

the friends of Stradbroke Island

NEWSLETTER No. 18 December 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

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c/- POST OFFICE, Point Lookout, NORTH STRADBROKE ISLAND Qld. 4183

Michael Kennedy
105 Outlook Crescent
BARDON Q 4065



PRESIDENTS REPORT

The appeal against the proposed development of units and shops in Mintee Street has been resolved. The developer agreed to reduce the density of the development and it was redesigned - this time by an architect.

The new design is more in keeping with the proposed D.C.P. and divides the structure into two less bulky parts. One of our former committee members, architect Peter O'Gorman, kindly gave expert help to the appellants in matters of design. The new design was ratified by the courts and the appellants withdrew their appeal.

FOSI was not an appellant but agreed to support SIMO financially. This amount is yet to be determined but it will be between \$750 and \$1000. It is a lot of money to FOSI but the exercise was well worth it.

The Environment, Planning and Development Committee of the Redland Shire Council voted on October 31, 1995 to accept the scheme for carparking along Mooloomba Road from Midjimberry Road to Kennedy Drive. The scheme allows for 135 angled carparks, a raised timber boardwalk for pedestrians on the eastern side - so people don't fall off the cliff into the ocean - and kerb and channel to collect the storm water and dump it in one spot on the beach.

This scheme has been an ongoing battle, between the residents and the Redland Shire Council. The residents almost without exception do not want it in its present form but the Council is hell bent on making the place like most other disasters on the east Coast of Queensland (see the plan on p. 3).

To all members and their families - a Merry Christmas.
MICHAEL KENNEDY

John Van As is a senior planner with the Redland Shire Council. The following is his summary of the recent court decision in regards to the proposed development at Cylinder Beach.

PLANNING AND ENVIRONMENT APPEAL No. 432 OF 1994

On 17 June, 1994 a combined application was received for:

- a) consent for the erection of eighteen (18) multiple dwelling units, refreshment establishment and shop (tourist orientated) on Lot 22 on SL12158 and adjoining lease area at Cylinder Beach, Point Lookout.
- b) rezoning of the adjoining lease area Lot 172 on SL 12351, Parish of Stradbroke from Public Open Space zone to the Tourist, Business, and Residential zone.

Following public notification of the application, seventy two (72) objections were received by Redland Shire Council.

Notification of appeals against Council's decision to refuse the application were lodged at the Local Government Court (Appeal Numbers 432 and 433 of 1994).

A revised building design on Lot 22 on SL 12158 was lodged with Council on 3 July, 1995.

The revised plan was reconsidered by Council at the General Meeting on the 12 July, 1995. It was resolved that the revised development proposal and design plans did not satisfy the development standards as adopted in the draft Development Control Plan (DCP) for Point Lookout and under such circumstances Council would not be prepared to settle the outstanding appeal.

The proposed development was of a significantly different form to that anticipated by the draft DCP. In particular, the manner in which the floor space would be concentrated on the site would result in the form of one large seven level building, rather than, as required by the draft DCP, a development which responds to the topography and is of a lower rise nature with a greater distribution of the floor space throughout the site in small blocks.

The failure of the proposed development to satisfy the required landscaping and boundary clearances of the draft DCP further prejudiced the opportunity to ensure that the natural environment was not unduly dominated by building bulk, height and form.

The Development Standards contained in the draft DCP, including those for the Tourist Accommodation and Facilities Precinct, are directed towards ensuring that new development is consistent with the existing character of Point Lookout in terms of the appearance, form and placement of buildings and their relationship to landform and vegetation.

The proposed development, comprising a single tall, bulky structure with a site coverage of more than 50%, was entirely inconsistent with the existing character.

The appearance and form of the development that eventuates on the most visually prominent sites within the township is of particular importance in reinforcing or, alternatively, undermining the capacity of the DCP to protect the low key character of Point Lookout. The subject site, because of its locational attributes, is clearly a key site in this regard.

In dismissing the appeal, his Honour Judge Quirk said, "I am satisfied on the evidence given that the site is an important one in terms of the influence that its development will have on the character of the Point Lookout area generally and the Cylinder Beach area particularly. To develop it in a way that is materially in conflict with the expressed intentions of the draft Development Control Plan would be likely, in my view, to impair the plan's future effectiveness."

JOHN VAN AS

Committee members recently attended a meeting to discuss the native title claim over North Stradbroke Island.

Susan Martin reports on the occasion and the concerns of the Minjerriba Moorgulpin Elders in Council.

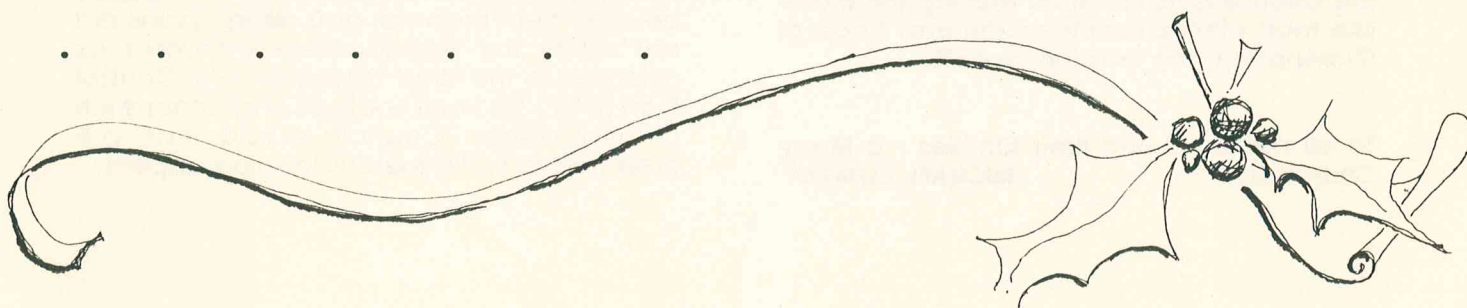
The Queensland Conservation Council met with several concerned groups on 5 October to discuss issues associated with the Moreton Bay Marine Park and, in particular, the effect Native Title may have on planning into the future. The Minjerriba-Moorgulpin Elders in Council were well represented as was the Quandamooka Land Council, the Stradbroke Island Management Organisation, the Australian Marine Conservation Society, the Moreton Island Protection Committee, the Friends of Stradbroke Island Society, and the Queensland Department of Environment and Heritage. Discussion focussed on the long range protection of the Moreton Bay area, and proved to be useful, demonstrating good initiative.

It was agreed that several areas are under threat of destruction from (1), sand mining, and (2), people pressure. Animal and marine life is diminishing at a steady rate. The migratory patterns of our sea birds are suffering from aircraft and helicopter interference, resulting in breeding problems which are noted by the lesser number of this well-known species in the area.

Equally alarming is the loss of seagrasses in the Bay which is smothered often by the thick layer of sand, deposited on the water surface, when prevailing winds blow off the sand mining leases. This silicon covering affects the shellfish colonies also, and oyster farmers report a diminished maturity on the banks.

The consensus of the meeting was that the Moreton Bay area is unique and that its ongoing protection is imperative, with a view to increasing the level of protection through informed presentation on key issues. Many were cited by those present and include:

- Four wheel drive vehicles on beaches & mangroves;
- sand mining leases using water from the island freshwater lakes;
- a proposed conveyor belt installation in the Myora Springs area.



[Cont....]

- power-boats on the freshwater lakes; waste disposal and sewerage from boats using the Bay, (there is at least one treatment plant on the mainland but no legislation to enforce its use by the hundreds of Bay-trippers);

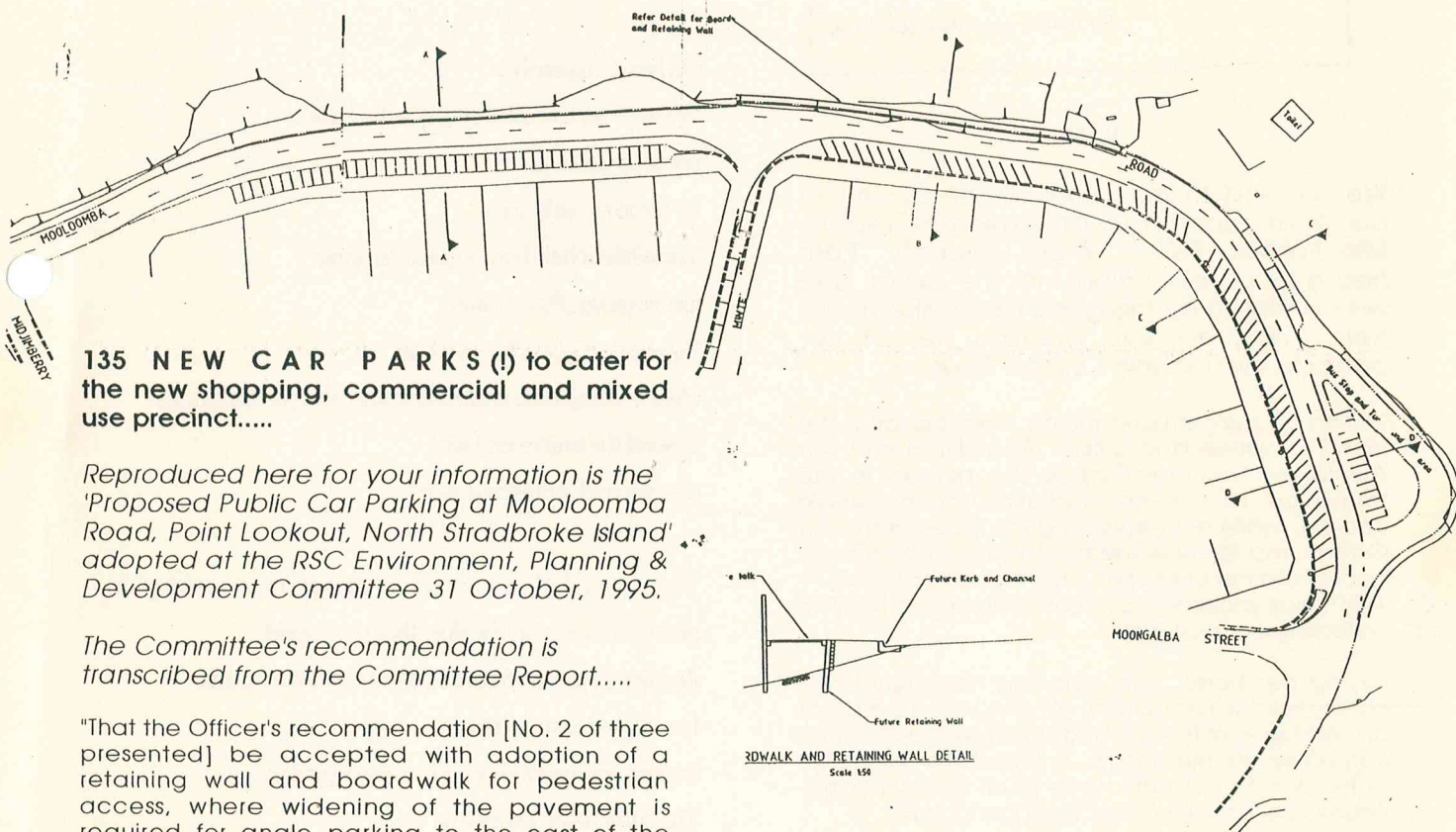
- and of very real concern is the excessive demand being made on the North Stradbroke Island water resources with large quantities pumped to the mainland daily;...

The list is endless!

Traditional hunting and collecting was touched on by the Minjerriba-Moorgulpin people who stressed that a successful Native Title claim will help to protect the Bay and Quandamooka Bay Islands. Their spiritual life has been severely damaged by European capitalisation of their beautiful areas and they are keen to make an attempt to restore the status quo to some degree and in the better interest of everyone.

Already numerous flora and fauna have been lost forever due to "the skin of the islands" being thoughtlessly damaged and the aboriginal people believe that they could contribute to the management of the Moreton Bay area into the future. The meeting supported the elders' claim for Native Title, and certainly there should be no necessity to point out that the Moreton Bay area has become irreparably damaged over the past 180 years.

SUSAN MARTIN



135 NEW CAR PARKS (!) to cater for the new shopping, commercial and mixed use precinct....

Reproduced here for your information is the 'Proposed Public Car Parking at Mooloomba Road, Point Lookout, North Stradbroke Island' adopted at the RSC Environment, Planning & Development Committee 31 October, 1995.

The Committee's recommendation is transcribed from the Committee Report....

"That the Officer's recommendation [No. 2 of three presented] be accepted with adoption of a retaining wall and boardwalk for pedestrian access, where widening of the pavement is required for angle parking to the east of the intersection of Mintee Street and Mooloomba Road."

135 NEW CAR PARKS

@ the Mooloomba Road, POINT LOOKOUT

'Future Shopping Precinct'

CONCERNS ARE....

- Extensive Development of shops along Mooloomba Road & Mintee Street.

- Aesthetic consequences to the pinnacle of Point Lookout's Scenic Drive. Suitability in principle as well as in design is questionable.

- Reliance/ encouragement of vehicular usage is contrary to the pedestrianisation aims of the DCP.

Also, consider...

- greatly increased sealed surface not allowing rainwater to soak naturally into the ground -----> adding pressure to stormwater infrastructure

- very wide road precinct & lack of pedestrian provision ---> difficult to cross

- angle parking -----> pedestrian & vehicular safety issues arise with reversing onto the main highway - with poor visibility on bends, too.

- Retaining walls & 175m2 of fill required on the ocean side of Mooloomba Road.....

LET US KNOW WHAT YOU THINK!

Know your natives!

Scattered over the Island but particularly along the north and east are large strappy green plants. They can be up to one metre high and wide, and for most of the year are decorative, to say the least. They are flowering now, large, white, fragrant flowers. These are the crinum or river lillies - *Crinum pedunculatum*. While their true home is the banks of tidal streams, they do well in propagation. They don't seem to mind sun or shade and really have no special requirements. Buy some at a nursery for your garden.

ANNE HEATHERWICK



VALE

We are sad to report the death of one of our most supportive foundation members. Miss Pamela Bell of "Aroo", Boonah. Pam had a long association with the island, and will be missed by the good friends she made here. We enjoyed meeting her at her cottage overlooking Cylinder Beach.

Writing art criticism and poetry, Pam became the friend of writers and artists. As a director of the Australian National Gallery she helped in the formation of a major institution for the whole country, while not neglecting the Queensland Art Gallery and the Queensland Museum, which have works from her collection. Her book, *Poetry 1947 - 1989* was published by Thomas Rowland in 1990, collecting her best work.

Loving her horse, and nurturing her finely bred cattle, Pam was a country girl who still had a great appreciation of the sea and its images which came frequently into her poems. In Cleveland a few lines of her *An Exhortation* have been carved in the Poetry Trail, and we reprint that poem in full.

Her pain is now over, and this surely consoles her family and friends.

JANI HAENKE

AN EXHORTATION

Sing your own songs

Of the world of unexpected lillies. Learn

From the astonishing thrash

to sing against the wind.

Burn borrowed fire

of immemorial dawns and your own days

Against the hills, against the dark

of future's bleakest morning.

Oh suffer and endure

love's cruellest tricks and sweet...

That alchemist who spins one thread enough of tears

For wedding garment and a winding sheet.

Held hard old heart,

Pain proves a constant friend...

Trust in his chemistry to claim

the vision sleeping down the vein;

His ache endured may win one chance

to spin the stillness from the dervish dance;

To break from blood and dust

an end to rage, the lust and murdering...

A metamorphosis to crystal of the morning star

and the last blaze of ice and diamonds...

Oh heart, remember

We were born to celebrate..it is the Law...

not to be celebrated;

By some seaside door

The white whale bone's quietly singing

its own song of the whale...

Born to the right of its own line

On the changeable unchanging and always blue water

Beyond the artifice and awl

of scribe and seimshaw sailor

The once and always song has chosen its own strings to
play upon and sing the glory that was world

And from a white millennia of scattered boneyards,

Lovers were born to raise

the last and hardly hoped for song of praise....

The latter day triumphant

"Nothing matters".

PAMELA BELL