved in the residential area.

Koala Park Estate largely accommodates permanent residents. The proposed vehicle hire is largely orientated at tourists. From the number of objections received it is evident that there will be a conflict between permanent residents and tourists should this use be approved. The Gregory Motel is the only tourist facility provided within the Koala Park Estate. It enjoys a high level of visibility from the Gold Coast Highway. The estate is a relatively isolated residential pocket being segregated from Burleigh Heads to the north

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TPS : APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE HIRE PREMISES -
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and Palm Beach to the south. There are more suitable locations for the proposal along the coastal strip in areas where other tourist orientated uses have tended to congregate.

TOURISM STRATEGY

One objector has stated that the proposal is contrary to the Tourism Strategy forming part of the new Town Plan as the subject area is not identified as a tourist node. While the new Town Plan is not a gazetted document, the background information, "People, Places and Planning" does reflect Council's future planning intentions. The Tourism Strategy acknowledges that the activities and facilities desired by many tourists will not always be compatible with the aspirations of permanent residents seeking a quiet living environment. This Strategy envisages tourist orientated development being confined to the coastal strip, in particular those areas already developed as tourist activity nodes. The proposal contravenes this strategy in this regard.

PERFORMANCE STANDARDS

The proposal contravenes clauses 23(k) and 51 of the Town Planning Scheme which relates to landscaped setbacks for development within residential zones. No landscaping is provided between the Djerral Avenue property boundary and the car park area. The setback to Ikkina Road is currently a loose stone surface with minimal planting. It is intended to display vehicles within this area. This will detract from the appearance of the subject site, resulting in a loss of residential amenity in the area, as well as representing an extension to the adjoining local shopping zone with its commercial like appearance.

No further car parking is proposed on-site to accommodate the additional use. It cannot be assumed that all persons seeking to hire mopeds will not have vehicles, particularly as the site is removed from other tourist accommodation facilities. Furthermore, no satisfactory loading and unloading arrangements have been identified for the hiring of the small sail boats.

*** OFFICER RECOMMENDATION

It is recommended that the application be refused for the following reasons:

- (1) The proposal is contrary to objective 4(b) of the Strategic Plan which seeks to control development within the urban area.
- (2) The proposal will not service the immediate residential area and is likely to conflict with the interests and well being of persons residing in the Koala Park Estate. The use can be reasonably located elsewhere in order to minimize conflicts.
- (3) The proposal is contrary to Council's future planning intentions for the area.

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TPS : APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE HIRE PREMISES -
CORNER 13 KIKINA ROAD, DJERRAL AVENUE AND LANEWAY, BURLEIGH HEADS

- (4) The proposal contravenes clauses 23(k) and 51 of the Town Planning Scheme which relates to landscaped setback requirements.
- (5) Unsatisfactory loading and unloading arrangements and no further car parking has been provided for the additional use.
- (6) The weight of public objection to the proposal.
- (7) The objections contained a number of relevant grounds and indicate the undesirability of the proposal.
- (8) The proposal is contrary to local residents expectations.
- (9) There has been drawn to Council's attention an existing problem associated with conflict with traffic in the area, the proposal, if approved, would only increase an existing traffic hazard.

*** RECOMMENDATION

That the recommendation of the Planning Officer be adopted.

*** ITEM 24 CM08/02/91(PD024)

APPROVAL OF TOWN PLANNING CONSENTS AND REZONINGS

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE SALES PREMISES - 134 BRISBANE ROAD, LABRADOR

FILE REFERENCE(S) : 818/090/023
PREVIOUS DECISION(S) : CM23/03/90(PD048)

PROPOSED DEVELOPMENT : TO ESTABLISH A VEHICLE SALES PREMISES
APPLICANT : SAMUEL GALLO
OWNER : NORMAN JENKINS
SITE LOCATION : 134 BRISBANE ROAD, LABRADOR
RPD : LOT 7 ON REGISTERED PLAN 114240, PARISH OF BARROW, COUNTY OF WARD
ZONING : LIGHT INDUSTRY
AREA : 1,543 SQUARE METRES
CLASSIFICATION : VEHICLE SALES PREMISES

*** CURRENT AGENDA MATERIAL

*** REFERENCE PLANNING AND DEVELOPMENT MANAGER (NH) (30/01/91)

Council has previously resolved its intention to approve the abovementioned application(s) subject to the provisions of the Local Government Act 1936-1990, Section 33 (18)(j).

The applicant(s) and the objector(s) were advised of their appeal rights in accordance with Section 33 of the Local Government Act 1936-1990 by letter.

Council records indicate that no appeals have been lodged.

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APPROVAL OF TOWN PLANNING CONSENTS AND REZONINGS

CONTINUED...

*** OFFICER RECOMMENDATION

It is recommended that:

- (A) In accordance with the provisions of the Local Government Act 1936-1990, Section 33 (18)(p) and as no appeal(s) have been lodged to the previous Council decisions, the above applications be approved subject to the conditions of Council's previous decisions for each application.
- (B) The applicant(s) be advised accordingly.

*** RECOMMENDATION

That the recommendation of the Planning and Development Manager be adopted.

*** ITEM 25

CM08/02/91(P0025)

PROPOSED HELIPAD FOR GOLD COAST HOSPITAL MEDIVAC TEAMS - ATHOL PATERSON CAR PARK, SOUTHPORT

FILE REFERENCE(S) : 019/003/001 PT.5

*** CURRENT AGENDA MATERIAL

*** CORRESPONDENCE THE - GOLD COAST HOSPITALS BOARD (FOLIO 9050306) (18/12/90)

The Hospitals Board is examining a proposal to provide closer access for the Gold Coast Rescue Helicopter to collect hospital Medivac teams. At present the Medivac personnel are transported to Kerrie Park by ambulance or police vehicle for pick up.

To enable all options to receive consideration I would appreciate your advice as to whether the Council would be prepared to provide a helipad in an area of the Athol Paterson car park near High Street. If so, site suitability would then be raised with Civil Aviation and Helicopter Rescue personnel together with other options.

Long-term the Board considers a site that provides opportunity for delivery of retrieved patients as well as staff pick-up is desirable. An approach is being made therefore to S.E.Q.E.B. also relative to clearance of power lines adjacent to a potential site within the boundaries of the hospital reserve.

Any comment you care to offer relative to the provision of a helipad would be appreciated.

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PROPOSED HELIPAD FOR GOLD COAST HOSPITAL MEDIVAC TEAMS - ATHOL PATERSON
CAR PARK, SOUTHPORT

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (24/01/91)

The Gold Coast Hospital Board seeks Council's comment on use of part of the Athol Paterson car park near the High Street frontage end as a helipad for the Medivac team of the Gold Coast Hospital. In the long-term, the Board hopes to establish the use within the boundaries of the hospital reserve.

The Athol Paterson car park provides a valuable parking resource for the south western section of the business area and the hospital. In years to come, the demand for suitable off-street parking will increase and Council will need to give serious consideration to the vertical extension of this car parking facility.

The close proximity of an emergency landing facility for the hospital is clearly essential, but it would appear to be more appropriate to locate such an emergency facility within the hospital grounds to save the time and inconvenience with vehicles crossing adjacent roadways involved in transporting patients to the hospital from the car park.

If the facility was located within the hospital grounds, it would also save time for the Medivac teams from the dispatch of the teams from the hospital to the helicopter.

*** OFFICER RECOMMENDATION

It is recommended that the Gold Coast Hospital Board be advised the Council commends the Board's investigation into the use of a helipad site in close proximity to the hospital. Council is concerned that if the helipad site is not located within the hospital grounds or on the hospital roof, that valuable time will be lost in transporting Medivac personnel to the helipad site and in particular on the return of injured patients to the hospital.

The Athol Paterson Car Park is considered not to provide a suitable area for such a helipad because of the time limitation and transportation difficulties in crossing adjacent roadways.

Council would support any submission the Gold Coast Hospital Board may have with regard to the placement of a helipad site within the hospital grounds or on top of the hospital roof area.

*** RECOMMENDATION

That the Gold Coast Hospital Board be advised the Council commends the Board's investigation into the use of a helipad site in close proximity to the hospital. Council is concerned that if the helipad site is not located within the hospital grounds or on the hospital roof, that valuable time will be lost in transporting Medivac personnel to the helipad site and in particular on the return of injured patients to the hospital.

The Athol Paterson Car Park is considered not to provide a suitable

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PROPOSED HELIPAD FOR GOLD COAST HOSPITAL MEDIVAC TEAMS - ATHOL PATERSON
CAR PARK, SOUTHPORT

area for such a helipad because of the time limitation and transportation difficulties in crossing adjacent roadways.

The Gold Coast Hospital Board be further advised that the Council has taken into consideration in the future planning of the Athol Paterson Car Park Facility the provision for a helipad site. Council in its future planning for this car park area, will make provision for a three level car parking structure which makes provision for a covered overpass walkway to be linked between the car park area and the Hospital. This overpass when built will provide direct access between the car park facility and the Hospital.

Council would support any submission the Gold Coast Hospital Board may have with regard to the placement of a helipad site within the hospital grounds or on top of the hospital roof area.

*** ITEM 26 (CP)

CM08/02/91/91(PD026)

LIQUID AND SOLID WASTE DISPOSAL FROM MARINE VESSELS

FILE REFERENCE(S) : 388/001/003
: 772/001/005
PREVIOUS DECISION(S) : CM15/12/89(PD076)
VIDE ITEM(S) : PREVIOUS AGENDA ITEM(S)
CONFIDENTIAL : *

*** PREVIOUS AGENDA MATERIAL

AS PER ATTACHED VIDE ITEM

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (25/01/91)

Council at its meeting on the 23rd March, 1990, (PD019), considered matters relating to a particular marina and in addition considered a submission by the then Gold Coast Waterways Authority with regard to the Policy at that time relating to pump out facilities for a marina complex. The Authority then advised that it was its policy to require pump out facilities only to those marinas capable of mooring more than six boats. It was suggested that boats moored in smaller marinas would utilise pump out facilities available at commercial marinas throughout the Broadwater area.

Council resolved at its meeting on the 23rd March, 1990, (PD019), to request that in review of the Gold Coast Waterways Authority Policy, the Authority investigate reducing the minimum number of moorings at a marina requiring a pump out facility.

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LIQUID AND SOLID WASTE DISPOSAL FROM MARINE VESSELS

Council records indicate that there has not been a further response from the Department in relation to this Policy review. However, there has been correspondence from the Australian Standards Association in relation to a proposed draft standard for "Guidelines for Design of Marina". Until such time as these guidelines are adopted, Council should state a Policy requirement for marina developments.

Because of the potential for pollution of the waterways that may arise from the discharge of both liquid and solid waste from marine vessels into the Broadwater and River systems in the Gold Coast area, appropriate action should be taken to ensure there are adequate waste disposal systems at all existing and proposed marina facilities.

*** OFFICER RECOMMENDATION

It is recommended that Council adopt the following Policy to apply to marina facilities within its area and that the Albert Shire Council and other adjacent Moreton Region Authorities and Department of Transport be requested to apply similar requirements to marina developments within their respective areas:

POLICY

WASTE DISPOSAL FACILITIES IN MARINA DEVELOPMENTS

1. LIQUID WASTE DISPOSAL

1.1 General

Marinas that are capable of berthing six (6) vessels or more are to provide sewage pumpout facilities to the satisfaction of the Chief Engineer. Separate provision for disposal of other liquid wastes such as contaminated bilge water shall be considered and adequate facilities provided.

1.2 Sewage Disposal

Shore-based pumpout facilities are to include equipment to pump or otherwise receive and transfer contents of vessel holding tanks into sewage retention or disposal system approved by the Chief Engineer, and such system shall comply with the relevant waste discharge requirements.

A freshwater pressure line and hose is to be provided to flush out boat holding tanks. Such water line and hose should be clearly marked or otherwise identified as "NOT FIT FOR HUMAN CONSUMPTION". No potable water supply should be provided on or adjacent to the sewage pumpout facility.

1.3 Location of Sewage Pumpout

The sewerage pumpout facility, where possible, should be adjacent to approved fuel pumps. Pollution control equipment should be available for rapid deployment in the event of major spills.

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LIOUID AND SOLID WASTE DISPOSAL FROM MARINE VESSELS

2. SOLID WASTE DISPOSAL

Garbage and solid refuse disposal facilities are to be located a minimum practical distance from the head of the gangway.

Garbage receptacles shall have self-closing lids to prevent escape of rubbish by way of wind, birds or animals, and exclude rainwater entry.

Where no fuelling facilities are provided the pumpout facilities are to be provided at a special berth reserved for such use or short term visitor mooring and under the control of the marina manager.

Council will reserve the right to require commercial marinas to provide sewage pumpout facilities for access by vessels which would not normally be moored within the marina.

Provision of an approved sewage pumpout facility be required as a condition of any new fuelling licence, and the requirement be written into existing fuelling licences.

Living on board boats at any marina be not permitted unless adequate on-shore toilet facilities to the satisfaction of the relevant Local Authority are provided. Such facilities should not be further than 180 metres from the furthest berth. (This does not imply that Council approves routinely of permanent living on board vessels in marinas. This issue is still under consideration).

3. LIGHTING

Adequate lighting shall be provided for safe pedestrian access to the berths, security of vessels and shore facilities, and safe navigation within the marina area.

All lighting shall be designed to minimise glare for vessels navigating in the vicinity.

4. STORMWATER CONTROL AND DISPOSAL

Run-off from hard stand areas are to be treated so that litter and other solid material is not transported to the waterway. Trash racks, sedimentation control structures, or other devices are to be installed and maintained by the operator.

Pollution-generating activities including boat scraping, grease and oil from hard stand areas, and washing-down facilities shall be treated separately from stormwater collection systems.

5. ELECTRICITY

All electrical installations shall comply with the relevant Australian Standard and SEQEB. The use of Earth Leakage Circuit Breaker Devices on all electrical circuits in potentially damp or wet areas including all marina berths should be considered.

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LIQUID AND SOLID WASTE DISPOSAL FROM MARINE VESSELS

6. FUEL SUPPLY

Only where approved by Council are fuel supply systems to be installed, and if such facilities are approved these are to be installed in accordance with the relevant Australian Standards and Acts.

Location of boat access should be designed for ease of navigation, preferably with a one-way travel direction and with minimum travel through berthing areas.

Rapid deployment of equipment to contain and clean up any fuel spillage is to be provided. Access for fuel delivery vehicles should be designed to minimise disruption of other marina activities during delivery.

*** RECOMMENDATION

- (A) That the recommendation of the Deputy Planning and Development Manager be adopted.
- (B) That appropriate action be taken to advise all operators and owners of existing marinas within the City area of the Council Policy with regard to liquid and solid waste disposal from marine vessels, and that these existing approved marinas be requested to comply with the Council requirements by 1st July, 1991.
- (C) That the Department of Transport be advised that Council is concerned with the extent of permanent living that is occurring both within approved marina sites and on "swing moorings" and the Department be requested to ensure swing moorings, in particular, in those areas of Marine Parade, Labrador and Waterways Drive, Main Beach, and that the Department be requested to take appropriate action to ensure compliance with all the requirements and Council's Policy with regard to liquid and solid waste disposal from marine vessels.
- (D) That appropriate action be taken to include this Policy statement in the current Town Planning Scheme provisions.
- (E) That the Department of Transport be advised that Council has instigated the Policy referred to above and Council has been instrumental in ensuring that major developments such as Marina Mirage, Mariners Cove and Tiki Village, provide for waste collection facilities.

As Council is pursuing the provision of waste collection facilities, therefore requests the Department to implement a Policy that will ensure vessels shall be provided with suitable sullage holding tanks in the following circumstances, and time frame:

- (i) That the control of "live aboard" or hire vessels be a first priority. As these vessels are surveyed annually that appropriate notification be issued to ensure that the vessels are fitted with appropriate sullage facilities

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LIQUID AND SOLID WASTE DISPOSAL FROM MARINE VESSELS

within a twelve (12) month period, that is, prior to the resurvey of the vessel.

- (ii) The Department instigate appropriate action to ensure that by the year 1992 all new vessels within Queensland contain suitable sullage holding tanks and discharge facilities.
- (iii) The Department instigate appropriate action to ensure by the year 2000 that all existing vessels that do not contain sullage holding tank facilities, have these facilities installed.

*** ITEM 27

CM08/02/91(PD027)

APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES (THE SALVATION ARMY CARE CENTRE, PLACE OF WORSHIP AND ASSOCIATED FUNCTIONS INCLUDING RESIDENTIAL ACCOMMODATION, ANCILLARY SHOP, ANCILLARY MEDICAL CENTRE AND ADMINISTRATION CENTRE) ZONE

- FILE REFERENCE(S) : 663/090/097
- VIDE ITEM(S) : MAP(S)
- PROPOSED DEVELOPMENT : THE SALVATION ARMY CARE CENTRE, PLACE OF WORSHIP AND ASSOCIATED FUNCTIONS INCLUDING RESIDENTIAL ACCOMMODATION, ANCILLARY SHOP, ANCILLARY MEDICAL CENTRE AND ADMINISTRATION CENTRE
- APPLICANT : THE SALVATION ARMY
- OWNER : GOLD COAST CITY COUNCIL AS TRUSTEE
- SITE LOCATION : WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT
- EXISTING ZONING : PART RESIDENTIAL A AND PART UNZONED
- PROPOSED ZONING : SPECIAL FACILITIES (THE SALVATION ARMY CARE CENTRE, PLACE OF WORSHIP AND ASSOCIATED FUNCTIONS INCLUDING RESIDENTIAL ACCOMMODATION, ANCILLARY SHOP, ANCILLARY MEDICAL CENTRE AND ADMINISTRATION CENTRE)
- AREA TO BE REZONED : 2.0 HECTARES
- RPD : PART LOT 256 ON WD 3786, PART OF BALANCE OF LOT 103 ON WD 1778, LOTS 5 AND 6 ON VCL 33017, LOT 1 ON S18253 AND UNZONED ROAD RESERVE
- OBJECTION(S) : SIX (6) LETTERS WERE RECEIVED
- OBJECTOR(S) : S. BIRD, C. & K. BULMER, G. & J. MCPHIE, D. SOMERVILLE, E. COCKLE, G. DUNBAR

*** CURRENT AGENDA MATERIAL

"R"

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APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

*** REFERENCE PLANNING OFFICER (MO) (31/01/91)

The Salvation Army has "leased with the right to purchase" a large parcel of land situated behind the Queensland Transport Department at the intersection of Wardoo Street and Nerang Road. The Organisation wishes to rezone the land from Residential and unzoned to Special Facilities, in order to accommodate a care centre and temple, with ancillary residential units, shop and medical centre. The site is opposite the Wardoo Industrial Estate and bounded by the Special Purposes (Motor Vehicle Registration) Zone to the south, Residential A land to the north and east, with Residential B land fronting onto Dalton Street.

Development Intensity

All proposed buildings are to be of a single storey construction, with the exception of the men's and women's quarters which will comprise two (2) storeys. These two (2) buildings are to be located adjacent to the bounding residential land on the site's northern and eastern aspects. All non-residential uses are to be combined into three (3) buildings situated next to the Main Roads site (and the dividing water pipeline reserve) and these are to be linked with overhead saills.

The gross floor area of the proposal is approximately 6420 square metres which gives a resultant plot ratio of 0.32:1. The site coverage of the proposal measures approximately thirty percent (30%). The area covered by saills has been excluded from both calculations as it is considered that their provision will enhance the appearance of the complex without increasing the apparent intensity of development.

The number of bedrooms to be included in the residential component of the proposal can be calculated as follows:

Men's Quarters	8 units x 6 bedrooms	=	48
Staff within			
Men's Quarters	2 units x 2 bedrooms	=	4
Women's Quarters	4 units x 6 bedrooms	=	24
Staff within			
Women's Quarters	1 unit x 3 bedrooms	=	3
Women and Children's Quarters	4 units x 1 bedroom	=	4
			<u>83 bedrooms</u>

This produces an equivalent population density of eighty-three (83) persons / hectare which is compatible with that allowed by the surrounding residential area.

Car Parking

Provision has been made for one hundred (100) car parking spaces on-site. Sixty (60) of these are to be located within two (2) car parks, while the remainder are to adopt a parallel parking arrangement adjacent to the site's internal driveway. The car parking requirement

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APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

can be calculated as follows:

USE	AMOUNT	RATE	PARKING REQUIREMENT
Place of Worship	500 persons at	1 space / 10 persons capable of being seated	= 50 spaces
Accommodation	76 bedrooms at	1 space / 10 bedrooms	= 8
Staff	3 units at	1 space / unit	= 3
Shop	200 m ² at	1 space / 20 m ²	= 10
Medical Centre	1 practitioner at	3 spaces / practitioner or 1 space / 20 m ²	= 3

74 spaces

No separate parking has been required by Hall 2 of the temple complex as it is to serve as an activity centre associated with the "church" component and hence, shall only be used by people attending the services. The offices in this vicinity are also to serve church purposes and hence, no extra parking has been attributed to their use. Further overlapping of patronage has not been taken into account and perhaps an over assumption has been made that one (1) in ten (10) clients will have a vehicle and yet the parking requirement of seventy-four (74) spaces is easily satisfied.

Objections

Eight (8) objections have been received to this proposal from the residents / owners in Dalton Street. All of the objectors express their general support of the overall concept, but are strongly opposed to the location of a secondary access from Dalton Street.

The main entrance to the site will be from Wardoo Street, but the Salvation Army wish to have this secondary means of access for their own purposes. The median strip down the centre of Wardoo Street will also limit the vehicular flow from the main access point to left turn entrances and exits only. The objectors are concerned that the increased traffic volume will cause noise nuisance and create an unsafe environment for children. They stress that their properties were purchased on the understanding that Dalton Street would remain a cul-de-sac and not become a through road. The applicant has responded to this point of objection as follows.

*** CORRESPONDENCE YEOMAN JULIER AND ASSOCIATES PTY. LTD. (FOLIO 9100820) (07/01/91)

"In our opinion, Dalton Street will remain a cul-de-sac as at present, with the addition of a private access at the end into The Salvation Army complex. We agree with the Mayor's suggestion at our meeting that a control bar and keycard access system or similar should be provided to restrict access. Due to the location of the Emergency Services, we believe it is important to maintain this controlled limited access for their use and for the use of The Salvation Army. The Salvation Army use would be at the discretion and under the control of the complex

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ITEM 27 CONTINUED...
APPLICATION FOR REZONING AT WARDOO STREET, HERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

management.

The Salvation Army does not wish to have through traffic through their complex, however, as stated in item 1, they wish to maintain a controlled limited access from Dalton Street."

*** CORRESPONDENCE YEOMAN JULIER AND ASSOCIATES PTY. LTD. (FOLIO 9102240) (17/01/91)

- (a) According to the site plan provided to use from the LAC, Dalton Street was to be extended into a future subdivision, which may have been residential or industrial, this would have certainly increased the volume and type of traffic in Dalton Street.
- (b) According to the objection presented by Douglas L. Somerville, Dalton Street is already being used as an access by the employees and customers of the RACQ, also as a vehicle testing area.
- (c) The provision of a controlled limited access from Dalton Street to the proposed complex is required by the Salvation Army and in our opinion would not in any way detract from the quality of amenity being enjoyed in Dalton Street at present, or that would have been expected when the Crown Land at the end of Dalton Street would have been subdivided into small blocks. The actions recorded in item (b) we consider far more dangerous for children than the required limited access from Dalton Street to The Salvation Army complex."

*** REFERENCE PLANNING OFFICER (MO) (31/01/91)

As Dalton Street is intended to serve the future subdivision of the northern adjoining land and there is no alternative street from which a secondary access can be taken to the subject site, it is considered that the proposal is acceptable. However, in order to enforce Wardoo Street as the principal means of access and to preserve the highest possible level of residential amenity in Dalton Street, the restriction of access by the proposed means is thought to be appropriate. A control bar and keycard system will allow staff and emergency services only to use Dalton Street.

Other points of concern raised by the objectors can be summarised and addressed as follows:

- (1) The natural environment of the bushland will be spoilt.

The subject site is currently zoned for residential development and more of the bushland is likely to be lost with such a subdivision than under the proposed Scheme. The applicant has indicated that as many as possible of the existing trees will be retained in the development and that they will be complemented by further landscaping. This would be a condition of any approval granted.

- (2) The proposal will decrease the value of adjoining properties.

ITEM 27 CONTINUED...
APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

Even though the validity of this statement is doubtful, it does not influence the consideration of this application.

SETRACKS AND LANDSCAPING

The buildings are set back a minimum of five (5) metre from the boundaries adjoining the Residential A land and two (2) metres from that abutting the water pipeline reserve. All structures are well set back from the Wardoo Street alignment, but the car parking areas should be removed from within the minimum six (6) metre setback required. The submitted plan shows substantial planting against each boundary and the amount of open space is considered satisfactory.

CONCLUSION

The zoning proposed best accommodates the intended development and its location is appropriate in terms of the surrounding zonings. Providing the restriction of access to Dalton Street is maintained, the future concern of objectors should be minimised. The design and intensity of the development is commendable, but care will need to be taken with the projected expansion.

*** OFFICER RECOMMENDATION

It is recommended that:

- (A) As required under the provisions of the Local Government Act 1936-1990, Section 33(18)(j), Notice of Council's Intention to approve the application subject to the following conditions, to exclude land situated at Wardoo Street, Nerang Road and Pangatta Drive, described as Part Lot 256 on WD3786, Part of Balance of Lot 103 on WD1778, Lots 5 and 6 on VLL33017, Lot 1 on S18253 and unzoned road reserve, containing an area of two (2) hectares from the Part Residential "A" and Part Unzoned Zone and to include the land so excluded in the Special Facilities (The Salvation Army Care Centre, Place of Worship and Associated Functions including Residential Accommodation, Ancillary Shop, Ancillary Medical Centre and Administration Centre) Zone, be served on the applicant and the objectors:

APPROVED PLANS

- (1) The development is to be generally in accordance with the plans and elevations submitted by the applicant (Drawing No. PD1, 2 and 3 submitted by Yeoman Julier and Associates dated November, 1990) as amended by the conditions of the approval.
Such plans are to be designated the "Approved Plans" of the Special Facilities (The Salvation Army Care Centre, Place of Worship and Associated Functions including Residential Accommodation, Ancillary Shop, Ancillary Medical Centre and Administration Centre) Zone and the plan numbers are to be gazetted as part of the Zone.
- (2) The residential accommodation, shop, medical centre and administration centre are only to operate in conjunction

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CONTINUED...

APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

- with the Care Centre Facility.
- (3) No more than eighty-three (83) bedrooms are to be contained on the site.
 - (4) The total use area of the shop component is to be as shown in the approved plan.
 - (5) No more than one (1) medical practitioner may operate from the medical centre.

BUILDING AND DEVELOPMENT COMPLIANCE

- (6) 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. These plans are to generally accord with the plan approved in this Rezoning Approval apart from where amendments are necessary to comply with the conditions of the Approval. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Rezoning Approval.
- (7) Provision of fire services in accordance with the Fire Safety Act.
- (8) Compliance with the Health Acts and all Regulations made thereunder.
- (9) Compliance with the requirements imposed by the Inspector of Shops and Factories.
- (10) Prior to the issue of Building Approval the applicant shall submit to Council for approval full details prepared by a professional engineer of the building work necessary to retain any excavation below the level and to preserve and protect adjoining building from damage.
- (11) The provisions of the Town Planning approval are to be effected prior to the commencement of the specific use as granted by the said permit.
- (12) Compliance with "The Food Hygiene Regulations of 1976" and Council's Code of "General Standards for the Construction and Alteration of Food Premises" and requirements in connection with the installation of equipment and appliances. Plans are to be submitted to Council's Health Section in triplicate and approved prior to the commencement of any work.

NOISE & AMENITY CONTROL

- (13) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.
- (14) 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 Planning and Development Manager.
- (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,

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APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

dust, waste water, waste products, grit, oil or otherwise.

LIGHTING DEVICES

- (16) 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.

LANDSCAPING

- (17) The open space and setback areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Planning and Development Manager prior to the issue of a building approval. Where building approval is not required, the planting plan is to be submitted and approved prior to the commencement of the said use. 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 Planning and Development Manager. The plan is to include the location of any proposed advertising devices.

S.E.Q.E.B. PROVISIONS

- (18) Should S.E.Q.E.B. require provision of a transformer, such provision is to be made to the satisfaction of S.E.Q.E.B. and the Planning and Development Manager. The transformer is not to be located within landscaping areas unless approved by the Planning and Development Manager. Should the Planning and Development Manager approve provision of the transformer within a landscaped setback area, the area of the transformer in plan, excluding the surrounding pad mount is not to be included for landscaping calculation.

SETBACK AND OPEN SPACE AREAS

- (19) The building is to be set back at least three (3) metres from the boundaries adjoining residential land, two (2) metres from that abutting the water pipeline reserve and six (6) metres from the Wardoo Street property boundary, with such setbacks to be to the outermost projection. The parking area located in the setback to Wardoo Street is to be removed.

STORMWATER DRAINAGE

- (20) Stormwater drainage from the site and traversing the site is to be collected on site in an underground drainage system and discharged into a satisfactory stormwater drainage system to be constructed to a legal point of discharge, at the time of development of the site. The proposed paved driveway area of the site shall have a system of concrete kerbing, spoon drains, grated driveway drains and underground drainage pipes designed and constructed to the satisfaction of the Chief Engineer to fully contain and control all stormwater on the site and discharge into the said drainage system. All stormwater pipes discharging to kerb and channel shall be constructed

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CONTINUED...

APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

in galvanised steel sections within the footpath area. Any easements, necessary in the opinion of the Chief Engineer, are to be provided to ensure that a drainage path to the ultimate outlet of the catchment may be obtained.

- (21) In accordance with Council policy "Stormwater Headworks Charges for Building Approval" a contribution is applicable towards the cost of future upgrading of the existing stormwater system in the area. A contribution of \$46,308.00 is payable to Council prior to the commencement of construction. The contribution amount is subject to alteration in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

ROADWORKS AND FOOTPATH AREAS

- (22) The Dalton Street access may only be utilised once appropriate arrangements have been made to use the land which is necessary to link the site to the dedicated road reserve. Kerb and channel and road widening are to be provided for the frontage of the site. The kerb and channel is to be on a metre alignment. Pavement tapers are to be provided external to the site.
- (23) A control bar is to restrict access to the subject site from Dalton Street. Staff and emergency services only may use this secondary access via a keycard system.
- (24) All pedestrian paved surfaces within the development are to have a minimum Polished Frictional Value of 40 as set down in the Australian Standard AS1141.42. All paving provided external to the site is to have a Polished Frictional Value of not less than 45 as set down in the Australian Standard AS1141.42.
- (25) The footpath and setback areas are to be kept clear of goods, signs and street furniture not approved by the Manager Health, Building and By-laws and the Planning and Development Manager.
- (26) The frontage footpath of Wardoo Street is to be upgraded in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of turfing with a concrete pathway constructed in accordance with Council's standard drawing No. 527908 (as amended from time to time).
- (27) Vehicular access is to be provided in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of construction using reinforced concrete in accordance with Council's standard drawing No. 527908.
- (28) Access to the site for patrons using the facility and service vehicles shall be from the main entrance on Wardoo Street only. A boom gate is to be erected on the western side of the existing water main easement (formerly Pangatta Drive), to restrict access from this frontage.

PERMANENT ACCESS AND PROVISION FOR TRAFFIC

- (29) Access to site, vehicular parking and loading bay requirements are to be in accordance with Council's parking policy and any relevant standard drawings. Alterations of access alignments may be necessary and shall

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ITEM 27

CONTINUED...

APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATIA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

be determined following discussions with Council's Traffic Section and to the reasonable satisfaction of the Chief Engineer. Should such alterations be considered necessary, the applicant shall modify all design plans accordingly prior to submission for building approval.

CONSTRUCTION ACCESS AND PROVISION FOR TRAFFIC

- (30) Prior to the lodgement of an application for a building permit, discussions shall be held with Council's Traffic and Building Sections to ascertain how this development is to be undertaken without any encroachment of construction activity or storage of material on the footpath or roadway. All agreements reached will be to the satisfaction of the Chief Engineer.
- (31) Access to site during construction shall be in accordance with Council's Construction Access and provision for Traffic at Development Site Policy.
- (32) Unloading, storage or movement of construction material or equipment shall take place on site in accordance with Council's construction Access and Provision for Traffic at Development Site Policy.
- (33) Construction access is permitted from Wardoo Street only. No construction access from Dalton Street is permitted.

CAR PARKING

- (34) Provision of at least seventy-four (74) off-street car parking spaces and access thereto to be constructed in accordance with Paragraphs 17 to 20, Division II, Part VIII of the Town Planning Scheme and Council's Car Parking Policy and to the reasonable satisfaction of the Planning and Development Manager. Should the development be designed in such a manner as to reduce the amount of required car parking, the required amount of car parking may upon application to the Planning and Development Manager, be amended accordingly. The component of the temple complex which is denoted as "Hall 2" is not to be used independently but only in association with the activity of "Hall 1". Should they wish to operate separately additional parking will need to be imposed.
- (35) The car parking areas are to be defined by a low physical barrier along their boundary and excluding the access points.
- (36) Car parking bays and aisle widths to be in accordance with Class 3 of the Australian Standard Code 2890.1-1986.
- (37) A suitable loading area shall be fully contained on site and shall obtain access from a common driveway into the development unless otherwise approved by the Chief Engineer. Reversing of delivery vehicles to or from the site shall not be permitted.

An assessment has been made of this development and it has been decided that a Class "B" loading bay shall be provided.

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APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

(Class B - Single Unit Trucks - 12.0 m x 3.6 m)

WATER SUPPLY & SEWERAGE AND WASTE DISPOSAL

- (38) Provision of water supply and sewerage to the reasonable satisfaction of the Chief Engineer and in accordance with the Sewerage and Water Supply Act and Council Policy. The developer is to engage a Consulting Engineer to investigate the capacity of the downstream sewerage system proposed to service the development. The report from the Engineer shall be submitted to Council for approval prior to a building approval being issued. The developer shall be responsible for all costs involved with the connection to the existing Council water supply main and the sterilization of any new water supply mains. These works shall be carried out by Council.
- (39) The development shall be provided with Fire Hydrant installation conforming with the provisions of the Australian Standard AS2419 (as amended from time to time).
- (40) Disposal of waste classified as Trade Waste under the Sewerage and Water Supply Act and Council Sewerage By-Laws will be subject to special consideration, including the provision of interceptors to the satisfaction of the Chief Engineer. The interceptor trap shall be so positioned to be easily cleaned and accessible to the satisfaction of the Chief Engineer.
- (41) The proposed drainage receiving the kitchen or cooking area discharge is to have a Grease Interceptor Trap provided. The Interceptor Trap is to be positioned to be accessible and easily cleaned.
- (42) The existing Council water main and sewer traversing the site will be subject to Council's policy "Structures near Council's Services". At the time of building application, a security bond will be assessed if required by the policy, for protection of the service. Where the service is to be relocated clear of a proposed building, or re-laid under a proposed building in cast iron cement lined or ductile iron cement lined pipe, then the bond will represent the estimated value of the work plus 20%. The bond will be required to be paid prior to construction commencing and shall be in the form of cash or unconditional bank bond.

HEADWORKS CONTRIBUTIONS

- (43) WATER SUPPLY AND SEWERAGE COMPONENT 1 HEADWORKS
In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are not applicable towards water supply and sewerage headworks (Component 1), providing the density of the site is kept below a Residential A density.
- (44) WATER SUPPLY AND SEWERAGE COMPONENT 2 HEADWORKS
In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 2).

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ITEM 27
APPLICATION FOR REZONING AT WARDOO STREET, HERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that the application and determination of these contributions will be deferred to the time of a Building Application or Consent or Subdivision application, for the site the subject of this application, whichever is the earlier.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply \$259.00 per Equivalent Population / Person
Sewerage \$380.00 per Equivalent Population / Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

(45) PAYMENT OF WATER SUPPLY AND SEWERAGE HEADWORKS CONTRIBUTIONS

The contributions are payable to Council by the applicant in cash or bank cheque within seven (7) days of the commencement of the construction of the building work and that no plumbing and drainage inspections will be undertaken until payment is received.

- (46) Amalgamation of the existing allotments into one allotment and the issue of a new Certificate of Title to cover the new allotment as created, this action is required prior to the issue of a Certificate of Classification.

ENGINEERING DESIGN AND CONSTRUCTION

- (47) (a) Engineering plans and specifications for the work set out in conditions contained herein are to be approved by the Chief Engineer prior to construction commencing. Approval by the Chief Engineer does not warrant that such plans and specification have been checked in detail, nor does it absolve the Developer from complying with all the conditions of this approval and / or relevant Council By-Laws and policies and / or relevant statutes and / or statutory regulations in the execution and / or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.
- (b) All material supplied and all work performed by the Developer pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of

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ITEM 27 CONTINUED..
APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE SOUTHPORT - TO SPECIAL FACILITIES ZONE

all relevant statutes, statutory regulations, By-laws and / or Policies. The Chief Engineer may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the Developer of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.

- (c) MAINTENANCE - All works which, at the completion of the development, will become the responsibility of Council, shall be subject to a maintenance period and provision of security for the maintenance period in accordance with Council's subdivision By-Laws and policies.
- (d) SUPERVISION - All internal roadworks, sewerage, water supply and stormwater drainage is to be constructed under the supervision of a qualified Engineer who is to certify that these works have been constructed under his direct supervision and that they comply with the approved drawings and specifications.
- (e) Prior to the commencement of any work arising out of conditions listed above, written advice of intention to proceed with the work is to be given to Council. The advice shall include the name of the responsible supervisor with whom Council's inspecting officer will make contact.

A PERFORMANCE BOND

- (48) A performance bond of \$50,000.00 shall be lodged and the Developer shall enter into an Agreement with Council for the performance by the Developer of the Developer's obligation contained and implied in this approval. The security and the agreement shall be lodged with Council prior to the commencement of construction. This security will be released after the conditions listed above have been completed and any filling conditions completed and compaction results submitted, all to the satisfaction of the Chief Engineer.

NUISANCE

- (49) The Developer is to ensure that a "smoke and dust nuisance" is not created in the development of this proposal. Attention is drawn to Chapter 8 of Council's By-laws in regard to this matter. Open burning off of any material shall not be permitted on the subject site. All waste material, including cleared vegetation, shall be transported from the site and disposed of in a satisfactory manner, or burnt on-site using an approved method that will not produce smoke or ash. The developer is to apply to Council and receive in writing from Council an approved site to dispose of this waste material. The requirements of By-law 270 of Chapter 11 in regard to noise nuisances shall apply to this development, and in addition, construction activity shall be limited to the hours of 7:00

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CONTINUED...

APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA DRIVE, SOUTHPORT - TO SPECIAL FACILITIES ZONE

a.m. to 6:00 p.m., Monday to Saturday unless otherwise approved by the Chief Engineer.

TREE PRESERVATION

(50) Any tree with a girth of 400 mm or more at waist height shall not be removed without first obtaining the consent of the Chief Engineer. The preservation of existing trees shall be in accordance with the plan of development, as detailed on Drawing No. PDL. Exceptions will be made in the case of trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines, etc. Prior to any design or construction work commencing, arrangements shall be made with the Environmental Officer for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future approval.
Observance of Chapter 37 of Council's By-laws in regard to the preservation of trees.

PREREQUISITE PRIOR TO APPLICATION BEING FORWARDED TO THE MINISTER

(51) Prior to the matter being forwarded to the Minister for approval the applicant is to lodge with Council:

- (a) A cash bond or bank guarantee to the sum of \$96,308.00 against payment of headworks charges and performance of conditions. The cash bond or bank guarantee is to be returned to the applicant if the application is not approved by the Governor-in-Council.
- (b) A legal Agreement on terms and conditions satisfactory to the Town Clerk, ensuring compliance with the Conditions of approval contained herein. This Agreement is to be binding on all successors in Title and shall provide that Council shall have no obligation to approve a development which does not accord with the Conditions of approval. The Agreement shall be prepared by solicitors acting for Council at the applicant's cost and expense. In the event that the rezoning approval contained herein does not proceed to gazettal, then the applicant shall be responsible for all of the Council's legal fees in relation to the negotiations and preparation of the above legal agreement and any associated documentation. The applicant is required to submit the information required for the preparation of the legal agreement on the appropriate "Request for a Development Agreement".
- (c) Two coloured copies of the approved Plan amended where necessary to comply with the Conditions of approval.

Council

REQUEST FOR RECONSIDERATION OF CONDITIONS RELATING TO REZONING AT HARDOO STREET, HERANG ROAD AND PANGATTA DRIVE, SOUTHPORT TO SPECIAL FACILITIES (THE SALVATION ARMY CARE CENTRE, PLACE OF WORSHIP AND ASSOCIATED FUNCTIONS INCLUDING RESIDENTIAL ACCOMMODATION, ANCILLARY SHOP, ANCILLARY MEDICAL CENTRE AND ADMINISTRATION CENTRE) ZONE

File 643/090/097

Procedural Motion

MM Resolved on the MOTION of Alderman P.J. Lawlor, seconded Alderman J.P. Corby, that the following conditions No. (21), (25), (47) and (50)(a) adopted by Council at its meeting held on 8th February, 1991 (P0027) be rescinded: 92/645

- (21) In accordance with Council policy "Stormwater Headworks Charges for Building Approval" a contribution is applicable towards the cost of future upgrading of the existing stormwater system in the area. A contribution of \$46,308.00 is payable to Council prior to the commencement of construction. The contribution amount is subject to alteration in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.
- (25) The frontage footpath of Hardoo Street is to be upgraded in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of turfing with a concrete pathway constructed in accordance with Council's standard drawing No. 52790B (as amended from time to time).
- (47) A performance bond of \$50,000.00 shall be lodged and the Developer shall enter into an Agreement with Council for the performance by the Developer of the Developer's obligation contained and implied in this approval. The security and the agreement shall be lodged with Council prior to the commencement of construction. This security will be released after the conditions listed above have been completed and any filling conditions completed and compaction results submitted, all to the satisfaction of the Chief Engineer.
- (50) (a) A cash bond or bank guarantee to the sum of \$96,308.00 against payment of headworks charges and performance of conditions. The cash bond or bank guarantee is to be returned to the applicant if the application is not approved by the Governor-in-Council.

PROPO

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27 CONTINUED...
APPLICATION FOR REZONING AT WARDOO STREET, NERANG ROAD AND PANGATTA
ROAD, SOUTHPORT - TO SPECIAL FACILITIES ZONE

REVOCATION OF APPROVAL

(52) Under the provisions of Section 33(5)(m)(ii) of the Local Government Act the application is required to be forwarded to the Minister within 90 days of the date of this decision. Should the applicant fail to comply with the above within this period, Council will take action to rescind the decision to approve the rezoning, without further notice, unless the applicant can give reasons satisfactory to Council why such rescission should not take place.

The comments on the objections contained in the reference be adopted as Council's representations on these objections in its application to the Minister.

RECOMMENDATION

That the recommendation of the Planning Officer be adopted with the inclusion of conditions (22) and (23) and the following condition be added in lieu:

No access or egress is to be taken to the site from or to Dalton Street. This boundary of the site is to be fully fenced. The perimeter of the site is to be fenced with an acceptable security fencing to the satisfaction of the Planning and Development Manager.

ITEM 28

CM08/02/91(PD028)

PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN
EXISTING BUILDING AS A CHILD CARE CENTRE - PARKLANDS DRIVE, ERNEST

FILE REFERENCE(S) : 818/090/225
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : TO USE PART OF AN EXISTING BUILDING AS A
CHILD CARE CENTRE
APPLICANT : SOUTHPORT CHURCH OF CHRIST
OWNER : SOUTHPORT CHURCH OF CHRIST
SITE LOCATION : PARKLANDS DRIVE, ERNEST
RPD : LOT 496 ON WD6012, PARISH OF NERANG, COUNTY
OF WARD
ZONING : SPECIAL FACILITIES (PLACE OF WORSHIP, YOUTH
ACTIVITIES COMPLEX, SCHOOL, CARETAKER'S
RESIDENCE)
AREA : 1.985 HECTARES
CLASSIFICATION : CHILD CARE CENTRE
DATE RECEIVED : 27/12/90

Ry

Council Meeting 8th February, 1991
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ITEM 28 CONTINUED...
TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN
EXISTING BUILDING AS A CHILD CARE CENTRE - PARKLANDS DRIVE, ERNEST

DATE ADVERTISED : 09/01/91
OBJECTION(S) : NIL

*** CURRENT AGENDA MATERIAL

*** REFERENCE PLANNING OFFICER (MO) (04/02/91)

The Southport Church of Christ and its associated facilities were originally approved on Parklands Drive by a rezoning approval dated 17th December, 1986. This application is to convert an area at the rear of the building to a child care centre in order to accommodate the needs of parents attending the new Griffith University College across the road. The subject area currently provides a creche facility for the use of parents attending church activities and hence, can be easily adapted to suit this slightly different purpose. The proposal involves the conversion of a storeroom into a supervisor's office and the expansion of the play area and storage. No structural alterations to the existing building form are proposed and hence, the site coverage and gross floor area will remain unchanged. The only issue of concern to this application is car parking.

An inspection of the site has revealed that there is substantially more parking than is shown on the submitted plan. The applicant claims that parking for 110 vehicles is available. As the existing toilet and sleeping areas are to be utilised, the open play area is only to involve a minor extension and the creation of a feeding room and supervisor's office will not increase the capacity of the proposal, it is envisaged that the parking demand will not be greatly affected by the change of use. As the child care centre will mainly be used by students of the University College, its peak parking demand will be on week days, when the church parking requirement is at its lowest. In view of these circumstances, it is considered that the existing parking provision is sufficient to accommodate the proposal.

At this stage, it is not considered necessary to limit the hours of operation for car parking purposes as it would mainly be patrons of the church who would use the facility beyond week days and car parking has already been provided for church purposes.

Access to the car parking area is not clear and a sign should be appropriately located to encourage its use.

The proposed use is complementary to the existing church purposes and compatible with the surrounding uses. Its operation within the site's Special Facility zoning is considered appropriate.

*** OFFICER RECOMMENDATION

It is recommended that:

The application be approved to use part of an existing building on the land situated at Parklands Drive, Ernest, described as Lot 496 on

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TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN
EXISTING BUILDING AS A CHILD CARE CENTRE - PARKLANDS DRIVE, ERNEST

WD6012, Parish of Nerang, County of Ward for the purpose of a child care centre, subject to the following conditions:

APPROVED PLANS

- (1) The development is to be generally in accordance with the plans submitted by the applicant (Plan No. WD 1 and 4 submitted by Merrin and Cranston Pty. Ltd., dated March, 1987) with the exception of the car parking area which is to be as existing.

LANDSCAPING

- (2) Maintenance of the existing landscaping to the reasonable satisfaction of the Planning and Development Manager.
- (3) The proposal is to use the Church of Christ car parking facility and hence, general compliance with the conditions of its rezoning approval dated 5th February, 1987, will be required.
- (4) General upgrading and maintenance of the existing parking area and its accessing driveway.
- (5) A sign is to be erected at the vehicular access point, and so that it is visible to drivers approaching from the west, indicating the entrance to the church car park.

BUILDING AND DEVELOPMENT COMPLIANCE

- (6) 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. These plans are to generally accord with the plan approved in this Rezoning Approval apart from where amendments are necessary to comply with the conditions of the Approval. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Rezoning Approval.
- (7) Provision of fire services in accordance with the Fire Safety Act.
- (8) Compliance with the Health Acts and all Regulations made thereunder.
- (9) The provisions of the Town Planning approval are to be effected prior to the commencement of the specific use as granted by the said permit.

LIGHTING DEVICES

- (10) 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.

LANDSCAPING

- (11) The open space and setback areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Planning and Development Manager prior to the issue of a building approval. Where building approval is not required, the planting plan is to be submitted and approved prior to the commencement of the said use. Such landscaping is to be completed in accordance with the approved planting plan prior to

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TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN
EXISTING BUILDING AS A CHILD CARE CENTRE - PARKLANDS DRIVE, ERNEST

the premises being occupied and maintained at all times thereafter to the reasonable satisfaction of the Planning and Development Manager. The plan is to include the location of any proposed advertising devices.

STORMWATER DRAINAGE

- (12) Stormwater drainage from the site and traversing the site is to be collected on site in an underground drainage system and discharged into a satisfactory stormwater drainage system to be constructed to a legal point of discharge, at the time of development of the site. The proposed paved driveway area of the site shall have a system of concrete kerbing, spoon drains, grated driveway drains and underground drainage pipes designed and constructed to the satisfaction of the Chief Engineer to fully contain and control all stormwater on the site and discharge into the said drainage system. All stormwater pipes discharging to kerb and channel shall be constructed in galvanised steel sections within the footpath area. Any easements, necessary in the opinion of the Chief Engineer, are to be provided to ensure that a drainage path to the ultimate outlet of the catchment may be obtained.

PERMANENT ACCESS AND PROVISION FOR TRAFFIC

- (13) Access to site, vehicular parking and loading bay requirements are to be in accordance with Council's parking policy and any relevant standard drawings. Alterations of access alignments may be necessary and shall be determined following discussions with Council's Traffic Section and to the reasonable satisfaction of the Chief Engineer. Should such alterations be considered necessary, the applicant shall modify all design plans accordingly prior to submission for building approval.

WATER SUPPLY & SEWERAGE AND WASTE DISPOSAL

- (14) Provision of water supply and sewerage to the reasonable satisfaction of the Chief Engineer and in accordance with the Sewerage and Water Supply Act and Council Policy. The developer is to engage a Consulting Engineer to investigate the capacity of the downstream sewerage system proposed to service the development. The report from the Engineer shall be submitted to Council for approval prior to a building approval being issued. The developer shall be responsible for all costs involved with the connection to the existing Council water supply main and the sterilization of any new water supply mains. These works shall be carried out by Council.

REVOCAION OF APPROVAL

- (15) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this

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TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN EXISTING BUILDING AS A CHILD CARE CENTRE - PARKLANDS DRIVE, ERNEST

- approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
- (16) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Planning Officer be adopted.

*** ITEM 29

CM08/02/91(PD029)

TOWN PLANNING SCHEME : APPLICATION FOR CONSENT TO USE PART OF AN EXISTING DWELLING AS A HOME OCCUPATION (SPINAL MUSCULAR THERAPY) - 4 EVAN STREET, SOUTHPORT

- FILE REFERENCE(S) : 818/090/223
VIDE ITEM(S) : MAP(S)
- PROPOSED DEVELOPMENT : TO USE PART OF AN EXISTING DWELLING AS A HOME OCCUPATION (SPINAL MUSCULAR THERAPY)
- APPLICANT : MR. S. HECKE
OWNER : G.C. & J.K. FLETCHER
SITE LOCATION : 4 EVAN STREET, SOUTHPORT
RPD : LOT 43 ON REGISTERED PLAN 104982, PARISH OF HERANG, COUNTY OF WARD
- ZONING : RESIDENTIAL B
AREA : 544 SQUARE METRES
CLASSIFICATION : HOME OCCUPATION
DATE RECEIVED : 14/12/90
DATE ADVISED : 09/01/91
OBJECTION(S) : NIL

*** CURRENT AGENDA MATERIAL

*** REFERENCE PLANNING OFFICER (MO) (04/02/91)

This application is to use part of the ground floor of an existing single family dwelling to conduct a spinal muscular therapy practice. An area of 26.65 square metres is to be used for the home occupation and the owner himself will be the only person working in the practice. No machinery is to be used and the applicant expects an average patronage of one (1) person / hour.

The existing site layout is able to accommodate two (2) visitor parking bays on the driveway in front of the double garage and behind the six (6) metre setback to the street frontage. Two (2) spaces are considered adequate for the proposed use, but they would need to be appropriately signposted to encourage patients not to park on the

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TPS : APPLICATION FOR CONSENT TO USE PART OF AN EXISTING DWELLING AS A HOME OCCUPATION (SPINAL MUSCULAR THERAPY) - 4 EWAN STREET, SOUTHPORT

street. The need for drivers to reverse out onto the street is considered acceptable in this instance as the street is quite wide, its traffic flow is relatively low and there is no alternative area in which to locate the parking spaces.

The site itself is well suited to the low intensity operations of a home occupation. It is situated just off a major residential thoroughfare, Johnston Street, but not far enough into the neighbourhood to create an intrusion. The area is zoned for duplex development and another home occupation is located at the bottom of the street. The proposal is able to comply with Division X of the Town Planning Scheme relating to Home Occupations and shall not interfere with the amenity of the area.

*** OFFICER RECOMMENDATION

It is recommended that:

The application be approved to use part of an existing dwelling on the land situated at 4 Ewan Street, Southport, described as Lot 43 on Registered Plan 104982, Parish of Nerang, County of Ward for the purpose of a Home Occupation (Spinal Muscular Therapy), subject to the following conditions:

APPROVED PLANS

- (1) The development is to be generally in accordance with the plan submitted by the applicant and accompanying the consent application.
- (2) Compliance with the Health Acts and all Regulations made thereunder.
- (3) No machinery is to be used by the home occupation.

NOISE & AMENITY CONTROL

- (4) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.

HOME OCCUPATION

- (5) The home occupation is to be conducted in accordance with the performance standards as set out in the Town Planning Scheme and to the reasonable satisfaction of the Planning and Development Manager. The applicant's attention is drawn to the following requirements in this regard:
 - (a) The person carrying on the occupation is to reside in the dwelling house;
 - (b) Not more than one (1) person, other than the person referred to above, is to be employed, occupied or engaged in the conduct of the occupation;
 - (c) The floor area used whether temporarily or permanently, is not to exceed one-third of the total floor area of the dwelling-house;
 - (d) The use is not to impose a load on any public utility

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TPS - APPLICATION FOR CONSENT TO USE PART OF AN EXISTING DWELLING AS A HOME OCCUPATION (SPINAL MUSCULAR THERAPY) - 4 EVAN STREET, SOUTHPORT

- undertaking greater than that which is required for the normal development of the locality in which such use is carried on;
- (e) The use is not to interfere with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, waste products, radio or electrical interference or otherwise;
 - (f) The use is not to create hazards which cause or could cause undue annoyance or disturbance to persons or which affect or could affect property not connected with that home occupation;
 - (g) There is to be no operation of the home occupation between the hours of 7.00 p.m. and 7.00 a.m.;
 - (h) There is to be no public display of goods on the premises;
 - (i) No sign other than a sign not exceeding 0.3 square metres in area and bearing only the name and telephone number of the occupier and occupation is to be displayed;
 - (j) No source of power other than one or more single phase electric motors having a total connected load of not more than 0.75 kilowatt is to be used.
- (6) An annual fee is to be paid to Council for the right of continuance of the home occupation.
 - (7) Two (2) car parking spaces are to be available for the use of patients visiting the home occupation in the area shown on the approval plan.
 - (8) Car parking bays to be in accordance with Class 3 of the Australian Standard Code 2890.1-1986.
 - (9) A small sign is to be erected indicating that patients should use the parking provided on-site.

REVOCATION OF APPROVAL

- (10) This approval may be revoked in accordance with Section 33(16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this approval or the rights conferred by this approval are not exercised in accordance with this approval within twenty-four (24) months of the date hereof.
- (11) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this approval may be revoked pursuant to Section 33(16D) of the Local Government Act.

*** RECOMMENDATION

That the recommendation of the Planning Officer be adopted.

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*** ITEM 30

CMOB/02/91(P0030)

APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

FILE REFERENCE(S) : 663/090/095
VIDE ITEM(S) : MAP(S)

PROPOSED DEVELOPMENT : MULTI-UNIT RESIDENTIAL ACCOMMODATION
APPLICANT : GASSMAN AND ASSOCIATES PTY. LTD.
OWNER : GALAVISTA PTY. LTD.
SITE LOCATION : 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR
EXISTING ZONING : RESIDENTIAL B
PROPOSED ZONING : SPECIAL RESIDENTIAL
AREA : 3336 SQUARE METRES
RPD : LOT 6 ON REGISTERED PLAN 99875, PARISH OF
BARROW, COUNTY OF WARD
OBJECTION(S) : NIL

*** CURRENT AGENDA MATERIAL

*** REFERENCE PLANNING CONSULTANT (JAD)(27/01/91)

- (1) The site is an irregular shaped allotment with frontage to Government Road and Kenmar Street. Kenmar Street is a dead end street terminating at the subject site. Existing development in the area includes duplex dwelling and cluster housing.
- (2) The proposal is to construct eleven (11) units on the site in four groups of two and one group of three. Of the eleven units three are proposed to be three bedroom and eight, two bedroom, making a total of twenty-five (25) bedrooms.
- (3) Group Title Policy

Given the layout of the proposed development and the existing zoning of Residential B it is pertinent to compare the proposed development with that which would have been permitted in accordance with the Group Title Policy in the Residential B Zone.

- (a) Population density (calculated on net area).

The proposed density is 166 persons per hectare. The permitted Residential B density is 150 persons per hectare.

- (b) Dwelling density (calculated on net area).

The proposed density is thirty-six (36) dwelling units per hectare. The permitted density is twenty-five (25) dwellings per hectare.

- (c) Numbers of attached dwellings.

Proposed groups of two and three.
Permitted up to four.

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
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(d) General siting controls.

The buildings are proposed to be set out in a manner which will comply with general siting controls.

(e) Parcel boundaries..

The required clearance between buildings and side and rear boundaries is 4.5 metres. This clearance is generally complied with where two or more dwellings abut a boundary with a single site, however, in some cases the minimum clearance is 3.0 metres. A clearance of five (5) metres is provided to Kenmar Street. It is considered that this should be six (6) metres.

(f) Open Space

(i) Public. The applicants submit that instead of providing ten percent (10%) of the site for public open space that they envisage that Council may prefer a cash contribution of ten percent (10%) of the unimproved capital value of the land.

(ii) Communal. The requirement is for fifteen percent (15%) of the site to be set aside for this purpose (on this site 500 square metres calculated on gross area).

The proposal indicates an area of 247 square metres in one parcel in the north west of the site, plus 150 square metres in a second parcel plus 204 square metres in three small parcels in the front of the site.

This results in a total of approximately 600 square metres which is in excess of the minimum required. It should be noted, however, that this calculation of communal open space includes some areas with a width of less than 5.0 metres and one of the northern parcels has an area less than 50 square metres which severely limits its useability. It is considered that the frontage along Kenmar Street should be included in communal open space.

(iii) Private. The minimum area for a two bedroom unit is 50 square metres and 60 square metres for a three bedroom unit. The applicant has not designated these private areas on the plan, however, it would appear that the minimum requirement can be met.

(g) Internal roads. The development is proposed to be sewered with a single access road from Government Road. This road will have a width of 6.0 metres which will comply with Policy requirements.

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LARRADOR - TO SPECIAL RESIDENTIAL ZONE

- (h) Car Parking. The requirement is for two spaces per unit plus one (1) visitor space per two (2) dwellings resulting in a total of twenty-eight (28) spaces. Each proposed dwelling has a car port or garage for one car, no allocation appears to be made for the second car. In some cases this may be located in tandem to the covered car space but in other cases there appears to be no opportunity to locate the second car near the dwelling.

Five (5) visitor spaces are proposed. The normal requirement is for six (6) spaces. One of the visitor spaces infringes into the front six (6) metre setback.

(4) General Comments

In support of their application, the applicants make the following points:

- (i) The subject land is one of the last larger parcels in the area where a comprehensive multi-unit development can be undertaken resulting in a large area of quality open space.
- (ii) The application of the Special Residential Zone will give the flexibility for a variety of two to three bedroom units on different levels resulting in a higher standard of occupant and will avoid the congestion of a large number of three (3) bedroom units.
- (iii) The existing Norfolk Island Pines on-site will be preserved.
- (iv) Pedestrian access only will be allowed into Kenmar Street and it is envisaged as part of the development that a concrete footpath will be constructed to link with Harley Street via Kenmar Street.

As noted above, the proposed development is essentially a cluster housing development which does not comply with Council's normal requirements for Group Title development in the Residential B Zone.

In summary, the population density on this site exceeds that normally permitted by 3 bedrooms, the unit density on this site exceeds that normally permitted by four (4) units.

The car parking required on-site is not provided. The proportion of units, bedrooms, open space and car parking in the Group Title Policy is well balanced and results in a development which provides for well serviced dwellings set in adequate open space.

The concept of the Special Residential Zone is to provide for a particular development which by its design or other features provides a special urban environment. It is considered that the proposed development will appear to be overdeveloped. The parcels of communal open space are fragmented and irregular in shape and therefore of limited use either for recreation or for providing a spacious

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

appearance within the development. It would appear that the provision for car parking is inadequate, which would lead to cars parking outside the site and within open space areas (both private and communal).

The development of cluster housing on the site is considered satisfactory, subject to redesign of the development to comply with the normal requirements for group title development within the Residential B Zone.

*** OFFICER RECOMMENDATION

It is recommended that:

- (A) The application be approved to exclude land situated at 33 Government Road and Kenmar Street, Labrador, described as Lot 6 on Registered Plan 99875, Parish of Barrow, County of Ward containing an area of 3336 square metres from the Residential B Zone and to include the land so excluded in the Special Residential Zone, subject to the following conditions and forwarded to the Minister for approval:

APPROVED PLANS

- (1) The development is to be generally in accordance with the plans (and elevations) submitted by the applicant (Plan/Drawing No. 665-90 submitted by Gassman and Associates dated 9th November, 1990) (as amended by the conditions of the approval).

The development shall comply with the relevant Town Planning Scheme requirements and the following development parameters:

- (a) Site Coverage less than forty percent (40%).
- (b) Population Density 150 persons per hectare.
- (c) Unit Density 25 dwellings per hectare.
- (d) Maximum Number of Storeys 2 storeys.
- (e) Maximum Number of Persons 45.
- (f) Maximum Number of Units 7.
- (g) Maximum Number of Bedrooms 22.
- (h) Buildings shall be set back at least 4.5 metres from side and rear boundaries and 6.0 metres from front boundaries to Government Road and Kenmar Street.
- (i) A minimum of 500 square metres shall be provided as communal open space. This shall be provided in a

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
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maximum of three (3) parcels each within a minimum width of five (5) metres. An area six (6) metres wide adjoining Kenmar Street and Government Road shall be designated communal open space.

- (j) A minimum of 60 square metres shall be provided as private open space adjacent to each unit. Such space shall be clearly indicated on the plan and shall have a minimum dimension of 5.0 metres.
- (k) A total of eighteen (18) car parking spaces are to be provided on the site. These shall be allocated two to each unit and four for visitors.

BUILDING AND DEVELOPMENT COMPLIANCE

- (2) 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. These plans are to generally accord with the plan approved in this Rezoning Approval apart from where amendments are necessary to comply with the conditions of the Approval. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Rezoning Approval.
- (3) Provision of fire services in accordance with the Fire Safety Act.

NOISE & AMENITY CONTROL

- (4) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.

LIGHTING DEVICES

- (5) 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.

LANDSCAPING

- (6) The open space and setback areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Planning and Development Manager prior to the issue of a building approval. Where building approval is not required, the planting plan is to be submitted and approved prior to the commencement of the said use. 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 Planning and Development Manager. The plan is to include the location of any proposed advertising devices.

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
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GROUP TITLE DEVELOPMENT

- (7) Submission to Council of an application and the formal plan for endorsement therein of the certificate required for the purposes of Section 9 (7) of the Building Units and Group Titles Act.

AUSTRALIA POST

- (8) The applicant is to contact Australia Post to ascertain requirements in relation to siting of letter boxes for the development. The representative for contact is the Postmaster at the Southport Post Office.

S.E.Q.E.B. PROVISIONS

- (9) Should S.E.Q.E.B. require provision of a transformer, such provision is to be made to the satisfaction of S.E.Q.E.B. and the Planning and Development Manager. The transformer is not to be located within landscaping areas unless approved by the Planning and Development Manager. Should the Planning and Development Manager approve provision of the transformer within a landscaped setback area, the area of the transformer in plan, excluding the surrounding pad mount is not to be included for landscaping calculation.

STORMWATER DRAINAGE

- (10) Stormwater drainage from the site and traversing the site is to be collected on site in an underground drainage system and discharged into a satisfactory stormwater drainage system to be constructed to a legal point of discharge, at the time of development of the site. The proposed paved driveway area of the site shall have a system of concrete kerbing, spoon drains, grated driveway drains and underground drainage pipes designed and constructed to the satisfaction of the Chief Engineer to fully contain and control all stormwater on the site and discharge into the said drainage system. All stormwater pipes discharging to kerb and channel shall be constructed in galvanised steel sections within the footpath. Any easements, necessary in the opinion of the Chief Engineer, are to be provided to ensure that a drainage path to the ultimate outlet of the catchment may be obtained.

ROADWORKS AND FOOTPATH AREAS

- (11) Where the existing kerb and channel and footpath is to be replaced with new kerb and channel and paved footpath for the frontage of the site. The kerb and channel is to be on an alignment both horizontal and vertical to match the existing kerb and channel or any future kerb and channel design that Council may have for this vicinity. The paved footpath is to be constructed in accordance with Council's requirements.
- (12) All redundant access crossings are to be removed and replaced with integral concrete kerb and channel.

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- Footpath, grass verge, traffic and parking regulations shall be reinstated and restored. The work shall be completed in accordance with Council's requirements.
- (13) All pedestrian paved surfaces within the development are to have a minimum Polished Frictional Value of 40 as set down in the Australian Standard AS1141.42. All paving provided external to the site is to have a Polished Frictional Value of not less than 45 as set down in the Australian Standard AS1141.42.
 - (14) The frontage footpath is to be upgraded in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of turfing with a concrete pathway constructed in accordance with Council's standard drawing No. 52790B (as amended from time to time).
 - (15) Vehicular access is to be provided in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of construction using reinforced concrete in accordance with Council's standard drawing No. 52790B.

PERMANENT ACCESS AND PROVISION FOR TRAFFIC

- (16) Access to site, vehicular parking requirements are to be in accordance with Council's parking policy and any relevant standard drawings.
Alterations of access alignments may be necessary and shall be determined following discussions with Council's Traffic Section and to the reasonable satisfaction of the Chief Engineer. Should such alterations be considered necessary, the applicant shall modify all design plans accordingly prior to submission for building approval. On completion of construction, an Engineer's Certificate certifying that the internal road system of the development has been constructed to Council's requirements under the Engineer's supervision, shall be lodged with Council.
- (17) Fire Brigade standing areas and associated hydrant stands shall only be provided on driveways into the development. No separate special cross-over is to be provided for Fire Brigade vehicles.

CONSTRUCTION ACCESS AND PROVISION FOR TRAFFIC

- (18) Access to site during construction shall be in accordance with Council's Construction Access and provision for Traffic at Development Site Policy.
- (19) Unloading, storage or movement of construction material or equipment shall take place on site in accordance with Council's construction Access and Provision for Traffic at Development Site Policy.
- (20) Car parking bays and aisle widths to be in accordance with Class 3 of the Australian Standard Code 2890.1-1986.

WATER SUPPLY & SEWERAGE AND WASTE DISPOSAL

- (21) Provision of water supply and sewerage to the reasonable satisfaction of the Chief Engineer and in accordance with

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the Sewerage and Water Supply Act and Council Policy.

The developer shall be responsible for all costs involved with the connection to the existing Council water supply main and the sterilization of any new water supply mains. These works shall be carried out by Council.

- (22) The development shall be provided with Fire Hydrant installation conforming with the provisions of the Australian Standard AS2419 (as amended from time to time).
- (23) It is in the applicant's interest to ensure that each lot on the Group Title Development is metered for water supply as well as a meter for the whole parcel of land. Relevant easements are required over the water mains serving the lots. These easements are not necessarily in favour of Council.

HEADWORKS CONTRIBUTIONS

- (24) WATER SUPPLY AND SEWERAGE COMPONENT 1 HEADWORKS
In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 1).

The contributions are based on the equivalent population proposed in excess of that allowed for the zone within which the land the subject of this application is located and has been determined from information supplied with the application and Council records as follows:

Water Supply (8928.00) 3.2 e.p @ \$332/ep = \$1,062.00
Sewerage (8929.00) 4 e.p @ \$307/ep = \$1,228.00

Total Component 1 Headworks Contribution = \$2,290.00

The above rates are valid for the period of this approval only and subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

An agreement and security (both in a form acceptable to the Town Clerk) are to be lodged with Council to cover the total component 1 contribution prior to the application for rezoning being forwarded to the Minister for approval.

The agreement and security will be released on payment of the contribution in cash or bank cheque.

- (25) WATER SUPPLY AND SEWERAGE COMPONENT 2 HEADWORKS
In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 2).

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CONTINUED...

ITEM 30
APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that the application and determination of these contributions will be deferred to the time of a Building Application or Consent or Subdivision application, for the site the subject of this application, whichever is the earlier.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply	\$259.00 per Equivalent Population / Person
Sewerage	\$380.00 per Equivalent Population / Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

(26) PAYMENT OF WATER SUPPLY AND SEWERAGE HEADWORKS CONTRIBUTIONS

The contributions are payable to Council by the applicant in cash or bank cheque within seven (7) days of the commencement of the construction of the building work and that no plumbing and drainage inspections will be undertaken until payment is received.

ENGINEERING DESIGN AND CONSTRUCTION

(27) (a) Engineering plans and specifications for the work set out in conditions contained herein are to be approved by the Chief Engineer prior to construction commencing. Approval by the Chief Engineer does not warrant that such plans and specification have been checked in detail, nor does it absolve the Developer from complying with all the conditions of this approval and / or relevant statutes and / or policies and / or statutory regulations in the execution and / or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.

(b) All material supplied and all work performed by the Developer pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-laws and / or Policies. The Chief Engineer may, by

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ITEM 30 CONTINUED...
APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the Developer of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.

- (c) MAINTENANCE - All works which, at the completion of the development, will become the responsibility of Council, shall be subject to a maintenance period and provision of security for the maintenance period in accordance with Council's subdivision By-Laws and policies.
- (d) SUPERVISION - All internal roadworks, sewerage, water supply and stormwater drainage is to be constructed under the supervision of a qualified Engineer who is to certify that these works have been constructed under his direct supervision and that they comply with the approved drawings and specifications.
- (e) Prior to the commencement of any work arising out of conditions listed above, written advice of intention to proceed with the work is to be given to Council. The advice shall include the name of the responsible supervisor with whom Council's inspecting officer will make contact.

- (28) Construction work is permitted only during the hours of 7:00 am to 6:00 pm Monday to Saturday.

A PERFORMANCE BOND

- (29) A performance bond of \$5,000.00 shall be lodged and the Developer shall enter into an Agreement with Council for the performance by the Developer of the Developer's obligation contained and implied in this approval for the preservation of trees. The security and the agreement shall be lodged with Council prior to the commencement of construction. This security will be released after the conditions contained in this approval are completely.

CASH IN LIEU OF PARK PROVISION

- (30) The applicant is to provide a cash contribution in lieu of park provision to the value of 10% of the Unimproved Capital Value of the land. An agreement and security (both in a form acceptable to the Town Clerk) are to be lodged with Council to cover the total contribution prior to the application for rezoning being forwarded to the Minister for approval. The agreement and security will be released on payment of the contribution in cash or bank cheque.

TREE PRESERVATION

- (31) Any tree with a girth of 400 mm or more at waist height shall not be removed without first obtaining the consent of the Chief Engineer. Exceptions will be made in the case of

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
 LABRADOR - TO SPECIAL RESIDENTIAL ZONE

trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines, etc. Prior to any design or construction work commencing, arrangements shall be made with the Environmental Officer for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future approval.

Observance of Chapter 37 of Council's By-laws in regard to the preservation of trees.

PREREQUISITE PRIOR TO APPLICATION BEING FORWARDED TO THE MINISTER

(32) Prior to the matter being forwarded to the Minister for approval the applicant is to lodge with Council:

- (a) A cash bond or bank guarantee to the sum of \$7,290.00 against payment of headworks charges and performance of conditions. The cash bond or bank guarantee is to be returned to the applicant if the application is not approved by the Governor-in-Council.
- (b) A legal Agreement on terms and conditions satisfactory to the Town Clerk, ensuring compliance with the Conditions of approval contained herein. This Agreement is to be binding on all successors in Title and shall provide that Council shall have no obligation to approve a development which does not accord with the Conditions of approval. The Agreement shall be prepared by solicitors acting for Council at the applicant's cost and expense. In the event that the rezoning approval contained herein does not proceed to gazettal, then the applicant shall be responsible for all of the Council's legal fees in relation to the negotiations and preparation of the above legal agreement and any associated documentation. The applicant is required to submit the information required for the preparation of the legal agreement on the appropriate "Request for a Development Agreement".
- (c) Three coloured copies of the Plan of Development amended where necessary to comply with the Conditions of approval, and detailing compliance with the development parameters listed in Condition (1).

REVOCAATION OF APPROVAL

- (33) Under the provisions of Section 33(5)(m)(i) of the Local Government Act the application is required to be forwarded to the Minister within 90 days of the date of this decision. Should the applicant fail to comply with the above within this period, Council will take action to rescind the decision to approve the rezoning, without

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

further notice, unless the applicant can give reasons satisfactory to Council why such rescission should not take place.

***** RECOMMENDATION**

- (A) The application be approved to exclude land situated at 33 Government Road and Kenmar Street, Labrador, described as Lot 6 on Registered Plan 99875, Parish of Barrow, County of Ward containing an area of 3336 square metres from the Residential B Zone and to include the land so excluded in the Special Residential Zone, subject to the following conditions and forwarded to the Minister for approval:

APPROVED PLANS

- (1) The development is to be generally in accordance with the plans (and elevations) submitted by the applicant (Plan/Drawing No. 665-90 submitted by Gassman and Associates dated 9th November, 1990) (as amended by the conditions of the approval).

The development shall comply with the relevant Town Planning Scheme requirements and the following development parameters:

- (a) Site Coverage less than forty percent (40%).
- (b) Population Density 166 persons per hectare.
- (c) Unit Density 36 units per hectare.
- (d) Maximum Number of Storeys 2 storeys.
- (e) Maximum Number of Persons 50.
- (f) Maximum Number of Units 11.
- (g) Maximum Number of Bedrooms 25.
- (h) Buildings shall be set back in accordance with the plan 665-90A.
- (i) Car parking is to be provided in accordance with Town Planning Scheme requirements for Group Housing Development.

BUILDING AND DEVELOPMENT COMPLIANCE

- (2) 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. These plans are

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ITEM 30 CONTINUED...
APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
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to generally accord with the plan approved in this Rezoning Approval apart from where amendments are necessary to comply with the conditions of the Approval. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Rezoning Approval.

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

NOISE & AMENITY CONTROL

- (4) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.

LIGHTING DEVICES

- (5) 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.

LANDSCAPING

- (6) The open space and setback areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Planning and Development Manager prior to the issue of a building approval. Where building approval is not required, the planting plan is to be submitted and approved prior to the commencement of the said use. 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 Planning and Development Manager. The plan is to include the location of any proposed advertising devices.

GROUP TITLE DEVELOPMENT

- (7) Submission to Council of an application and the formal plan for endorsement therein of the certificate required for the purposes of Section 9 (7) of the Building Units and Group Titles Act.

AUSTRALIA POST

- (8) The applicant is to contact Australia Post to ascertain requirements in relation to siting of letter boxes for the development. The representative for contact is the Postmaster at the Southport Post Office.

S.E.Q.E.B. PROVISIONS

- (9) Should S.E.Q.E.B. require provision of a transformer, such provision is to be made to the satisfaction of S.E.Q.E.B. and the Planning and Development Manager. The transformer is not to be located within landscaping areas unless approved by the Planning and Development Manager. Should

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APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
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the Planning and Development Manager approve provision of the transformer within a landscaped setback area, the area of the transformer in plan, excluding the surrounding pad mount is not to be included for landscaping calculation.

STORMWATER DRAINAGE

- (10) Stormwater drainage from the site and traversing the site is to be collected on site in an underground drainage system and discharged into a satisfactory stormwater drainage system to be constructed to a legal point of discharge, at the time of development of the site. The proposed paved driveway area of the site shall have a system of concrete kerbing, spoon drains, grated driveway drains and underground drainage pipes designed and constructed to the satisfaction of the Chief Engineer to fully contain and control all stormwater on the site and discharge into the said drainage system. All stormwater pipes discharging to kerb and channel shall be constructed in galvanised steel sections within the footpath. Any easements, necessary in the opinion of the Chief Engineer, are to be provided to ensure that a drainage path to the ultimate outlet of the catchment may be obtained.

ROADWORKS AND FOOTPATH AREAS

- (11) Where the existing kerb and channel and footpath is to be replaced with new kerb and channel and paved footpath for the frontage of the site. The kerb and channel is to be on an alignment both horizontal and vertical to match the existing kerb and channel or any future kerb and channel design that Council may have for this vicinity. The paved footpath is to be constructed in accordance with Council's requirements.
- (12) All redundant access crossings are to be removed and replaced with integral concrete kerb and channel. Footpath, grass verge, traffic and parking regulations shall be reinstated and restored. The work shall be completed in accordance with Council's requirements.
- (13) All pedestrian paved surfaces within the development are to have a minimum Polished Frictional Value of 40 as set down in the Australian Standard AS1141.42. All paving provided external to the site is to have a Polished Frictional Value of not less than 45 as set down in the Australian Standard AS1141.42.
- (14) The frontage footpath is to be upgraded in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of turfing with a concrete pathway constructed in accordance with Council's standard drawing No. 52790B (as amended from time to time).
- (15) Vehicular access is to be provided in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of construction using reinforced concrete in accordance with Council's standard drawing No. 52790B.

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CONTINUED...

APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

PERMANENT ACCESS AND PROVISION FOR TRAFFIC

- (16) Access to site, vehicular parking requirements are to be in accordance with Council's parking policy and any relevant standard drawings.
- (17) Fire Brigade standing areas and associated hydrant stands shall only be provided on driveways into the development. No separate special cross-over is to be provided for Fire Brigade vehicles.

CONSTRUCTION ACCESS AND PROVISION FOR TRAFFIC

- (18) Access to site during construction shall be in accordance with Council's Construction Access and provision for Traffic at Development Site Policy.
- (19) Unloading, storage or movement of construction material or equipment shall take place on site in accordance with Council's construction Access and Provision for Traffic at Development Site Policy.
- (20) Car parking bays and aisle widths to be in accordance with Class 3 of the Australian Standard Code 2890.1-1986.

WATER SUPPLY & SEWERAGE AND WASTE DISPOSAL

- (21) Provision of water supply and sewerage to the reasonable satisfaction of the Chief Engineer and in accordance with the Sewerage and Water Supply Act and Council Policy.

The developer shall be responsible for all costs involved with the connection to the existing Council water supply main and the sterilization of any new water supply mains. These works shall be carried out by Council.

- (22) The development shall be provided with Fire Hydrant installation conforming with the provisions of the Australian Standard AS2419 (as amended from time to time).
- (23) It is in the applicant's interest to ensure that each lot on the Group Title Development is metered for water supply as well as a meter for the whole parcel of land. Relevant easements are required over the water mains serving the lots. These easements are not necessarily in favour of Council.

HEADWORKS CONTRIBUTIONS(24) WATER SUPPLY AND SEWERAGE COMPONENT 1 HEADWORKS

In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 1).

The contributions are based on the equivalent population proposed in excess of that allowed for the zone within which the land the subject of this application is located and has been determined from information supplied with the application and Council records as follows:

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ITEM 30

CONTINUED...

APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KEMMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

Water Supply (B928.00) 6.9 e.p @ \$332/ep = \$2,291.00
Sewerage (B929.00) 8.8 e.p @ \$307/ep = \$2,702.00

Total Component 1 Headworks Contribution = \$4,993.00

The above rates are valid for the period of this approval only and subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

An agreement and security (both in a form acceptable to the Town Clerk) are to be lodged with Council to cover the total component 1 contribution prior to the application for rezoning being forwarded to the Minister for approval.

The agreement and security will be released on payment of the contribution in cash or bank cheque.

(25) WATER SUPPLY AND SEWERAGE COMPONENT 2 HEADWORKS

In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 2).

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that the application and determination of these contributions will be deferred to the time of a Building Application or Consent or Subdivision application, for the site the subject of this application, whichever is the earlier.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply \$259.00 per Equivalent Population / Person
Sewerage \$380.00 per Equivalent Population / Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 204.8 as at 1st October, 1990.

(26) PAYMENT OF WATER SUPPLY AND SEWERAGE HEADWORKS CONTRIBUTIONS

The contributions are payable to Council by the applicant in cash or bank cheque within seven (7) days of the commencement of the construction of the building work and

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ITEM 30 CONTINUED...
APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

that no plumbing and drainage inspections will be undertaken until payment is received.

ENGINEERING DESIGN AND CONSTRUCTION

- (27) (a) Engineering plans and specifications for the work set out in conditions contained herein are to be approved by the Chief Engineer prior to construction commencing. Approval by the Chief Engineer does not warrant that such plans and specification have been checked in detail, nor does it absolve the Developer from complying with all the conditions of this approval and / or relevant Council By-Laws and policies and / or relevant statutes and / or statutory regulations in the execution and / or performance of the said works. Neither the Council nor the Chief Engineer accepts any responsibility for the accuracy of such plans and specifications as approved.
 - (b) All material supplied and all work performed by the Developer pursuant to this approval shall be to the reasonable satisfaction of the Chief Engineer and shall comply in all respects with the provisions of all relevant statutes, statutory regulations, By-laws and / or Policies. The Chief Engineer may, by himself or his nominated delegate, supervise and test and generally may inspect all materials and work but no supervision, testing or inspection shall relieve the Developer of any obligation imposed upon such applicant, pursuant to this clause or any other clause of this approval.
 - (c) MAINTENANCE - All works which, at the completion of the development, will become the responsibility of Council, shall be subject to a maintenance period and provision of security for the maintenance period in accordance with Council's subdivision By-Laws and policies.
 - (d) SUPERVISION - All internal roadworks, sewerage, water supply and stormwater drainage is to be constructed under the supervision of a qualified Engineer who is to certify that these works have been constructed under his direct supervision and that they comply with the approved drawings and specifications.
 - (e) Prior to the commencement of any work arising out of conditions listed above, written advice of intention to proceed with the work is to be given to Council. The advice shall include the name of the responsible supervisor with whom Council's inspecting officer will make contact.
- (28) Construction work is permitted only during the hours of 7:00 am to 6:00 pm Monday to Saturday.

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ITEM 30.

APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

CASH IN LIEU OF PARK PROVISION

- (29) The applicant is to provide a cash contribution in lieu of park provision to the value of 10% of the Unimproved Capital Value of the land. An agreement and security (both in a form acceptable to the Town Clerk) are to be lodged with Council to cover the total contribution prior to the application for rezoning being forwarded to the Minister for approval. The agreement and security will be released in payment of the contribution in cash or bank cheque.

In addition to this Park contribution the developer shall contribute to Council the Capital Cost of the pathway between the site and Harley Street. This shall also be bonded prior to the matter being forwarded to the Minister and to be paid to Council prior to Certificate of Classification.

TREE PRESERVATION

- (30) Any tree with a girth of 400 mm or more at waist height shall not be removed without first obtaining the consent of the Chief Engineer. Exceptions will be made in the case of trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines, etc. Prior to any design or construction work commencing, arrangements shall be made with the Environmental Officer for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future approval.

Observance of Chapter 37 of Council's By-laws in regard to the preservation of trees.

- (31) The developer is to contribute towards the capital cost of the concrete footpath between the subject site via Kenmar Street to Harley Street.

There shall be no vehicular access to or from the site from Kenmar Street.

PREREQUISITE PRIOR TO APPLICATION BEING FORWARDED TO THE MINISTER

- (32) Prior to the matter being forwarded to the Minister for approval the applicant is to lodge with Council:
- (a) A cash bond or bank guarantee to the sum of \$4,993.00 against payment of headworks charges and performance of conditions. The cash bond or bank guarantee is to be returned to the applicant if the application is not approved by the Governor-in-Council.
 - (b) A legal Agreement on terms and conditions satisfactory to the Town Clerk, ensuring compliance

ITEM 30 - APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD
AND HERMAN STREET, LABRADOR - TO SPECIAL RESIDENTIAL ZONE
File 663/090/098

Alderman P.J. Lawlor declared an interest in this Item and refrained from discussion and voting.

Resolved on the MOTION of Alderman L.J. Hughes, seconded 91/2632
Alderman A.J. Rickard, that this Item be dealt with separately.

Resolved on the MOTION of Alderman L.J. Hughes, seconded 91/2633
Alderman A.J. Rickard that the Item be adopted.

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ITEM 30 CONTINUED...
APPLICATION FOR REZONING AT 33 GOVERNMENT ROAD AND KENMAR STREET,
LABRADOR - TO SPECIAL RESIDENTIAL ZONE

with the Conditions of approval contained herein. This Agreement is to be binding on all successors in Title and shall provide that Council shall have no obligation to approve a development which does not accord with the Conditions of approval. The Agreement shall be prepared by solicitors acting for Council at the applicant's cost and expense. In the event that the rezoning approval contained herein does not proceed to gazettal, then the applicant shall be responsible for all of the Council's legal fees in relation to the negotiations and preparation of the above legal agreement and any associated documentation. The applicant is required to submit the information required for the preparation of the legal agreement on the appropriate "Request for a Development Agreement".

- (c) Three coloured copies of the Plan of Development amended where necessary to comply with the Conditions of approval, and detailing compliance with the development parameters listed in Condition (1).

REVOCAION OF APPROVAL

(33) Under the provisions of Section 33(5)(m)(ii) of the Local Government Act the application is required to be forwarded to the Minister within 90 days of the date of this decision. Should the applicant fail to comply with the above within this period, Council will take action to rescind the decision to approve the rezoning, without further notice, unless the applicant can give reasons satisfactory to Council why such rescission should not take place.

- (B) That Alderman P.J. Lawlor declared a pecuniary interest and did not partake in Committee discussions in this matter.

*** ITEM 31

CM08/02/91(PD031)

APPLICATION FOR REZONING AT 125 HANSFORD ROAD, COOMBABAH - TO SPECIAL RESIDENTIAL ZONE - LOCAL GOVERNMENT APPEAL

FILE REFERENCE(S) : 663/090/032

PROPOSED DEVELOPMENT : ACCOMMODATION UNITS, RESTAURANT AND BOAT MAINTENANCE
APPLICANT : JOHN POTTER
OWNER : JOHN POTTER
SITE LOCATION : 125 HANSFORD ROAD, COOMBABAH

RECEIVED
COUNCIL
PLANNING AND DEVELOPMENT
COMMITTEE
10 FEB 1991
11:00 AM

Council Meeting 8th February, 1991
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ITEM 31

CONTINUED...

APPLICATION FOR REZONING-125 HANSFORD RD. COOMBABAH - TO SPECIAL
RESIDENTIAL ZONE - LOCAL GOVERNMENT APPEAL

EXISTING ZONING	: RESIDENTIAL "A"
PROPOSED ZONING	: SPECIAL RESIDENTIAL
AREA	: 11.23 HECTARES
RPD	: LOT 1 ON REGISTERED PLAN 65085, PARISH OF BARROW

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEPUTY PLANNING AND DEVELOPMENT MANAGER (RC) (06/02/91)

Council at its meeting held on 14th December, 1990 (PD112) granted its intention to approve the proposed rezoning as referred to above. As a result of this, the Council is now in receipt of an Appeal No. 5 of 1991 against the Council conditions in this matter. The timing of the lodgement of this Appeal may not be in accordance with the provisions of the Local Government Act.

*** OFFICER RECOMMENDATION

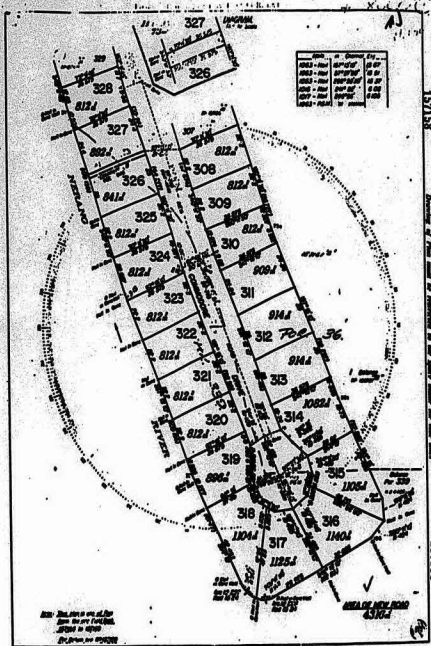
It is recommended that the following action be taken:

- That Council note that a "without prejudice" meeting was held between the appellant's representatives and the Planning and Development Committee, this meeting was held on Tuesday 5th February, 1991.
- That Council appoint solicitors to take the necessary preliminary action in defence of the Appeal.
- That Council note the appellant is to make further "without prejudice" representations in relation to this matter.

*** RECOMMENDATION

That the recommendation of the Deputy Planning and Development Manager be adopted.

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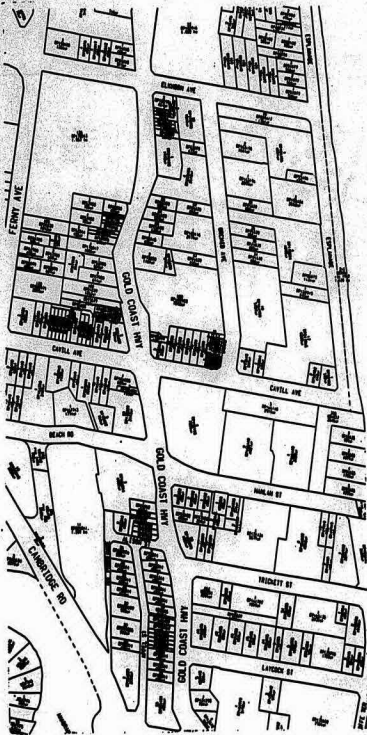
300 - 330 and Enclosure B to Lot 330
 City of New York
 County of New York
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 Registered
 Plan 157158

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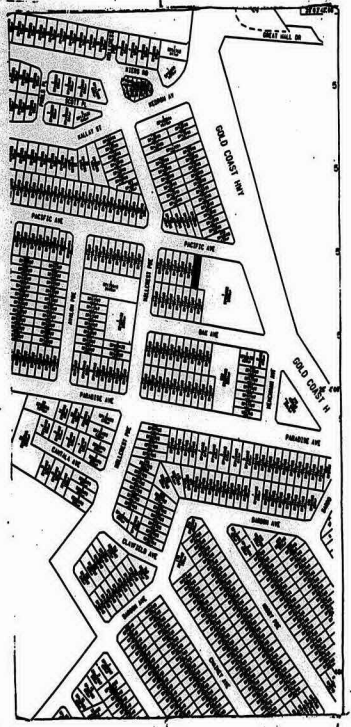
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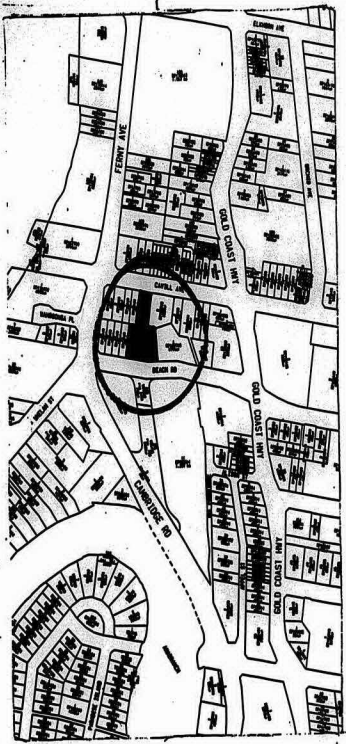
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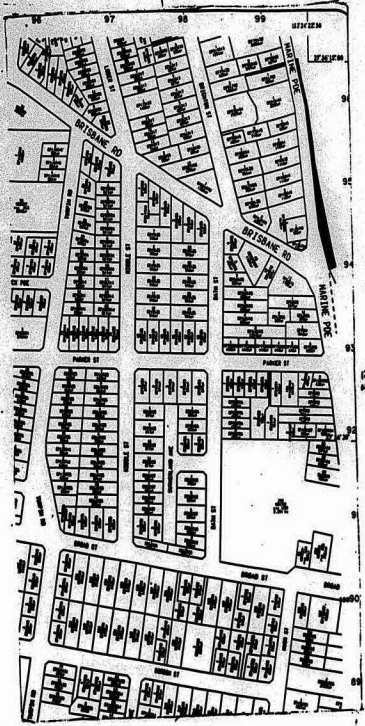
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COAST PLAN SEC 6



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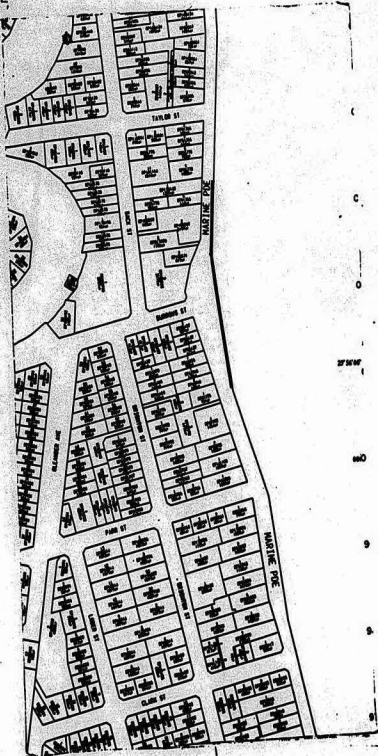


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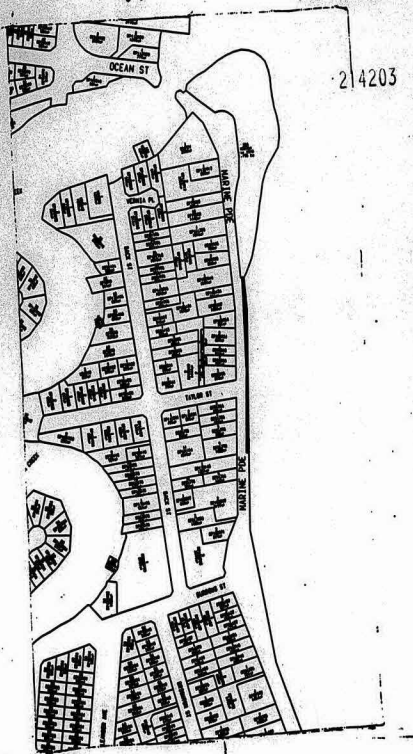
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(VIDE ITEM P&D 11)

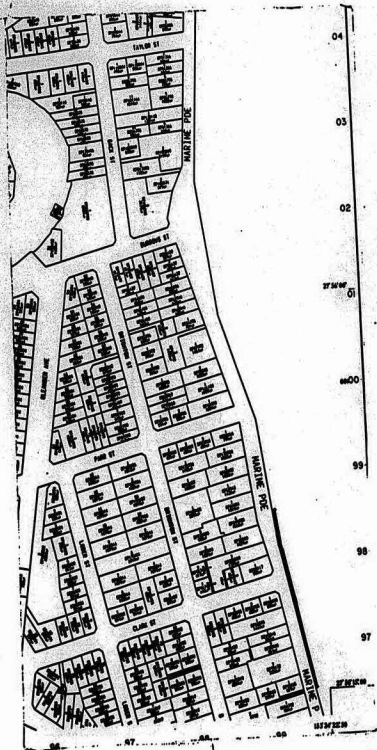
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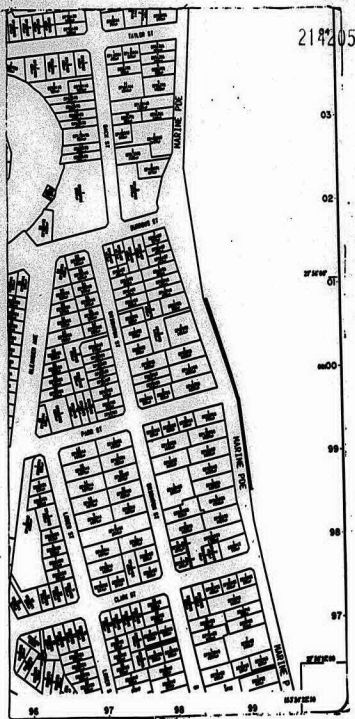
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(MDE ITEM P&D12)



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(WIDE ITEM P&D13)

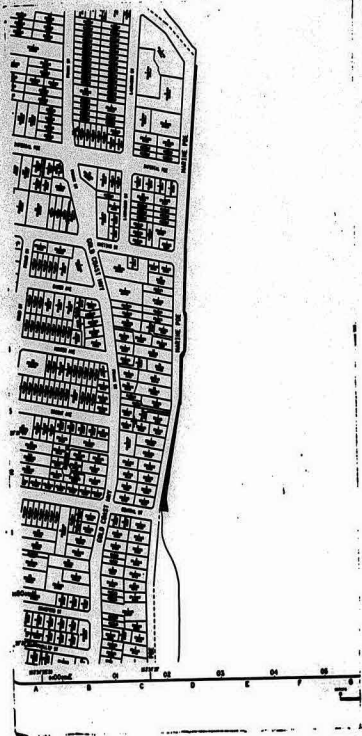


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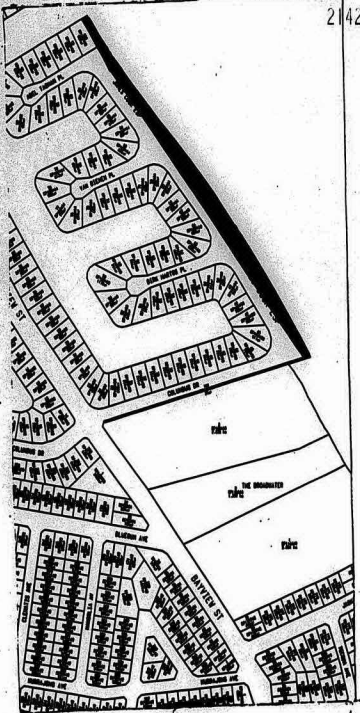
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(VIDE ITEM P&D 14)



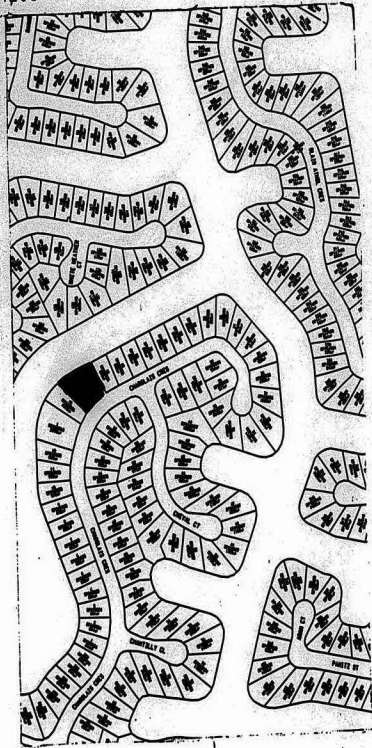
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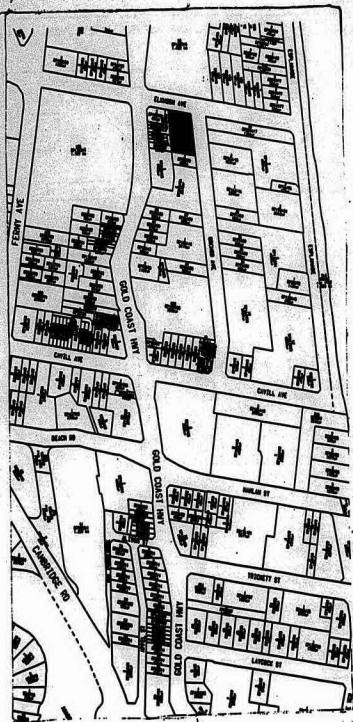
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(VIDE ITEM P&D 16)



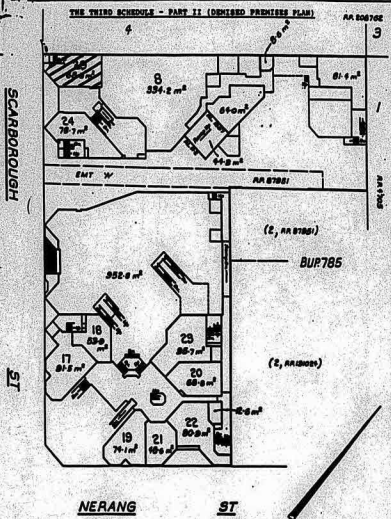
214209



214210

N 14 -

(VIDE ITEM P&D 18)



Note: All levels shown vide Architectural Plans.

Area to be Leased

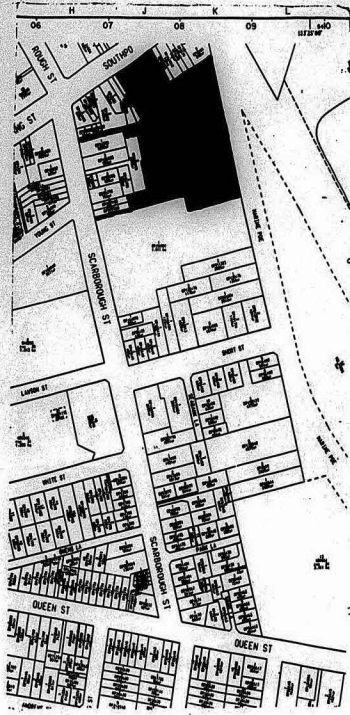
Note: All measurements are based on the Denised Area as described within the Lease Document.

Project Name	Client	BENNETT & BENNETT CONSULTING SURVEYERS 99 Union Street, Dundee, PA, 32823.
Project No.	Scale	
Project Description	Project Location	Plan for Lease purposes only of part of the First Floor of the building situated on Lot 18 on AR 806702.
Project Date	Project Status	
Project Manager	Project Engineer	Parish of NERANG , County of North...
Project No.	Scale	PLAN No. 103 No. 10 & 10.01

214211

15

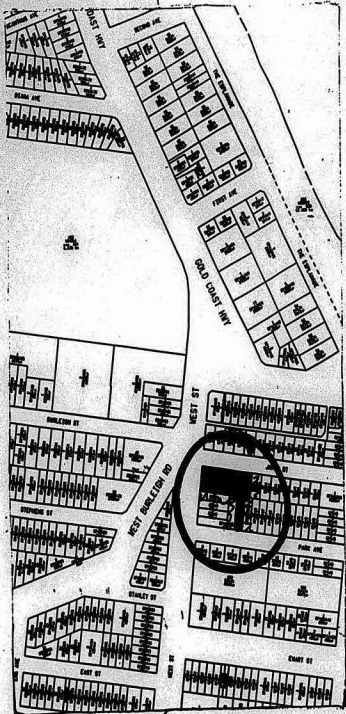
(VIDE ITEM P&D19)



214212

N 16 -

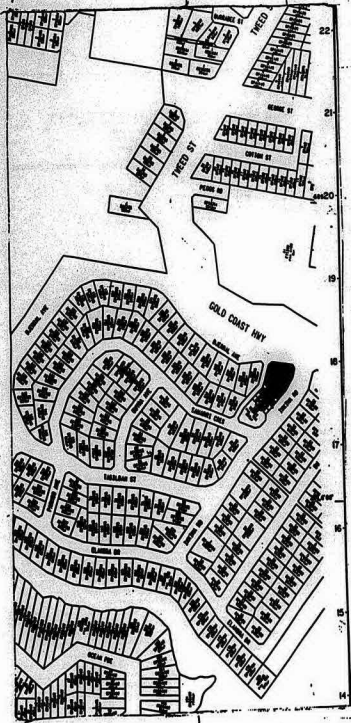
(VIDE ITEM P802)



17

(VDE ITEM P&D 23)

214213



214214

18

(VIDE ITEM P&C 23)



NIKOS

IMPORT & EXPORT INDUSTRIES PTY LIMITED
75 Waterloo Ave, St. Leon, N.S.W. 2033

Adelaide, Australia

Phone: 088 488774

Fax: 088 488877

"The Gregory" Motel



Your ref :

Our ref : Ref. 028/96/XII/90

Date : 22.12.1990

Gold Coast City Council
The Town Clerk
PO Box 5042
Gold Coast Mall Center
Qld. 4217

Attn : Mr. J. R. Kling

Dear John,

File 5 818, 90, 193

Folio 9050876

1-6040

RE : APPLICATION FOR CONSENT TO ESTABLISH A VEHICLE
HIRE PREMISES AT THE GREGORY HOTEL, BURLINGHEAD,
HEADS, **Comment to 102 Objections**

Referring to your letter dated 13 December 1990 with the 109
objections from the surrounding residents we would hereby forward
our consent on those objections.

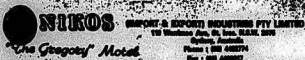
Attached are the four page list of the consent against some of
the objections. Here, we try to classify similar objections and
comment on them with the grouped objection number.

After finish reading all the objections and documenting all our
consent, we would hereby summarize our consent against the
objections :

1. Some give irrelevant examples.
2. Noise based objection : it is the authority of the Department of Transport and Communication in Canberra to decide whether a certain vehicle may or may not be acceptable to operate within Australia, not the residents of Koala Park. What about noise produced by reckless driver of modified cars with horrible sound from the engine and muffler and the strange sound of unnecessary skidding or spinning of tyres. The noise level of the coped has been tested to be far under the allowable noise level.
3. Safety based objection : It is irrelevant to assume that mini motor bikes/mopeds are more dangerous than other vehicles like the big motor cycles, trucks and cars, not to mention the illegally modified old cars which run faster than it should be, and drunk driver which has been the most

PLAN & DEV.

214215



Your ref :
 Our ref : Horror for the coastal region of Gold Coast, after all our
 scoped have been designed and tested in Australia not to
 exceed 30 Km/hr.

4. Koala Park area being an elderly people residents :
 We appreciate elderly people and the way they expect to
 spend their time at home. The assumption that we will be
 creating a nuisance or hazard by operating small scale scoped
 for hire does not make sense at all, after all the roads are
 public facilities and any one have the same right to use it.
5. Some objections against tourist facilities within this area
 Tourists, being the main income producer in the Gold Coast
 Region, deserve any facilities for their convenience. As we
 can all notice that there are numbers of motels around this
 area with limited vehicle rental venue which have created
 inconvenience to people without means of private
 transportation. This situation may cause an over
 concentration of Tourists in one area while short in other
 area.
6. Objection related to occupation such as music teacher is
 irrelevant.
7. Objections related to noise or hazard created by existing
 venue like Discotheque, Play Room, Ski Jet, etc are
 totally unacceptable.
8. Objection based on the assumption that all motels will apply
 the same is totally irrelevant and void as different person
 view the opportunity differently.
9. Objection based on the assumption that all mini motorist
 riding beyond the set speed limit is void. (refer to
 comment no 3)
10. Objection based on living animals and birds around Koala
 Park is ridiculous. It sounds like we are going to destroy
 the nature, in fact we care a lot about the nature.

Among the 109 Objections lodged, they are almost all concerned to
 the scoped only, and only 2 or 3 objections concerned with the
 small sailing boat, with common objection that the vehicle towing
 the trailer will cause traffic congestion, while we will be
 providing the specially designed rack to go on top of the vehicle,
 carrying the small sail boat and therefore no trailer is
 required.

214216

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(VIDE ITEM P&D23)



NIROS

IMPORT & EXPORT INDUSTRIES PTY LIMITED

118 Westmore Ave, St Leon, N.S.W. 2055

Sydney, Australia

Phone : 02 428274

Fax : 02 428297

"The Gregory" Motel

Your ref :

Our ref :

We really hope that the committee will come up with Swift and Reasonable judgement on our application to enhance the Gold Coast Tourist facilities.

We are looking forward hearing the positive out come from the Committee and thank you for your effort and cooperation to put our application in line.

Yours Faithfully,

Michael Ruslin
Manager, The Gregory Motel

214217

"The Gregory" Moped

Following is the comment on the 109 objections against our application file No. 818-90-193, to establish a vehicle hire premises on the Gregory Hotel, Bursleigh Heads.

Number.	Comment
9048282	The operation of small scale mopeds will not by any means destroy the existing routines around the area, as set out in the objection. The mopeds are not as hazardous as cars and trucks. This objection stress an unreasonable comparison.
9048232	The operation of small scale mopeds is obviously not detrimental to the health and well being of the residents in Koala Park, especially with the low range noise level which have been tested by our consultant engineer. This objection is being exaggerated.
9048248	How the people operates their vehicle is the responsibility of the road traffic authority and the police. The sample given may even caused by a push bike rider or a person walking across the driveway of any premises. The statement that "mini scooters are a menace when ridden by a team of speed hoons" is applicable not only to mopeds rider but on any type of dangerous and careless driving or riding, and it is therefore not relevant to this particular application.
9048253	The ability of a vehicle to climb a steep hill is not the concern of local resident as it is a public road and every one has the right to ride on any public road. In safety point of view, an old car going down backward trying to make the way up the hill is more dangerous than a moped rider as the rider can always step down the vehicle as soon as he/she realizes the situation, especially for such a small moped which is very light in weight and should therefore avoid any chance of impact with any vehicle following it. As far as noise is concern, again I should stress that the noise created by such mini moped is incomparable to the noise created by trucks, illegally modified cars, big bikes and other existing vehicles.
9048247	The objection is general and similar to others discussed above.
9047850	The operation of small units of mopeds does not necessarily create a nuisance to the residents around the area, after all the highway is always busy even during night time while most of the moped riders will be non-active.
9047857	Noise level of our moped has been tested to be such lower under the allowable noise level. The statement

214218

"The Gregory" Motel

that accidents to children, adults are not relevant as the soped is not a speedy motor cycle. Drunk driver is far more dangerous than a soped rider.

- 9047935 The road/street around Koala Park area is a public road, and it is not only provided to the elderly people living around the area but to every one. If the premises is used as the rental base, most of the riders will be riding out off the area, not within the area, and it is therefore not the concern of the surrounding residents. They do not have any authority whatsoever to stop riders from other area to enter into this so called quiet area.
- 9047956 The statement " it would be inconsistent of Council to allow such development to proceed " while speed bumps were installed on the Ikkina road is irrelevant because no one can limit the amount of traffic to pass Ikkina Road as it is a public facility and every one has the same right to use this facility. I drive through this road every day, and one day I was forced to go faster going down the hill of tabilban road exceeding the suggested speed limit by an irresponsible car driver by operating his horn several times and drove as if he would crash on my car intentionally. This is what we called " Dangerous and Detrimental to the other road users ".
- 9048000 The objection is common to others.
- 9048001 As above. (noise and dangerous).
- 9048002 The way people driving or riding is the responsibility of the road traffic-authority / police. Every morning I hear some illegally modified cars which emit very noisy sound from the muffler and the intentionally spinned tires which emit very disturbing noise as well coming from inner Ikkina road heading to the highway. Who can stop such driver ? not the residents for sure.
- 9048003 Common objection as others.
- 9048005 Similar to others
- 9048007 It is true that this is a residential area but it is Res C, whereby we have the right to propose for a council consent to operate such business, it is not a Res B area.
- 9048019 I really can not see how a soped can be more dangerous to the push bike riders compared to a car, after all the soped is one of its kind. This objection really does not make any sense at all.
- 9048034 The objection sound a bit racialist, after all we are

2142J9

"The Gregory" Motel

not Japanese as has been set out in the objection. The choice of words like fearful nuisance, disturbance, and harassment sound like a horror thing, after all we are only trying to improve the tourists facilities in the area. Drunk drivers are the real HORRORS.

9048049 The reason of difficulty entering Djerral ave due to congestion is being exagerated as we have never felt that way. It is a proper way to wait for a right time to enter or leave an intersection. Being a resident of Res A area does not give any right to determine which vehicle may or may not pass through the adjacent street. As we have mentioned on our application that we will not do any maintenance thing in this process, so far we still keep it this way.

9048205 Common to others

9048205 As above

9048216 We have never proposed to establish the so called " mini-bike race-track " as set out in the objection letter. It is obvious that this objection is irrelevant.

9048699 Assuming that all speed riders go beyond the set speed limit is irrelevant, after all the axiaius speed of our intended speed for hire is only 50 Km/hr. They may look as they are running fast because of its small build, but not in fact. If the police wants, he can easily fine more than 75 % of vehicles running over the set speed limit, but not to small bikes.

9048769 The fact that the Gregory Motel is located on " c " residential zoning gives us the absolute right to apply for such council consent. The writer considers an advertising sign as a VISUAL POLLUTION. Can we imagine how will the gold coast highway look like without advertising sign at all ? A DEAD, UNDER DEVELOPED CITY. The main prospective speed hirer would be from those without local transportation, not for those already driving a car. We have experienced having our motel guest desperately in need of such transportation means as hiring a car for one person would be a pain in the neck. Accident could happen not only to cars towing a trailer but to any type of vehicles, more to say that those driving with the trail towed on his tail even drive more carefully than those do not.

9048933 The writer seemed to be in emotion writing his objection by his totally wrong idea about what we are applying for. We are not applying for a licence to conduct a Motor Bike Race Track in Koala Park. This kind of objection is totally irrelevant and stupid.

214220

"The Gregory" Motel

9048735 Relating bad manners from Playhouse throwing things into the writer's premises with our application is totally irrelevant.

9048943 OUR SPECIAL COMMENT IS TO BE ADDRESSED TO THIS OBJECTION AS IT CONTAINS LIES. It is NOT TRUE that during normal trading conditions we are facing parking problem not being able to provide ample parking space to our motel guests, the statement becomes a SLANDER by saying that the vehicles have overflowed into both adjacent roadways and onto the green grass area in Djerral Street. THE TRUTH IS : Our occupation rate during normal trading condition is less than 25 %, and therefore the existing parking space is much more than enough. We find that the objection as written is a totally irresponsible but a slander statement. It is hard to imagine how will Australia be if the country is filled with such IRRESPONSIBLE LIERS. Every day we notice there are at least two non customer cars parked overnight along the side of our pathway in Djerral Ave. We have no right at all to tell them not to park their cars along the side of our premises because they are not our customer and it is a public road, not ours!!!

R. Chapman,
69 Djerral Avenue,
DUNLIGH HEADS. Q. 4220

L. Neuther,
24 Djerral Avenue,
KUALA PARK. Q. 4220

214221

E.L. & P.M. Gates,
14 Ikhina Road,
Kuala Park,
DUNLIGH HEADS. Q. 4220

T. Cafarella,
6 Ikhina Road,
DUNLIGH HEADS. Q. 4220

Mrs. F. Ross,
28 Ikhina Street,
KUALA PARK. Q. 4220

E.F. & A.J. Miller,
19 Tablitha Street,
KUALA PARK. Q. 4220

C.J. & W.J. Driscoll,
16 Ikhina Road,
KUALA PARK. Q. 4220

Mrs. G.J. Lourian,
40 Klamora Drive,
Kuala Park,
DUNLIGH HEADS. Q. 4220

E.F. Morgan,
1/19 Bealy Street,
KUALA PARK. Q. 4220

M.A. Patrick,
23 Tamarril Crescent,
DUNLIGH HEADS. Q. 4220

J.A. Ross,
28 Ikhina Road,
Kuala Park,
DUNLIGH HEADS. Q. 4220

Mrs. D. Kinner,
3 Tamarril Crescent,
Kuala Park,
DUNLIGH HEADS. Q. 4220

E.G. & P.M. Horsten,
34 Djerral Avenue,
Kuala Park,
DUNLIGH HEADS. Q. 4220

Mr. G. Hammond, Mr. D.
Hammond,
Mr. K. Hammond and A.
Schmid,
6 Guyra Street,
Kuala Park,
DUNLIGH HEADS. Q. 4220

A. & L. Seaman,
48 Djerral Avenue,
Kuala Park,
DUNLIGH HEADS. Q. 4220

E. Norman,
13 Avoonga Avenue,
DUNLIGH HEADS. Q. 4220

The Occupier,
13 Avoonga Avenue,
Kuala Park,
DUNLIGH HEADS. Q. 4220

Mr. L.E. Rishes,
64 Oocaa Parade,
DUNLIGH HEADS. Q. 4220

Ms. V.E. Bancroft,
8 Klamora Drive,
KUALA PARK. Q. 4220

Mrs. E. Fulham,
10 Tablitha Street,
Kuala Park,
DUNLIGH HEADS. Q. 4220

214222

Mr. L. Clarkson,
25 Tavarri Crescent,
KOALA PARK. Q. 4220

J. & Y. Thomas,
33 Avounga Avenue,
Koala Park,
BURLINGTON HEADS. Q. 4220

V. Sharpe,
26 Ikhina Road,
KOALA PARK. Q. 4220

C.E. Vale,
11 Tahilban Street,
BURLINGTON HEADS. Q. 4220

Mr. J. McNaught,
"Charshaven Flats",
11 Avounga Avenue,
KOALA PARK. Q. 4220

Mr. M.E. Wall,
26 Pindari Avenue,
Koala Park,
BURLINGTON HEADS. Q. 4220

Mr. D. Knight,
8/18 Ikhina Road,
KOALA PARK. Q. 4220

Mr. A. Pearson,
7 Avounga Avenue,
Koala Park,
BURLINGTON HEADS. Q. 4220

I. & H. Field,
27 Ikhina Road,
Koala Park,
BURLINGTON HEADS. Q. 4220

Mr. & Mrs. E. Jones,
2/9 Tahilban Street,
BURLINGTON HEADS. Q. 4220

Mr. M.V. Holland,
25 Tavarri Crescent,
Koala Park,
BURLINGTON HEADS. Q. 4220

Mr. M. Coebel,
1/9 Tahilban Street,
KOALA PARK. Q. 4220

Mrs. E. Masters,
7 Tavarri Crescent,
Koala Park,
BURLINGTON HEADS. Q. 4220

J. & E. Bruce &
D.E. Langhorst,
21 Klamora Drive,
KOALA PARK. Q. 4220

E. Deke,
15 Bullinah Avenue,
Koala Park,
BURLINGTON HEADS. Q. 4220

Mrs. Linton,
11 Tavarri Crescent,
Koala Park,
BURLINGTON HEADS. Q. 4220

Mr. E. Buchaly,
60 Coosa Parade,
BURLINGTON HEADS. Q. 4220

V.V.L. & S.F.S. Burns,
6/20 Ikhina Road,
Koala Park,
BURLINGTON HEADS. Q. 4220

G.J. McDonald,
46 Djerral Avenue,
KOALA PARK. Q. 4220

Mr. D.G. Hartfield,
46 Djerral Avenue,
BURLINGTON HEADS. Q. 4220

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Mr. P.V. Best,
29 Djerral Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

A.W. & J.W. Pacey,
12 Tawarril Crescent,
DUNLEIGH HEADS. Q. 4220

M. Bell,
4/15 Arawanga Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

V.G.P. & R.S. Schuster,
20 Klamora Drive,
KOALA PARK. Q. 4220

Mr. P.J. Todnar,
16 Klamora Drive,
DUNLEIGH HEADS. Q. 4220

H.G. Todnar,
16 Klamora Drive,
DUNLEIGH HEADS. Q. 4220

J.S. Busley,
3 Guyra Avenue,
KOALA PARK. Q. 4220

Mr. A. Newburn,
28 Djerral Avenue,
KOALA PARK. Q. 4220

E. & M. Brown,
3 Arawanga Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mrs. B. Dickson,
28 Bullinah Avenue,
KOALA PARK. Q. 4224

Mr. G. Anstee,
44 Pindari Avenue,
KOALA PARK. Q. 4220

J. & F. Curran,
1 Guyra Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

J. Macking,
8 Bullinah Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mr. D. Buchala,
40 Tawarril Crescent,
DUNLEIGH HEADS. Q. 4220

D. & V. Spain,
12 Klamora Drive,
KOALA PARK. Q. 4220

G.V. & L.M. Nicol,
5/18 Ithina Road,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Ms. B. Holwell &
B. Bolman,
11 Bullinah Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mrs. D.M. Hawthorn,
Mr. P.T. Hawthorn &
Mrs. H.G. Pritchard,
15 Tawarril Crescent,
KOALA PARK. Q. 4220

G.H. Liddle,
16 Tabillon Street,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mrs. G.H. Liddle,
16 Tabillon Street,
Koala Park,
DUNLEIGH HEADS. Q. 4220

214224

A.R. Houghton,
3721 Avenue Avenue,
KOALA PARK. Q. 4220

E. & J. Barber,
34 Elmora Drive,
KOALA PARK. Q. 4220

Mr. S. Wallace,
104 Ocean Parade,
DUNLEIGH HEADS. Q. 4220

R.J. Noble & E.F. Ross,
100 Ocean Road,
DUNLEIGH HEADS. Q. 4220

A.G. Quelch,
18 Elmora Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

D.B. Barraclough,
44 Elmora Drive,
KOALA PARK. Q. 4220

B.H. & C.A. Nicholson,
98 Ocean Parade,
DUNLEIGH HEADS. Q. 4220

A. & R. Glass,
23 Tourati Crescent,
DUNLEIGH HEADS. Q. 4220

C. & L. Richards,
33 Ikhina Road,
KOALA PARK. Q. 4220

Ms. J. Milligan,
114 Ocean Parade,
DUNLEIGH HEADS. Q. 4220

Mrs. M. Wallen,
44 Djerral Avenue,
KOALA PARK. Q. 4220

M.J., P.A. & B.M. Dalton,
C/- 18 Tourati Crescent,
Koala Park,
DUNLEIGH HEADS. Q. 4220

E. & L. Berry,
Ocean Parade,
DUNLEIGH HEADS. Q. 4220

G. & I. Allen,
38 Elmora Drive,
KOALA PARK. Q. 4220

Dr. J.J. Flanagan,
26 Elmora Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mr. C.J. Bloom,
25 Elmora Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Ms. J.N. McBRATTY,
17 Elmora Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

H. & G. Last,
22 Elmora Drive,
DUNLEIGH HEADS. Q. 4220

Mrs. F. Williams,
24 Elmora Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mrs. S.M. Flanagan,
26 Elmora Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

D. & V. East,
31 Klamara Drive,
KOALA PARK. Q. 4220

F. & E. Corbett,
14 Tahilban Street,
Koala Park,
DUNLEIGH HEADS. Q. 4220

G.A. & M.M. McCogger,
28 Klamara Drive,
DUNLEIGH HEADS. Q. 4220

H.V. Schaefer,
27 Klamara Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

F.N. Brown,
28 Klamara Drive,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mr. & Mrs. J. Bourke,
23 Avoonga Avenue,
KOALA PARK. Q. 4220

F. & P. McParland,
22 Djerral Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

A.D.R. Meldrum,
25 Avoonga Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mr. E. Robertson,
7 Tahilban Street,
Koala Park,
DUNLEIGH HEADS. Q. 4220

E. Soverby,
3 Tahilban Street,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mrs. S. Pearson,
7 Avoonga Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mrs. Mortimer,
29 Twarri Crescent,
KOALA PARK. Q. 4220

V.A. & A. Peck,
29 Avoonga Avenue,
KOALA PARK. Q. 4220

E. & A. Moss,
13 Twarri Crescent,
KOALA PARK. Q. 4220

V. & M. Rawlings,
NO ADDRESS SUPPLIED

B. & A. Lusk,
122 Coosa Parade,
DUNLEIGH HEADS. Q. 4220

V. & J. Kelly,
118 Coosa Parade,
DUNLEIGH HEADS. Q. 4220

E.A. Jensen,
21 Eldina Road,
Koala Park,
DUNLEIGH HEADS. Q. 4220

Mr. F.D. Thompson,
2 Bullimah Avenue,
Koala Park,
DUNLEIGH HEADS. Q. 4220

G. Macomachie,
8 Eldina Road,
Koala Park,
DUNLEIGH HEADS. Q. 4220

214226

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ITEM P&D 23)

Mrs. G. Johnson,
4 Towarr Crescent,
KOALA PARK. Q. 4220

M. Trinder,
12 Dullinck Avenue,
DUNLINGTON HEADS. Q. 4220

L. Trinder,
12 Dullinck Avenue,
DUNLINGTON HEADS. Q. 4220

Mr. B. Martove,
14 Elmore Drive,
DUNLINGTON HEADS. Q. 4220

A.E. & L.E. Brown,
62 Ocean Parade,
DUNLINGTON HEADS. Q. 4220

F. Dyan,
6/30 Eskina Road,
KOALA PARK,
DUNLINGTON HEADS. Q. 4220

Mr. R. Richards,
104 Tallabodgers Drive,
PALM BEACH. Q. 4221

PEYTON

M.J. Shell,
2/4 Eskina Road,
KOALA PARK. Q. 4220

214227

-426-

Council Meeting 15th December, 1989.
Report Planning & Development Committee Meeting 12th December, 1989.

*** ITEM 76

CKLS/12/89(P0076)

SEWERAGE REQUIREMENTS FOR MARINAS

FILE REFERENCE(S) : 388/001/003

*** CURRENT AGENDA MATERIAL

*** REFERENCE DEVELOPMENT ENGINEER (KH) (01/12/89):

Gold Coast Waterways Authority is currently reviewing its Policy and requirements for waste pump out facilities in marinas. It is understood the Authority's intention is to require pump out facilities to be provided for any new marina facilities capable of mooring six (6) or more boats and to investigate existing marinas with a view to requiring that pump out facilities be provided.

In conjunction with this, they will be examining requirements for holding tanks on boats with a view to providing a standard for holding tanks and methods of transfer from the holding tank to the pump out facility.

Gold Coast Waterways Authority's existing Policy (27th June, 1986) for "Sewerage Pump Out Facilities in Marinas" is as follows:

- (1) Any marina capable of mooring more than 6 boats shall provide a sewerage pump-out facility of a standard acceptable to GOMA. This shall include provision of facilities to accept wastes from portable holding tanks.
- (2) Where the maximum size of boat to be moored at the marina is 7 metres a system capable of accepting wastes from portable holding tanks would be approved as a minimum, provided such receptacle is readily accessible from the furthest berth.
- (3) If fuelling facilities are to be provided in the marina the sewage pump-out facilities are to be provided at the fuelling dock. Where no fuelling facilities are provided the pump-out facilities are to be provided at a special berth reserved for such use or short term visitor mooring and under the control of the marina manager.
- (4) GOMA will reserve the right to require commercial marinas to provide sewerage pump-out facilities for access by vessels which would not normally be moored within the marina.
- (5) For marinas holding less than 20 boats a mobile system capable of servicing the boats at their moorings may be approved.
- (6) Provision of an approved sewage pump-out facility be required as a condition of any new fuelling licences, and the requirement be written into existing fuelling licences.

214228

-427-

Council Meeting 15th December, 1989.
Report Planning & Development Committee Meeting 12th December, 1989.

ITEM 76
SEWERAGE REQUIREMENTS FOR MARINAS

CONTINUED...

- (7) Living on board boats at any marina be not permitted unless adequate on-shore toilet facilities to the satisfaction of the relevant local authority are provided. Such facilities should not be further than 180 metres from the furthest berth. (This does not imply that GCHA approves routinely of permanent living on board vessels in marinas. This issue is still under consideration).
- (8) A freshwater pressure line and hose shall be provided to flush out boat holding tanks. Such line and hose are to be clearly marked as "Not Fit for Human Consumption". Any portable water supply is to be remote from this installation.

Council does not have a "Policy" for the provision of pump out facilities for marinas but a condition is imposed on any development application that generally requires the following provisions:

"Provision shall be made on site for the collection of waste from the proposed "Marina" development; adequate pumping facilities and discharge mains shall be provided to ensure the waste marina complex can be serviced and discharged into the ultimate reticulation main to the satisfaction of the Chief Engineer."

This requirement is also accompanied by a requirement for the appropriate Water Supply and Sewerage Works contributions for the additional facilities to service the marina.

It should be noted that one of the problems associated with the pump out facilities is the use of non standard fittings within the marina vessels. This being the case, there is a problem where the vessel fitting is not compatible and therefore does not fit the pump out facility.

*** OFFICER RECOMMENDATION

It is recommended that the information be noted, and Council be further advised when Gold Coast Waterways Authority have completed the review of their requirements for pump out facilities in marinas.

*** RECOMMENDATION

That the recommendation of the Development Engineer be adopted.

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(ADD ITEM P&D 28)



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