

3666252

## NEWSLETTER 8

November 1992

*From your committee*

Many thanks to everyone who responded so generously to the membership drive. It cost \$160 to send out the June *Newsletter*, and this was funded by your subscription fees. The letter about the Selpam development was sent to you in August because the matter was too urgent to wait for the next *Newsletter*. It was then decided to postpone producing the *Newsletter* until we could include the final decision by Council on Selpam, see below.

During the year the committee has been very busy, in particular with FOSI's submission to the Redland Shire Council regarding the Town Plan. This has been a task of mammoth proportions and has put a great deal of pressure on those involved who are already fully employed in responsible jobs. However, it is nearing the close. Fortunately Council will not be moving on the town plan until next year.

*Anne Heatherwick, President*

### *Annual General Meeting*

FOSI's Annual General Meeting will be held on Sunday 3 January 1993 at 4.30 p.m. at Anne and Geoff Heatherwick's house, *Mirapool*, 3 Merinda Crescent, on the left hand side as you come from Tramican Road.

### *Council still careless of Cylinder Beach*

Despite the community's continued objections to the various designs proposed by Selpam for the Cylinder Beach foreshore, the Redland Shire Council has approved plans for 21 units, swimming pool and high tennis court, as described in FOSI's letter of 26 August 1992.

Our new councillor, Wayne Yeo, represented the concerns we had about the plans but received no support from other councillors. We thank him for taking up the issue and dare to hope that, now we have a councillor who is willing to listen to our points of view, Council may have more regard for our wishes on how the island should meet changing conditions in the future.

In many respects the plans contravene the requirements of Tourist, Business and Residential (TBR) zoning for the area. They disguise the fact that the building could lead to a population density in the fragile area of Cylinder Beach far in excess of that set by the Council. Fear of offending a development company should not lead the Council to decide in its favour when all reason is against the project.

*Jani Haenke*

*Two extracts from some well worded objections to Selpam's plans*

*Extract 1 - from Jeremy Salmon*

"... (d) Site Cover: The application purports to have a site cover of 30%. Examination of the drawings shows that covered carparking is roofed by a tennis court. In other words, the site covered by the roofed carparking is disguised. A true reading of the actual site cover would be much higher.

"(e) Height Above Road: Clause r(2)(c) of the Town Plan indicates that the building should not be more than 4 storeys above the adjoining road. The previous application for this site was approved after much argument over whether the road on the beach side of the site was in fact a road. Whilst the circumstances of this application are similar, the new building has moved much closer to that side of the site and addresses that 'road' far more than the road at the top of the slope.

"(f) Maximum Building Height: Scaling of the sections submitted with the application seems to indicate that the building will exceed the 11 metre maximum height above natural ground quoted in the Town Plan. ..."

*Extract 2 - from Brian Donovan and Timothy Hill*

"... 2. Whatever the stated objectives of the applicant may be, the opportunities for perimeter landscaping of the building block is limited by the design. Only landscaping of the most insubstantial and fastidiously maintained type will be possible atop a concrete slab which forms the building's frontage to Mooloombah Road. The two side setbacks are sacrificed to hard formed access stairs and service zones abutting the building block. Opportunities to establish landscaping of a scale either to match adjacent planting or compete in scale with the planned building will be limited. Obviously only minor planting will be established or maintained in front of the apartment's view to the sea. ...

"8. Plans of the units are ambiguously drawn to suggest that each apartment contains only 2 bedroom spaces. It is quite clear the area marked 'Bedroom 2' is scaled, fenestrated and organised to be further partitioned such that each apartment yields at least 3 bedroom spaces capable of accommodating at least 2 persons each. Such a configuration will yield at least 126 persons on 3299 sq m. This rate of 381 persons per hectare is far in excess of the Town Plan's stated maximum of 150 persons per hectare.

" The cynicism implicit in the applicant's approach in this detail and in our other objections hardly makes the applicant's claim to be producing a sympathetic scheme appear convincing."

*Development at Amity Point*

Despite evidence that road-surfacing, kerbing and channelling are detrimental to the management of storm water run off at many places on the island, the Redland Shire Council continues to build roads and footpaths, presenting them as beneficial applications of revenue from rates. The latest misuse of manpower, equipment and rates has begun at Amity Point where Council land has been re-zoned in Kawana and Llewellyn Streets, allowing the sub-division of koala habitat to provide housing blocks. The Council did recognise the community's strong opposition to the development and reduced the extent of road building and the number of blocks from twenty to eight. It is a compromise which has left Amity residents far from satisfied.

As Karen Ricks, a local teacher who resides at Amity, wrote in *The Redland Times* of 4 November 1992,

"... These residential blocks scatter across the area like croutons over a soup with Council assuring sceptical residents that the tonnes of fill with subsequent cement block and brick constructions will not disturb the water-table in this fragile swamp. Would they have us believe that any development going in will hover sensitively over the ground along with the inevitable fences, dogs and cats? ..."

Even if Council includes Amity Point in its Tree Protection By-laws, increased human activity will threaten the koala community. An alternative area for subdivision on mined land was given little consideration, causing us to wonder how strong is the Council's commitment to preserving native flora and fauna.

Once again habitat protection appears to be just a lovely idea which can only upheld when it does not conflict with job maintenance, engineering schemes and lucrative business for power-wielding organisations.

Jani Haenke

=====

*Auditor's Report for period 1 July 1991 to 30 June 1992*

|                                     | \$            | \$             |                            | \$     | \$               |
|-------------------------------------|---------------|----------------|----------------------------|--------|------------------|
| Opening balance<br>(Suncorp 205495) |               | 2533.80        | Less Payments              |        |                  |
|                                     |               |                | Postage                    | 230.35 |                  |
|                                     |               |                | Stationery and<br>printing | 161.66 |                  |
| Plus Receipts                       |               |                | Insurance                  | 143.00 |                  |
| Membership fees                     | 835.00        |                | Photographs                | 27.00  |                  |
| Donations                           | 664.60        |                | Incorporation fees         | 55.00  | 617.01           |
| Stalls, raffles                     | 89.10         |                |                            |        |                  |
| Interest                            | <u>126.85</u> | <u>1715.55</u> |                            |        |                  |
|                                     |               | 4249.35        | Closing balance            |        | <u>\$3632.34</u> |
|                                     |               |                | (Suncorp 97-001179-7)      |        |                  |
|                                     |               |                | Auditor: Raymond D. Owen   |        |                  |

=====

*Reports on two conferences held recently on North Stradbroke Island*

*Report 1 - from Tiiti Gill*

On 5 September a conference organised by Regina Ganter of Griffith university's Queensland Studies Centre was held on *Land Use Conflicts on North Stradbroke Island*. Those attending had an opportunity to see something of the island as they made their way to Point Lookout, including visits en route to the Historical Museum in Dunwich and Dunwich Cemetery.

There were six speakers.

- 1 Ellie Durbidge, Secretary of SIMO, discussed successive waves of degradation of the island environment.
- 2 Michael Liddle, a university ecologist, argued for the protection of the island's natural assets.
- 3 Ray Evans spoke about the struggle between Aborigines and settlers on Stradbroke in the 1930s.
- 4 Donna Ruska, from the Quandamooka Land Council, talked about the genocide caused by the influx of whites to the island.



- 5 Tiiti Gill, who is a member of the FOSI committee, examined the pressure on older residents from increasing rates and development of holiday homes for the rich.
- 6 Jenni Craik, an academic who specialises in tourism, warned about the dangers of Port Douglas type development.

A monograph of the papers presented at the conference is being produced. This can be obtained from the Queensland Studies Centre, Faculty of Humanities, Griffith University, Nathan, Qld 4111 (telephone: 07-875 5494).

The Royal Australian Planning Institute (Queensland Division) and the Association of Local Government Planners held a much larger conference from 14 to 16 October at Point Lookout. This was a grander affair with about 300 delegates, organised by Gary White, Town Planner for the Redland Shire Council. The Minister for Housing, Local Government and Planning, Terry Mackenroth, and the Redland Shire Chairman, Len Keogh, together opened the conference.

State wide planning was the main subject being considered. However, the island branch of the ALP distributed a leaflet bringing to the attention of delegates island issues such as how the Redland Shire Council's planning was threatening koala habitat at Amity Point. Also the leaflet pointed out that low income residents were being forced off the island by the Council's policy of permitting big developments such as that proposed for Cylinder Beach and encouraging expensive and negatively geared holiday homes.

The staging of such conferences on the island is, in itself, an interesting phenomenon. It could mean either that the island has "arrived" as a conference destination for the profit of tourist operators, or there is a genuine interest in the island as a microcosm of social, economic and environmental conflict. The action of the island branch of the ALP shows that at least some people are prepared to take direct action against threats to the special qualities of the island.

It is not clear whether papers from this conference will be generally available or confined only to participants.

#### *Report 2 - from Merinda Robbins*

The Combined Planners Conference [the second conference mentioned above by Tiiti Gill] was held at Point Lookout from 14 to 16 October. A large marquee had been set up on the field adjacent to the Community Hall to be used as the meeting place. Local authority representatives from all over Queensland, planners, solicitors and politicians attended. Topics included the environment, the planning process, the planning reform process and regional planning.

Michael Berwick, Chairman of the Douglas Shire, spoke passionately about his plans for his shire, which includes the Daintree area. His paper contained the most practical examples of how to come to grips with development issues in an environmentally significant area. The following extract indicates his views:

"... You live in a beautiful place, the world hears about it and they all want to live there or visit, and in the end the sheer number of people, together with the infrastructure needed to support them, destroys the very qualities which attracted them in the first place. ... I believe in many instances, and Douglas is one, it is possible to have our cake and eat it - to preserve the environment, lifestyle and agricultural land and to look forward to a prosperous future. ... Maybe it's like many things in life, so obvious that everyone overlooks it. ... My solution is to limit the number of permanent residents. ... I believe our medium to long term prosperity does not depend on growth in population. Quite the contrary, there is only so much resource ... the more you divide it the less for each person. ..."

There were workshops and much discussion about the state government's current review of the Planning and Environment Act. The main emphasis of the review is to introduce structures to enable regional planning through the integration of individual authorities' planning schemes. This can only be good news for the protection of species and their habitats since they do not recognise local authority boundaries!

The general consensus was for the need to develop more creative and responsive planning which recognises and incorporates community expectations. This augurs well for the environment and we hope that, at long last, it will be included on Queensland's planning agenda.

#### *North Stradbroke Island Historical Museum*

Some years ago the museum was conceived to preserve the social history of North Stradbroke Island before many vital relics disappeared. The Earl and Countess of Stradbroke attended the official opening in October 1988 and, in the following year, ConRutile offered a cottage for the museum at 17 Welsby Street, Dunwich, which had been part of one of the dormitories of the Dunwich Benevolent Asylum. This was subject to negotiations with the Redland Shire Council and to completing formalities with the Lands Department. The museum moved into its permanent home in 1991. The building has been given a new roof but much work still needs to be done before opening to the public on a regular basis. New members are always welcomed warmly.

The museum's interest is not limited to the 500 or more artefacts housed indoors. After a lot of clearing, Billy North's Cattle Dip near Adder Rock was dedicated as an historical site in time for Heritage Week in May 1989. The museum association has approached various levels of government to ensure that historical sites on the island are preserved, such as Aboriginal middens, the convict-built causeway in Dunwich, constructed 164 years ago thus making it one of the oldest European structures in the Brisbane area, and the Lepers' Cemetery south of Dunwich. A leaflet has been produced called *North Stradbroke Island Historical Trail* with maps on which are marked many interesting sites; this is for general distribution.

After having held a successful Open Day last July, several displays are now being prepared and will be on view to the public on a few days each week during the summer holidays. For further information, please telephone either Jenny Cooke-Bramley [409-8394] or Paddy Carter [409-8349].

*Paddy Carter*

#### *Raffle Result*

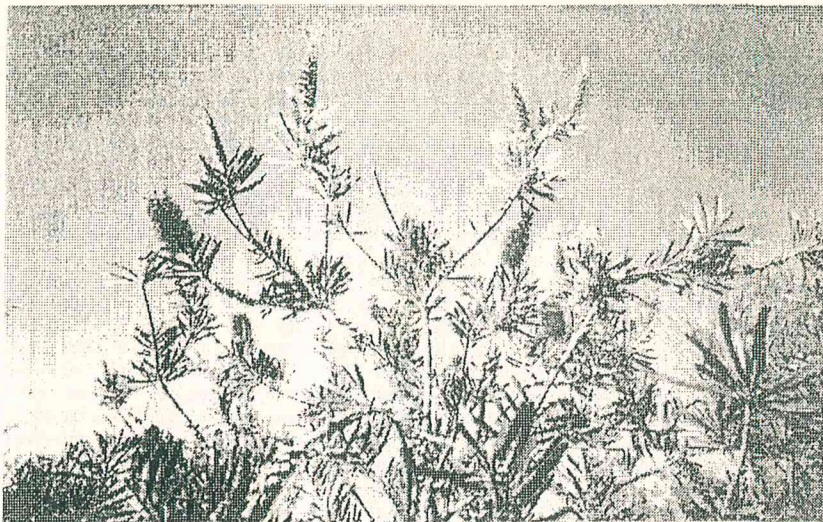
The prize for our most recent raffle was a framed photograph of North Gorge, Point Lookout. This was drawn during the September school holidays and was won by a very supportive member of FOSI, Glen Ramsay.



### Know your "natives"!

In the past twenty years there has been a burgeoning interest in growing Australian native plants in private and public gardens. This is probably not a bad thing, given some of the exotic plants previously found in gardens, including groundsel, rubber-vine and lantana!

However, there are natives and natives! While Australian flora are all "natives" and their planting will usually provide or extend the habitat of native birds and animals, by far the best practice is the preservation or planting of trees, shrubs and plants which are indigenous to the particular area. For this reason, *Know your "natives"* will become a regular feature about plants indigenous to North Stradbroke Island.



This is *Callistemon pachyphyllus*, the swamp or wallum bottlebrush, and the only one of the *Callistemon* family indigenous to the island. It grows to about two metres in height, with a single stem and a small number of erect branches. Usually found growing in swampy conditions, it is nevertheless quite adaptable to a variety of soils. The flowers range from light to dark red in colour and are long lasting.

Have a look along the swamp on the Dunwich side of the rubbish tip where some of this shrub survives, in spite of fires in recent years.

Anne Heatherwick