

FRIENDS of STRADBROKE ISLAND

c/- Post Office, Point Lookout, NORTH STRADBROKE I. Qld. 4183
NEWSLETTER No. 13 March 1995

INSIDE...

easter eggs &

the Annual general meeting..

NOTICES

The Annual General Meeting

will be held on Easter Saturday 15th April 1995, 4p.m. @ Jani Haenke's house, 117 Mooloomba Road, Point Lookout - situated along the dirt track which runs parallel with Mooloomba Road. Jani's house has the tall white tower overlooking Cylinder Beach. We hope that you as a member will be able to attend, & do bring your friends. Please send nomination forms for the Committee to the Secretary. May we take this opportunity to remind those members who have not already renewed their membership for 1995-96, fees are due @ the Annual General Meeting. See you there!

The Great EASTER Egg RAFFLE

On Easter Sunday we will draw the Raffle for many winners of varied eggs. It is \$1.00 per ticket for your chance to eat a raptor's egg! Or you may get a hand-painted egg, A papier Mache egg, chocolate, free range... Tickets may be bought from committee members, at the Sunday markets, the A.G.M. on Easter Saturday, or by phoning 8782267.

ISLAND INTELLIGENCE.....watch these spots!

1. the SAMARINDA Saga...more!? [See below]

2. MINTEE Street Development Proposal

An application recently lodged with Council for six shops with three units above, extending to the extreme boundaries of this block. FOSI's letter of objection is reproduced within this newsletter.

Did you know that the existing dwelling holds significance in that it was occupied by Thomas Welsby at the turn of the century and is purported to have been the Headquarters of the Queensland Fishing Association.

March 3, 1995

Chief Executive Officer
Redland Shire Council
PO Box 21
Cleveland 4163

RE: Objection to proposed mixed development at the corner of Moongalba Road and Mintee Street.

It is understood that while this application is made under the existing Town Plan, it conforms with the philosophy of the new proposed Development Control Plan. FOSI welcomes this approach.

FOSI is concerned with the design of the building, including its below average appearance, its poor choice of materials, and its excessive site coverage. In addition FOSI is concerned with adding to the existing commercial activity along Moongalba Road.

FOSI will most probably argue when the new DCP is open for comment, against commercial development facing Moongalba Road.

FOSI MEMBERSHIP FORM 1995/1996

Rates:
INDIVIDUAL members.....\$10.00
FAMILY members.....\$15.00
CONCESSION members.....\$ 5.00

Name:

Telephone: HOME-

BUSINESS -

Address:

3. DEVELOPMENT CONTROL PLAN

The Point LOOKOUT DCP has been finalised by the Redland Shire Council. It has been bogged down in the Department of Local Government. However when the plan is released for public inspection it will be displayed at Council Chambers in Cleveland and at the Library at the Point. Watch the local papers and be informed.

4. RECENT PUBLIC MEETING

On Saturday 28th January a Public meeting in the Point Lookout Hall was well attended and provided opportunity for discussion of Island management during peak holiday time. The Mayor, Councillor Eddie Santaguiliana and Councillor Frank Bradley (Division 2) were both present and heard many viewpoints on several matters including 4WD usage on beaches; overflowing garbage; motor boats & jet skis on Brown Lake; unspecified camping areas.

The issuing of permits, prior to coming to the island, could become necessary according to concerned residents. Council will report back before Easter time. Once again, community groups have become aware of the threat that tourism is posing to the very things which attract people to the island.

Susan Martin

It is our concern that commercial activity on this site combined with other existing shops and home based activities such as pottery, bait or service industries already proliferating along Moongalba Road, will lead to continuous strip development. Our preference would be for a discreet and definable group of shops in Mintee Street.

The main concern however with this particular site, is its prominence in Moongalba Road, and its exposure from Frenchman's Beach.

In regard to the first point, the site is at the very spot where Moongalba Road nears the coast line and the vista is opened up to spectacular views of the Pacific Ocean and Frenchman's Beach below. It is a real concern given the building's design, height and bulk, and particularly its lack of set back, that it will detract significantly from this important vista.

FOSI and SIMO are at present preparing a nomination for listing the whole of the Reserve under the Queensland Heritage Act 1992.

FOSI COMMITTEE NOMINATION FORM 1995/1996

PRESIDENT

SECRETARY

TREASURER

COMMITTEE MEMBERS

to:

Michael Kennedy
105 Outlook Crescent
Bardon 4065

If undelivered, please return to

FRIENDS of STRADBROKE ISLAND
c/- Post Office, Point Lookout, NORTH STRADBROKE I. Qld. 4183

Friends of Stradbroke Island Association
Statement of Receipts and Payments
1 January 1994 to 31 December 1994

Opening Balance (Suncorp 97-001179-7) 3289.52

Add Receipts

Membership Fees	1205.00
Donations	615.00
Raffles	524.00
Sundries	10.00
Bank Interest	32.10
	2386.10

Less Payments

Newsletter	78.35
Postage	410.05
Office Costs	374.95
Annual Return Fee	29.00
Insurance	164.46
Raffle Expenses	20.00
Freedom of Info. Costs	150.00
Samarinda Appeal	773.20
Qld Conservation Council	36.00
Morning Teas	100.00
	2136.01

Closing Balance \$3,533.61

I, Raymond D. Owen FCPA hereby certify that I have examined the books of account of Friends of Stradbroke Island Association for the period 1 January 1994 to 31 December 1994 and that in my opinion and to the best of my belief the above financial statement is in accordance therewith and is a true and correct record of the transactions of the Association for that period and that the only assets of the Association consist of the cash balance held by Suncorp in account number 97-001179-7 as shown in the statement. (RAYMOND D. OWEN)

An important aspect of the wilderness experience is gained while walking along the beaches in the reserve, as the beaches have a backdrop of natural vegetation which screens out much of the development of the settlement. This is particularly so on Frenchman's Beach. Indeed the National Trust of Queensland's citation makes mention that Frenchman's Beach is particularly notable due to the natural contrasts of its scenes, its scale and intactness and the absence of development visible from the beach.

Some development which is visible from the beach has taken place on Moongalba Road since this citation was written in 1989, which is unfortunate. However these actions do not justify further development. FOSI believes that the view from Frenchman's Beach is of particular heritage significance and should be protected. This can only be achieved by the simple rule - that no development on Moongalba Road should be visible from Frenchman's Beach.

Yours faithfully

Friends of Stradbroke Island

Please detach & return form with membership fees to

The Treasurer
FRIENDS of STRADBROKE ISLAND ASSOC. INC.
c/- Post Office, POINT LOOKOUT
NORTH STRADBROKE ISLAND, Qld. 4183

FOSI

the friends of Stradbroke Island

NEWSLETTER No. 13 March 1995

FOSI was formed in 1988 to oppose the construction of inappropriate development @ Cylinder Beach. FOSI continues to monitor proposals for this site, & others on North Stradbroke Island, with the aim of preserving the island's unique features: coastal villages, remarkable landscape & beaches, and areas of significant vegetation & wildlife. Membership is open to those who support FOSI's aims.

MESSAGE from the PRESIDENT

Once again FOSI is coming to the end of an eventful & active year. Much has happened as Stradbroke Island faces the problems brought about by the inevitable pressures for its development. Some things are positive; others represent major problems. FOSI and its allies & supporters have had their successes over the years but there always seem to be new problems looming.

The situation will probably get worse until we get good new Development Control Plans in place for the various communities, and the Council adopts a Management Plan for the Island to guide & focus its detailed wider actions for the future.

In the running of FOSI, the biggest practical problem as usual is workload and the few people available to assist.

The time when we review all this is at the Annual General Meeting. As noted above, this year's meeting on Easter Saturday, 15th April, will be held at Jani Haenke's home at 4pm.

If you are interested in what has been happening or would like to help please come along.

BRUCE JOHNMAN

~~~~~ RECENT EVENTS & CORRESPONDENCE

FREEDOM OF INFORMATION [FOI] REQUESTS

To clarify what arrangements had been made between individuals and the Department of Lands, in relation to foreshore leases and their subsequent freeholding, we applied to the Department for permission to read some files under the Freedom of Information legislation.

It is interesting to find the reasons for granting leases (usually for the construction of "world class resorts"), which even then required more capital than was available to the purchasers. Despite the humble scale of the development (which actually fitted the market), and non-performance of conditions, the leases were continued with little evidence of leaseholders being likely to fulfil their obligations. Applications were made for leases on adjoining land, and loans were taken out to convert leases to freehold.

We have obtained photocopies of some documents which will be helpful to anyone planning to write a history of Point Lookout and its resort developments.

~~~~~ Farewell & THANKS....

It was with regret that FOSI accepted the resignation of our longstanding Committee Member, Mrs Paddy Carter, at the meeting on 13.2.1994. Paddy has been a power of strength to many during her association with FOSI. Her immeasurable talents in both the processing & editing of this newsletter will be greatly missed - perhaps evident to all as you take up the new format of the newsletter!

Paddy was Treasurer for a year and has given invaluable assistance to our Honorary Secretary, Jani Haenke, in meeting the heavy demands of FOSI correspondence. In addition, Paddy has been tireless in her work for the North Stradbroke Island Historical Museum Association, for SIMO, and generally in the island community.

We wish Paddy, Mick & Missy happiness in their move to the Barossa Valley. They will be remembered with affection well into the future.

Susan Martin

~~~~~  
RIGHT: Paddy Carter (right) receiving a gift from Jani Haenke & Michael Kennedy, given on behalf of FOSI. PHOTO: Rose Kubatov



### ~~~~~ CYLINDER BEACH ISSUES

As the Munro Architects scheme on the former Selpam site rises from its sand pit and we wonder what sea views we will have from Moooloomba Road on its completion, the adjoining Kennedy freehold Lot 123 and leasehold Lot 172 have become the subject of court action.

It is pleasing to note that many FOSI members are among the objectors to the combined application for rezoning of the leasehold and approval for a large unit development. Of them, 60 members elected to become respondents with the Redland Shire Council in P&E Appeals 432 and 433 of 1994. (Respondents: Please return slips from the letter of 19.01.95, if you have not already done so). The Court has not set a date for hearing this case yet.

Our reading of FOI documents has confirmed that Lot 172 was not leased to Kennedy in exchange for land required by the Main Roads Department. His being permitted to convert to freehold Lot 23 (which R.B. Hartley, the previous owner, had requested for many years), was considered sufficient compensation.

Many summer visitors to the island will have been saddened to miss the Cylinder Beach lagoon this year. We are unsure whether this is due to sand build-up with northerly winds, the fill deposited by the Council in the picnic area, or some other factor. An hydrological study of drainage onto Cylinder Beach is urgently needed. We would see this as one of the important studies to be undertaken before the formulation of a Management Plan for Cylinder Beach, and indeed for the whole of Reserve 1781 (the foreshores from Point Lookout to Adder Rock).

### ~~~~~ QUEENSLAND ECOTOURISM STRATEGY

In October 1994 the Department of Tourism, Sport and Racing issued a Discussion Paper on the Queensland Ecotourism Strategy, and later organised Workshops to obtain community feedback. Surprised though I was to be having any contact with such a Department, I attended the Workshop representing FOSI and SIMO, because we hope the increasing tourist activity on the island can be brought into line with sound ecological practices.

The Discussion Paper lists 5 key principles fundamental to eco tourism, with which we agree:

- \* sustainability
- \* significant natural (and associated cultural) components
- \* educational and interpretive elements
- \* involvement of &/or benefit to the local community
- \* user / consumer satisfaction

We do not, however, favour the division of the state into biogeographical regions as varied as the South Eastern Region, including rainforest-covered mountains, large river catchments on coastal plains, and then the Caloola System of sand islands. North Stradbroke Island, which is one of the latter, does not have its special conditions recognised when lumped in with such other disparate land forms.

An important "Issue" in the Paper is that eco tourism schemes are necessarily small-scale, and therefore not for large groups of people or "get-rich-quick" operators. Government grants may be necessary to make them viable.

As we know, all too often, state and local governments show weakness when faced with some inappropriate development applications. Local authorities should be required to obtain environmental impact studies on all projected developments in, or having impact upon, natural areas, or eco tourism will become a fading dream.

We hope our comments will be worked into the Draft Strategy which will be released quite soon.

Jani Haenke.



~~~~~  
LEFT: This view from the bottom of Kennedy Drive is constantly changing - ie, with additions & removals!

The grove of native banksias in the foreground were removed in February. Why? It seems a commercial/ residential proposal is being considered for this sensitive site. Also of note is the 'crisp' line of the recently constructed 'Samarinda Jewel by the Sea' Development in the background. A somewhat different view to that observed from the 'high' side in Samarinda.

~~~~~  
PHOTO: Jani Haenke