

# FOSI the friends of Stradbroke Island NEWSLETTER No. 17 September 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.

MEMBERSHIP RATES: INDIVIDUAL \$10.00 FAMILY \$15.00 CONCESSION \$5.00 c /- POST OFFICE, Point Lookout, NORTH STRADBROKE ISLAND Qld. 4183

## PRESIDENTS REPORT

The Cylinder Beach Court decision was a great result for FOSI. It put a halt to the proposed plan, and recognised that the site is deserving of low key development in keeping with the distinctive character of Point Lookout.

These of course were the very arguments that FOSI put forward in its opposition to the original Selpam development in 1988. It is gratifying that the situation has been reached whereby these ideals are reflected in the new Development Control Plan and recognised by the Planning and Environment Court. FOSI members are to be congratulated on the results of their efforts.

Judge Quirk made particular reference in his judgement to the considerable body of objection, and the fact that a large number of objectors elected to become respondents in the appeal. That this was given consideration shows the importance courts now place on objections by individuals and community groups, and the need for as many people as possible to appeal in such circumstances.

FOSI's involvement in the recent court case would not have been possible without the generosity of barrister Tom Quinn and solicitor Richard Carew who donated their time free of charge. This was considerable as the case sat for three days and attracted the usual pre-court conferences and preparation time. It was a very generous gift which the committee is extremely grateful for.

The committee would also like to thank those members who made donations. Their generosity more than covered court costs and expenses, and saved FOSI's low cash reserves from being depleted.

Michael Kennedy

**NB: MEMBERSHIP FEES FOR 1995/96 ARE NOW DUE!**  
Please refer to rates above & forward your subscription to the Treasurer.

## MEDIA RELEASE

COUNCIL/CONSERVATIONISTS WIN BEACH BATTLE

The Planning and Environment Court yesterday (Friday Sept 15) dismissed an appeal against a Redland Shire Council refusal to allow units and a restaurant and a shop on Cylinder Beach at Point Lookout on North Stradbroke Island.

Jubilant conservationists said the decision was a triumph for the council's draft Development Control Plan (DCP) for Point Lookout and an encouraging sign in the fight against other proposed developments which do not reflect the DCP.

The appeal in the Planning and Environment Court was brought by Danny Edward Kennedy against Redland Shire Council and others.

In giving reasons for his decision Judge Quirk said the development strategy of the DCP was 'To manage growth in a manner which first and foremost promotes the village character of Point Lookout and generally conserves the fragile coastal environment and other areas of particular environmental quality.'

He said there were significant areas of non compliance with the DCP in the proposal for 14 units, a restaurant and a shop at Cylinder Beach. These underlined Redland Council's argument that the development was 'of an intensity beyond that and a character substantially different from that intended by the draft DCP in its efforts to preserve what it sees as a character and amenity appropriate to the area.'

Judge Quirk said he was satisfied that the site was important in terms of the influence its development would have on the Point Lookout area generally and the Cylinder Beach area particularly.

## POINT LOOKOUT is a VILLAGE WORTH PRESERVATION

The Courier-Mail which published the following poem on 15th July 1995, has given permission for its appearance in this Newsletter, as has the poet, Peter Hunt. There are parallels with the situation on the island where we have a lovely coastal village -- with unique scenic & historical characteristics worthy of retention id the developers can be persuaded to come on side -- which could lose the features which attract its present population. Rebuilding the old cottages with undistinguished &/or larger-scale edifices destroys the village as surely as it changes the inhabitants & their lifestyles. We hope not to see more of them leaving when they find economic & social conditions make living here unsupportable.

We thank Peter Hunt & the Courier-Mail.

### HOW TO DESTROY A VILLAGE

Destroy a village and you banish from  
The Earth a vibrant, living thing by far  
More vital than a wilderness of trees  
Though choir-filled and richly-canopied  
In all the leafy splendour of a thousand years.  
Of ways to do it, several come to mind.  
You can bomb it into flames and rubble  
From the air, and terrorise its citizens  
So that only obscene scars remain.  
But while the land survives and people care,  
With the ageless fabric of communal ties  
In time the village often grows again.  
There is another way to wipe it out  
And it's respectable and permanent,  
Though less dramatic and more gradual.  
You make it difficult for smaller farms  
To thrive, and buy up all the properties  
To make them into factory farms so big  
That only tractor-drivers work the soil  
And people leave for distant urban wastelands.  
So fruitful human bonds and unique charm  
Dissolve, and "progress" triumphs once again  
As Dives drives the village Lazarus  
Away from neighbourhoods that were his own.

PETER HUNT

■ POEMS submitted for publication should be sent to the poetry editor, Bruce Dawe, GPO Box 130, Brisbane 4001. Poems should be no longer than 30 lines and be accompanied by stamped, self-addressed envelopes for return if not accepted. Mr Dawe cannot reply personally.

## RE: CYLINDER BEACH COURT DECISION

SIMO 16.9.95

He said: 'I recognise that conflict with a draft Development Control Plan (even if it has reached the stage that this one has) does not necessarily call for a proposals rejection.'

But Judge Quirk said the draft DCP should be given weight and the demonstrated conflict with its provisions made the developer's proposals inappropriate. He said the proposed development had attracted a considerable body of objection. Judge Quirk said extensive public consultation had taken place on the DCP and it appeared to be the result of detailed and careful study of the area and the expectations of its residents.

He said the architecture of the proposal was of merit, if examined in isolation. The problem appeared to be with its compatibility with what exists and what is intended by the elected planning authority for the area.

A spokesperson for the Stradbroke Island Management Organisation (SIMO) said today: 'The community spent a lot of time on the development plan and that has been reflected in the final draft.'

'The decision also indicates the value in community members lodging objections and joining with council as respondents in cases like this. It gives us renewed hope in our continuing vigilance against unsuitable development of a very special island.'

'This gives us great hope for the future of Point Lookout as a place of special values and environmental sensitivity.'



## ISLAND INTELLIGENCE

### • MINTEE STREET •

FOSI has agreed to support SIMO and others in their appeal against the proposed mixed commercial and residential development opposite Truman's store in Mintee Street. The building contains six shops with 8 residences above. Objections to the scheme are inadequate on site parking, poor design of the building, excessive density of the development, and the fact that it can be seen from Frenchman's Beach. The case is due to go to court in November, and FOSI has agreed to contribute towards the costs of the case.

### • PARKING •

The Redland Shire Council prepared designs for on street parking within the main road reserve near Mintee Street and put them on display for public comment. The scheme provided for about 150 car parks on both sides of the main road, and was a tribute to the way things get out of hand. There were numerous objections including FOSI's, and it is understood that the scheme has been amended and reduced with no parking allowed on the ocean side of the main road. Further details will be given to members when they are available.

### • COASTWISE •

FOSI supported the Department of Architecture at the University of Queensland, for funding to undertake a study of the main road at Point Lookout under the Coastwise Scheme administered by the Australian Heritage Commission. The application was also supported by SIMO and the Redland Shire Council.

The study proposed a thorough analysis of the existing road reserve, and the preparation with community involvement, of conceptual design strategies for making this important public space more in keeping with the character of a coastal village than a major highway.

Unfortunately funding was not forthcoming, but the University was advised that the Australian Heritage Commission considered the project of considerable merit, and that it would seek special funding in the near future. FOSI is following this up to see if the project can commence in the first semester of next year.

### • QUANDAMOOKA LAND COUNCIL •

The FOSI committee met Bob Anderson from the Quandamooka Land Council and its solicitor Scott McDougall recently for informal discussions. The Quandamooka Land Council has lodged a claim under the Native Title Act for a large percentage of North Stradbroke Island, part of Moreton Island, Peel Island and some adjacent waters.

The discussions revealed that the Quandamooka Land Council has a refreshing knowledge of the island and many interests in common with FOSI. The committee felt that the Quandamooka Land Council has a genuine interest in conserving the island for future generations and is well equipped to undertake this process. The committee is scheduled to meet representatives from the Quandamooka Land Council along with other Moreton Bay groups next month and will report further on the issue when more information is available.

Jani Haenke & Susan Martin

## KNOW YOUR NATIVES

Around some of the wetter & shadier areas of the Headland, roadside & swamp edges, you will see a small curly leaved plant. It often forms a carpet, and in June/August, up spring its flowers of usually white edged violet centres.

This is the native or ivy leaved violet - *Viola hederacea*. [left] In comparison to the exotic violet [*V odorata*] there is little scent. However it is a hardy garden plant, a good ground cover for shadier spots and widely available at nurseries.

It is sometimes confused with *Gaticola*, [right] a herb with similarly shaped leaves & found in like terrain, though without flowers.

*Viola hederacea*

Anne Heatherwick  
Illustrations: Jani Haenke

*Gaticola*