



Michael - You lack the <sup>supplements</sup> because some copies we defective. Having written it, you probably don't want to read it!

FRIENDS OF STRADBROKE ISLAND  
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North Stradbroke Island, Qld 4183

Jani.

## NEWSLETTER 12

March 1994

### THE ANNUAL GENERAL MEETING

will be held on Sunday 3 April 1994, at 4 p.m. at Jani Haenke's house, 117 Mooloomba Road, Point Lookout, along the dirt track which runs parallel with Mooloomba Road. Her house is the one with the tall white tower overlooking Cylinder Beach. We hope that as many members as possible will be able to attend, and bring their friends. Make it a pleasant social occasion too. Please send nominations for the Committee to the Secretary. For those members who have not already renewed their membership for 1994-95, fees are due at the Annual General Meeting.

### Samarinda - yet another "small decision" despoiling our coastline

This Newsletter is being sent to all objectors to the Samarinda proposal as they may wish to know the outcome of the negotiations. Some have joined FOSI recently for which we are most grateful. We should certainly welcome any others who are sympathetic with our aims.

One of the conclusions reached by the Coastal Zone Enquiry was:

"Regrettably much of what has happened in the coastal zone clearly had little forethought attached to it. The strip of coastal urbanisation in the process of developing from southern N.S.W. up into Queensland is a prominent example. An accumulation of small decisions, unobjectionable in themselves, has led to an environmental, social and, in too many cases, a visual eye sore."

FOSI and SIMO worked hard through the long, hot summer to try to prevent this happening at Point Lookout. By negotiating with Darinmas and the Redland Shire Council, the appellants/objectors to the Council's approval of Stage 1 of Darinmas' proposed plans for the Samarinda site reached a compromise, but not one to cause much rejoicing.

We assume that, in agreeing to purchase the land with the old cabins (Stage 1), the adjoining sandhill (Stage 2) and the horse grazing paddock beyond (Stage 3), Darinmas could only justify the outlay with their original gross proposal for 78 units together with 6 to 8 shops built "underground" and opening on to the narrow public car park in front of Samarinda.

By the order made in the Planning and Environment Court on 16 February 1994,

the Kennedy family will retain the area where the shops were to have been built and, whatever future use they make of it "shall ensure that due regard is given to the protection of viewing corridors from the proposed dwelling units to the north".

Darinmas will still purchase the sandhill (formerly Stage 2) but will build only a raised walkway across (no units!). The sandhill "shall remain undeveloped with the implementation of a revegetation/stabilisation programme. It is further acknowledged that this recognition shall be incorporated into the proposed Development Control Plan currently being prepared for the Point Lookout Township."

Stage 3 (now called Stage 2) on the former horse paddock lease (converted to freehold by a careless state government of the past), will have 41 units in two rows at right angles to the beach. This may reduce their visual impact from the Headland Walk but will surely spoil the natural vista which exists at present when one looks north along Main Beach from the Causeway, or from the eco-camping site proposed in the new DCP.

Some people are sure to be disappointed at our not having fought through the Court for a better outcome. However, there is no legislation protecting the coastline above high water mark, and visual amenity depends on the judge's decision (to our loss when one recalls the Cylinder Beach case). The Tourist/Business/Residential zoning of the present DCP allows for large scale development on this site.

If we had gone to Court we would have been unlikely to win more concessions, and there was the possibility that we might even have lost these. When the law is deficient, natural justice, aesthetics and the environment are not prime considerations, and will not be, until legislation is amended to give them a higher priority.

SIMO and FOSI, in working their way through these negotiations, were dependent on expert help from our solicitor, other appellants, and the very capable town planner and barrister whom we employed. We thank them sincerely for the time and careful thought which they put into the process, and the advice which they provided, often at moments

inconvenient to them.

es.  
One of the small mercies for which we are grateful is the architect's agreement to break the solid mass of Stage 1's units into a 12-pack and a 6-pack. It appears that they will hardly form an attractive culmination to the tourist drive on North Stradbroke Island, but of course our experts were not in a position to re-design a sympathetic scheme.

We hope that lovers of the island will appreciate that we did our utmost within the limits of defective zoning and legal schemes to lessen the impact of the over-blown development for the most cherished site in Point Lookout.

Jani Haenke

#### *New DCP for Point Lookout*

In January FOSI distributed at Point Lookout many copies of a paper about the proposed Development Control Plan [DCP] for Point Lookout. In case you did not see it, a copy is enclosed.

This leaflet has given rise to much interesting discussion in the community, particularly as all FOSI members do not agree with all the points made. We are not disturbed by this and just wish to reiterate that ours is an organisation which allows for a variety of opinions, and no one member speaks for us all.

Recent events have demonstrated once again the urgency for acceptance and gazettal of the new DCP. The present Tourist/Business/Residential zoning of parts of the township allows for unacceptable redevelopment of the original home sites.

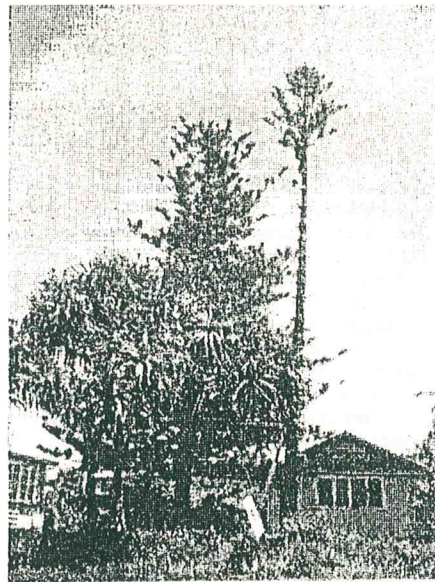
Despite a plea to the owner, two historic Norfolk Island pine trees were cut down at 23 Mooloomba Road, between the shops at Point Lookout (illustrated here). Now there is a proposal before Council for a four-storey block of units to be constructed in place of the old, characteristic holiday cottage.

If the community's wishes are acceded to in the new DCP, this area should be restricted to no more than two storeys. The proposed block of units will loom above their surroundings in quite ridiculous fashion.

Jani Haenke

#### *Results of Raffles*

FOSI's Christmas raffles of two beautifully lined cane baskets filled with gourmet goodies were a great success. We raised enough money to cover the expenses of the Samarinda appeal. The winners were Jan Beckwith of Point Lookout and Margaret Grace of Bardonia, a FOSI member.



This photograph was taken as the branches were being stripped off one of the Norfolk Island pines in preparation for cutting it down.

#### *Redland Shire Council Elections*

One very important activity for FOSI is to give members and supporters some indication about who is worth supporting in the forthcoming election. Views are based on our extensive dealings with the Redland Shire Council [RSC].

It is clear that if the RSC were to plan properly, carry out its functions with vision, show proper concern for broader interests and manage its affairs efficiently and effectively, many of FOSI's concerns would disappear. We are happy to admit that our general view of the present RSC is a country mile



better than its predecessor, which was incompetent or even worse!

The current Council has tried to move into the 1990s, for which it deserves credit, in spite of making mistakes. It is a blend of positive and some negative forces and it could easily slip back into the bad old ways. This is particularly the case where some candidates are old style wolves dressed up in populist sheep's clothing.

*The Mayor:* LEN KEOGH clearly gets our vote. As Chairman he has supported us on some issues and has moved the RSC generally in the right direction. We are not saying that he is ideal, but he is definitely better than some of the other, more narrow minded, self-interested candidates who have poor attitudes and/or track records.

Kevin Bengston seems to be the present incumbent's main opponent, with a high profile gained from a costly campaign. FOSI definitely does not support him. We also regard Eddie Santagiuliana's record as very poor and so he has been placed last on our list! Our voting order would be:

- 1 Len Keogh
- 2 Bill Benson
- 3 Bob Driscoll
- 4 Keith Sayers
- 5 Kevin Bengston
- 6 Eddie Santagiuliana.

*Division 2 (includes N. Stradbroke I.):*

We don't have a lot of choice. We cannot endorse Wayne Yeo as he has voted

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*OLMA Visitors Information, Education and Arts Centre, Dunwich*

After much negotiating, the OLMA sub-committee for the Centre finally agreed that the most appropriate place for it was Dunwich. SIMO proposed that an empty fibro house near the police station be used *in situ* in order to avoid any capital expenditure before the viability of the Centre was assured. ConRutile, the owners of the house, agreed to give the house for that use.

The North Stradbroke Island Tourist Association's [NSITA] representative on the sub-committee insisted that the Centre be on the left hand side of the road coming from the ferry terminal, and so the scheme was put forward to move the rather ordinary fibro house to the site of the tennis courts in the public park. SIMO, FOSI and SITE objected to alienating any more public land as the park had already been reduced when a large chunk was taken for a sports pavilion.

Last month Max Horner, a FOSI member and lecturer in Architecture at

against us on the big issues and seems to support interests on the island which we regard as dangerous. Doug Kirk and Jeff Kennedy are worse and so definitely out for us.

This leaves us with Frank Bradley. He has a commercial fishing background and should see issues in a similar way to FOSI. We are a bit unhappy about his view on the Myora Fish Habitat Reserve, but are prepared to give him the benefit of the doubt, based on a strong record on other issues involving Moreton Bay.

Consequently, we would recommend a vote as follows:

- 1 Frank Bradley
- 2 Wayne Yeo
- 3 Doug Kirk
- 4 Jeff Kennedy.

*Other Divisions*

FOSI is a member of the Redlands Preservation Council which is endorsing candidates in other divisions:

- Div. 1 Sue Skinner
- Div. 3 Neal Campbell
- Div. 4 Rosemary Skelly
- Div. 5 Trevor Abeya
- Div. 6 Toni Bowler
- Div. 7 Ray Merlehan
- Div. 8 Paul Field
- Div. 9 Ray Bucknall
- Div. 10 Helen Murray.

In line with the Electoral Act, responsibility for this election comment is taken by Bruce Johnman, Gubberley Street, Kenmore.

*Bruce Johnman*

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Queensland University, proposed that the Centre be near Dunwich Hall, forming part of a community complex. Because there had already been much difficulty reaching agreement on a site, the Centre sub-committee barely considered this proposal, although it is far better thought out.

Briefly, some advantages are: Planning in the long term for the whole precinct (Hall, Library, Day Care Centre, Visitors' Centre) to become one entity, sharing facilities and enhancing each other; Such a community complex would be the entrance corner for Dunwich township, with landscaping encompassing the big fig tree; Courtyard facilities could provide an excellent screened enclosure which might be a spill-over area as well as a pleasant place for outdoor functions.

A Council officer will examine the site and the house and report to the RSC's Planning & Environment Committee.

*Paddy Carter*

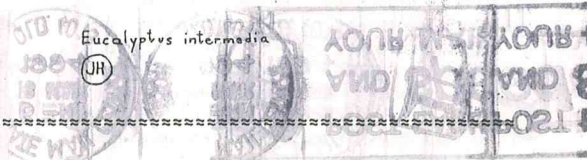
*Know your Natives!*

The bright birds are busy in the big trees again! Well, that's a prosaic description of the fly past of lorikeets and rosellas into the tall branches of *Eucalyptus intermedia*, the common bloodwood. The tree can be tall, growing to 40m in height, with a spread of 7m in ideal conditions. Usually it has a single trunk with cracked bark which is not shed. The lower part of the trunk is bare of branches.

*Eucalyptus intermedia* has small white to cream flowers with small gum nuts which appear at the end of flowering. The leaves are bluish green, curved and tapering, about 130mm long.

It is a beautiful specimen of a tree, but not for small gardens, and is reasonably fast growing. The wood is a soft pink and lends itself well to wood turning, at which time darker bands appear in the grain.

Anne Heatherwick



If undeliverable, please return to:

Hon. Secretary  
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