



Department of
Environment and Science

Notice of Recommendation - local heritage place

Notification under s.112a of the *Queensland Heritage Act 1992*

Ref: HRN 650082

Mr Andrew Chesterman
Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Dear Andrew

Re: Decision not to enter the 'Emerald Fringe' of Coochiemudlo Island, Coochiemudlo Island in the Queensland Heritage Register as a State Heritage Place.

At its meeting of 26 October 2018, the Queensland Heritage Council resolved not to enter this place in the Queensland Heritage Register as a State Heritage Place.

RESOLUTION NO. 317.2

Having considered the application, oral representations, the report of the Department and the recommendation of the Chief Executive's delegate for the Emerald Fringe of Coochiemudlo Island, Moreton Bay, the Queensland Heritage Council resolves in accordance with s.53 of the Act to adopt the Department's recommendation to not enter this place in the Queensland Heritage Register as a State Heritage Place because it does not satisfy one or more of the cultural heritage criteria as specified in s.35(1) of the Act.

RESOLUTION NO. 317.3

Further, the Queensland Heritage Council refers the Emerald Fringe of Coochiemudlo Island, Moreton Bay to the Chief Executive for consideration under the provisions of s112A of the Act, relating to places of local cultural heritage significance.

Under section 112A of the *Queensland Heritage Act 1992*, I as the chief executive's delegate, recommend this place for entry in the Redland City Council Heritage schedule (heritage register) because I am satisfied it has cultural heritage significance for its area. Enclosed is a notice of this recommendation that includes details of the place and its location and boundaries, a statement about its heritage significance and information to support that statement.

Under section 112B of the Act, Redland City Council must act on this recommendation by proposing entry of this place in its Heritage schedule (heritage register) and following the process set out in sections 117 to 120 of the Act.

I trust that the heritage values of the '**Emerald Fringe**' of **Coochiemudlo Island** will be recognised and conserved through this process, and look forward to being informed of the Redland City Council's decision in this matter.

Yours sincerely



Fiona Gardiner
Director, Heritage

Date 14.12.2018

Enquiries:

Joanne McAuley
Principal Heritage Officer
Heritage Branch
GPO Box 2454
BRISBANE QLD 4001
Ph. 07 3339 5829

Enclosed

- Notice of recommendation from the chief executive

CC

Mr Keith Stebbins
The Coochiemudlo Island Heritage Society Inc
74 Victoria Parade East
COOCHIEMUDLO ISLAND QLD 4184

Recommendation made by the Chief Executive, Department of Environment and Heritage Protection under the provisions of s.112(A) of the Queensland Heritage Act 1992.

Emerald Fringe of Coochiemudlo Island is recommended for entry in the Redland City Council's Heritage Schedule (local heritage register).

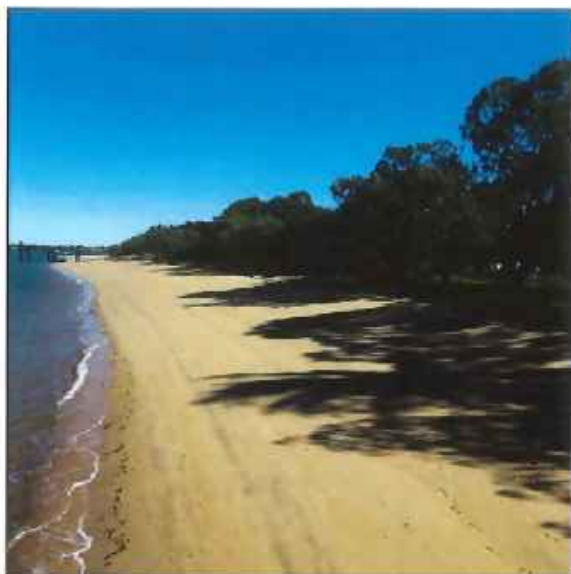


Figure 1: Main Beach looking west from Jetty (DES, 2018)



Figure 2. Proposed local heritage place boundary

Place name	Emerald Fringe of Coochiemudlo Island
Address	Victoria Parade, North, South, East and West, COOCHIEMUDLO ISLAND, 4184
LGA	Redland City Council
RPD	Lots 22 and 23, of SP144276; Lots 24, 25, 26 of SP199973; Lot 101 C3281; plus Road Reserve, Victoria Parade South, West, North, East.

Cultural heritage significance

<p>critterion a the place is important in demonstrating the evolution or pattern of Redland's history</p>	<p>The Emerald Fringe of Coochiemudlo Island, an area of land encircling Coochiemudlo Island, surveyed in stages from 1885-1962 as an esplanade and now consisting of a mix of road, recreation, public hall, and environmental reserves, is an example of the process or activity of surveying reserves or esplanades along coastal land for road purposes; a process which has had a demonstrated effect on the evolution and pattern of development of Redland's history.</p> <p>The historical surveying of an esplanade encircling Coochiemudlo Island resulted in a distinctive aspect of Redland's pattern of residential development; unlike other inhabited islands in Moreton Bay, private residences were not built on the foreshore.</p> <p>The Emerald Fringe contains the remnants of tourism infrastructure (possible tramway remnants, a cutting, lookout site) associated with visitation to the Mortons' fruit farm in the island's interior. These remnants provide evidence of the development of local tourism in the Redlands area during the twentieth century.</p>
<p>critterion e the place is important because of its aesthetic significance</p>	<p>The Emerald Fringe contains sections of diverse, vegetated coastal environment that exhibit natural aesthetic beauty and picturesque attributes of significance to the Redlands. Collectively, the area of land encompassing the Emerald Fringe creates the visual impression of an uninhabited island by largely screening the residential development of the island's interior.</p> <p>The natural beauty of the Emerald Fringe has been represented in art works, images and written expressions by local residents and visitors.</p>
<p>critterion g the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons</p>	<p>The Emerald Fringe of Coochiemudlo Island is highly valued by the island's residents and other members of the Redland's community for its aesthetic qualities, flora, fauna and other environmental values, and as a site used for recreation, social and cultural events.</p>

History

Coochiemudlo Island, located in the southern part of Moreton Bay, is about 130ha in size and has a maximum height above sea level of about 20m.[1] Its southwest side is approximately 900m from Victoria Point on the mainland. Coochiemudlo was briefly visited by Lieutenant Mathew Flinders in 1799; and its western half was surveyed into one acre (0.4ha) allotments in 1885-6, leaving a buffer of public land (an esplanade, or road reserve) between the high-water mark and the surveyed allotments. The esplanade was continued around the eastern half of the island from 1944-1962. The island was farmed during the first six decades of the 20th century, with closer residential subdivision of most of the interior of the island occurring from 1957 onwards. Any part of the esplanade which was not a formed road was later converted into recreation, public hall and environmental reserves. The area of the former esplanade that is not a formed road has retained its tree cover to 2018, despite the growth of the island's permanent population, and the resulting 'Emerald Fringe' provides privacy for island residents, and visitors and residents value its flora, fauna and aesthetic appeal.

The island was originally known as 'Kutchi Mudlo' (or 'Red Stone'), by the traditional owners, after the red volcanic rock that forms cliffs at the southwest side of the island. The red ochre obtained from these cliffs was used for ceremonial purposes. The island, which has permanent fresh water sources, was also a source of food: including fern root, water lilies, honey, fish, mud crabs, shellfish, reptiles and dugong.[2] The dome of red soil which forms the western part of the island is an extension of the volcanic geology also found on Victoria Point.[3]

The first non-indigenous visitor to Kutchi Mudlo was Lieutenant Matthew Flinders (1774-1814), in command of the sloop HMS Norfolk, a single-masted sailing boat. While exploring Morton Bay between 15-31 July 1799, Flinders briefly landed on what he called 'the Sixth Island' of Moreton Bay on 19 July, to take a sextant reading, before returning to the north end of Morton Bay, where he climbed Mount Beerburum on 26 July. Flinders, who later went on to circumnavigate Australia in 1802-3 and publish *A Voyage to Terra Australis* in 1814, was looking for a river which he presumed entered the southern part of the bay, but which he never discovered. [4] The site of Flinders' landing is included in Schedule 7 (Heritage Schedule) of the Redland City Plan 2018 as place 46 'Norfolk Beach', and is part of the Emerald Fringe.

Kutchi Mudlo was named Innis Island on maps by 1842. Ensign Joseph Innis, of the 39th Regiment of Foot, had been posted as Acting Engineer to the Moreton Bay penal settlement for part of 1827.[5]

The name Innis Island was still being used when the Queensland Acclimatisation Society was promised the use of the island by the Queensland Government in 1864, for the introduction of animals, including rabbits, to Queensland; and Society members and a number of politicians visited the island on the steamer Hawk in November of that year. The Society was still waiting for the Executive Council to officially grant them the island in 1870, although this does not appear to have eventuated. It was later reported that any rabbits introduced to the island had either died or been killed by visitors.[6]

There was little activity with relation to Innis Island until the 1880s. In November 1885 the Surveyor-General's Office requested that licensed surveyor George Thomas McDonald subdivide the 'western half of Innis Island' into one acre (0.4ha) allotments, for auction sale, and stipulated that 'the whole of the frontage with a depth of not less than 150 links [30m] should be reserved' [7]

Publicly owned esplanades, which surveyors were required to reserve alongside navigable rivers, creeks and the coastline where a road was feasible, have a long history in Queensland. According to directions for surveyors published in 1878, esplanades had to be

at least 30m wide and above the high water mark.[8] This was to provide a buffer between private property and the water, thereby preventing the creation of private beaches. The extent of tree cover on Queensland's esplanades has varied historically, depending on existing natural vegetation, clearing, road and footpath formation, landscaping and plantings by local authorities. Infrastructure added to Queensland's esplanades has included playgrounds, camping areas, shelter sheds, memorials, bathing pavilions, clubhouses (including surf lifesaving clubs) and sports facilities.[9] Under current land tenure definitions the whole of an esplanade is a road reserve, even if only part of it is occupied by a formed road.[10]

McDonald's plan of Innis Island, received in February 1886 and labelled 'Town of Coochie' on 'Coochie Mudlo Island', divided the western half of the island, which was the highest part with the best soil, into 99 allotments, most being one acre (0.4ha) in size. An esplanade, labelled Victoria Parade, was surveyed to the north and south of the subdivided area, and may have included the site of the current golf course, on the low, sandy point at the southwest corner of the island; but the esplanade was not surveyed around the eastern half of the island at this time.[11] The remainder of Coochiemudlo Island (about 150 acres (60.7ha), not including the alienated lands, Victoria Parade and other surveyed streets) was later advertised as a Special Lease of Crown Land, for 10 years from 11 January 1916.[12] On a 1927 map, this 150 acres is labelled 'E Gordon & DHH Morton', and the east side of the island has no esplanade.[13]

In 1937 portions 22 (the future golf course site), 45 and 46 (covering the eastern interior of the island) were offered for Special Lease. However, evidence suggests that the esplanade was not continued around the east side of the island until portions 46 and 45 were surveyed, in 1944 and 1962 respectively.[14]

With the esplanade reserved on the western half of the island, the Queensland Government then attempted to sell the town allotments. On 31 May 1886, 85 allotments on 'Coochiemudlo Island' were auctioned, with no offers, but an 1888 sale was more successful.[15] Despite this, no purchaser moved to Coochiemudlo during the 1880s, although the island was briefly considered as a potential site for a 'leper station for Europeans' in the early 1890s (Peel Island was later chosen).[16]

From the 1880s timber getters removed all saleable timber, including Eucalyptus, paperbark tea-tree (*Melaleuca*) and cypress pine (*Callitris*). In the same decade, Daniel Colburn, of Victoria Point, and later William Colburn, of Point Halloran (from c1900), grazed cattle on Coochiemudlo, wading and swimming them across from Victoria Point during the lowest tides of the year.[17]

The first long-term non-indigenous occupiers of Coochiemudlo were Henry Wright and his son Norman, who camped under a large cotton tree at the southeast corner of the island for several years in the late 1890s, and raised pigs, grew vegetables and fished.[18]

The tourist potential of Coochiemudlo Island was also recognised, as trips on the steamer *Natone* were advertised during 1896, with the island described as 'a Paradise of Nature's most delightful charms, ferns, oysters, shells &c., being unlimited'.[19]

In 1919, Coochiemudlo was proclaimed a 'reserve for the protection of native birds'.[20] That same year, one of the island's earliest and well-known residents arrived on the island: Doug Morton (1897-1980), a veteran of Gallipoli and the Somme. Morton, along with another returned soldier, Eric Gordon, was initially employed as a share-farmer by Phillip Forrest, who had land on the western side of Coochiemudlo Island. Although Gordon soon left, Morton continued farming on the island until 1960. In 1923 Doug Morton married Mary Colburn (1901-89), whose parents lived at Point Halloran, and she moved to Coochiemudlo.[21] Other families later farmed on the island, and a few 'weekender' cottages were also established by the 1940s.[22]

The Morton farm, located above the red cliffs in the southwest corner of the island, grew bananas, custard apples, pineapples, passionfruit and tomatoes. As well as shipping their produce to the mainland, the Mortons developed their farm as a tourist attraction by the 1930s, with visitors coming to Coochiemudlo to buy produce from a stall under the farmhouse, or tea and scones.[23]

By the early 1930s Coochiemudlo's sandy beaches were a popular bathing resort for visitors to Victoria Point, and the island was touted in newspaper articles for its natural beauty, tropical fruit farming, birdlife, mud crabs and oysters. Hire boats and fishing trips to Coochiemudlo were also available at Victoria Point in the 1930s; the Cub Scouts held an Easter Camp on the island in 1931; and in 1938 the Tree and Forest League visited the island, on Arthur Ridley's homemade barge the Kootchie, for a tree-planting ceremony and meeting.[24]

The Mortons' own tourism venture continued during part of WWII. From late 1941 until it was requisitioned for the war effort in 1942, the launch MV Lookout, of the Point Lookout-Amity Resorts and Cruises Pty Ltd, delivered tourists (including soldiers and their girlfriends) to a timber jetty built by Doug Morton in 1941, at the southwest tip of the island, pointing towards Point Halloran. [25]

Morton had also built a jetty south of the farmhouse in the late 1920s, for bringing in supplies and shipping out the farm's produce.[26] This jetty, at the bottom of the red cliffs, pointed towards Victoria Point (where Morton had built another jetty), and concrete and stone remnants survive in 2018 at the site of the base of Morton's Coochiemudlo jetty, along with a non-slip path down from Victoria Parade South, built for draught-horse access.[27] The red cliffs' jetty remnants are included in Schedule 7 (Heritage Schedule) of the Redland City Plan 2018 as part of place 45 'Community Hall, jetty and steps' (the community hall and its reserve is not part of the Emerald Fringe, although it stands on part of the former esplanade). On the west side of the island, Morton built a set of steps down the steep slope from Victoria Parade West, with a track leading to a concrete and stone jetty/causeway in the mangroves. These elements survive within the Emerald Fringe, and are also included in Schedule 7 of the Redland City Plan, as place 47, 'Morton's steps and stone jetty'.

Doug Morton also formed a small golf course on the sandy point below the farm. During WWII, the sandy point became the tented campsite of No.43 Landing Craft Company, 3rd Water Transport Group, Royal Australian Engineers, which kept its six landing craft (supply barges) on the beach south of the current golf course. This unit trained on the island from December 1943 to March 1944, until they headed to New Guinea; and some concrete remnants of their cook house floor, accompanied by a small plaque dedicated in 2007, survive on the golf course, just west of the golf clubhouse.[28]

From 1957, the island was subdivided into smaller residential allotments. The new subdivisions averaged around 20 perches (506m²) in size.[29] The period of farming on Coochiemudlo came to an end c1960, when the Mortons sold their farm.[30]

The Redland Shire Council took over management of the island in 1962.[31] In 1963, portion 22 was gazetted as a Recreation Reserve of 17 acres (6.9ha, the site of the golf course) with a 30m wide esplanade running along its southern perimeter, and part of its western perimeter. At the same time a road, 100 links (20m) wide, was surveyed (but not formed) along the top of the cliffs to the east of the reserve, linking the west ends of Victoria Parade South and Victoria Parade West.[32] As a result, the esplanade, which was originally envisaged as a road reserve at least 150 links (30m) wide, no longer completely encircled the island.

The reason Coochiemudlo retained tree cover within its Emerald Fringe prior to the 1960s was probably due to a combination of factors. A lack of easy access; farming as the main land use on the island until the 1960s;[33] low-impact environmental and fruit-farm based tourism prior to the 1960s; and no local government responsibility for the island's

infrastructure until 1962, all meant that Coochiemudlo's esplanade was not as well patronised, cleared, formally planted, paved or landscaped as esplanades at popular 19th century beach resorts on the mainland – such as Redcliffe, Sandgate, Shorncliffe, Wynnum, Manly, or Southport.[34]

However, Coochiemudlo did lose tree cover in the island's interior, as the population of the island grew, with more houses constructed and roads formed, during the 1960s-70s. The permanent population of Coochiemudlo, which was 28 in 1965, with another 100 staying in 'weekender' cottages, was boosted by the provision of town water (1971) and electricity (1978). The permanent population was 753 by 2016.[35]

The island's attractiveness to permanent residents, as opposed to 'weekenders', was also increased by improved transport to the island. By 1964, there was a jetty, built by the Phillips, at the east end of Main Beach on the south side of the island. This was replaced with a new jetty, further west, in 1971; which was in turn replaced in 2015.[36]

The jetties were reached by an ever-improving ferry service. Dick Whitehall purchased Doug Morton's ferry the Koorooloo in 1959, beginning a weekend passenger service, later replaced by a daily service in 1968. A late-night water taxi was started during Expo 1988, and regular vehicle barges also commenced in the late 1980s.[37] By 2004 the island had about 500 residential properties.[38]

Improved transport also led to more day visitors to the island. Coochiemudlo's safe swimming beaches, close to Brisbane, were an attraction, with over 2000 weekend visitors to the island at the height of the summer holidays in 1993.[39]

A tennis court and community hall were built on the esplanade near the southwest corner of the former Morton farm in the early 1970s, and a small hall reserve was surveyed out of the esplanade south of portion 22 in 1977. That year the eastern beach was renamed 'Norfolk Beach', and annual re-enactments of Flinders' landing have occurred there since 1981. The golf course was extended to 9 holes c.1990.[40]

Coochiemudlo's Emerald Fringe has become a source of identity and a point of difference for the island's residents, who value its natural, indigenous and aesthetic values, and the sense of serenity and privacy from the outside world that it offers. Artists living on the island are also inspired by its scenery and wildlife. In 1966 a private allotment at the northwest corner of the island was purchased by the Redland Shire Council, and is now part of the Emerald Fringe.[41]

During the 2000s, most of the remainder of the esplanade was converted to recreation and environmental reserves (with consequent closure of these areas as road).[42] This means Coochiemudlo Island no longer has an intact esplanade, as large parts of it are no longer road reserve. However, Coochiemudlo still retains a well-vegetated belt of public land above the high water mark – in contrast to nearby Macleay and Russell islands, which were not given esplanades, and have private buildings at the water's edge.

The Emerald Fringe has lost some of its vegetation cover, especially on the south side of the island. The area behind Main Beach has a car park between the jetty and the boat ramp, and also contains open areas with day visitor infrastructure, such as toilet blocks and picnic shelters. Sunday markets are held in this area. There are also small open areas, and some tourist infrastructure, within the Emerald Fringe on the northern and eastern sides of the island.

Description

The Coochiemudlo Island Emerald Fringe is a connected series of vegetated recreation, environmental, and road reserves encircling the perimeter of Coochiemudlo Island between the high water mark and privately-owned commercial and residential allotments. It has an area of approximately 42ha. Coochiemudlo Island is a land island approximately 130ha in area, located in southern Moreton Bay approximately 900m northeast of the mainland Redland City suburb of Victoria Point. The southern, eastern, and northern sides of the island have sand beaches backed by coastal vegetation, while the mainland-facing western side is predominantly mangrove forest.

The Emerald Fringe vegetation is abundant and almost completely screens built development on the island from the water. It includes cypress (*Callitris columellaris*), coastal banksia (*Banksia integrifolia*), coastal hibiscus (*Hibiscus tiliaceus*), tuckeroo (*Cupaniopsis anacardioides*), she-oaks (*Casuarina equisetifolia*), paperbark (*Melaleuca quinquenervia*), and other eucalyptus. Victoria Parade, a narrow bitumen and concrete road with no curbing, channelling, or footpath runs around the majority of the island in the inner edge of the reserve.

Southern Emerald Fringe

The southern reach of the Emerald Fringe is approximately 2kms long and c40m-100m wide and accommodates a variety of simple structures in a predominantly open vegetated space. The beach is the primary landing and recreation site for residents and visitors. It has a passenger ferry terminal and a concrete vehicle ramp for barges at its eastern end behind which the reserve accommodates two toilet blocks, a large car park hardstand, picnic shelters, and play equipment. A war memorial comprised of a sandstone monument and flagpole is also located in this area, east of the jetty.

The beach has a red volcanic rock outcrop towards its western end. At its base are rock, concrete, and timber jetty remnants and a path of overlapping concrete slabs sloping up from the jetty remnants toward Victoria Parade South. A concrete horse drinking trough is located across Victoria Parade South where the path meets the street.

A two-storey timber and concrete block community centre building stands at the top of a small headland above the outcrop. It is the only substantial building in the Emerald Fringe. Adjacent to it are a car park (formerly a concrete tennis court), remnants of an early tourist lookout, and a memorial 'lone pine' (planted 1997), remnants of concrete and stone steps and an earth cutting known as the "Khyber Pass", and later concrete stairs leading down to the golf course.

Western Emerald Fringe

Forming the western boundary of the Emerald Fringe is a dense mangrove swamp that spreads westwards from the island toward the mainland.

A nine hole golf course is located on a protruding tip of the southwest corner of the island. On the golf course are remnants of a concrete floor slab dating to World War II. The golf course is surrounded by vegetation on all sides and is not visible from the water's edge. A golf clubhouse and storage sheds are located at the east edge of the golf course. Remnants of a timber jetty and tramway are located in the mangroves west of the golf course.

North of the golf course, the landscape slopes steeply upwards (east) from the mangroves toward Victoria Parade West. This bank is heavily vegetated restricting views from Victoria Parade West out to sea. Adjacent to the intersection of Victoria Parade West and Perulpa Street are concrete and stone steps leading down to concrete and stone causeway remnants extending west into the mangroves.

Northern Emerald Fringe

A small pocket of mangroves on the north-western corner of the island gives way to a sand beach which runs the rest of the northern boundary of the island. South of these mangroves is a pocket of bush where a concrete walking path has been constructed. This path slopes down from the northern end of Victoria Parade West and re-joins Victoria Parade North closer to the foreshore. The foreshore area of this part of the island is relatively flat, and vegetation, dominated by coastal hibiscus (*Hibiscus tiliaceus*), screens views from the street to the beach. The remains of a concrete boat ramp are located on the eastern end of the beach, linking the water's edge with an unsealed track from Victoria Parade North. Picnic facilities, including tables, water fountains, outdoor shower and shelter sheds, are located behind (south of) the vegetation particularly near the junction of Victoria Parade North and Elizabeth Street. Several informal and formal paths link Victoria Parade North and the beach.

Eastern Emerald Fringe

A beach runs along the length of the eastern boarder of the island. The water's edge is comprised of a mixture of sand, sea shells and pieces of volcanic rock of varying sizes. Large anti-erosion sandbags have been positioned on the low sand dunes behind (west of) the beach, which give way to the Melaleuca Wetlands. Further south, some picnic tables, barbeques, timber fencing and a brick toilet block have been constructed in a cleared area behind the beach. A large boulder with a plaque, and timber sign, are located near the toilet block, to commemorate Matthew Flinders' landing on Coochiemudlo Island in 1799. From this area, the vegetation slopes up steeply toward Victoria Parade East.

A number of formal and informal pedestrian paths to the beach have been constructed at the southern end of this boundary. This includes a concrete stepped pedestrian path linking Phillip Street and Victoria Parade with the water's edge.

Illustrations



Figure 3: View of Main Beach and barge ramp, from ferry (DES, 2018)



Figure 4: Car parking west of jetty, behind Main Beach, looking east (DES, 2018)



Figure 5: Victoria Parade South, west of Deanbilla Street, looking west (DES, 2018)



Figure 6: Red cliffs, site of base of Doug Morton's jetty (DES, 2018)



Figure 7: Vegetation on former esplanade to south of golf course, looking east (DES, 2018)



Figure 8: Victoria Parade West, looking northeast, to the south of Perulpa Street (DES, 2018)



Figure 9: Vegetation on cliffs above mangroves, looking west from Victoria Parade West, south of Eröbin Street (DES, 2018)



Figure 10: Morwong Beach, looking west (DES, 2018)



Figure 11: Former esplanade to south of Morwong Beach, looking east from west of Elizabeth St (DES, 2018)



Figure 12: Former esplanade to west of Norfolk Beach's southern end, with visitor infrastructure (DES, 2018)

Endnotes

- [1] 'Coochiemudlo Island Land Management Plan, February 2004'. Rob Friend & Associates Pty Ltd, in association with EPM Consulting & John Smout Social Planning, for Redland Shire Council, pp.8-9.
- [2] Miss CC Petrie, in 'Aboriginal meaning of 'red' and 'grave'', *Queenslander* 11 January 1913, p.37; J Pearn, 'In the beginning: observations on pre-European life on Coochiemudlo Island, Moreton Bay, Queensland'. Paper read at the Symposium 'Chronicles of Coochiemudlo', Royal Historical Society of Queensland, 16 May 1993, Community Hall, Coochiemudlo Island, Queensland; 'Coochiemudlo Island Land Management Plan', February 2004', p.11. Surviving evidence of visits by Aboriginal people includes middens, scarred 'canoe trees' (where bark was removed to form canoes), and stone tools. Coochiemudlo Island is claimed by the Quandamooka people (<https://culturalheritage.datsip.qld.gov.au/achris/public/public-registry/home>, (accessed 15 June 2018)).
- [3] J Pearn, 'In the beginning', p.2; 'Coochiemudlo Island Land Management Plan, February 2004', p.9.
- [4] HM Cooper, 'Flinders, Matthew (1774-1814)', <http://adb.anu.edu.au/biography/flinders-matthew-2050> (accessed 15 June 2018); EF Jones, *The Coochiemudlo Island Heritage: A Historical Monograph*, Volume One, Coochiemudlo Island, Edward Field Jones, 1997, pp.5-8; 'Matthew Flinders journal in the Norfolk Sloop, 1799 C 211/2', Mitchell Library, State Library of New South Wales, http://acms.sl.nsw.gov.au/_transcript/2012/D14130/a002.html (accessed 19.7.18); 'Matthew Flinders Expedition', <http://monumentaustralia.org.au/themes/landscape/exploration/display/98807-matthew-flinders/photo/1> (accessed 18 July 2018). Flinders also described five other islands, in a north-to south-sequence, in Moreton Bay - which were later called Mud, St Helena, Green, King, and Peel islands. The Brisbane River remained undiscovered by Europeans at this stage.
- [5] John Pearn, 'Innis of Innis Island', in J Pearn (editor), *Characters, Coves and Cliffs, vignettes of Coochiemudlo Island and Moreton Bay*, Brisbane, Amphion Press, 1995, pp.3-12. The penal settlement was established at Redcliffe in 1824, then moved to the present site of the Brisbane CBD in 1825. In 1827 the settlement was commanded by Captain Logan of the 57th Regiment. Coochiemudlo is labelled as Innis Island in an 1842 map by Surveyor Robert Dixon, based on his 1840 survey of Moreton Bay (Edward F Jones, 'Coochiemudlo Island in the nineteenth century', in J Pearn (editor), *Chronicles of Coochiemudlo: selected vignettes of the social and natural history of Coochiemudlo Island*, Moreton Bay Queensland, Brisbane, Amphion Press, 1993, pp.23-32).
- [6] 'Telegraphic', *Brisbane Courier*, 18 July 1864, p.2; 'Acclimatisation Society', *North Australian*, 30 July 1864, p.1; 'Queensland Acclimatisation Society', *Brisbane Courier*, 16 November 1864, p.2 (Hawk visit); 'Queensland Acclimatisation Society', *Brisbane Courier*, 25 August 1870, p.3; 'The islands in Moreton Bay', *Queensland Country Life*, 1 February 1907, p.10 (rabbits died or were killed). During the November 1864 visit, Innis Island was noted as a pretty island, with red bluffs, lagoons of fresh clear water, and a white sandy beach. In 1867 it was noted that animals on the island had no protection against the 'loafers' in the bay who used it as a shooting ground, or those who camped there while passing between Brisbane and the Logan and Albert Rivers ('Queensland Acclimatisation Society', *Queenslander*, 14 September 1867, p.6).
- [7] Surveyor General's Office, William Davidson memorandum to George Thomas McDonald, 24 November 1885 (provided by Applicant, 3 May 2018).
- [8] General directions for the guidance of surveyors, Brisbane, W Thorne 1878, p.5 (excerpt provided by Applicant, 3 May 2018).
- [9] T Blake, G Murtagh and C Brouwer, 'At the beach: the cultural significance of beach settlements and beach houses', for the National Trust of Queensland, December 2001, pp.17-21, 45-6.
- [10] 'Types of Land Tenure: Roads', <https://www.qld.gov.au/environment/land/state/use/roads/> (accessed 6 October 2016).
- [11] DNRME Survey Plan C3281, 1886. The southwest corner of the island is not labelled as part of Victoria Parade, but it is also not one of the nine subdivided sections of the Town of Coochie. McDonald's sketch plan of the subdivision, sent to the Surveyor-General's Office in February 1886, does not show an esplanade around the eastern half of the island (QSA, Item ID 103710, Letters received - Survey Office, letter 86/1776).

[12] 'Special Lease', *Brisbane Courier*, 20 December 1915, p.12. Soon after it was advertised as a Special Lease for 20 years ('Coochiemudlo Island', *Telegraph*, 29 April 1916, p.11).

[13] Morton 40 Chain Map, Sheet 3 East, Survey Office, Department of Public Lands, Brisbane, June 1927.

[14] Special Leases of portions 22, 45 and 46, for 10 years, were offered for sale, by public auction at the Land Office, 3 February, 1937 ('Government sale' *Telegraph*, 13 January 1937, p.24). Doug Morton held the lease for portion 22 at one period (annotation on DNRME Survey Plan C3281, 1886, on which portion 22 is also noted as being 22 acres (8.9ha) in size; M Howells, 'Places of the Redlands: Coochiemudlo island', Local History in the Redlands, Number 2, 2001). DNRME Survey Plan SL1749, 1944 (Portion 46); DNRME Survey Plan SL3833, 1962 (Portion 45).

[15] *Brisbane Courier*, 1 June 1886, p.1; 'Government land sale', *Telegraph*, 24 January 1888, p.4. The 1886 article stated that a lack of communication between the island and the mainland was the cause of the lack of interest. The Queensland Government had approved funding of a railway to Cleveland in December 1884 ('Legislative Assembly', *The Queenslander*, 20 December 1884, p.984) and the railway was completed in 1889. Although the railway boosted Cleveland as a beach resort ('History of Cleveland', https://www.redland.qld.gov.au/info/20145/suburb_histories/187/history_of_cleveland (accessed 18 July 2018)), it was not sufficient to cause a development boom on Coochiemudlo.

[16] 'Moreton Bay. Government establishments. Inspection by Colonial Secretary', *Telegraph*, 19 January 1892, p.5.

[17] EF Jones 'Coochiemudlo Island in the nineteenth century', in Pearn, J (editor), *Chronicles of Coochiemudlo*, p.28 (timber removal); D Foley and J Pearn 'The Land and its uses', in Pearn, J (editor), *Chronicles of Coochiemudlo*, p.167 (cattle grazing).

[18] J Pearn, 'Coochiemudlo Pioneers', in J Pearn, (editor). *Characters, Coves and Cliffs*, pp. 13-20. Henry had been fired from the Customs Service for 'tapping off' rum. Norman later went on to start Norman R Wright Boatbuilders in 1909.

[19] 'Excursions', *Telegraph*, 9 April 1896, p.1.

[20] 'Birds and animals, reserves proclaimed', *Telegraph*, 21 November 1919, p.9; *Queensland Government Gazette*, 22 November 1919, p.1793. This proclamation referred to 'the area embraced in the Island of Coochiemudlo'.

[21] J Bland 'A pioneer island farm', in Pearn, J (editor), *Chronicles of Coochiemudlo*, pp.143-152; 'Weddings', *Brisbane Courier*, 4 July 1923, p.17. Forrest owned a small cottage on the island, which had been built by a Mr Morcom c.1900. The Mortons moved to Karragarra Island in 1967 ('Coochiemudlo Centenary', *Courier Mail*, 24 August, 1970, p.5, in M Potter, 'Pioneers in Paradise', in J Pearn, (editor) *Characters, Coves and Cliffs*, p.39).

[22] Other families farming on Coochiemudlo during the early-mid 20th century included the Salisbury family (pre WWII) and the Pullen family (c.1950) near the northeast corner of the island; Alf and Arthur Ridley (farm later sold to the Campbells) east of the Mortons; the Elliots (from 1944, east of Tageruba Street, to the north of Victoria Parade South – farmhouse extant at the corner of Dawn street in 2018); and Bruce Phillips owned the southeast corner of the island (portion 46) from c.1939. There were also some holiday homes and weekenders, including those owned by Dr Allan Henry, west of the Elliots; Bill James (a two-storey house, later the island store until it burnt down), and the Osbornes (c.1938, house possibly extant corner of Tageruba Street, 2018) to the east of the Elliots; while the retired Smiths lived on an orchard west of the Elliots. (D Stewart, 'Kids at Coochiemudlo- the pre-war years', in J Pearn, (editor), *Chronicles of Coochiemudlo*, pp.36, 38, 39; D Foley and J Pearn 'The Land and its uses', in J Pearn, (editor), *Chronicles of Coochiemudlo*, pp.167-171; M Potter, 'Pioneers in Paradise', in J Pearn, (editor) *Characters, Coves and Cliffs*, pp.28-32; M Howells, 'Places of the Redlands: Coochiemudlo Island'; 'Coochiemudlo Heritage Walk', pamphlet with map, Coochiemudlo Island Heritage Society; DNRME Survey Plan SL1749, 1944 (portion 46, William Bruce Phillips).

[23] 'A day on the island of Coochie-Mudlo', *Courier Mail*, 4 August 1938, p.3 (fruit produce); J Bland 'A pioneer island farm', in Pearn, J (editor), *Chronicles of Coochiemudlo*, p.147; D Stewart, 'Kids at Coochiemudlo- the pre-war years', in Pearn, J (editor), *Chronicles of Coochiemudlo*, p.38; M Howells, 'Places of the Redlands: Coochiemudlo Island'.

[24] 'Coochie Mudlow, beautiful isle', *Sunday Mail*, 15 March 1931, p.2; 'Joys of youth', *Brisbane Courier*, 9 April 1931, p.14 (Cub Scouts); 'On to Southport', *Telegraph*, 30 January 1932, p.9; 'Entrancing Coochie Mudlo', *Brisbane Courier*, 10 December 1932, p.19; 'A day on the island of Coochie-Mudlo', *Courier Mail*, 4 August 1938, p.3; 'Fishing', *Worker* 11 August 1936, p. 20.

[25] From this jetty, visitors were conveyed in a trolley drawn by the Mortons' Clydesdale draught-horse along a tramline with timber rails to the base of the cliff (about 450m distance) – where Morton had excavated "the Khyber Pass" (cutting extant in 2018) up to the Morton farm. South of the farmhouse there was a sunken garden, which tourists passed though on their way to a lookout mound (lookout site extant 2018, with a modern concrete slab) which Morton had constructed at the top of the red cliffs, with a view towards Victoria Point. (J Bland 'A pioneer island farm', in Pearn, J (editor), *Chronicles of Coochiemudlo*, pp.144-150; D Stewart, 'Kids at Coochiemudlo- the pre-war years', in Pearn, J (editor), *Chronicles of Coochiemudlo*, p.38; M Howells, 'Places of the Redlands: Coochiemudlo Island'; 'New Tourist attraction in bay opened', *Telegraph*, 20 November 1941, p.3 (this article claimed that Point Lookout-Amity Resorts and Cruises Pty Ltd had built the jetty); Advertisements for the MV Lookout's cruises to Coochiemudlo occurred in newspapers during 1941-42).

[26] J Bland 'A pioneer island farm', in J Pearn (editor), *Chronicles of Coochiemudlo*, p.149.

[27] Morton's jetty at the base of the red cliffs was still extant in 1955, as was his 1941 jetty at the southwest tip of the island (DNRME aerial photograph QAP0537113, 27 July 1955). By 1964, the jetty below the red cliffs had a bathing enclosure near its base on the east side; but the jetty was in a ruinous state by 1973 (DNRME aerial photographs QAP15937067, 16 August 1964; and QAP15937067, 1973). [28] J Bland 'A pioneer island farm', in J Pearn, (editor), *Chronicles of Coochiemudlo*, p.151 (golf course); J Pearn and M O'Connor, 'The Army and World War Two', in J Pearn (editor), *Chronicles of Coochiemudlo*, pp.43-63. No.42 Landing Craft Company, which also trained on the island, had a camp near the modern jetty on Main Beach. A final exercise by No 43 Landing Craft Company, in March 1944, involved a mock assault on Morwong beach (called Baby Bay until 1961), accompanied by explosions for realism. In the post-World War II period, the island continued to be used for training by Reservists of the Army's Water Transport Squadrons.

[29] Early subdivisions occurred in the northwest of the island (T Sampson, 1957); at the corner of Victoria Parade South and Tageruba Road (Clark and Lowry, 1959); and in the southeast corner of the island (William B Phillips, 1960); followed by the subdivision of most of the rest of the island from 1961. DNRME Survey Plan RP87676, 1957; DNRME Survey Plan RP92550, 1959; DNRME Survey Plan RP94332 1960; DNRME Survey Plans RP97358 and RP97359, 1961 (balance of Portion 46); DNRME Survey Plan RP99122, 1962 (subdivision of Portion 60, which had been surveyed off Portion 45 in 1961 (DNRME Survey Plan SL3771, 1961). The balance of Portion 45 later became a Local Government Reserve, containing the Melaleuca wetlands, c1965 (annotation on DNRME Survey Plan SL3833, 1962).

[30] D Foley and J Pearn 'The Land and its uses', in J Pearn (editor), *Chronicles of Coochiemudlo*, p.175.

[31] M O'Connor, 'The ferries and ferrymen of Coochiemudlo Island', in J Pearn, (editor) *Characters, Coves and Cliffs*, p.53.

[32] DNRME Survey Plan SL4349, 1963; DNRME Certificate of Title 49009321, 1963.

[33] A 1955 aerial photograph of the island shows that over half of the western side of the island had been cleared for farming, while only a small area at the southeast corner of the island had been cleared (DNRME aerial photograph QAP0537113, 27 July 1955).

[34] Newspaper articles during the 1880s refer to esplanades at all of these locations. All retain either seaside esplanades or public reserves in 2018 (Smartmap Information Services, DNRME). Redland Bay also had an esplanade by 1885 (DNRME Survey Plan RP30542).

[35] D O'Connor, 'Opportunities past and lessons for the future', in J Pearn, (editor) *Chronicles of Coochiemudlo*, pp.183-4 (1965 population); D Foley and J Pearn 'The Land and its uses', in J Pearn (editor), *Chronicles of Coochiemudlo*, p.179 (services connected). http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC30675

(accessed 29 June 2018), census data 2016. The median age of island residents was 58.

[36] DNRME aerial photographs QAP15937067, 16 August 1964 (Phillips' jetty visible); and QAP15937067, 1973 (1971 jetty visible west of previous jetty's piles); D Foley and J Pearn 'The Land and its uses', in J Pearn (editor), *Chronicles of Coochiemudlo*, p.179 (1971 jetty); Google Earth 2014-2015 (new jetty under construction just west of 1971 jetty).

[37] D Foley and J Pearn 'The Land and its uses', in J Pearn (editor), *Chronicles of Coochiemudlo*, p.179; M O'Connor, 'The ferries and ferrymen of Coochiemudlo Island', in J Pearn, (editor) *Characters, Coves and Cliffs*, pp.51-57.

[38] 'Coochiemudlo Island Land Management Plan, February 2004', p.8.

[39] D O'Connor, 'Opportunities past and lessons for the future', in J Pearn, (editor) *Chronicles of Coochiemudlo*, p.184.

[40] DNRME Survey Plan IS8078, 1971 (shows tennis court site – a small part of the east side of the court is outside the esplanade, in allotment 5 of Section IX); DNRME Survey Plan SL8349, 1977 (Reserve for Public Hall, originally 750m², later extended to 851m²). The one-storey Elliot Community Hall opened in September 1973, and was replaced with a two storey hall in 1991 (J Pearn and E Codd, 'Houses and housing – the built environment', in J Pearn, *Chronicles of Coochiemudlo*, pp.192-3). The Redlands City Council was gazetted as trustee of the 851m² hall reserve in 1978 (DNRME Certificate of Title 49012880, 1978). EF Jones, *The Coochiemudlo Island Heritage*, p.8 (Flinders' landing re-enactments). DNRME aerial photograph QAP4917004, 16 November 1990 (further land being cleared for golf course, to the west of the existing course).

[41] Lot 101, C3281 (DNRME Certificate of Title 13967197, 1966). Owned in 2018 by Redland City Council.

[42] DNRME Survey Plan SP144276, 2001 (esplanade south of Lot 22 closed as road; Lot 23 closed as road); DNRME Survey Plan SP199973, 2006 (closure of lots 24, 25, 26 as road); DNRME Certificate of Title 49009321, 1963 (Lots 22-25 as Recreation Reserve); DNRME Certificate of Title 49102780, 2002 (Lot 26 as Environmental Reserve). This meant that 32.5ha of the former esplanade was no longer road reserve by 2006 (the area of lots 22-26, and Lot 137, the hall reserve).