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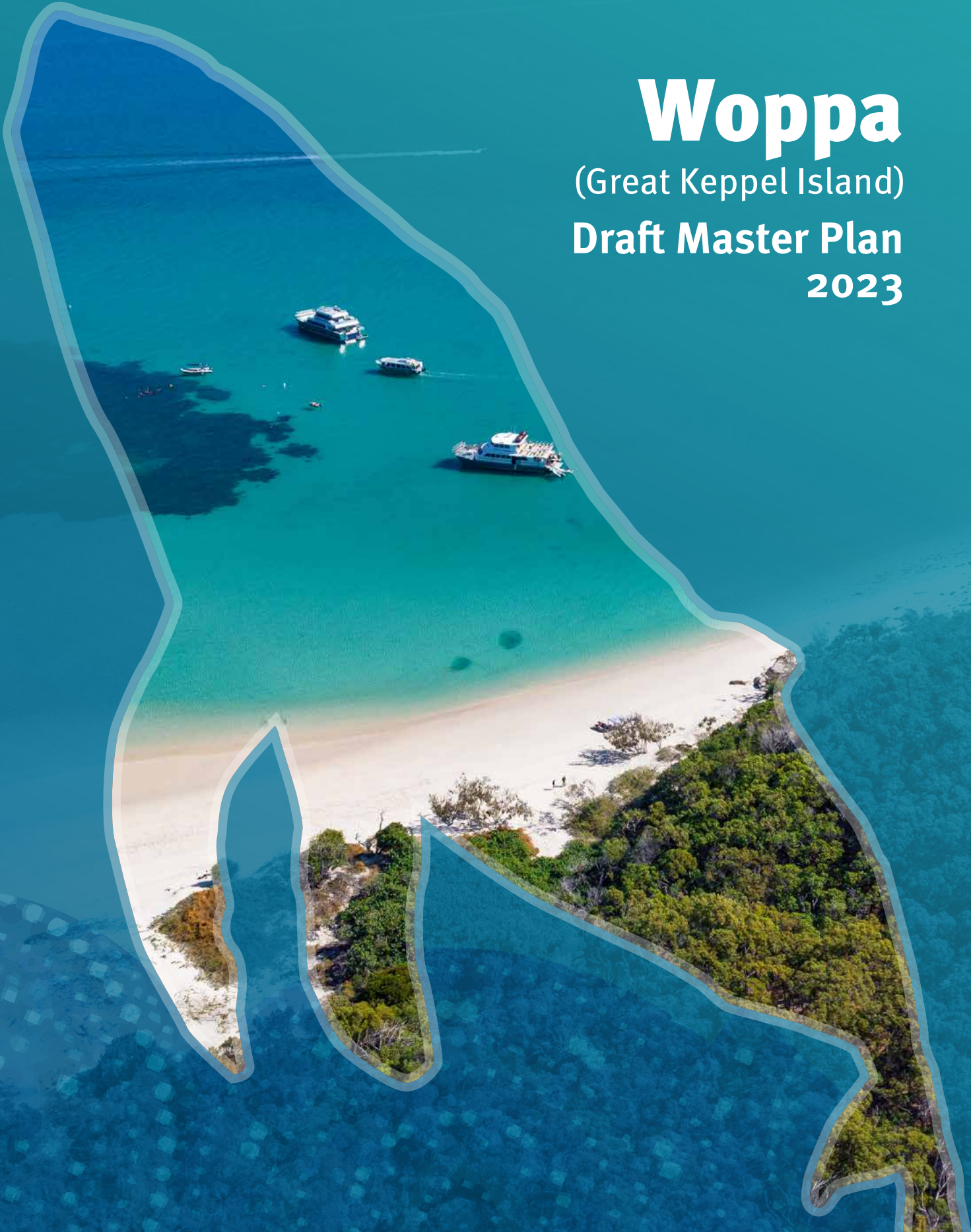


Woppa

(Great Keppel Island)

Draft Master Plan

2023



DRAFT ONLY



Acknowledgement of Country

The Queensland Government acknowledges Woppa (Great Keppel Island), the Traditional Woppaburra Land and Sea Country of the Keppel Islands. We pay our respects to Elders, past, present and future.

We acknowledge Woppaburra as the Traditional Custodians of Woppa (Great Keppel Island) and their ongoing connection and cultural heritage, which includes responsibility for their Sacred Land and Sea Country, Totems, Language and Songlines.

The draft Master Plan provides a valuable opportunity for Woppaburra to be part of shaping our future footsteps together.



The Department of State Development, Infrastructure, Local Government and Planning is thinking ahead and acting now to secure responsible economic development and liveable communities.

Prepared for Queensland government by:



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Introduction

The Queensland Government has prepared a draft Master Plan for Woppa (Great Keppel Island). The Master Plan will guide and support future decisions on land use, island activation, private investment and key infrastructure priorities for the island. The plan is supported by a shared community vision and set of principles.

The Master Plan reflects community and stakeholder feedback received by local residents, community, business owners, government agencies and the Woppaburra people, through an extensive engagement process.

The Master Plan forms a key part of the Queensland Government's commitment to revitalise tourism on Woppa.

The Woppa Master Plan aims to:

- Enhance Woppa as a celebrated tourism destination in Queensland.
- Facilitate development and investment aspirations through identifying preferred tourism development opportunities that align with the current and future tourism and investment market and the community's vision for the island.
- Ensure new development is low-scale, eco-friendly and sustainable through building form and quality.
- Identify priority common-user infrastructure for improving island accessibility, amenity, appearance, sustainability, operability and supporting tourism opportunities.
- Consider the planning constraints and opportunities associated with infrastructure, land tenure, environmental and cultural heritage values and stakeholder aspirations.
- Protect the core characteristics that make Woppa the special place that it is by protecting important resources on the island and preserving areas of environmental and cultural significance.
- Facilitate the revitalisation of Woppa for the benefit of the visitors, businesses and the community.
- Acknowledge the Woppaburra People as the traditional owners of the island and surrounding Sea Country and ensure cultural values are considered in any future planning.





Why the need for a Master Plan

Woppa is a hidden treasure of Central Queensland and is located just a short ferry ride from Rosslyn Bay in Yeppoon. The island contains many beautiful natural assets including white sandy beaches, pristine waters suitable for swimming all year round, mountain hiking through the beautiful bushlands as well as snorkelling and diving on the Great Barrier Reef.

Woppa has and continues to be a popular holiday destination with a range of short-term accommodation options available. With the main resort servicing the island closing in 2008, a large redevelopment of the island was proposed including a marina, beachfront hotel, golf course and villas and apartments. Approved by all levels of government in 2013, this development was intended to shape the future development of a large portion of the island and that has not been realised.

An alternate form of development requires consideration of community aspirations. From our engagement with the local community the aspiration

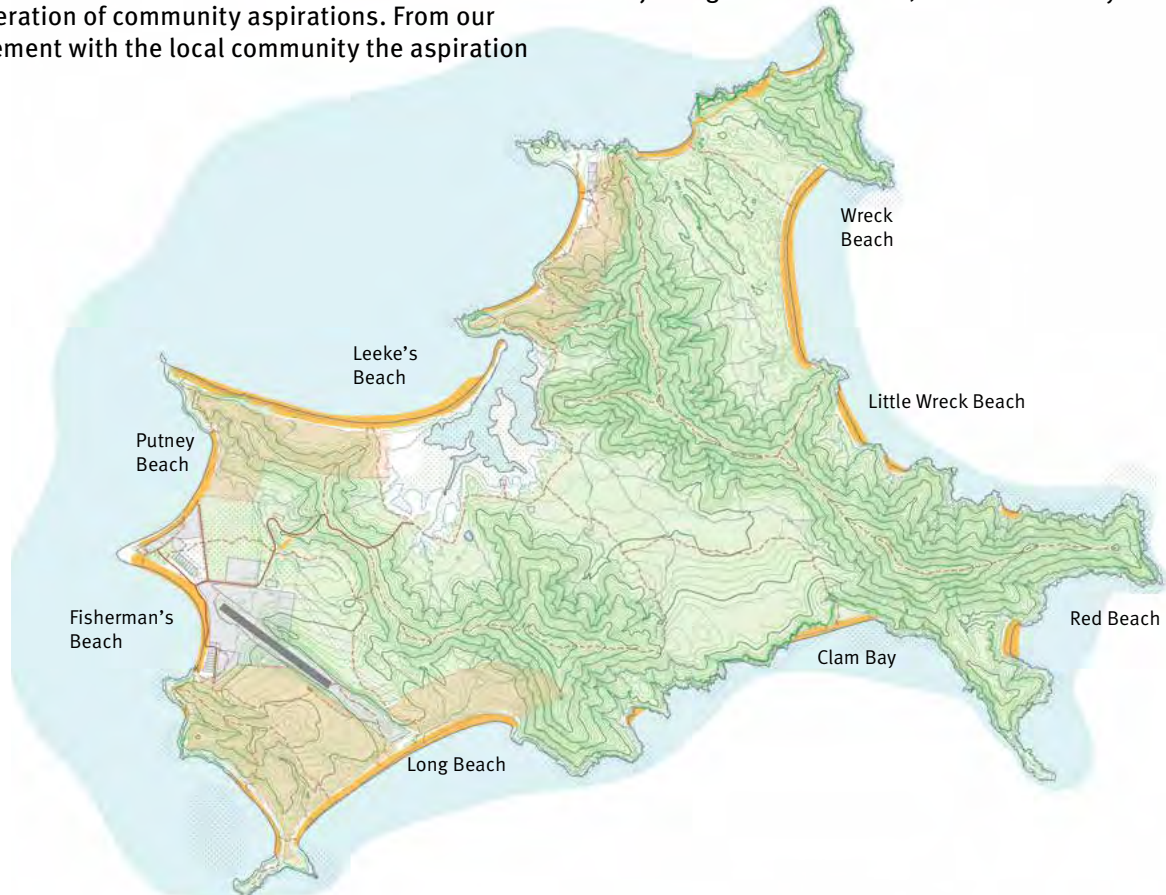
is for any new development to be low-scale, eco-friendly and focus on sustainability outcomes for the island reflecting a shift in consumer demand for experiences. In this new era of travel, people are actively seeking experiences that enrich, awaken and transform them, and eventually, the world. They want to ignite something new within themselves by consciously connecting with and appreciating our extraordinary planet, its people and culture.

This Master Plan will provide guidance so that any new development on the island is well planned, and takes into consideration community aspirations and environmental constraints acknowledging the cultural significance of the destination.

Master Plan area

The extent of the Master Plan study area and key features of the area are shown on the diagram below, and include:

- All of the land on Woppa including Woppaburra Land Trust Aboriginal freehold land
- Adjoining foreshore areas, beaches and bays.





The journey so far

The Woppa Master Plan is a collaborative effort by the community to plan for the future of Woppa. Engagement activities and workshops were undertaken to find out what the community values most about Woppa and what they would like to see in the future.

Targeted consultation was also undertaken with traditional owners and elders of the Woppaburra people.

The ideas from this engagement coupled with consideration of background technical reports on planning, infrastructure, tourism trends and place opportunities and constraints, provided the basis of a concept plan which was tested with the broader local community. From this, the draft Master Plan was developed. Engagement on this draft Master Plan will occur during July to August 2023, before finalisation and formal adoption of the Master Plan.

Project Staging

- **STAGE 1:**
Project commencement and information gathering (June – August 2021)
- **STAGE 2:**
Concept plan ideas development and formulation of shared vision (October – December 2021)
 - Project Reference Group working sessions Oct/Nov 2021
 - Development of shared vision document
- **STAGE 3:**
Draft concept plan preparation (November – December 2021)
- **STAGE 4:**
Community and stakeholder engagement (August 2022 – February 2023)
 - Community consultation throughout Oct 2022
 - Woppaburra consultation and working sessions Oct/Nov 2022
 - Online workshops to discuss catalyst projects Nov 2022
 - On island engagement Dec 2022/Feb 2023
- **STAGE 5:**
Draft Master Plan development (December 2022 – May 2023)
- **STAGE 6:**
General community consultation (July 2023 – August 2023)
- **STAGE 7:**
Formal adoption of the Master Plan (October 2023)

Community led plan making

Understanding and capturing the aspirations of the local community of Woppa and Livingstone Shire was key to developing a Master Plan to shape the future of the island for all to enjoy. Guided by this ambition a series of engagement activities and workshops were undertaken between September 2021 and February 2023, to assist in identifying what the community value most about Woppa, and how they would like to see the island evolve and develop into the future. These activities are highlighted below.

Listening to the Project Reference Group

A Project Reference Group (PRG) was formed to lead the development of the Master Plan with a shared community driven vision and concept plan. The PRG group comprised traditional owners, current landowners and lessees, residents, businesses on and servicing the Island, representatives from Livingstone Shire Council, Capricorn Enterprise, GKI Progress Association and GKI Alliance.

Engagement occurred in two parts: in-person workshops between October to December 2021 then August 2022 to February 2023. This involved numerous in-person working sessions during the 18-month period to activate the community voice in imagining and framing the future of Woppa – a much loved destination.

Listening to the Woppaburra people

Critical to the success of the Master Plan was to ensure that the future of the island maintained a strong connection to the history of the land and the local indigenous community - the Woppaburra people. A series of focused workshops were undertaken with key Woppaburra members throughout the Master Plan journey. Included in the Project Reference Group were also nominated

members of the Woppaburra group, which met regularly throughout the project program.

In addition to the Project Reference Group sessions, a two-day intensive workshop was undertaken in Brisbane on 21 and 22 October 2022 with a more extensive group, including representatives from the prescribed body of native title owners the Woppaburra Saltwater Aboriginal Corporation (WSAC), Woppaburra Land Trust, The Great Barrier Reef Marine Park Authority Traditional Use of Marine Resources Agreement (TUMRA) and Elders, to meet together to discuss and consolidate input into the Master Plan. Following that workshop, an additional full-day workshop was undertaken on 2 November 2022 in Hervey Bay with Woppaburra Elders. The purpose was to share ideas from the previous workshops to ensure the vision and supporting principles were supported.

Listening to businesses and tourism operators

Engagement was undertaken with local businesses and tourism operators through online channels as well as on the island and on the mainland in Yeppoon. These sessions highlighted key infrastructure issues and other operation concerns for the island. They also captured many ideas that they believe will support the future growth and success of the island. Local businesses were supportive of the vision and key ideas developed through the Master Plan.

Listening to the broader community

Broader local community input has been sought through scheduled community consultation sessions that were held at weekend market locations. An online survey was also developed, which ran a series of questions between October and November 2022 to capture the community sentiment about Woppa. Feedback received through this engagement was consistent with that received during the PRG working sessions.



“The island is big enough to escape the crowds along trails or beaches and provide a sense of peace and solitude to enjoy it’s natural wonders. The healthy local marine environment is rich and varied. All of this is also close enough to the mainland and services to be accessible.”



“The calling of my Ancestors to let their Footprints always be visible to heal the island of past atrocities and keep their spiritual Cultural presence as part of the beauty and soul of the island.”

“Almost all of my most treasured memories with my family involve Great Keppel Island.”

“I think all of us just want a resort on at least the old existing footprint – we want the rubbish cleaned up and equitable access for people and freight for ferries and barges.”

“People exploring the island are in awe at it. I’ve talked to lots of tourists and that is what they love about GKI.”

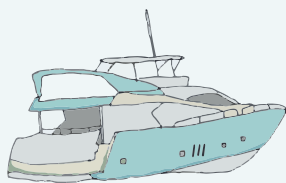
“I first visited Great Keppel Island in September 1976 with [my family]. ‘Fiesta’ moored in front of houses at the Southern end and told [my wife] one day we would own one. On 1 April 1994 I bought the home from Fred Stickly and named it Beach Shack – I love it and its home.”

What we heard

The Master Plan reflects what's important to the community and aims to preserve what makes the island special and to retain what people so love about Woppa now and for always.

Since September 2021, the Queensland Government has been working with the community through face-to-face meetings, online surveys and drop-in sessions to identify the key focus areas for the Master Plan.

Key focus areas for Master Plan



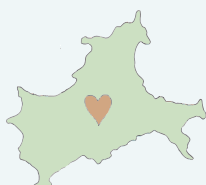
01 Arrival Gateway and Public Amenity

- Equitable access to the island to cater for all with a more appropriate arrival/departure jetty to achieve this.
- Potential locations initially identified for a jetty, included the northern end and centre of Fisherman’s Beach and Putney Beach. The final location of a jetty will be guided by technical input.
- Concern about the lack of access to emergency services to manage injury, illness, fire and disasters on the island.
- Shade and public amenities (toilets/water) located at the point of island access are needed.
- The airstrip provides an alternate point of tourism access to attract tourists from afar as well as provide emergency service access to the island.
- A central main access to the island to enable visitors to walk to their accommodation, including road access (only minimal) on island, pedestrian access across the Island, boardwalks, boat access and additional moorings.



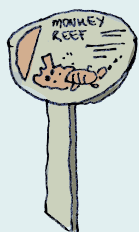
02 Accessibility, Signage, and Wayfinding

- Upgrade of the existing walking tracks on the island is necessary. Some are very unsafe and are more like rock climbing.
- Wayfinding signage and interpretation along walking tracks, including the potential for QR scans to provide information across the island.
- Telecommunication services on the island need to be improved.
- Access around the island needs to be improved. Boardwalks around the headlands would provide access to Leeke’s Beach, Shelving Beach, Monkey Beach and Long Beach. Also identified were priority upgrades of the Long Beach Road/walking track and the walking track to Leeke’s Beach.
- As Rosslyn Bay is the key point of entry for visitors to Woppa, the community identified a need for the Master Planning of Rosslyn Bay marina.



03 Sustainability and Potential Developments

- Minimum development with most development concentrated on the western side of the island as the “village heart” leaving the eastern side with only a light touch.
- Any development on the eastern side should be limited to an eco-resort, hillside resort on Wyndham Cove and leaving the eastern side ‘conservation’ zone protected from development.
- Care and concern for land and sea, including protection of the beaches, restoration of Putney Beach dunes and elsewhere, bushfire management and places to appreciate nature by the land and sea.
- Pest and animal management is critical to preserve the native flora and fauna and the safety of residents and visitors to island.



04 Placemaking and Island Experiences

- Camping and glamping experiences were identified as a sustainable tourism opportunity in appropriate areas on the island.
- Lookouts with viewing platform over wetlands and Leeke’s Beach.
- Recognition of Traditional Owners and for the development of cultural tourism experience for visitors.
- Cultural experience identified included storytelling of the island’s history, verbal and print through the island experience from the trip by ferry to significant places and spaces denoted by signage, a cultural centre and keeping place, cultural tourism and appropriate training of staff on island to tell the story and traditional owner-led business and tourism operators.
- New educational experiences including in and around the Leeke’s Homestead, the reuse or repurpose of the old homestead, noting that Leeke’s Creek area provided opportunities for marine education and that the wetlands provides an opportunity for environmental education and birdwatching and as such it needed to be more accessible.



What's important to the community

Nine themes emerged through the consultation process which reflected the shared experiences and community connection with Woppa.

Culture and History

- Celebrating the cultural heritage of the island is essential
- People want to know the local history and stories of the past

Opportunity and Growth

- Woppa is a great place to go, and it needs great care to achieve a balance between infrastructure and nature
- The Master Plan brings with it the potential to unlock outcomes that lead to more significant economic development opportunities for the island and the region generally
- Future development opportunities should focus on employment creation, sustainable tourism operations, supply chain and new related commercial opportunities
- One of the key assets of the island is its easy access from the mainland

Social Cohesion (Family and Fun)

- A destination associated with our most treasured family holiday memories
- Family and pet-friendly
- A laid back and relaxed environment
- A sense of community and friendship
- 'Fun' and full of activities that are family-friendly and inclusive

- Tourism (Sustainable, Educational, Cultural)
- The island lends itself to eco-tourism development
- Improved public amenities could support current and future tourism on Island
- The island offers a different style of island experience from Hamilton Island and others in the Great Barrier Reef
- There are family activities and safe swimming all year round
- Activities include water sports, boating holiday's and camping

Land Carers

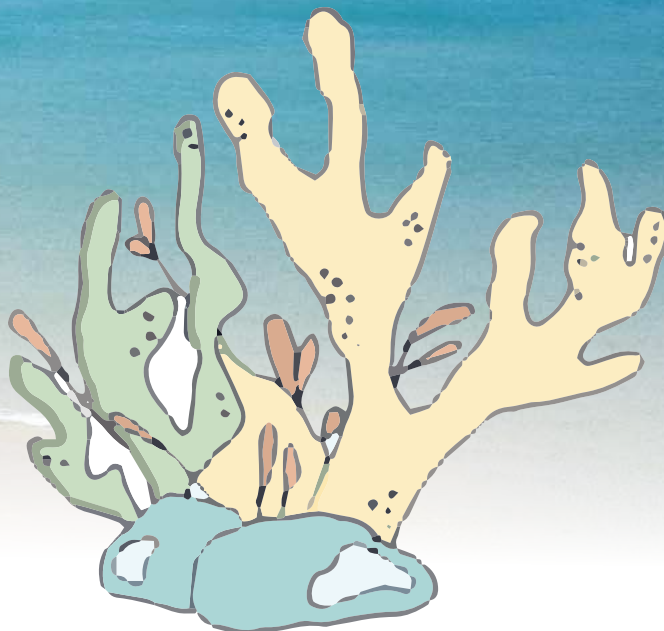
- Sustainable accommodation
- Renewable energy
- Eco-friendly development
- Erosion control
- Waste management
- Restoration and protection of the dunes at Putney Beach
- It is up to everyone to care for the island

Accountability

- Lack of security for the old resort
- Lack of maintenance of signage on hiking trails
- Rubbish everywhere at green waste site
- Lack of maintenance of shared areas
- Graffiti is an eyesore
- Lack of road and track maintenance

Accessibility

- Equitable safe access for all to enjoy the island



- Essential access to transport people and supplies to accommodation and activities
- Repair existing roads from Fisherman's Beach to the Lookout
- The need for properly designed signage and walking tracks aligned to accessible water points
- Track maintenance
- Access to a jetty or barge ramp

Safe and Secure

- Possums and goats are an issue
- The many rubbish tips are an eyesore and blight on the beauty and tranquility of the island experience
- Rescue services are needed
- Defibrillator on island is needed – access to emergency services
- Limited bush fire control
- Security is needed for the old resort to prevent access by unauthorised people
- The dilapidated state of the old resort infrastructure is unsightly but more particularly unsafe. The buildings need to be repaired or demolished. The workshop and sewerage plant are still serviceable
- The seawall is falling apart
- Old buildings are littered with graffiti
- The island lacks maintenance in general – looks uncared for
- Signage, including noting distance to avoid people getting lost

Nature (Stewards of Land and Sea)

- Un-spoilt nature
- Natural unaltered habitat
- Crystal clear waters
- Unsurpassed natural beauty
- It's stunning beauty
- Peaceful uninhabited nature experiences
- Quiet and tranquility
- Paradise
- Abundant wildlife (Echidnas, Kookaburras, Possums)
- White sandy beaches on island (mostly deserted)
- Access to the reef and beach dunes
- Flora and Fauna (Casuarina Forests)
- Fishing
- Marine Life (Turtles, Reef sharks)
- Diving and snorkeling experiences
- Walking experiences
- The beautiful beaches and biological diversity, safe snorkeling spots close to the shoreline





Wapabara (Woppaburra) Cultural Heritage



Attribution: Artist Woppaburra Man John Cummins, Son of Ruth Cummins (nee Richards) who is the daughter of Boombilwan (Konomie)

Story of the Mugga Mugga by the Cummings family

Creation story of mugga mugga @ keppel island

This is a story (first relayed to me by my brother Greg, circa '78), of Mugga Mugga and the creation of the Keppel Islands.

An old man was sitting on the beach of Keppel Island when he saw many large creatures making their way towards him. On reaching the old man the biggest of them popped above the water and asked, "who is your Elder...I wish to talk to him".

"I am" he replied, "who are you and what do you want"

My name is Mugga Mugga, we have travelled a long way and now need a place to rest, and our women are ready to give birth.

The old man said, "Oh no you can't stay here, you all are too big and we won't have enough fish to eat".

"We had plenty to eat during our journey and I see you are having some difficulty catching fish and I can also help with shelter from the storm.

"Alright you and the women can stay a while and they can have their babies"

With that Mugga Mugga began to leap high out of the water. He leapt so high that he created huge waves that crashed upon the beaches of Keppel. Quickly the old man rushed the other people to the highest point of the island for protection.

From atop the hill they watched as Mugga Mugga kept leaping about and not realising that when he came back down he was smashing into the island and breaking it into many pieces. Mugga Mugga finally beached himself. All the Woppa-Burra ran down the hill to help Mugga Mugga back into the water but he was too heavy.

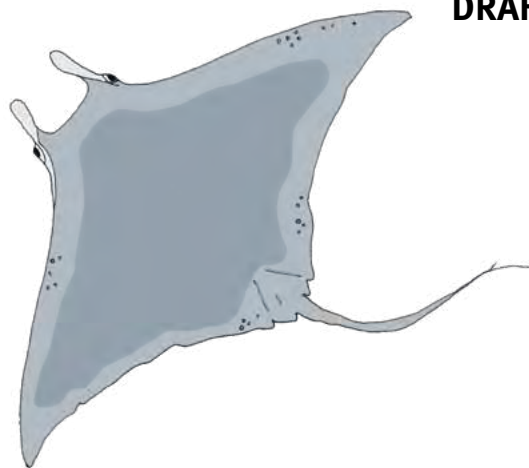
Mugga Mugga knew that he would die on this land and so said to the old man, "thank you for allowing us to stay on you Country...and for that you will always have plenty of fish to eat and plenty of shelter. Beneath your island you will also find a cave that will shelter you from the storms and from my blood you will have the red ochre to paint up for dance and ceremony. My spirit will always be with all Woppa-Burra.

Before Mugga Mugga passed on, the old man said, "I will dance strong and tell your story to all that come to Woppa-Burra...and your people will always be welcome here, to rest, and to have their children".

There are now 17 islands in the Keppel group, all created by Mugga Mugga leaping from the water and slamming onto Keppel Island.



Warinkil Auntie
Glenice Croft



A Wapabara elders perspective in consultation with Wapabura elders on Wapabura Cultural Heritage and our Cultural and Spiritual connection to country.

We welcome the Queensland Government's recognition of Wapabara (Woppaburra) as Traditional Owners of the Keppel Islands, land and sea country from the Native Title Determination on 3 December 2021. Elders acknowledge our ancestors and apical ancestors of which we are descendants.

History-Connection to Country:

We have never lost our connection to Country as our living culture is inside us. Our oral traditional way of life and creation Dreamtime Stories connects us to our land that owns us through our Lores, songlines, language, understanding sacred areas for men, and womens business. Our totems are a big part of our culture, and some have sacred dreamtime connections like Tang-Goi (Turtle) and Kalulu (Pink Water Lily). Wapabara Clan Totem is "Mugga Mugga," the Humpback Whale. Our language was never lost, and two Wapabara respected Elders, who were removed in 1902 spoke fluent Wapabara language. They were Munquadum Albert Ross/Peters, who was the last initiated young warrior, and Boombilwan Konomie Richards/Ross, who passed on their language to others, two of these Elders, being Cyril Richards and brother Percy Richards, who welcomed young Wapabara Custodian Anunakiu Shella Ballesteros into their confidence and passed on Knowledgeable information and how to bring our language back into life. A Wapabara dictionary is being created by Anunakiu Shella from Elders and Our Cultural Heritage Perspectives.

European Contact

This was a traumatic time for Wapabara Clan. The process of invasion, the treatment of ancestors and desecration of land and sea country continued until the last of our people were removed in 1902. Despite this, some of our people never lost connection and visited in the 1940s up to today. The first Wapabara "Coming Together" on Country was in 1984 and as our feet touched the Saltwater of our Island Home, and we stood on the Island sand, hundreds of Curlews were waiting to welcome us home. The tears flowed and grew into a smile; our ancestors were with us.

Wapabara today

Today Wapabara is represented by:

- Wapabara (Woppaburra) Tribal Elders Advisory Group
- Woppaburra Saltwater Aboriginal Corporation - prescribed body
- Woppaburra TUMRA - Traditional Use of Marine Resources Agreement, and
- Woppaburra Land Trust

To us the Great Keppel Island Masterplan, is an important document that includes Wapabara perspectives and showcases some of our artists.

Most importantly it has brought together "we the people" who care about Woppa from businesses, tourism, the Queensland Government, the Livingstone Shire community and those who call Woppa home.

Thank you to all who participated especially the Department of State Development, Infrastructure, Local Government and Planning for coordinating the project.

GUDDI MULLI YAN YILA – Welcome many together around.

ATTA YAN KATU – I go now, the end.

Woppa history and timeline



Indigenous peoples lived on the island for approx 4000 years before it was discovered by Captain James Cook.

Captain James Cook sails through Keppel Bay. The Islands are named by Captain James Cook, after Admiral Augustus Keppel.

The first recorded visit to the island was conducted by John MacGillivray.

1902 The remaining Woppaburra people are forcefully removed from the island

1918 The grazing lease is taken over by Michael and Lizzie O'Neil.

After Michael O'Neil dies in 1923, while Lizzie remains on the island and remarries local fisherman, Ralph Leeke in 1924.

Leeke's Homestead established while Leeke's Beach & Estuary named after Lizzie and Ralph.

1940's Beach is used as an emergency landing strip by American sailors who are stationed on the island

1945 Woppa (Great Keppel Island) Tourist Company purchases the lease from Lizzie O'Neil.

1957



1975

Trans Australia Airlines (TAA) take over full ownership and continue to expand the resort over 15 years.

TAA construct a airstrip to service the resort

The resort accommodates for 250 visitors and 130 staff while promoting slogan 'Get Wrecked on Great Keppel'

Charles Thomson constructs a house and seven cabins at Fisherman's beach commencing the resort phase of the island.



2006

Tower Holdings take ownership of the resort

1992

Qantas take over the resort from TAA and sell to Bevan Whittaker & Ron Hancock. The resort is operated by Contiki followed by Mercure

2013

Approval for GKI revitalisation approved

Major redevelopment involving a large hotel, hundreds of apartments and condominiums, marina, Greg Norman designed golf course and airstrip is approved.



2008

The resort is closed while plans are in the mix for redevelopment.



2015

Cyclone Marcia passes just west of Yeppoon as a Category 4 System and does major erosion damage to west side of the island

2021

Native title was awarded to the Woppaburra people in December 2021





The story of the Woppaburra People *by Sonny Van Issum*

The Woppaburra groups are represented through six family lines. The native title anthropologists list the heritage as four apical ancestors, however, Woppaburra people consider there to be six rightful family groups being inclusive of Oyster Maggie’s three children.

- Yulowa ‘Weerobilling’
- Oyster Maggie – children Konomie, Munkwadran also Munquadum (Albert Ross later changed to Peters) and Jesse Keppel Ross.
- Franny Lohse (Fred Ross Family)
- Nellie ‘Oorang-ooran’ (Smith/ Muir family)

The following stories of these family lines are listed in order of cultural status with traditional name followed by common name.

Boombilwan (Konomie)

Munquadum (Albert)

Weerobilling (Yulowa)



Oorang- ooran (Nellie)

Goonaweeni (Fred Ross)

Jesse 'Keppel' Ross



Woppaburra children on Wreck Beach 1898



Artist Joel Barney - This artwork is based on a personal story when my cousin's and I watched the whales dancing in a circle and the water in the middle was bubbling all different colours. It was a really spiritual experience for us and I felt it was the perfect opportunity to paint this. I really enjoyed working on this piece, it was really fun.

Weerobilling (Ulowa)

The Woppaburra people consider Ulowa to be the senior Elder and most respected person of the Woppaburra clan. He is the only elder photographed with 'gurinya' or ceremonial scars. He was respected by the entire community including the Southern Aboriginal Protector Archibald Meston and was reportedly named after a beach on Woppa (GKI).

Ulowa and his son Paddy were celebrated for saving several people after a boat capsized in Keppel Bay. They assisted a man and two youth to sit on the upturned craft while they swam to Emu Park using one oar each. They returned with a fisherman and located the distressed group to great relief.

The Queensland Museum currently holds two brass plates as the reward for their bravery. Ulowa, aged 65, his wife known as 'Old Woman' and son Paddy were all removed from the islands in 1902 and taken to Emu Park then onto Woodford and eventually Cherbourg. Currently his descendants live in North Queensland.

Boombilwan (Konomie)

Nana Konomie/ Conomie Ross, was the second child of Oyster Maggie, and she was named after North Keppel Island called Konomie. Konomie has been linked to the North wind which brings our traditional fertility spirits for woman. She was often known as a beautiful young woman and was removed to Durundur and onto Fraser Island where she married a Butchulla man Charles Richards and had 10 children.

Her granddaughter was the late respected actress, Justine Saunders. The family grew up primarily around Brisbane and coastal Queensland and Aunty Konomie Richards passed away in 1973 at the age of 88. As the purported last known traditional Darambal language speaker, in 1972 she made substantial recordings which are located in Australian Institute of Aboriginal and Torres Strait Island Studies, Canberra.

A brass plate exists in the Queensland Museum which has inscribed 'King Jimmy of Conomie' which belonged to her uncle. Many Woppaburra women have the name Konomie as a mark of respect for this remarkable lady.



Munquadam (Albert)

Munquadam was the son of apical ancestor Oyster Maggie, named so due to her dexterity in shucking oysters. Pop Albert was removed from Woppa (GKI) along with other Woppaburra people at age 12-14 and transferred to Binambi (Durundur), a police paddock near Woodford. In 1904, the men and young boys were required to dismantle all the buildings and transfer them to the new Cherbourg settlement. They were then forced to walk the 190km journey to Cherbourg by foot and reassemble the buildings.

Soon after he was forced to work for the Aboriginal Welfare Fund by logging on Kgari (Fraser Island) for many years. Pop Albert married Nana Bessie Blair in 1912 and raised a family in Hervey Bay. The grandchildren would recall their granddad doing traditional Woppaburra dances and singing his traditional songs at night as he grew older. His granddaughter Linette recalls that “he was a well-known boxer ... and he used to have these tattoos all on his arms”.

He was also widely renowned for being able to spot and catch fish with an almost uncanny ease. All the children recall him showing them how to construct and fix fishing nets over the years. This knowledge and skills have been passed to the current generation who are actively engaged in the marine environment.

Jesse ‘Keppel’ Ross

Jesse ‘Keppel’ Ross was named so, after her island heritage and Scottish colonial father. Granny Jesse (aka Pearly) was taken in the early 1900’s to Bogimbah Creek mission on Kgari (Fraser Island). Upon closure of the Fraser Island mission in 1904, she was taken with several Butchulla people, under the promise of seeing movies at Hervey Bay but was instead transferred to Yarrabah Mission near Cairns. In 1910 Nanna Jesse married Luke Stanley, a ‘Bindal’ man from Townville and the family spent their formative years in Yarrabah. They had six children Muriel, Esme, Cornelius, Joan, Charles and Luke (all deceased).

Her daughter Muriel was reputedly the first Aboriginal person to qualify in midwifery in 1945. In 1958 the family moved to Bessy Point and onto Cairns in 1966 where many of the family still live. In 1972, Jesse ‘Keppel’ Ross, saw her sister Conomie for the first time since her removal from Fraser Island but unfortunately did not see her brother Albert who had passed away in 1963. Jesse ‘Keppel’ Ross, passed away in 1980. Nanna Jesses grandsons Uncles Bernie and Barno, believed in the healing properties of the water and always immerse themselves in the ocean upon arrival. They believed it to be spiritual and emotional cleansing.

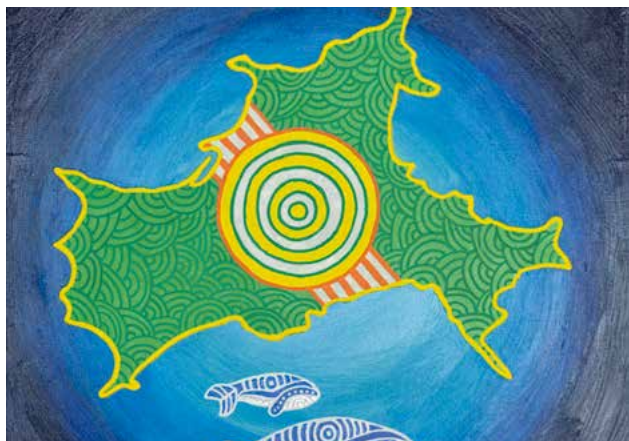
Goonaweeni (Fred Ross) by Aunty Frances Gala

I am the granddaughter of Fred Ross, my Grandfather lived on Keppel Island before he was removed to Cherbourg, he then moved to Hervey Bay on Butchulla Country where he met my Grandmother Maidie Owens. They lived on Butchulla country until they passed.

I am a mother of four, Grandmother to 20 grand kids and 30 Great-Grand kids, they are spread out all over the place, we are most active here in Buchulla country because that's where we have lived since Grandfather came here from Cherbourg.

Grandfather Ross identified as a Keppel Islander and that's how I identify too. Grandfather did not talk much of the island, it was a very cruel place, they were not treated well. He was the son of Franny Lohse & Charles Ross. He was the younger brother of Albert Peters, who commonly referred to him as 'my little Darambal'. Similar to other Woppaburra men, his prowess as fisherman was due to his knowledge of stars, the moon and climate conditions. These traits as well as his skill with net construction allowed him to seek and capture schools of fish. He was also respected as a great Fraser Coast athlete.

The birds and clouds were very special to the ancestors, they used to watch for the patterns to predict the weather, there's a special bird (I won't say which one) who would bring the rain, that bird's never wrong. People need to be able to come and go to the island. When people visit, I'd like them to be able to connect with culture and traditions like weaving, going to find the materials on the Island to make nets for fishing. Grandfather Ross used to make the nets with double knotting techniques and he used a scoop to pick up the fish. It would be good if people can have that sort of cultural experience.



"One day on Woppa" Artist Woppaburra Woman – Danielle Sheehan - To my future mob, this is the path. Myself and my son are going home, following the steps of my ancestor ooroong-ooran in caring for country and keeping our culture.

Oorang- ooran (Nellie) by Aunty Gwen Muir (aka Aunty Nellie)

I am the second youngest of six children and I am a Woppaburra woman. I have 3 children (1 daughter and 2 sons) and 7 grandkids. My ancestor Nellie, that's who I was named after, she was the sister of Fred Ross. I never got to meet her as she was taken to Cherbourg. My mother was born on the Islands, but they took Nan one way and Mum was taken another way. I think Nan is buried there in the old Cherbourg cemetery. I know that mum "was a baby when they took them off the island". My mum Annie is listed as being four months old upon removal and hence my family group is identified by Annie's mother Nellie, aged approximately 28 at this time. Nellie grew up with the family name 'Levelle' and her marriage certificate lists Dick Moffat as her husband.

Annie, the young daughter born on the island grew up to marry a man with the surname Smith and I (Gwen Muir) was their daughter. Sadly, I saw little of my mother, as she was confined to the Leprosarium on Peel Island until it closed in 1959. I remember my mother would "ask the ambulance driver, to drive past that street because my daughter will be standing there waiting, and I'd be waiting on the corner there to give her a hug and talk to her". Sadly, mum Annie "never talked about the island you know, Keppel". She passed away in "1960-61" and I only found out in the 1970s from a young Alby (Albert) Ross that I was from Ganumi bara.

In the future I would like to see people enjoying the island, fishing, learning the history of the island, and how we were removed. Some small little resorts would be nice, but I do not think we need big high-rise buildings to enjoy the natural beauty. It's important that we continue our connection with the island and share the story of what happened to the traditional custodians of the island, this is part of the healing process. As we have gotten older it's harder for us to go back so it's up to our young ones now to keep working for Woppa.



"Walking Memories" Artist Bethanee Muir - This painting is one of me and my father walking country together when I was young. The footsteps show the places we walked the most. I couldn't put in all the places where we walked, there wasn't enough room on the painting. The red and white stripes represent Woppaburra traditional ochre colours.



“Coming Home” Artist Janine Croft (Tang-goi) - The art story includes my Woppaburra totem “Tang-goi” meaning turtle. The overall theme of the art is returning home to Woppa. Tang-goi feasts on the jellyfish on the journey home. Tang-goi’s shell and the circles represent our ongoing dreaming, saltwater life and alignment with the moon. The stingrays are the protectors of the ocean floor and the knowledge beneath, waiting patiently for visitors to reach Woppa.

In addition to the six elder family groups, Aunty Glenice Croft as the elder representative for the Woppa (Great Keppel Island) Master Plan Project Reference Group. Whilst not one of the original families, her contribution and support was paramount to the delivery of the Master Plan. Below is a summary of Aunty Glenice and her family's story.

Story of Warinkil - Auntie Glenice Croft elder representative on the Project Reference Group

My name is Warinkil – Crow Woman – Auntie Glenice Croft, born 31 January 1941, Woppaburra Tribal Elder –Brisbane Black Community Elder

I am a descendant of Oyster Maggie (apical ancestor), my grandfather Munquadam's mother, from our matriarchal land and sea country, Konome Island Home. Wop-pa Island was the Woppaburra Island home, when colonisers/invaders committed atrocities, and desecration to Woppa, before the last 18 people of our mob were removed in 1902. My grandfather was removed from the island to places, one being Frasier Island and Cherbourg, where he met my grandmother, who was removed there.

They started their life in Hervey Bay, my Nan already having a son before marriage, and two years later my mother Kalulu was born. My mum married at 18 years old and there were six boys and six girls.

My story begins in Hervey Bay and having the opportunity to interact with others from my mob who lived there. From the 1960s to early 1980s, was a time for travel, study, marriage, divorce and six amazing children. The 1980s was a time of more education and involvement in Woppaburra and Brisbane Black community activism on social justice and political issues and establishing with other unsung hero's community organisations and services, mostly in Brisbane.

In early 1980s, with Woppaburra Elder Aunty Ethel Richards, myself and daughter Anunakiu Shella Ballesteros, discussed forming a body, called Keppel Island Lifestyle Aboriginal Corporation (KILAC).

We brought other Elders and Custodians into the group, a special mention to my sisters, Aunty Linette Russ and Aunty Bess Catley and their daughters, Angela Barney Leith and Sharon Catley Brown.

Something this cultural association accomplished; contacting our mob from all over Australia and bringing them back to country in 1984; repatriation of our ancestors skeletal remains twice; a youth group coordinated by Anunakiu Shella Ballesteros; and a newsletter done by me, the secretary of KILAC.

At this time, KILAC was in contact with archaeologist Mike Roland and non-Woppaburra people on Woppa. Our KILAC meetings always listened to the voices of our Elders with cultural respect.

My actions in the Brisbane Black Community in the 1980's, was a time of great unity and activism and creating services for our mobs. We had strong Elders and Warriors who all congregated in our meeting place, Musgrave Park.

Myself and family and lots of black community unsung heroes, led by deadly warrior Ross Watson, was part of the establishment of: Aboriginal Radio station 4AAA, gaining the license and setting up BIMA (Brisbane Indigenous Media Association) with myself being a journalist/news editor. We also established an Aboriginal Independent School, which now has a high school. Myself with Elder Aunty Margaret Mcloud and four others, established a young girls shelter, which is still running to this day.

My involvement in Education:

On TAFE Community Advisory Board for over two decades.

Was an Honorary Ambassador for seven years for a Queensland government education project called Solid Pathways, that supported our youth into furthering their education.

As an author, I was proud to write an article for the University of Queensland, from the perspective of a Woppaburra Wise One, sharing some First Nations (Aboriginal) history from the 1950's to 1988, the book is titled *Eccentric Voices*. I am in the process of writing a book about Woppaburra and Brisbane Black Community unsung heroes, who shared my life's pathway.

Was the chairperson of LinkUp Queensland from 2000 to 2005 and was the Queensland National Representative on the First National Sorry Day Committee, in bringing our mob home. We had some many amazing people on this committee, one being a respected community Elder, Aunty Doris Pilkington



Artwork by Artist Anunakiu Woppaburra / Kalkadoon person's art encapsulates the spiritual and cultural expressions of Allodial Connectiveness to Ancestors' Spoken Language, Culture and lands in The Great Barrier Reef, Queensland, Australia.

Garimara who is now with the Ancestors, who wrote the book about her mum called 'Follow the Rabbit Proof Fence', and was a story about the stolen generation, it was later made into a historical movie.

Woppaburra 2007, five pieces of land were handed over to Woppaburra peoples on Woppa. On the same day, the Woppaburra Land Trust was established.

Also in 2007, The Dharumbul TUMRA Woppaburra Section came into being through (GBRMPA) and the Queensland government. Uncle Bob Muir was elected Chairperson, myself the Secretary and Chrissy Doherty Hansen was Treasurer. In 2013, was an

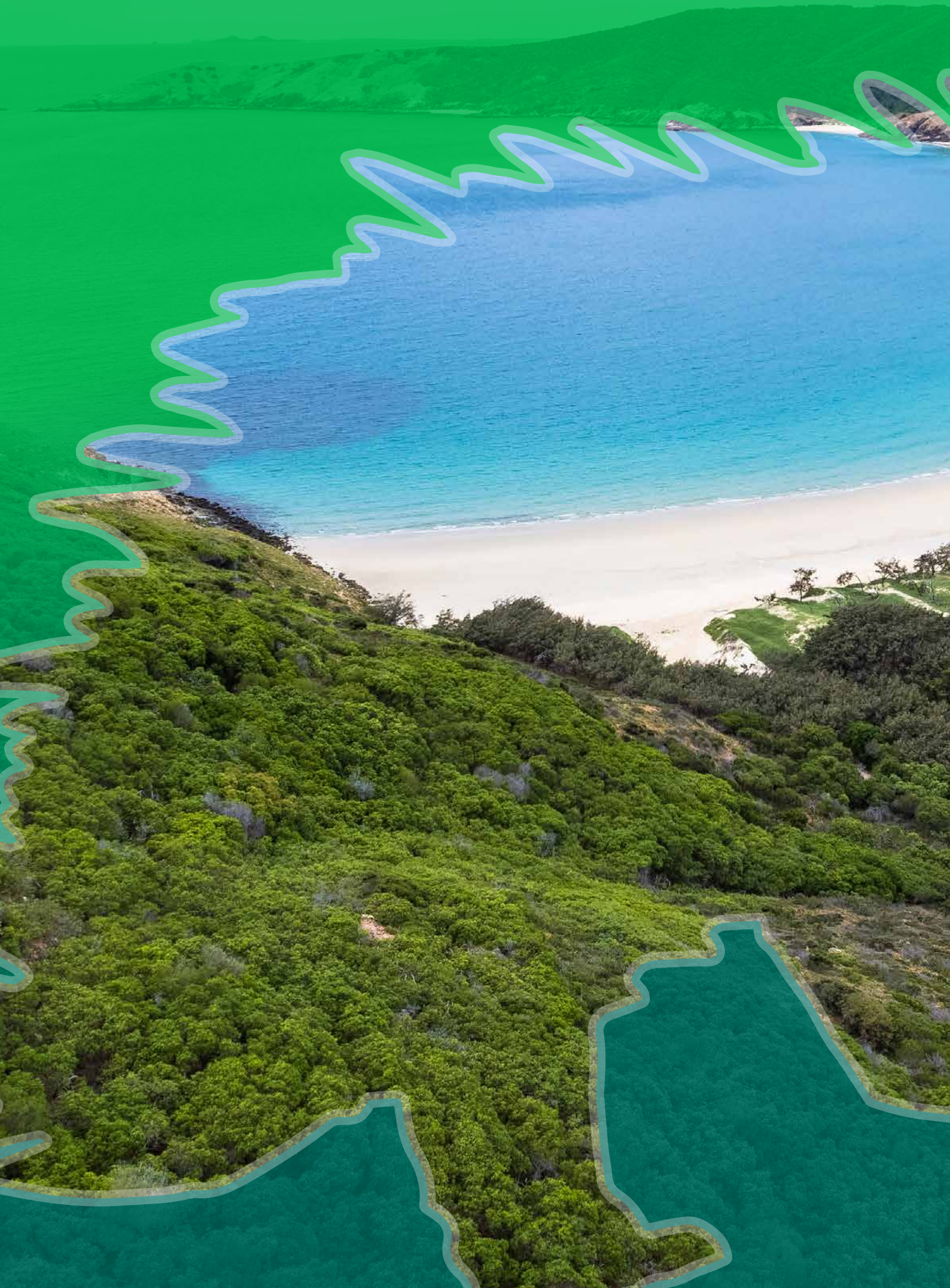
applicant for Woppaburra Native Title; Determination (03/12/21).

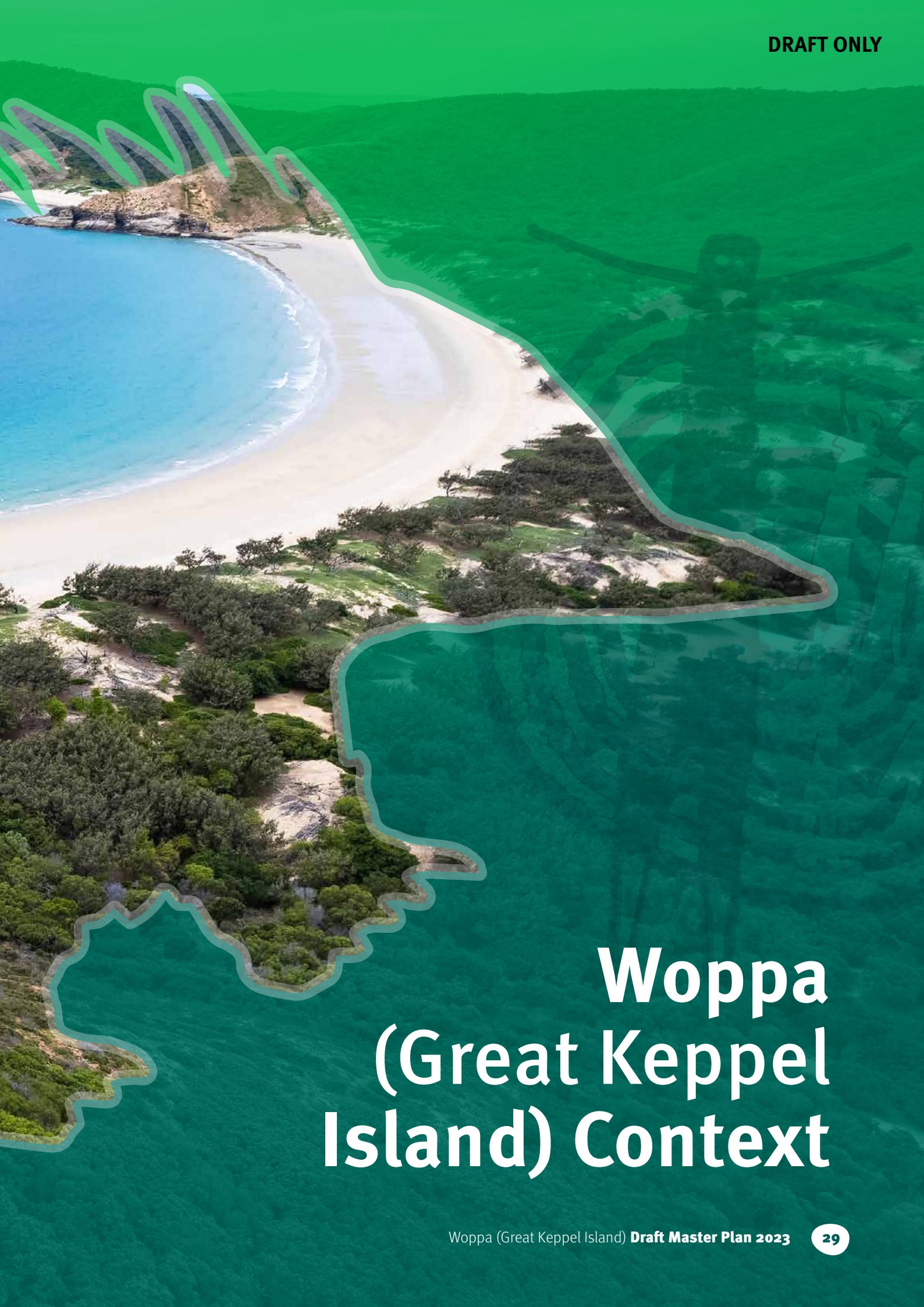
Now, in 2023, it has been a privilege to be part of a reference group as a Woppaburra Tribal Elder, coming together to have input into a Master Plan that could help future generations in caring for Country.

Atta Yan Kattoo

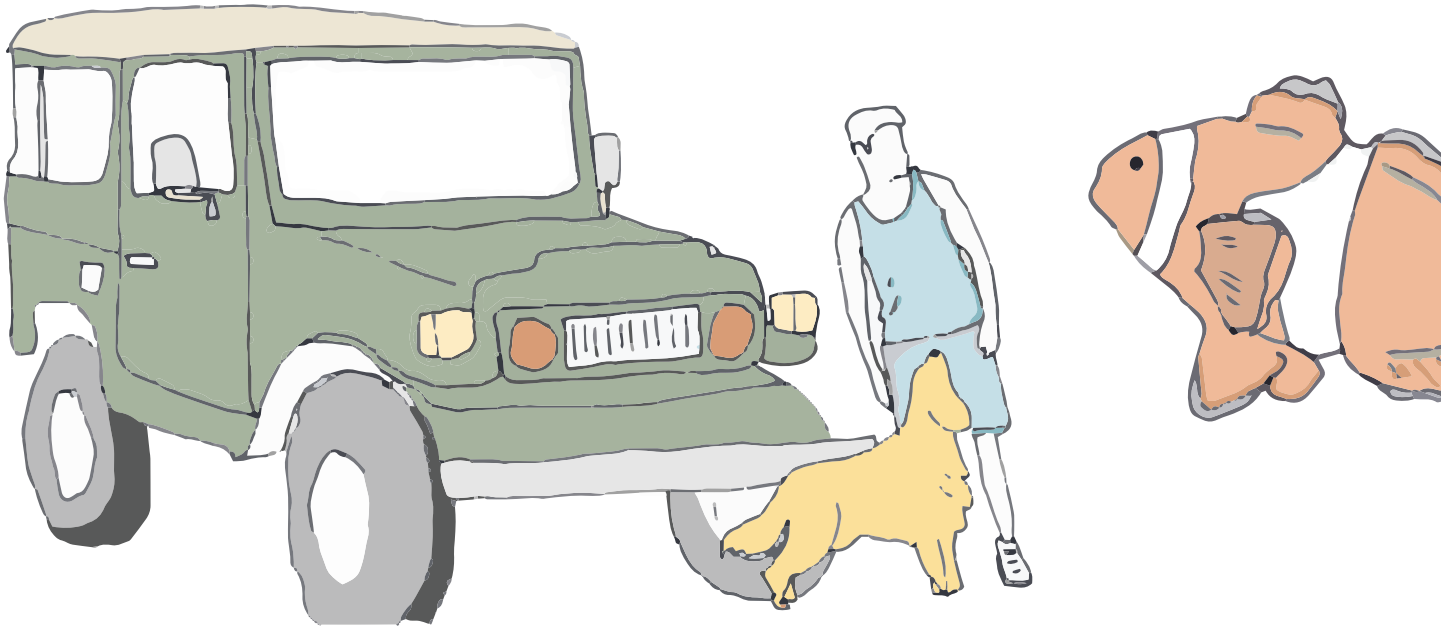
I go now.

DRAFT ONLY





Woppa (Great Keppel Island) Context



Regional Context

Woppa (Great Keppel Island) is located within Livingstone Shire also known as the Capricorn Coast in Central Queensland. With a local population of over 40,000 residents, Woppa is a popular holiday and weekend getaway for Central Queenslanders.

Although Woppa is one of the closest islands in the Great Barrier Reef to the capital city of Brisbane, direct air access from Brisbane is not available. The airstrip on the island is only capable of receiving light aircraft and is currently not in use. The main form of access to the island is from the town of Yeppoon via a 30 minute boat ride from Rosslyn Bay.

If travelling by air, the closest airport is Rockhampton, and a following 45 minute drive from Rockhampton to Yeppoon.

TRAVEL PROFILE



1hr

10 min

Virgin & Qantaslink
Brisbane to
Rockhampton



2hr

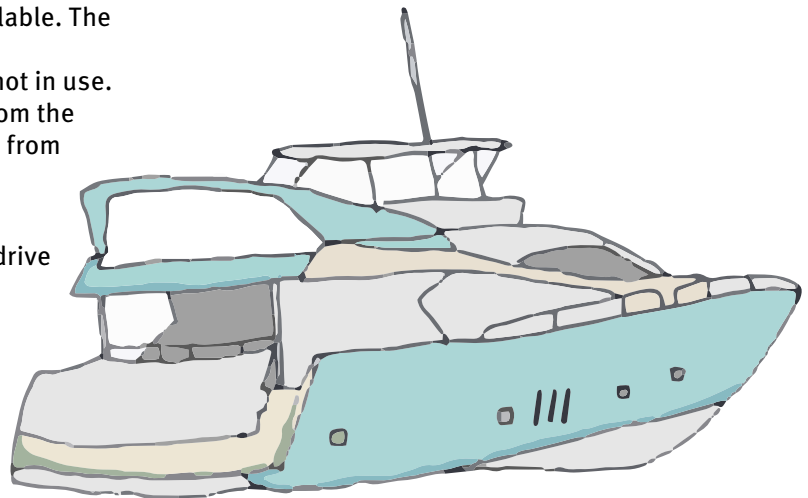
10 min

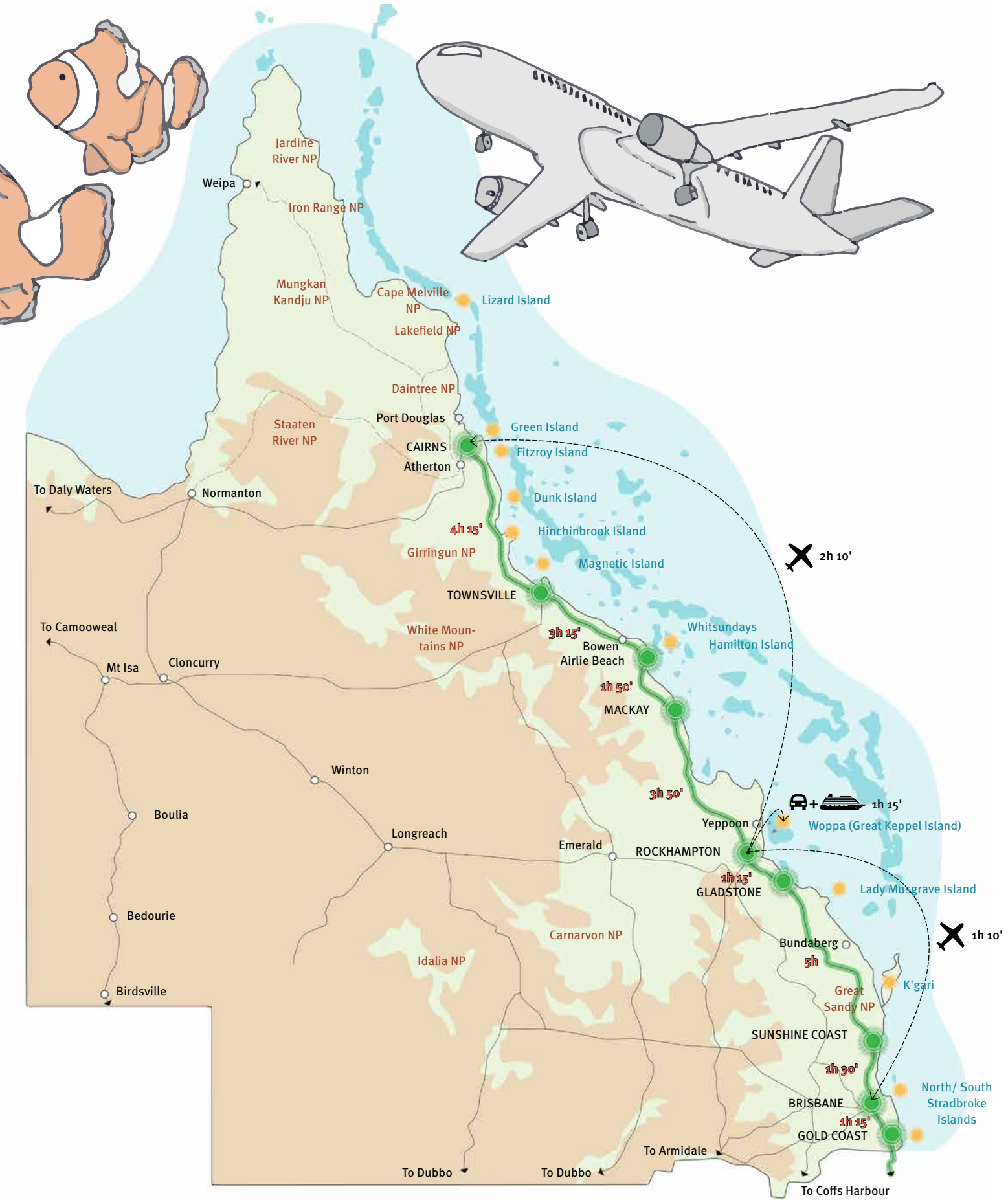
Virgin & Qantaslink
Cairns to
Rockhampton



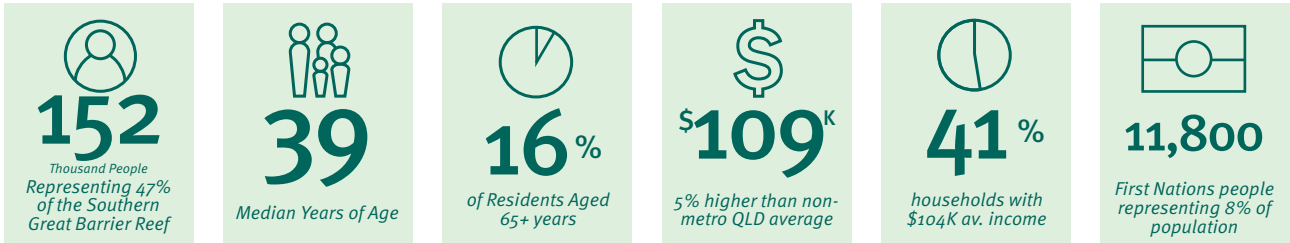
4hr

Mackay, Emerald,
Gladstone, Agnes
Water, Bundaberg





Demographics



Woppa has been a holiday destination since the 1960's and is part of the Capricorn Tourism Region and Southern Great Barrier Reef region. The Great Barrier Reef is one of the worlds most recognisable tourist destinations and prior to COVID-19 was attracting an average of 2.5 million people annually and generating more than \$1.2 billion dollars from tourism to the Queensland economy between financial year 2018 and 2019.

Tourism in the region, even prior to COVID-19 was dominated by domestic travellers, with 95% of overnight visits attributed to domestic tourists, with majority of these visitors coming from within Queensland.

COVID-19 has had a significant impact on the tourism industry globally, with Australia's international borders remaining closed to tourists for almost two years. The top international visitor markets prior to COVID-19 were United Kingdom, Germany and New Zealand.

TOURISM PROFILE

(Tourism Research Australia, 2022)

Capricorn and Southern Great Barrier Reef regions are an important domestic tourism destination

Tourism industry contributed \$1.0 billion to the Queensland economy in FY22.

There are 12,600 tourism-related jobs in the Southern Great Barrier Reef region, and 47% of these are located in the Capricorn Tourism Region.

LOCAL PROFILE

(ABS, 2021)

Capricorn Tourism Region has a population of over 152,000 people representing 47% of the Southern Great Barrier Reef.

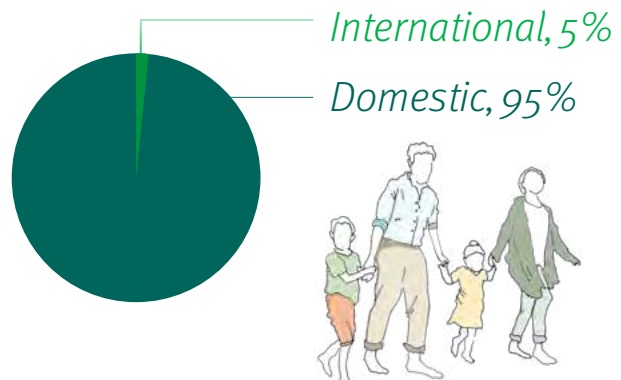
The defining characteristics of the Capricorn Tourism Region residents are:

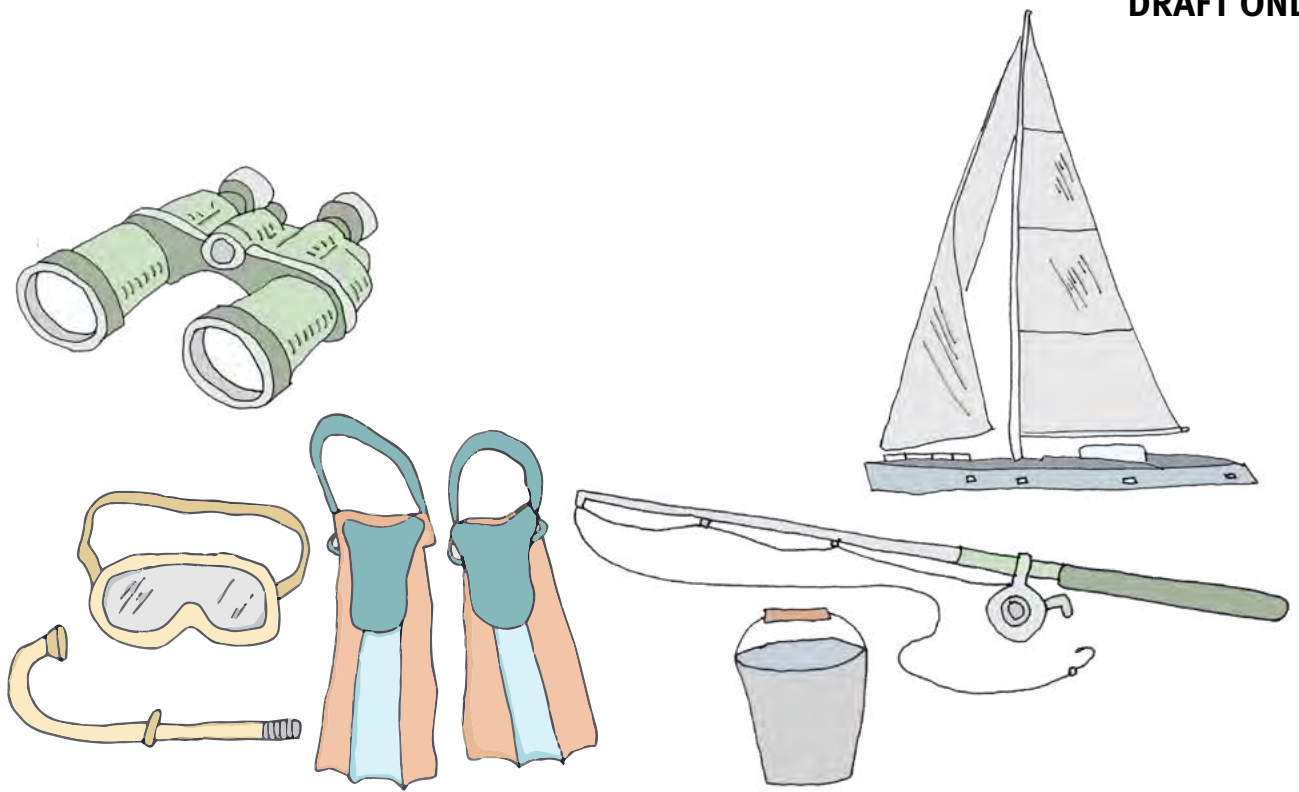
- Median age of 39 years
- Aging population with 16% of residents aged 65+, an increase of 4%points from 2011
- Average household income of \$109,000 - +5% higher than the non-metro Queensland average
- Increasing affluence with 41% of households having an average household income of \$104,000 or more, an increase of +14%points from 2011
- 11,800 first nations peoples, representing 8% of the population

Capricorn Tourism Region includes the Local Government Areas (LGAs) of Livingstone Shire, Rockhampton, Woorabinda and Central Highlands.

Visitor Characteristics

2.5 million overnight visitors to Capricorn and Southern Great Barrier Reef Average FY18-FY19.





TOURISM TRENDS

Australia has largely transitioned to the recovery path with international borders open and vaccine requirements and travel exemptions for international arrivals removed, and domestic tourism returning to its pre-pandemic levels and expected to surpass these levels in FY2024.

International tourism however, is expected to recover at a slower rate, with international arrivals to Australia estimated to return to 2019 levels by the end of 2024.

The Southern Great Barrier Reef region has also faced a challenging last few decades, with high operating costs, seasonal visitation patterns, major weather events and strong competition for the tourist dollar. This has led to the closure of 12 of the 27 island resorts in the Great Barrier Reef including the main resort at the island in 2008.

Given the impact of COVID-19 and decline in investment activity in large scale multi-purpose island resort developments, alternative forms of tourist development are required and need to consider current tourism trends.

Observed trends by Tourism Australia, highlighted that 1 in 6 global travellers are seeking:

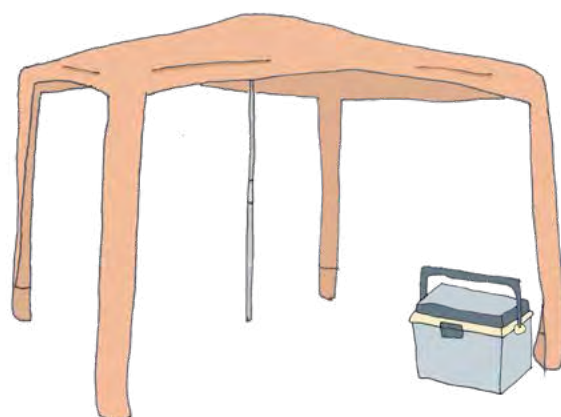
- Reconnection – people motivated to travel so they can spend time with friends and family.
- Into nature – people motivated to travel to escape and get in touch with nature.
- Exploration – people motivated to travel explore new destinations to learn culture and natural landmarks.

Queensland has a natural advantage when it comes to attracting tourists, with some of Queensland's most popular tourist attractions are natural areas which feature beaches, reefs, mountains and forests, which can provide that nature and exploration elements of tourism that global travellers are looking for.

From a domestic traveller perspective, the holiday factors of importance, are:

- Coastal and beach experiences
- Family holiday destination
- Availability on premium accommodation (4-5 star)
- A world-class natural setting

Woppa is well positioned in the Southern Great Barrier reef to deliver a nature-based tourism experience where families can enjoy a diverse mix of eco-tourism experiences and cultural activities.



Local context

The Keppel Islands are a group of islands located off the coast of Central Queensland, Australia, in the southern part of the Great Barrier Reef Marine Park. The group comprises 16 islands, the largest of which is Woppa.

The Keppel Islands are a popular tourist destination, known for their pristine beaches, clear waters, and abundant marine life. Visitors can enjoy a range of activities on the islands, including swimming, snorkelling, diving, fishing, and bushwalking.

Woppa has a small population of permanent residents, as well as a number of holiday homes and resorts. Other islands in the group are largely uninhabited and undeveloped, providing visitors with a peaceful and natural environment to explore.

The island is located 13 kilometres off the coast of Yeppoon. The island's 1300 hectares is mostly vegetated and largely undeveloped. Woppa's natural attractions are its 17 white sandy beaches, crystal clear water and coral and rocky outcrops. It is also within easy reach of other nearby national park islands such as Middle, Miall, Halfway and Humpy.

The island is characterised by steep slopes and cliffs that drop off into the ocean, but it also has sheltered harbours and a lot of white sandy beaches. Open meadows, tall, shaded woods, and deep, low rainforests are all types of vegetation.

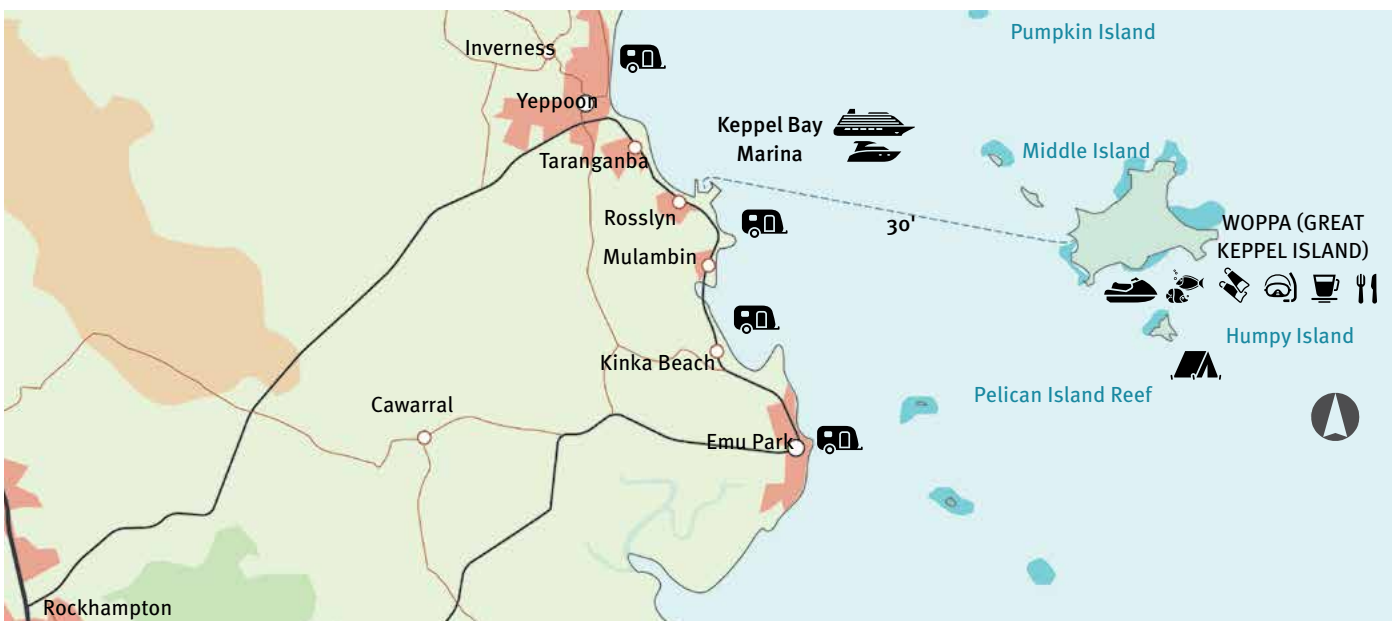
TRAVEL PROFILE

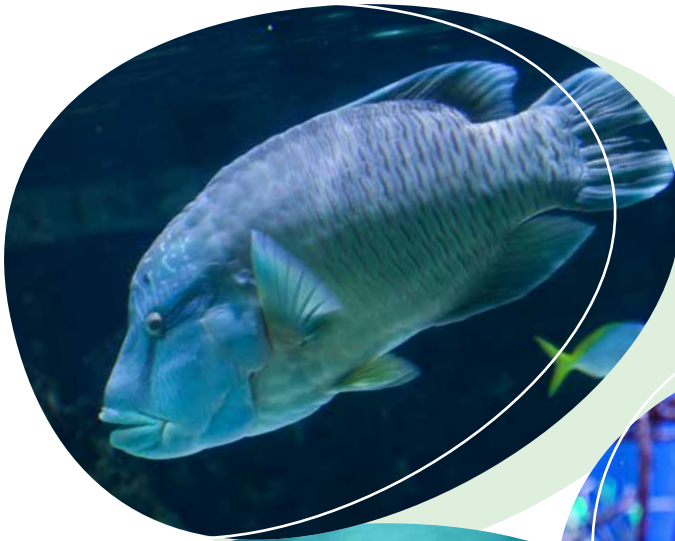


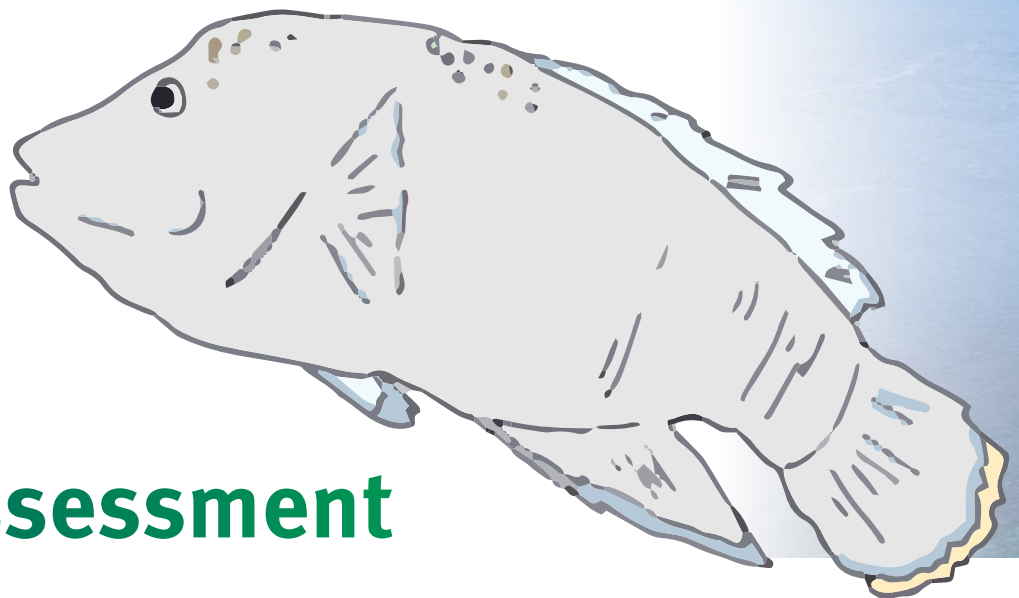
Brilliantly coloured fish, turtles, other marine life, and corals can be seen in the area's crystal clear tropical seas and bordering reef. During the whale migration season, Keppel Bay is teeming with whales, while dolphin and dugong sightings are common as well.

The pristine waters make kayaking, snorkelling, fishing and swimming some of the favourite activities for visitors to do. There are a number of reefs just off the beaches.

This marvellous underwater eco-system is home to eight recognisable inhabitants, so unless you have seen them all, you truly haven't experienced the Great Barrier Reef at all. Among them are whales, manta rays, clown fish, turtles, potato cod, giant clams, maori wrasse, and of course the shark, king of the sea. They all reside within the world's largest coral reef system. All of them are located on Woppa, which is at the doorstep of the Capricorn Coast. Some migrate here, some wander along its length, and some stay in the same location their entire lives.







Place assessment

Woppa is a special place to many and in particular the broader local community. It contains a number of environmentally and culturally sensitive areas susceptible to natural hazards. Any development will need to be well planned and take these areas into consideration along with the community aspirations.

Current development on Woppa is focused on the western side of the island and is the most protected from prevailing winds. The island's tourist accommodation villages, holiday houses, private residences, cafes and leisure activities are situated behind Putney and Fisherman's beaches. These beautiful beaches provide safe swimming conditions and opportunities for snorkelling and other water sports. It is also a great location to watch sunsets over the mainland.

Passengers on the ferries to Woppa disembark directly onto Fisherman's Beach. Sometimes access can be difficult due to the tide and wind conditions, as well as the popularity of this beach with recreational boaters and as a safe anchorage for sailing vessels.

There are a range of walking tracks, both short and long, of varying standards that provide access to different parts of the island. Destinations offered by these tracks include remote secluded beaches, lookouts and the lighthouse. Duration times of these walks range from ½ hour to full day walks.

Land holdings on Woppa comprise of leasehold, freehold, state land and reserve. The Woppaburra Land Trust also has freehold land holdings reflecting the cultural significance of Woppa to the Woppaburra people.

The waters surrounding Woppa are within the Great Barrier Reef Marine Park. Marine park zonings provide opportunities for visitors to appreciate sections of the reef where fishing and spearfishing is not permitted. Some of the most popular snorkelling spots are at the southern end of Fisherman's Beach and the reefs near Shelving and Monkey beaches. The old observatory located on the south west side of Middle Island is also a popular spot to see large fish and is a short boat trip from Great Keppel.

Infrastructure

Municipal infrastructure on Woppa is limited. Sewerage is generally managed by on-site disposal systems, potable water is sourced from rainwater supplies and power is obtained from generators and small scale solar systems. The current situation is no longer sufficient and improvements to water and sewerage are required immediately.

The existing tourist operations and residents rely heavily on the mainland for supplies and services. Barges are used to assist with these supplies with best accessibility at high tide.

Public infrastructure on the island is limited but includes public toilets and shade shelters located adjacent to Fisherman's Beach. The esplanade walk behind Fisherman's Beach provides pedestrian access to existing businesses and tourist accommodation but is also used by heavy machinery for transporting goods and presents a conflict during peak periods. Outside of this main area of activity, public infrastructure is limited with no facilities at any other beach location.



Challenges

Through conversations with key stakeholders, local residents and businesses, as well as on site investigations, a number of key challenges on island have a critical impact on its current usability. Some of these include:

- Existing accessibility to and on island, including the arrival experience by ferry and the current drop off on the beach. This is not accessible.
- Inaccessible, poor quality and heavily eroded walking tracks and pathways across the island, which can be quite dangerous. This is not accessible to everyone.
- Non accessible and visually poor public toilets central to Fisherman's beach.
- Extensive long term erosion along Putney Beach and outside the Hideaway bistro needs a longer term solution given the movement of the spit.
- Contaminated green waste, mess and ruins, and dump materials around island and along walking tracks.
- General wayfinding and signage is very poor across the island.
- Key areas on island for consideration include:
 - Location of native vegetation, wetlands behind Leeke's Creek and Putney Creek.
 - Declared fish habitat area of Leeke's Creek and the northern bays of Woppa.
 - Marine park zonings of the Great Barrier Reef Marine Park.
 - Aboriginal archaeological sites.
 - Leeke's Homestead area which is listed on the Queensland Heritage Register.
 - Areas of natural hazards including steep land, bushfire prone, storm tide inundation areas and erosion prone land.

Opportunities

Given the unique natural features of the island, there are opportunities to increase tourism infrastructure and accommodation by enhancing the experience, offerings, environmental and nature-based activities. To experience these properly requires improvements to public infrastructure across the island. High-level opportunities for the island include:

- Provide a distinct gateway, arrival experience and drop off location that is accessible to all.
- Encourage people to stay longer on the island by offering a range of low impact accommodation options in the more popular as well as remote areas.
- Provide more convenient service and facilities at key locations around the island.
- Enhance the day trip experience by providing more opportunities and experiences for visitors to do on the island.
- Celebrate the islands rich Aboriginal history and Woppaburra people, while integrating the history and storytelling throughout to encourage education and learning.
- Create better accessibility to, from and within and around the island for people of all ages and abilities including improvement to signage and pathways.
- Improve walking tracks complemented with viewing platforms and interpretative signage.
- Celebrate the existing natural beauty of the island, including pristine beaches, crystal clear waters, natural bushland and impeccable view points on the island.
- Improve environmental sustainability for water supply, power and sewerage.

Things to celebrate

The below images highlight some of the amazing elements that should be celebrated on the island.



1. 17 pristine and white sandy beaches are scattered around the island, each with their own unique character and natural beauty.

2. Vegetated hills and mountains for hiking and bushwalking across the island with great views.



3



4



5

3. Osprey in nest at Secret Cove

4. The island water is crystal clear, no matter which part of the island you go.

5. The island spit

Land tenure

Land holdings on Woppa (Great Keppel Island) comprise of leasehold, freehold, state land and reserve land tenures. GKI Resort Pty Ltd was previously the largest holder on Woppa holding a large number of land leases. These land leases have now been returned to the State as strategic land management reserve. Future decisions about these returned land leases will be made by the Department of Resources considering the aspirations of the Master Plan.

The Woppaburra Land Trust also has freehold land holdings reflecting the cultural significance of Woppa to the Woppaburra people. The existing developed area on the western side of Great Keppel Island contains the greatest mix of land tenures including private freehold.

As the Master Plan is aspirational, land tenure is not an overriding consideration. The Master Plan identifies where future growth can be accommodated based upon infrastructure needs and natural constraints. However, for the Master Plan to be realised tenure changes are likely to be required.

The map adjacent highlights the existing land tenure lease boundaries while the adjacent plan, consolidates these into one singular opportunity for future land tenure.

New opportunities

Woppa is a breathtaking beautiful place which sits nestled amongst the Keppel Islands in the Southern Great Barrier Reef region. As the world re-opens from COVID lockdowns and confidence grows across travel and ambitions to experience new destinations, the opportunity to grow Woppa's tourism offering is immense. The challenge is to find a healthy balance between encouraging tourism without compromising the local environment, culture, and the protection of the island's most unique parts which are fragile and sensitive requiring a light footprint.

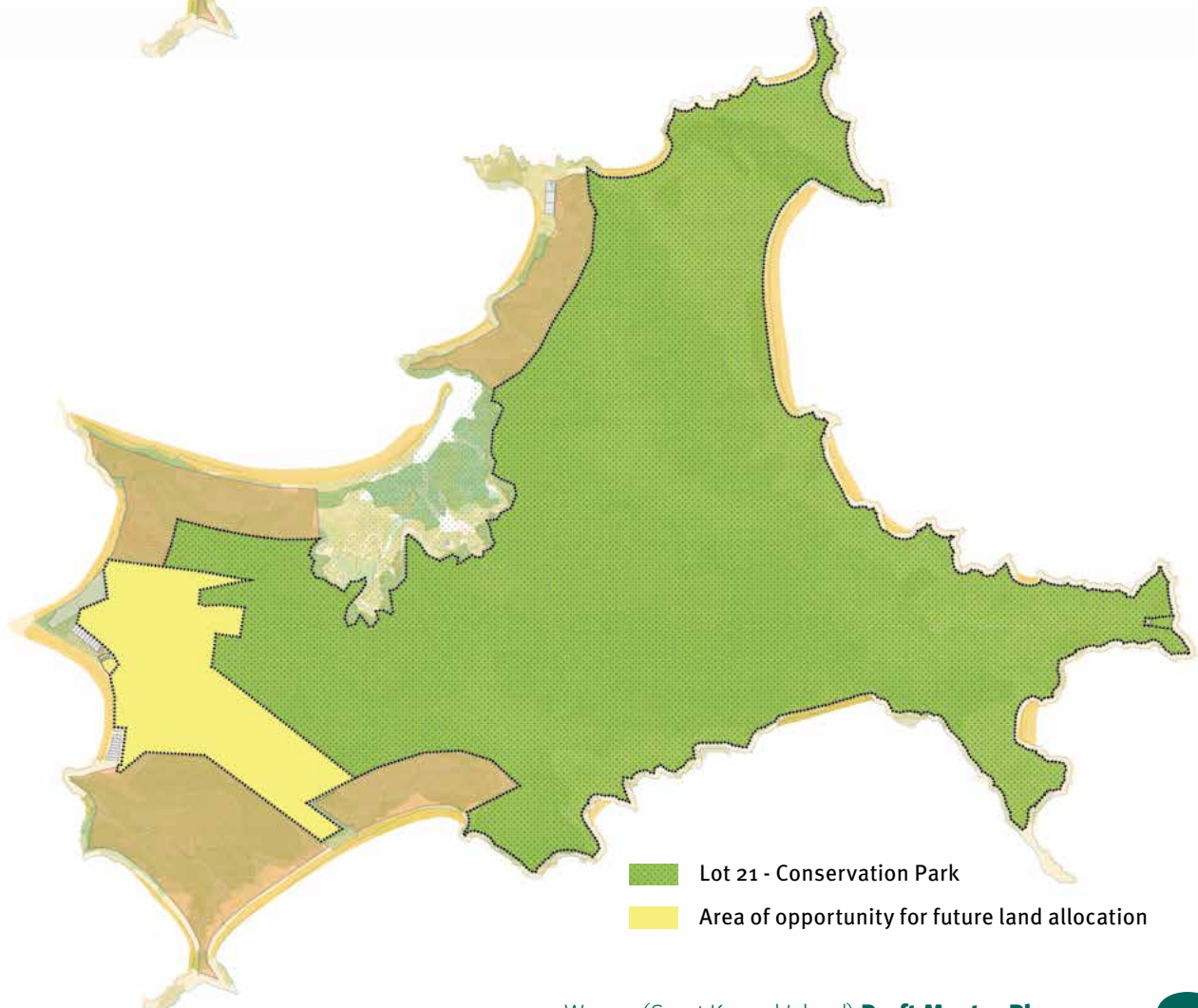
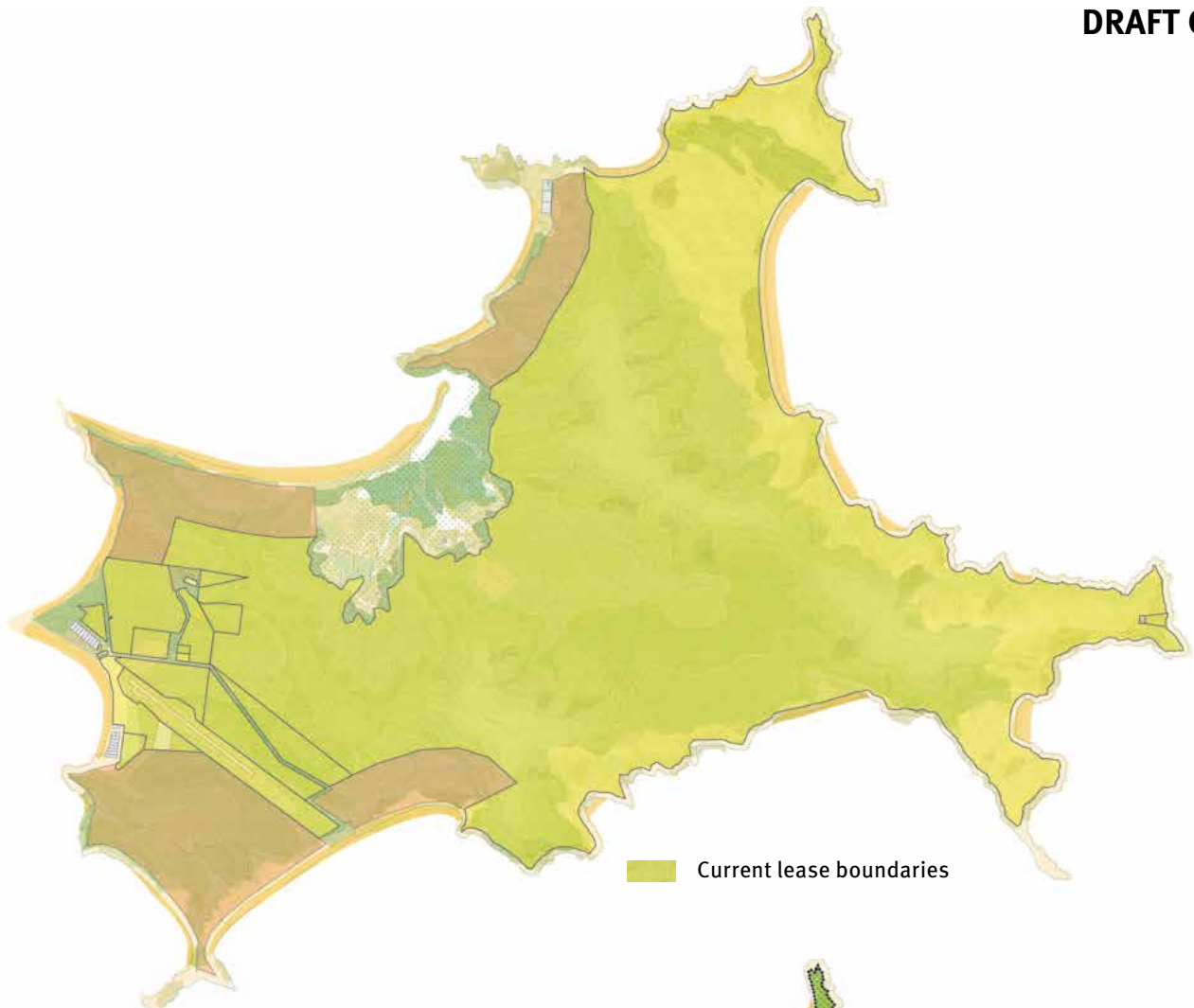
The GKI Resort was a popular tourism destination prior to its closure in 2008. The resort's closure had a significant impact on the region's economy, with island tourism sustained locally by several small businesses. When the GKI Resort closed, over 120 people lost their jobs, cutting the island's permanent population by 90 per cent. While the main resort has

been closed, island tourism is sustained locally with a variety of smaller tourism businesses operating on the island.

Woppa remains one of the best development opportunities within the Great Barrier Reef based on its favorable location, natural environment, and proximate access to infrastructure. To help attract investor interest in the GKI Resort, the Queensland Government committed a total of \$25 million for common-user infrastructure for GKI under the 2017 Growing Tourism, Growing Tourism Jobs Election commitment. This funding has been supplemented by a further \$5 million through Building Our Regions Program. The Queensland Government is delivering this \$30 million commitment and based on local stakeholder priorities initially focused work on the construction of mainland power, water, and data connections for the island, however uncertainty about future development on GKI has delayed delivery of any common user infrastructure.

Following the return of the former GKI resort leases to the state's control, the Queensland Government will undertake work to appropriately remediate the former GKI lease areas. This may include demolishing derelict and/or unsafe buildings and infrastructure, removal and disposal of rubbish, pest and weed control, securing the site to ensure public safety and prevent future damage, and other remediation activities. The committed common-user infrastructure funds will not be used for any of these remediation activities.

Overall, there is approximately 970 hectares of state-controlled land available to be allocated in the future to strike a balance between sustainable tourism development, First Nations opportunities, local culture, and the natural environment. Queensland Government agencies will plan to realise the opportunities identified in the Master Plan relating to lands managed by the State Government. Consultation to date has confirmed community aspirations for the undeveloped eastern part of the island being maintained for conservation purposes. The Government will progress efforts to attract, facilitate and manage the commercial investment required for the redevelopment of the former resort site. The form of appropriate commercial development will be informed by the Master Plan.



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The Master Plan



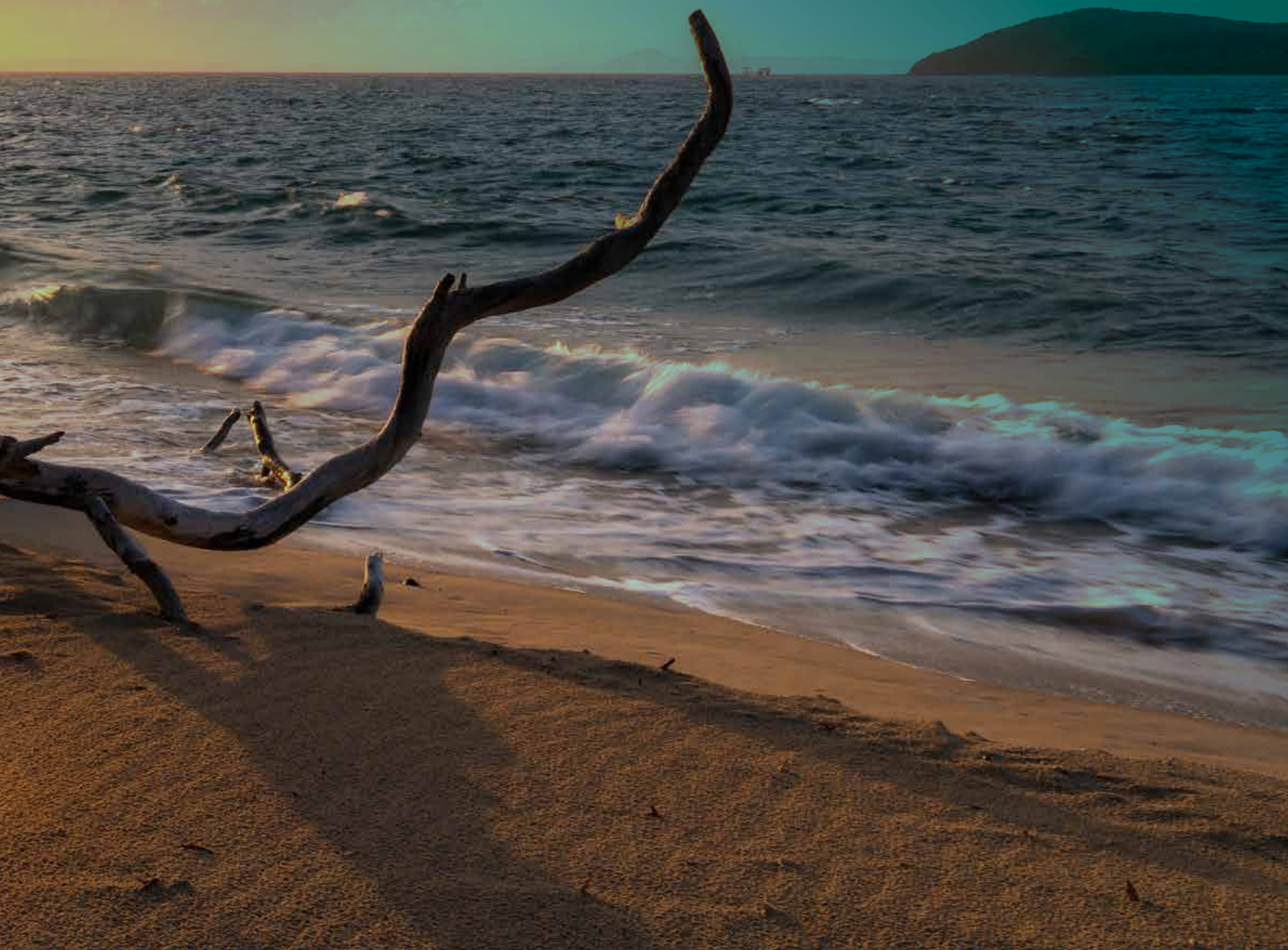




Vision

The Master Plan vision and principles have been developed by the Project Reference Group (PRG) and provide a shared vision for the island with contributions from local community, businesses, government agencies and the Woppaburra people. The Woppa (Great Keppel Island) vision is highlighted in the following page.

Woppa (Great Keppel Island) is a globally celebrated and loved, low impact marine and eco-tourism destination, delivering world class interpretation and experiences that support the maintaining, protecting and nurturing of the island's diverse ecosystems and cultural, land and sea country of the Woppaburra.




Principles


The vision is underpinned by the following key principles that elaborate on the shared values developed by the Project Reference Group (PRG), and will be used to guide future development on the island.




Celebrate the Woppa identity

Embrace the opportunity to create an island identity that encapsulates culture, marine life and eco-tourism opportunities, with experiences that exceed visitors' expectations and create lasting memories of the island's unique marine life and natural environment.


 Develop a strategy that focuses on the gateway, sense of arrival and welcome experience to the island.


 The history and culture of the Woppaburra people should be celebrated everywhere and integrated into key spaces and places across the island.


 Prepare an indigenous landscape and placemaking strategy in collaboration with the Woppaburra people.

Create an adventurous and desirable place for all

Create a wide range of different activities and experiences that will establish the island as a key destination for both the local community and visitors, ensuring an unforgettable place and encouraging longer stays and repeat visitation.


 Develop a strategy that focuses on a series of signature experiences for the island that cater to all ages and abilities.


 Revitalisation of existing development and any new development will focus on safety and cater for all ages and abilities.

 New and accessible walking and cycling trails will allow for better connectivity and provide more opportunities for all visitors to explore the island.

Protect the untouched nature of the island and local community desires

Celebrate the untouched nature of the island and its local community spirit as one of its most desirable assets and key to repeat visitation. Protecting and enhancing this vibe is important to ensure authenticity and meet local and visitor expectations.

 Future development will focus on a light touch of built infrastructure assets, that celebrate and promote the desirable features of the island.

 Provide low scale-built form that is sensitively integrated with the natural environment.



Create a sought after educational and learning experience


Ensure a safe, accessible and connected place for everyone


Create a place that is responsible and sustainable


Create community and visitor awareness by acknowledging, celebrating, and sharing the island’s cultural heritage, marine and island ecosystems, while implementing high standards in interpretive and educational programs to build a strong connection to place.


Improve on island accessibility through the integration and separation of different user groups and transport modes, both on land and sea, that will provide greater cohesion of both the natural and built environments of the Island.


Ensure strong consideration will be given to climatic and environmental issues and how best to create and retrofit new and existing spaces, experiences, and activities that are adaptable and responsive to changes in the natural environment and weather events.


 Invest in community infrastructure and programs that promote greater connection to place and community while maintaining and protecting the natural environment.


 Develop a signage and wayfinding strategy that will optimise navigation to provide safety, and create a more enjoyable experience for all users.


 Develop a sustainability strategy that focuses on improving waste, water and power initiatives for the island.


 Focus on education and learning throughout the island and its key places through general wayfinding signage, destinational stories and cultural storytelling.


 Develop a more accessible arrival method to the island.


 Build upon the island’s strategic infrastructure, including new road, cycle and pedestrian infrastructure.


 Promote educational tours and school group visitation by ensuring appropriate facilities are available.


 Provide a suite of signage and wayfinding elements across the island that are consistent and easy to understand, while being sensitively integrated with the environment.

 Consider new and sustainable methods for waste, water and power, to provide infrastructure suitable for the future success of the island.

 Ensure a strong focus on marine habitat and endemic species.

 Enhance internet and mobile connectivity, as well as access to medical and first aid.

 Promote a national parks Ranger program to manage and maintain the land.





 Develop accessible print and electronic information on caring for the island and sea of Woppa.

Concept plan

The following plan represents the conceptual aspiration and vision for the whole of island, including key areas of activity, varying accommodation styles. This plan has been developed with support of the Project Reference Group.




The following pages further explain each component of the concept plan.

Public amenity



-  Gateway plaza/ community hub/ visitor centre/ reef centre
-  Public amenities (toilets, shelter and/or beach showers/ bbq)
-  Rest point (seating, shade, signage and/or shelter)
-  Woppa Cultural Centre

Accessibility








Main island tracks

-  1 Fisherman's Esplanade
-  2 Main island track (Village Heart to Homestead precinct)
-  3 Clam Bay access (subject to Clam Bay Development)





Secondary island tracks


-  4 Svendensen's Beach track
-  5 Long Beach and Forest Retreat track (subject to development)

Boardwalks









-  6 Fisherman's Esplanade dune boardwalk
-  7 Fisherman's to Shelving Beach headland boardwalk
-  8 Shelving to Monkey Beach headland boardwalk
-  9 Monkey to Long Beach headland boardwalk
-  10 Wetlands edge boardwalk
-  11 Leeke's Beach dune boardwalk
-  12 Clam Bay boardwalk (Subject to Clam Bay Eco Resort Development)

Walking tracks

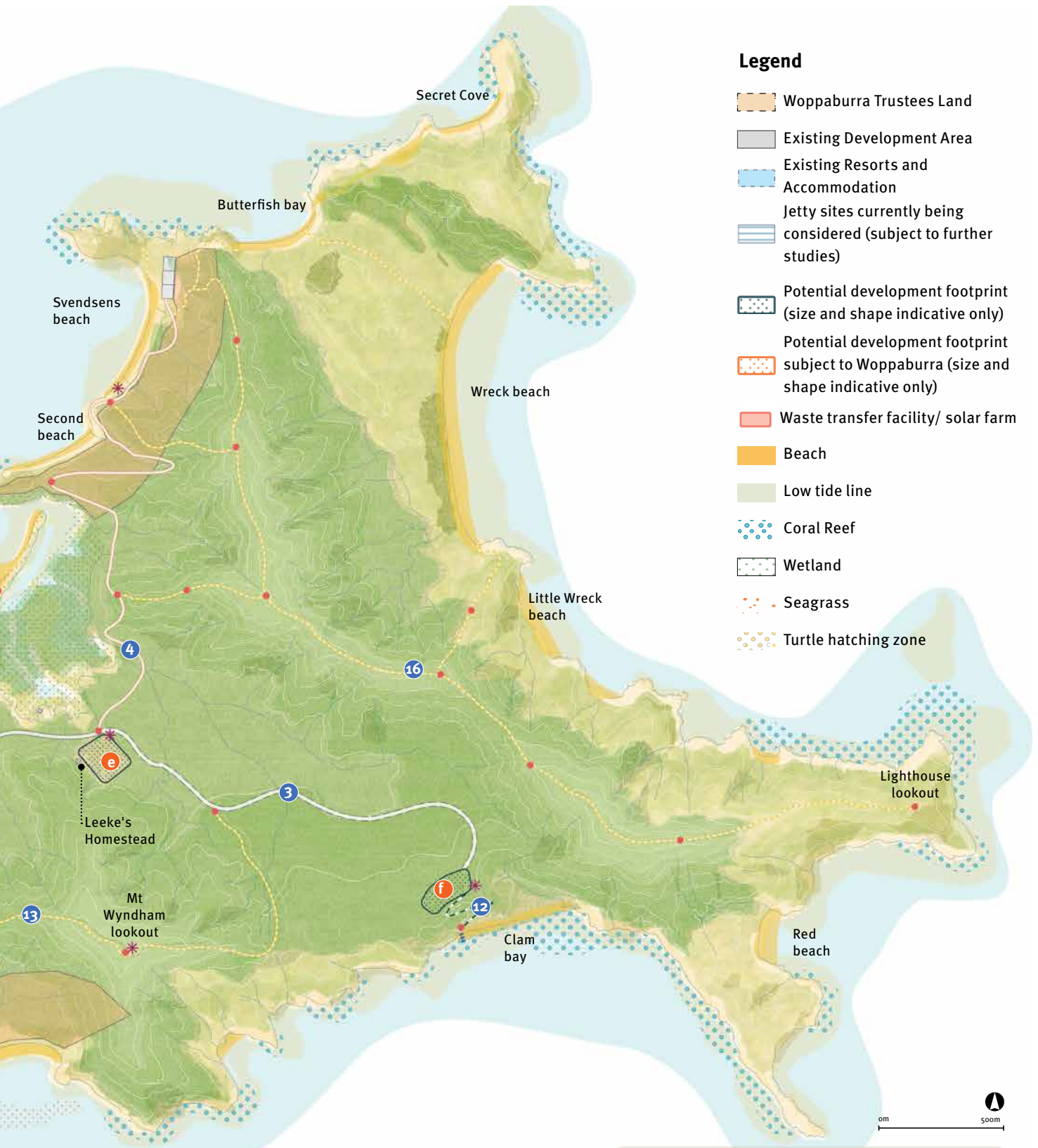
-  13 Ridgeline loop walking track
-  14 Long Beach walking track
-  15 Putney Beach headland walking track
-  16 Eastern hiking trails

 Beach access matting

Potential developments

-  a Fisherman's beach resort(s)
-  b Woppa tourist park (s)
-  c Woppa village centre
-  d Forest eco retreat
-  e Leeke's homestead eco precinct
-  f Clam bay eco resort
-  g Long beach eco precinct (subject to Woppaburra)
-  h Leeke's beach eco precinct (subject to Woppaburra)



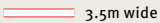

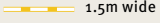

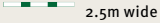

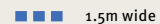





Legend

-  Woppaburra Trustees Land
-  Existing Development Area
-  Existing Resorts and Accommodation
-  Jetty sites currently being considered (subject to further studies)
-  Potential development footprint (size and shape indicative only)
-  Potential development footprint subject to Woppaburra (size and shape indicative only)
-  Waste transfer facility/ solar farm
-  Beach
-  Low tide line
-  Coral Reef
-  Wetland
-  Seagrass
-  Turtle hatching zone

An inclusive island experience

-  4.5m wide 
-  3.5m wide 
-  1.5m wide 
-  2.5m wide 
-  1.5m wide 



Placemaking opportunities

Placemaking is about creating places for people. More than buildings, design, architecture and open spaces, it is about the often intangible elements that people identify with and relate to that create a connection to place. This results in a sense of connection to place and community that can significantly contribute to health, wellbeing and economic growth. Great places encourage diversity, build social cohesion, connect people with history and nature, and attract investment and innovation.

Placemaking focuses on creating change through the identification of positive attributes in a place. It shows people just how powerful a collective vision can be when people are at the core leading with their expertise and knowledge of the places they work, live and play.

Community Engagement

With community based participation as the leading voice for the Woppa Master Plan, the plan capitalises on local assets, inspiration and potential to realise the island's vision and the creation of quality public spaces and activities that contribute to people's wellbeing and island livability. To achieve the Master Plan's vision the following key steps would be required.

- Create partnerships with all levels of government, community, business leaders and Traditional Custodians to develop and protect the island.
- Activities and signature experiences need to make use of local knowledge and stimulate the islands economy.
- Design that is appealing, connected, accessible, sustainable and welcoming for locals and visitors, Indigenous and non-Indigenous people.

Identity

Identity by design is more than a name combining physical features sometimes natural and others man made, and reaches across history, culture and function to create a place that is unique by inhabitants living in or outside of those places. Often a strong relationship is established with place with a clear and appealing brand. Aspirations to lead the island's identity include:

- To capture the unique nature of Woppa, differentiating it from others.
- Associated as an eco-tourism leader in a local, national and international marketplace.
- Renowned for nature-based appeal, natural environments, landscape and wildlife.
- A gateway to cultural experiences led by the Woppaburra People capturing unique identities, storytelling, education, cultural center and history.



The pledge

Nature based activities

Connection

Movement and connectivity for transport to and around island includes arrival by ferry then walking, cycling and buggy. Balancing protection of the islands assets and becoming more socially and environmentally aware leads the community's vision. Finding ways to nurture the adventurous spirit through to accessibility and access for all travellers is critical in design and planning to secure a safe, connected and accessible experience with strong links to surroundings, activities and facilities.

- Paths linking activities and public spaces.
- Network of trails for walking and cycling including wayfinding, cultural and educational markers.
- Clear sight lines to create safe environments.
- Social connection and cohesion between community members and visitors fostered by design.
- Spaces and places linking common infrastructure and Country for activities and experiences.

Sustainability

In keeping with island character and protection of core characteristics that make Woppa the special place that it is, imperative to development is the protection of local culture and the natural environment. Sustainability also extends to economic benefit for the community and building on the island's existing foundations combined with local expertise and Traditional Custodians consultation.

- Develop with resilience and protection of the natural environment.
- Implement development guidelines and island use in keeping with the island's vision and practices.
- Attract visitors who carry sustainable values - care and protection for the environment and community.



Adventure and recreation

Activation

Permanent activities and signature experiences have the capacity to attract a range of ages and demographics to a place. In keeping with the character of Woppa, the natural environment and community vision the following experiences and activities have been identified.

- Nature-based
- Ranger program
- Eco experiences
- Adventure and recreation
- First Nations signature experience

In view of the development of common user infrastructure and the island’s natural assets, public places will have the capacity to take advantage of the island’s natural features, encourage visitation and accessibility, and create spaces with strong connection.

Placemaking insights

Woppa has the potential to create and sustain pathways for transformational tourism experiences with a particular focus placed on the natural environment. With Woppa positioned in the Southern Great Barrier Reef destination area, nature-based offerings are the leading framework, in collaboration with Woppaburra Traditional Custodians. Experiences offer personalised smaller-scale higher-value environmentally focused offerings across a broad range of services and experience levels.

Key objectives

1. Transition Woppa’s sustainable, eco and nature-based tourism offerings to position the island as a leading destination which contributes towards economic resilience in a regional area.
2. Continue to deliver unique and sustainable experiences that enhances visitor engagement and appreciation of cultural and environmental values.
3. Activate sustainable tourism infrastructure that supports Traditional Owners’ tourism aspirations to deliver on-Country visitor experiences and cultural understanding.



4. Lead by the Woppaburra People, share and educate arts and cultural practice, history and story places, nature, and conservation.
5. Design experiences and supporting infrastructure to create new opportunities in market and to increase the diversity of experiences available across conservation, education, culture and the natural environment.
6. Educating how visitors contribute to the critical phases of ‘preservation’ and ‘conservation’ that sustain the cycle of reinvestment for environment management and operations.
7. Attract consumers who are passionate about sustainability and their impact on the environment selecting certified products as a purchase preference.

Key features and approach

Placemaking provides an incremental pathway forward for the future provision of activities, enabling the advancement of the existing tourism offerings and providing alternative offerings for the island with a view to the following approach.

1. Stimulate and strengthen the expansion of tourism including Traditional Owner led tourism.
2. Act as a catalyst for sustainable practice.

3. Implementation of guidelines to ensure the protection, safety, and sustainability of the island across tourism activities and events.
4. Deliver signature experiences that are centered in practice with the island’s vision.
5. Seek to appoint commercial operators offering sustainable and ecotourism certified experiences.
6. Seek to include Traditional Custodians and their perspectives in all tourism ventures.
7. Strive to drive inclusive practices in design, development, and activities on offer to decrease barriers, to increase enablers and to provide access for all people regardless of ability.
8. Provide experiences that underpin tourism development by:
 - Understanding the tourist’s aspirations to experience unique and authentic experiences; and
 - Designing experiences that are developed in context with the environment.



Celebrating Mugga Mugga

First Nations opportunities

Broadly, Woppa have two First Nations opportunities that can be explored through the Master Plan.

Celebrate Mugga Mugga – Welcome the Whales

The community of Woppa have the opportunity to present a program that is unique to their island home. ‘Celebrate Mugga Mugga – Welcome the Whales’ provides an opportunity lead by the Woppaburra People as an annual offering, as part of a broader East Coast whale migration and songline, to draw visitation to the island for a specific celebratory purpose to further develop tourism offerings, experience cultural celebration and support local business and community.

Hosted by the Woppaburra People, opening with an official ceremony, ‘Celebrate Mugga Mugga – Welcome the Whales’ festival may include the following programming and activities, although not limited to, a Welcome to Country and Smoking Ceremony, traditional dance performances and educational talks about Woppaburra’s connection to whales, whale storytelling, behaviours, migration, species and biodiversity as well as arts, workshops, family activities and entertainment. The whale is precious to the Woppaburra People – the spiritual saltwater totem ‘Mugga Mugga.’

Through the development of a hallmark event the opportunity to showcase local history and cultural education via placemaking enables valued growth in the visitor economy through increasing yield and balancing seasonal visitation patterns to more sustainable year-round visitation for the region and cultural learning. By building a hallmark event Woppa’s (Great Keppel) Island profile and reputation is further enhanced as a vibrant cultural tourism destination year-round.

Actions

- Led by the Woppaburra People design and develop a program to ‘Celebrate Mugga Mugga – Welcome the Whales.’
- Showcase Woppa’s (Great Keppel) Island history, beauty and hospitality from stunning beaches, national parks and reserves, rich arts and culture and history, stories and placemaking.
- Promote the unique identities and stories of the island throughout the cultural festival to create a compelling reason to visit, learn and participate. This will also endeavour to leverage public and private sector investment for new event infrastructure and facilities.
- Working closely with identified stakeholders to conceptualise, design, develop and implement programming, operations, logistics and services.



Ranger program

Ranger Program

Led by the Woppaburra People, the islands Indigenous Land and Sea Rangers’ program will recognise the importance of returning to Country and educating the next generation. The program may also extend to family and school programs to instruct people of all nationalities about nature and cultural values.

For many Traditional Owners, youth engagement work by land and sea ranger teams is a highly valued way of transferring traditional knowledge and First Nations perspectives and understandings to the next generation of land and sea carers. Delivered on-Country to remain connected to country, lessons and field excursions, camps, ranger-based experiences are envisaged for Woppa.

Through a variety of programs which may also extend to activities such as celebrating days of significance to the likes of World Ranger Day, NAIDOC Week and a cultural festival, it is also important to note activities may include the following elements, although not limited to, programming focused on cultural significance, history and healing, care and protection for land and sea Country, nature – wildlife, marine life, fauna, flora, birdlife, and story places.

Woppaburra people already currently undertake projects in terms of island rehabilitation, protection and research programs and will develop further training opportunities for their people.

Actions

- Establish a ‘Guide to Engagement’ to reconnect and increase on-Country engagements.
- Provide support for Indigenous ranger funding, infrastructure development, cultural tourism initiatives and knowledge-sharing.
- Initiate reciprocal partnerships – two-way knowledge partnerships.
- Identify emerging opportunities, gaps, and barriers to create a focus for future action and programs with stakeholders.



Regenerative Tourism

The vision developed for Woppa greatly aligns with the emerging regenerative tourism trends already present in other Queensland tourism destinations. The shift in demand for responsible tourism that gives back to the community and the environment is one of the main focus areas for Tourism and Events Queensland (TEQ), who are already championing these in places like the Daintree Rainforest. The Woppa Master Plan aims to embrace this type of sustainable tourism practices.

The June 2022 plan Towards 2032: Reshaping Queensland’s visitor economy to welcome the world, highlights the opportunity to deliver uniquely Queensland experiences in step with the needs of visitors, communities and the environment.

The plan outlines that:

- Queensland has a clear opportunity to develop sustainable, low impact tourism experiences which are consistent with the World Heritage convention on park ‘presentation’ – providing education and contributing to the sustainability of park management. Future visitors are seeking authentic natural and cultural experiences that not only leave no trace but provide a positive benefit to the local environment and community. With appropriate access and development, we can capitalise on the growing demand for purposeful travel and further build the reputation of many of our destinations for offering active and healthy lifestyles that support wellbeing.
- Many environmentally aware visitors have moved from wanting their travel to ‘leave no trace’ to wanting to leave destinations they visit ‘better than before’ – so called regenerative tourism. It’s the antithesis of overtourism. By visiting, and in some cases by paying access fees or undertaking



work as part of their experience, many visitors are providing the means and the labour to protect and regenerate our natural environments. This is already occurring in iconic destinations like the Great Barrier Reef and the Daintree Rainforest where there are opportunities for ‘citizen science’ and ‘voluntourism’. There is an array of other Queensland destinations which could offer new, meaningful and memorable regenerative experiences to visitors. There is an opportunity to better connect the dots and leverage this as a tourism industry to get visitors authentically engaged, participating and regenerating, resulting in an enduring deep connection with our destination.

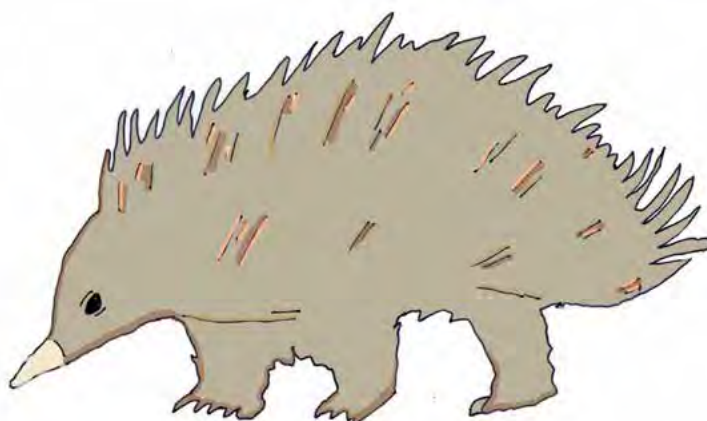
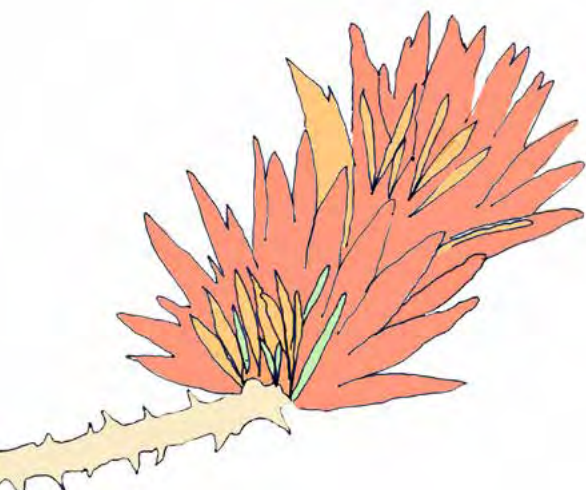
- Proposing that for Queensland, ‘regenerative’ be adopted as the aspirational future standard to work towards, especially as it relates to tourism operations in protected and sensitive areas. These experiences can enhance and/or extend the offering to meet and manage increasing visitor demand to explore and enjoy natural and protected areas. This also complements a brand framework, ‘Travel for Good’, which Tourism and Events Queensland developed prior to the pandemic that promises a range of rewards from individual emotional well-being through to the opportunity to give back – “travel is good for you as a person and travel is good for the world”.

Tourism and Events Queensland has identified that to innovate ahead of the curve and meet future demand, Queensland’s opportunity lies in delivering transformational experiences aligned to Queensland’s authentic, purpose-led position and deliver the ‘Travel for Good’ brand promise. Broadening the definition of transformational and regenerative tourism experiences to encompass best practice consumer experience, holistic well-being and purpose-led experiences.

In this new era of travel, consumers are actively seeking transformational experiences that enrich, awaken, and transform them, and, eventually, the world. They want to ignite something new within themselves by consciously connecting with and appreciating our extraordinary planet, its people and cultures.

The Woppa Master Plan will embrace these experiences through new development and enhanced island amenities. The plan will ensure that all new development on the island aligns to this regenerative tourism typology. Visitors that come to Woppa will be able to actively participate in improving the ecology of the island, protecting the environment and learning about culture.

The Woppa Master Plan aims to be an exemplar for regenerative tourism in Queensland.



Current user experience

The Woppa Master Plan intends to reflect and resonate with the local community, seeking to uphold and enhance the experiential value of the island. Residents and regular visitors are at the forefront of the master planning process, their needs and aspirations informing the development of the final Master Plan.

A current 'day in the life' exercise has been undertaken as part of the master planning process to demonstrate our commitment to the community. Drawing on data obtained during stakeholder engagement, it provides insight into Woppa's primary catchment and their patterns of use.

Through the creation of six current user profiles and the illustration of their journeys across Woppa, the master planning team gained a deeper understanding of the potential drivers for use. From this, the team was able to identify key constraints and establish opportunities to enhance user experience - both of which are identified below.

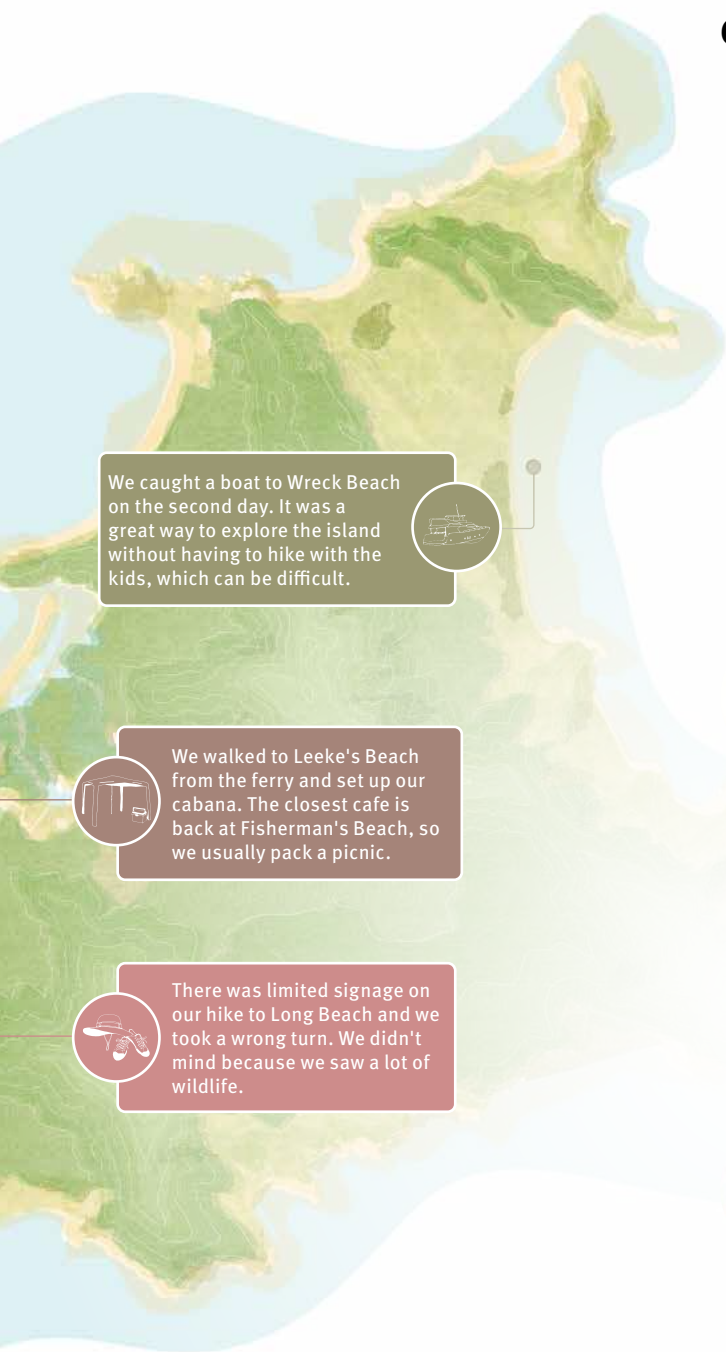
Key constraints

- Accessibility and mobility;
- Diversity of accommodation;
- Quality of amenity; and
- Wayfinding.

Key opportunities

- Address the quality of pedestrian amenity - continuity, width and materiality of walking trails - to improve access, mobility and safety;
- Consider provision for new low-impact accommodation to East of the island to support additional visitation;
- Deliver appropriate shelter along the beach-front to create a more comfortable public realm;
- Implement elements of universal design to accommodate people of all abilities and ages;
- Implement cultural and nature-based activities to encourage exploration and extended stay; and
- Increase the presence of place signage to improve wayfinding.





We caught a boat to Wreck Beach on the second day. It was a great way to explore the island without having to hike with the kids, which can be difficult.

We walked to Leeke's Beach from the ferry and set up our cabana. The closest cafe is back at Fisherman's Beach, so we usually pack a picnic.

There was limited signage on our hike to Long Beach and we took a wrong turn. We didn't mind because we saw a lot of wildlife.

Current user profile



Nick, 40
Business owner, Woppa

- operates accommodation on the island;
- it is a laid-back and low-impact lifestyle he shares with his family.



Emma, 26
Regular visitor (day trip), Rockhampton

- travels to Woppa with friends to reconnect with nature, whether its for a hike or a swim;
- it is a convenient escape from the mainland, only 20 minutes from Rockhampton by boat.



Dylan, 29
Regular visitor (day trip), Rosslyn

- enjoys a spontaneous trip to Woppa with his girlfriend and their dog;
- it is easy to set up the cabana and soak up the sun at Leeke's Beach.



Luke, 37
Occasional visitor (day trip), Gladstone

- anchors his boat to Fisherman's Beach;
- it is a great place to fish, and even better when the Bar and Bistro is open for lunch.



Andrew, 35
Occasional visitor (short stay), Yeppoon

- travels to Woppa for a long weekend at the Keppel Lodge with his wife and children;
- it is an affordable holiday with activities for the whole family to enjoy.



Margie, 64
Occasional visitor (short stay), Agnes Waters

- spends the night at the Woppa Hideaway with her grandchildren;
- it is close to Fisherman's and Putney Beach, and the Tropical Vibes Cafe.

Legend

- Key destination
- Kelly's journey
- Emma's journey
- Dylan's journey
- Luke's journey
- Andrew's journey
- Margie's journey

Note that: current user profiles have been created in response to data obtained during stakeholder engagement sessions. They highlight the characteristics of current users and their patterns of use.

Future user experience

Identifying the characteristics of current users and their patterns of use revealed the experiential constraints and opportunities of Woppa. This insight has informed the development of key actions that seek to enhance user experience.

An indicative 'day in the life' exercise has been undertaken to demonstrate the value of the actions identified below. It provides insight into future user experience and establishes the need for low-impact intervention. Future user profiles and their patterns of use are illustrated in the adjacent diagram.

Key actions

Immediate actions

- Improve central hub at Fisherman's Beach;
- Upgrade walking trails to non-central beaches and cultural sites;
- Implement informational signage at arrival hub and wayfinding signage along walking tracks;
- Implement cultural and educational signage across the island - developed with Woppaburra.

Short to medium term actions

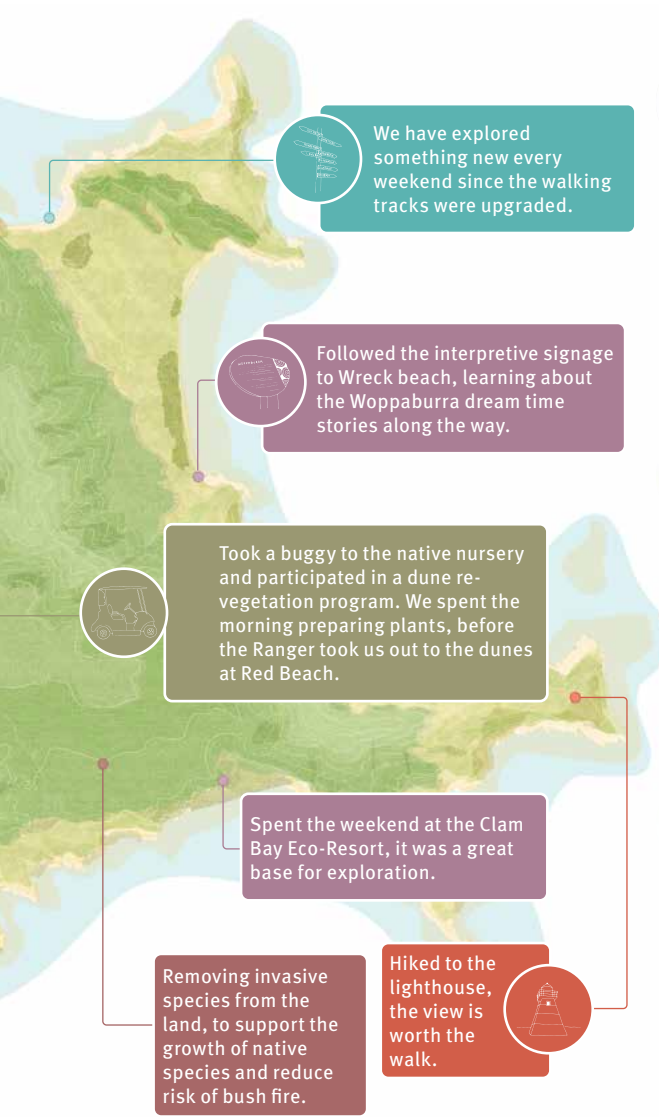
- Deliver an arrival plaza and information centre at Fisherman's Beach;
- Extend Fisherman's Esplanade as a pedestrian and buggy path that connects key hubs and beaches;
- Establish an eco-tourism agenda - upgrade lookout amenity, implement low impact seating and shelter along walking tracks, enable bike rental from Fisherman's Beach, consider an eco-campsite at the Homestead and create a wetland experience through an interpretive boardwalk.

Long term actions

- Deliver additional accommodation - Clam Bay Eco Resort - and retail at Fisherman's Beach;
- Establish cultural education agenda - collaborate with Woppaburra to deliver cultural centre at Fisherman's Beach;
- Consider reef experience centre and educational facilities at Fisherman's Beach;
- Establish Ranger Program - refer to signature experience catalyst project; and
- Establish native nursery and community revegetation program at the Homestead.




Future user profile




Legend


- Key destination
- Kelly's journey
- Emma's journey
- Dylan's journey
- Luke's journey
- Andrew's journey
- Margie's journey
- Uncle Bob's journey
- Mallory's journey
- Tilda's journey

- 


Nick, 40
Business owner, Woppa

 - Day-to-day activity is easier and safer with the upgrade of amenity and walking tracks.
- 


Emma, 26
Regular visitor (day trip), Rockhampton

 - The upgrade of walking tracks and wayfinding signage, encourages me to discover something new each time I visit.
- 


Dylan, 29
Regular visitor (day trip), Rosslyn

 - The ability to hire a bike from the rental kiosk at Fisherman's Beach allows us to explore more of the Island.
- 


Luke, 37
Occasional visitor (day trip), Gladstone

 - The new Barbecue settings along Fisherman's Beach allows me to cook up the catch of the day, and enjoy lunch on the beach with friends.
- 


Andrew, 35
Occasional visitor (short stay), Yeppoon

 - The new cultural centre at Fisherman's Beach enables me and my family to experience the island in a different way.
- 


Margie, 64
Occasional visitor (short stay), Agnes Waters

 - The ability to use a buggy creates a more comfortable and inclusive experience.
- 

Uncle Bob, 60
Occasional visitor (day trip), Woppaburra

 - The Ranger Program supports my return to Woppa - it enables me to share my knowledge of the land and sea with the next generation.
- 

Mallory, 50
Opportunistic visitor (short stay), Brisbane

 - Woppa is a great place to reconnect with nature - me and my husband camp at the Homestead eco-campsite.
- 

Tilda, 22
Opportunistic visitor (short stay), Melbourne

 - Woppa is a bucket list eco-destination - the Clam Bay Eco Resort and reef experience centre are major draw cards for interstate travellers.

Note that: future user profiles build upon current user profiles to highlight experiential change. Additional profiles have been created to reflect future market segments that arise from the implementation of key actions.

Enhancing current user experience

Expanding user profile

DRAFT ONLY

Catalyst Projects







The arrival gateway and public amenity

The way in which people arrive to and leave Woppa (Great Keppel Island) will have a lasting impact on their memories, their emotional connection and sense of belonging. If done well, it will make them feel welcome and excited to explore what the island has to offer, and encourage them to come back to the island again and again.

This sense of arrival can be seen and felt in numerous ways, and really begins back at the main marina at Roslyn Bay. Leaving the dock, the ferry experience and what happens when they reach land at Woppa are all part of the arrival experience. The uses, activities and public amenity provided adds to this experience, not only during the arrival, but also with the same intent during departure, as this feeling will also remain.

The island currently has little to no public amenity or infrastructure that facilitates access, circulation and comfort for people who live and visit the island. The concept plan proposes a series of interventions that will welcome, facilitate exploration of the natural wonders of the island in a safe and comfortable way, and provide a much needed layer of cultural and education offer to the visitor's experience.

A series of benchmarks and exemplar projects have been identified to show how other successful places have considered these uses and experiences, and provide some supporting ideas for how these might be achieved at Woppa.

Key objectives:

- Create a clear and obvious gateway and sense of arrival to the island, supported by facilities, amenities and services that support the journey.
- Create a memorable and satisfying start and end to the journey through the use of design elements such as lighting, colour, and materials, with a strong focus on Indigenous culture.
- Enhance the overall user experience by making the gateway and arrival, a destination in itself.
- Create a place that is in line with the overall design concept and aesthetic of the island.
- Create a gateway and arrival that is functional and accessible for all people including those with mobility and accessibility issues.
- Provide a sense of security and familiarity for the users when they reach the destination.
- Ensure clear signage and intuitive wayfinding from the arrival point to island destinations.
- Develop a cultural centre that includes visitor educational learning, and enhances the Woppaburra experience through information, learning and historical artefacts.
- Celebrate the island's rich history through opportunities for education and learning to be led by the Woppaburra people.

The elements that form part of the public amenity and arrival gateway are summarised below. Each element identifies a selection of relevant exemplars similar in scale and materiality to the ones proposed for Woppa. Key actions to deliver these are identified in the implementation plan.

Island Accessibility – Jetty Options

As part of the Woppa Master Plan, infrastructure under consideration includes options for improving island accessibility, amenity, appearance, sustainability, operability and supporting tourism opportunities.

Engagement with local stakeholders identified improved access on arrival and departure at the island (including services and goods logistics) as a priority. Since initial conversations, tourism industry and island residents have expressed mixed views on the location with various locations under consideration.

The identified areas for a potential jetty and supporting infrastructure have been identified in consideration of improvements to island access,

specifically improvements to cargo and pedestrian access through improved maritime landing facilities.

Options have been based on the following criteria, with further investigation required to ascertain detailed design, technical assessment, environmental impacts and constraints, and costs.

1. Metocean condition constraints
2. Coastal Process Constraints
3. Potential Environmental Constraints
4. Navigational/Bathymetry Constraints
5. Practical/Economic Constraints

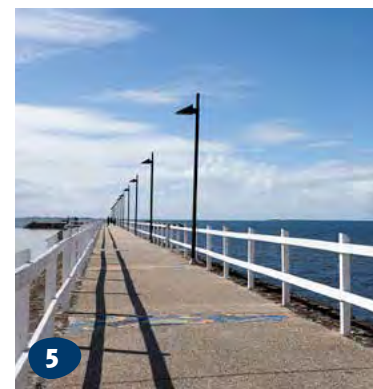
Further to the above stakeholder and community views; land tenure and GBRMP zoning constraints; and native title and cultural heritage matters have the potential to significantly impact the preferred jetty location scope, visibility and cost, and subsequently must be considered in deciding on a preferred jetty location. Once investigations have been completed, funding will need to be sought for the jetty to proceed.



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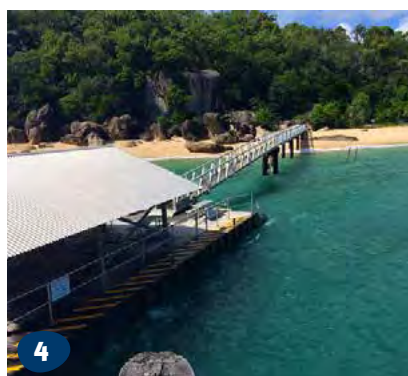
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1. South Molle Island Jetty
2. Dunk Island Jetty

3. Green Island Jetty
4. Orpheus Island Pontoon Walkway

5. Whynum Foreshore Concrete Jetty
6. Kangaroo Island

Arrival gateway

There will be new arrival plazas on the island, with the core role being to welcome visitors to the island while serving as a gathering space for visitors when waiting for transport pick-ups. These plazas will become the heart of the island community and culture.

Public open space, shade trees and comfortable places to sit will be deployed along the edges of the plazas. These civic spaces will perform an important role in the wayfinding of the island, being the first place where visitors can engage with the island, and find signage, information and maps.

Gateway plaza and visitor centre

The gateway plaza will be located adjacent the Spit and will have a large gathering lawn and 'Welcome to Country' space surrounded by native trees with great views over Putney Beach. The visitor centre will also be located here, which will distribute maps and educational information on the different activities available. Public amenities and equipment hire will also form part of the visitor centre building. A pick up / drop off point to the side of the plaza will allow the different accommodations to collect visitors and luggage, and transfer people to the different resorts.

Fisherman's beach and cultural centre

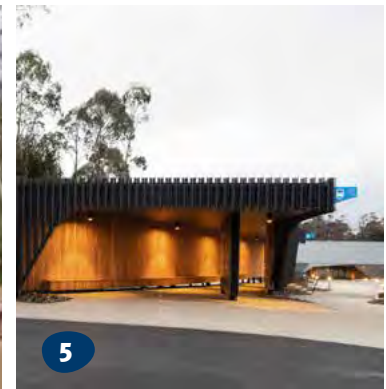
The second plaza will be located at the heart of Fisherman's Esplanade, with wonderful views to the beach and framed by the Woppaburra Cultural Centre. This plaza will become the 'village heart' of the island, a vibrant place to gather, learn about aboriginal culture and enjoy the island lifestyle. The precinct will include retail, food and beverage opportunities.

Public amenity

Arrival amenities

The arrival experience should be supported by facilities and services such as shade, seating, food and beverage options, toilets, an information desk or visitor centre, recreational spaces. Complimentary uses to be provided at the gateway plaza and visitor centre.

The connecting strip between the gateway plaza / visitor centre, and the Fisherman's beach / cultural centre, will provide new shops and accommodation tenancies to add vibrancy and activity. New shops or tenancies could also bookend the plazas as demand for other commercial offers rises. A new public amenities block will be provided behind Fisherman's Beach, and this will house toilets and showers. Shaded seating, picnic tables and barbecues will also be provided to encourage better use and activation.



1. Mossman Gorge visitor centre

2. Rottneest Island arrival plaza, including seating and signage

3. Carnarvon Gorge arrival plaza, seating and signage

4. Uluru Cultural Centre

5. Cradle Mountain shuttle waiting shelter

6. Uluru Cultural Centre art gallery and shop

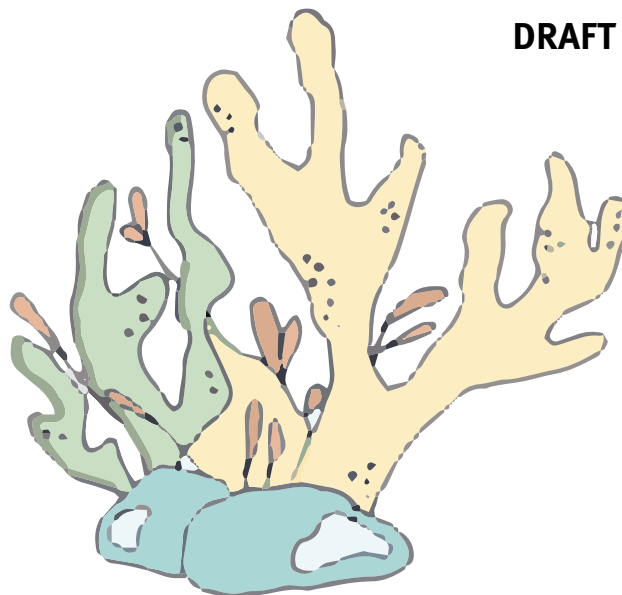
Off grid public amenities

Woppa currently only has one public toilet block, two shelters and two picnic tables. The rest of the public furniture and amenity present on the island has been erected by the residents to provide some much needed rest spots along the remote eastern walking tracks.

The concept plan proposes new, accessible toilet blocks at the main beaches on the island (refer to map for exact locations), that are linked to the walking tracks. Given the remoteness of some of these locations and the lack of easily accessible sewerage, water and power, the facilities must be off-grid, composting and incorporate a small solar panel. The design of these blocks should be sympathetic to the natural environment, utilising sustainably sourced materials that blend with the dunes and native landscape whilst being resilient to the harsh coastal climate.

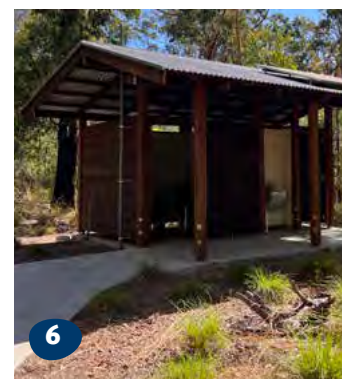
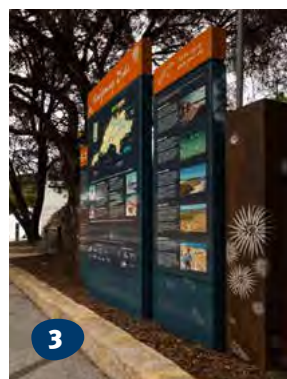
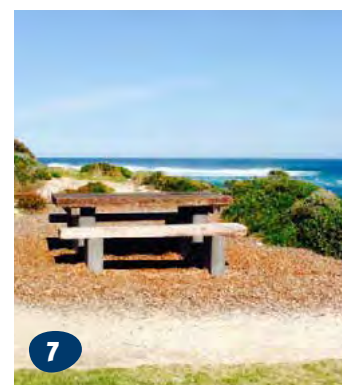
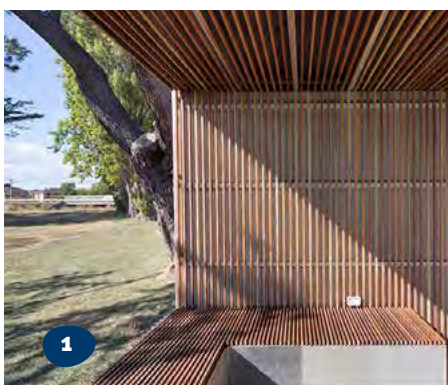
Rest points

One of the most attractive offers of Woppa are its seventeen pristine beaches. The way to access most of these is by boat drop-off or on foot via the walking tracks. The undulating topography, length of the tracks and exposure to the elements (in particular UV rays) make the journey to some of these beaches arduous and hard.



The amelioration of the walking tracks is one of the main focuses of the Master Plan and that includes the provision of a significant amount of new 'rest points'. They will be located at key intersections along the path network and along the beach boardwalks.

Some of the amenity that will be deployed at the rest points includes sturdy seating, cultural signage, wayfinding, trees or shelters for shade and off grid toilets. The exact amount of elements required at each rest point should be assessed case by case, based on the locations outlined in the plan.



1. Seating and shelter in Glenorchy
2. Rottneest Island arrival plaza, seating and signage
3. Carnarvon Gorge arrival plaza, seating and signage
4. Compost toilets in Cape Le Grand National Park
5. Rottneest Island shop and amenity
6. Compost toilets at Blackdown Tablelands National Park
7. Resilient beach front seating in Margaret River

Gateway plaza

The gateway arrival plaza will create a sense of excitement and encourage visitors to explore Great Keppel Island. Serving as a gathering place for visitors upon arrival, the plaza will offer a comfortable open space with natural shade and seating under native trees.

Place signage

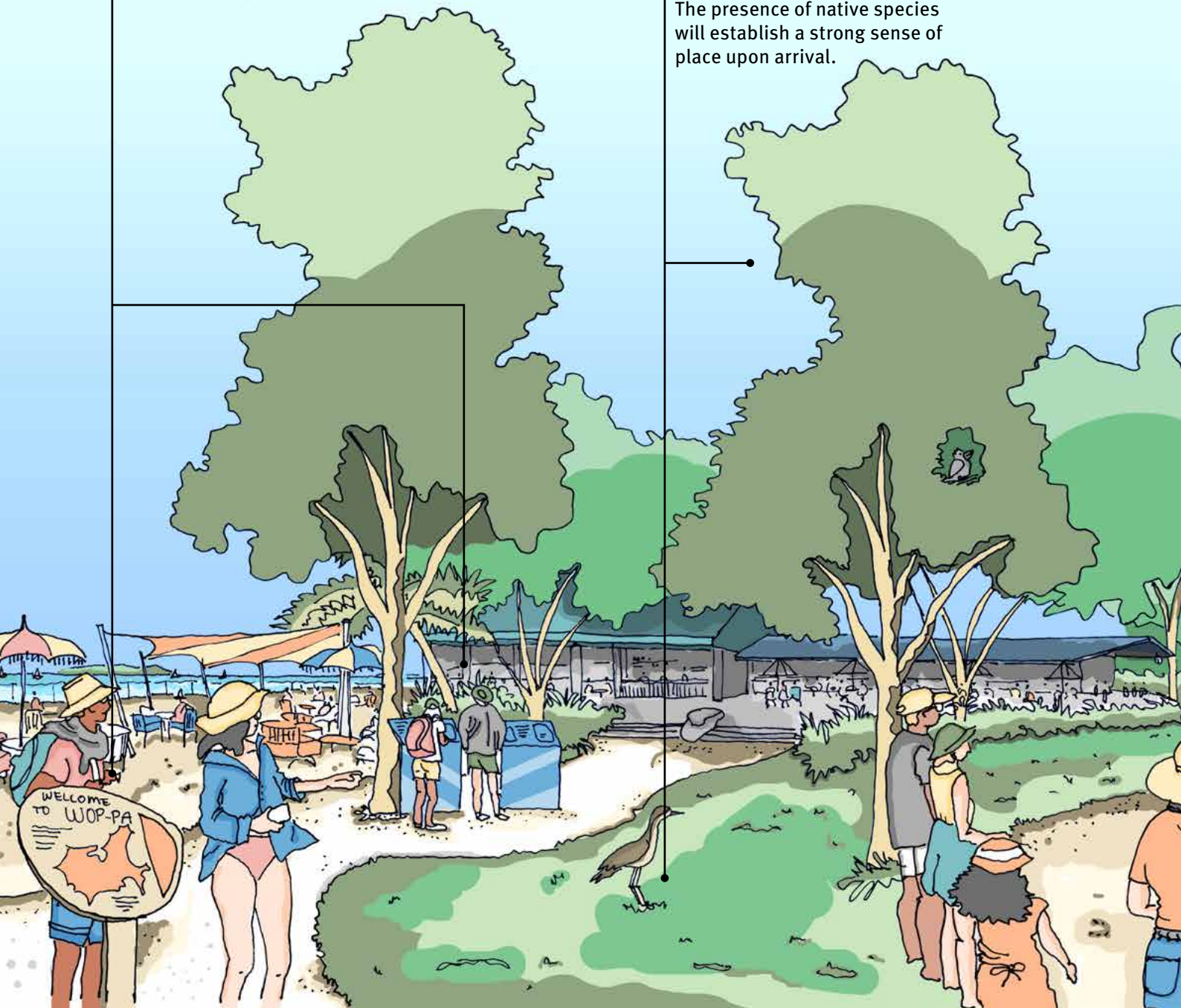
Clear and intuitive signage will create a strong sense of direction for visitors at the outset of their journey.

Native trees

Large native trees will provide shade and create a comfortable landscape for visitors at the outset of their journey.

Native vegetation

The presence of native species will establish a strong sense of place upon arrival.



Existing location



Yarning circle

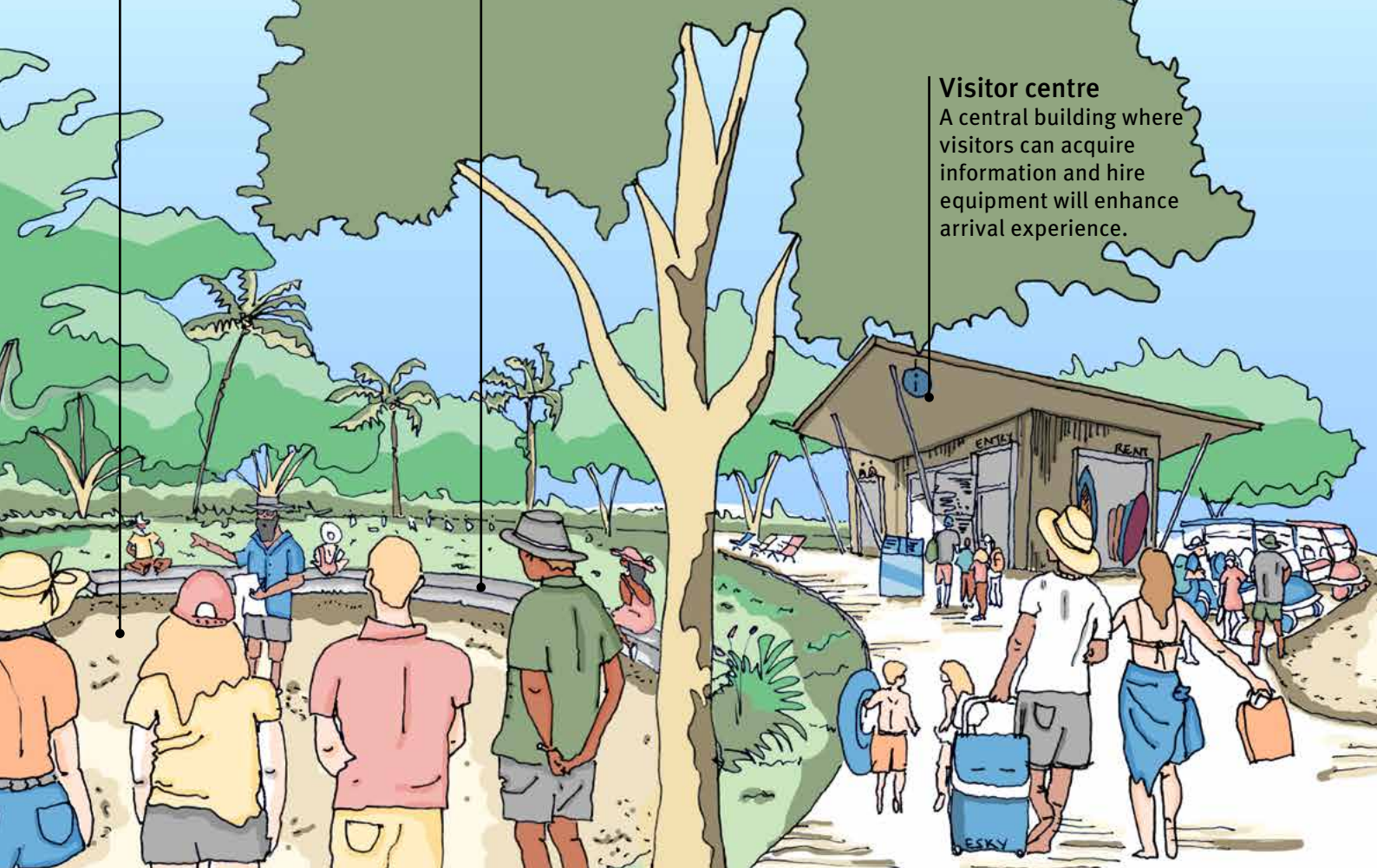
A large gathering lawn and 'Welcome to Country' space, will empower Woppaburra to educate visitors at the outset of their journey.

Terraced seating

New seating around the Yarning circle, will encourage visitors to connect with Country upon their arrival.

Visitor centre

A central building where visitors can acquire information and hire equipment will enhance arrival experience.





Accessibility, signage and wayfinding

Good accessibility to the island is important to ensure that the natural wonders of Woppa are available to people of all ages and abilities. This focuses beyond just the arrival experience, and more about the signage and wayfinding, as well as on island accessibility to ensure more people can enjoy more activities and experiences.

Wayfinding builds upon more than just signage and refers to the process of navigating through the physical environment, through the use of visual and other cues, such as pathways, signs, symbols, maps, and landmarks, to help people orient themselves. This is currently one of the key issues on Woppa and is core to the usability of the island, opportunity to adventure and explore, as well as general community safety.

Considering the accessibility, signage and wayfinding on the island together as an integrated and collective approach will significantly improve the experience for all users on the island.

A series of benchmarks and exemplar projects have been identified below to show how other successful places have considered these uses, and provide some supporting ideas for how these might be achieved at Woppa.

Key objectives:

- Provide clear, safe and efficient routes for people to navigate through and around the island
- Improve accessibility for all people of all abilities
- Enhance the overall user experience by making things easy, and reducing any confusion or disorientation
- Increase safety and security
- Enhance the branding and identity of Woppa
- Provide clear and accurate information about the location of key amenities and points of interest
- Incorporate technology such as mobile apps and digital signage to enhance the wayfinding experience
- Facilitating wayfinding for multiple languages and cultures
- Incorporate cultural storytelling, education and the Woppaburra language into the naming of key places and spaces.

There a hierarchy of paths that builds upon the existing track network, which descends from the traditional song lines of the Woppaburra people. There are four types of paths that will ensure people of all abilities and ages can discover Woppa at their own pace. Key actions to deliver these are identified in the implementation plan.

Accessibility

Main island tracks

Three main tracks will act as island spines, connecting the key precincts of Fisherman's Beach, Leeke's Homestead and Clam Bay. These paths will be fully accessible for people of all abilities, as well as transfer/service/emergency vehicles, and electric buggies.

To ensure ease of circulation and compliance, the paths will require a resilient surface treatment that is smooth and durable. A combination of paved treatments, asphalt, concrete and graded dirt will form the surface of these tracks. The width will vary

depending on the location, topography and existing vegetation but will be around four meters to allow for a safe interface between pedestrians and vehicles.

The visual appearance of these tracks will be clear and obvious, so that as one walks off the beaten track, upon finding these tracks will know that they are back on the main spine and not lost. This will also be supported by clear signage.

Secondary island tracks

These paths will connect the main tracks to some of the more remote resorts and beaches. They will be accessible to all people and electric buggies, to ensure ease of access for residents, workers, visitors and servicing. The surface could be graded dirt, or timber planks, to minimise the impact to the untouched nature of some of these zones.

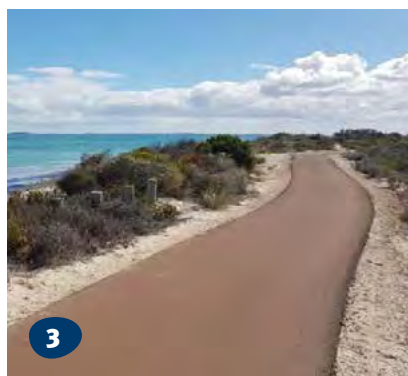
Once again, the tracks will be done so in an easily identifiable material or colour, with clear signage to support the location and ensure navigation and wayfinding is clear.



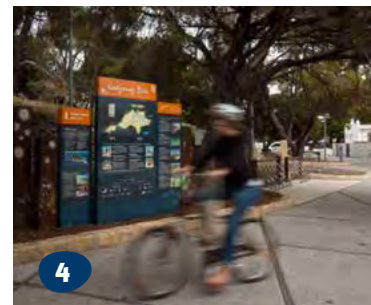
1. Sealed shared road at Cradle Mountain National Park



2. Defined, accessible crushed gravel path at Cradle Mountain National Park



3. Coloured asphalt bike track along the Turquoise Way



4. Concrete shared path at Rottnest Island



5. Unsealed graded gravel track at Hamilton Island

Boardwalks

Boardwalks will become a highlight experience at Woppa. They are both the most exciting way of exploring the headlands and beaches but also the most eco friendly as they are designed to have minimum impact in the environment.

Materiality will differ depending on the location but all boardwalks should be robust, resilient and low maintenance, whilst ensuring a sympathetic relationship with their surrounds. Timber planks, perforated grates or polymer surfaces could be considered.

Pedestrian accessibility will be limited, as some of the boardwalks traverse steep topography sections and rocky outcrops but it must be maximised where possible, particularly around the eastern beaches.

The headland board walks from Fisherman's Beach to Shelving, Monkey and Long Beaches will provide unbeatable amenity for day trippers and avid snorkellers, connecting the main beaches around the village heart.

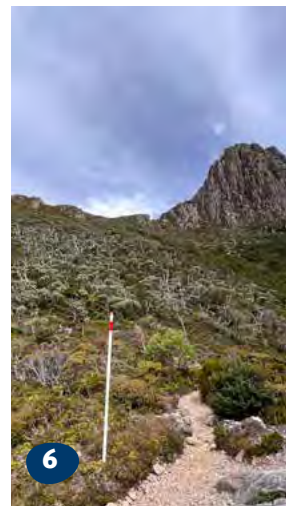
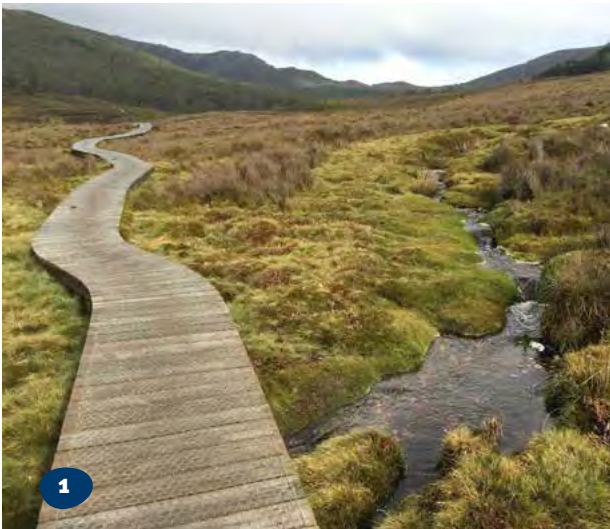
The wetlands boardwalk will be a key connector from the Homestead Precinct to Leeke's Beach.

Signage will play a key part on the different boardwalks, highlighting the natural assets, best snorkel locations, flora and fauna and Woppaburra history.

Walking tracks

The walking tracks will allow the more adventurous visitors to access remote parts of the island, lookouts, secluded beaches and the best swimming spots. These tracks will also provide a great opportunity to explore the flora and fauna of the island up close.

Steep and rocky sections will be present in multiple zones, as well as hot, exposed ridgelines. The difficulty level of these paths will be outlined in the signage around the village heart, as well as in the Woppa maps, ensuring a safe experience for walkers.



- 1. Timber boardwalks at Cradle Mountain National Park
- 2. Steel grid headland walk at Tondirrup National Park

- 3. Timber and grid stairs at Freycinet National Park
- 4. Timber sleepers and sand track at Carvarvon Gorge National park

- 5. Timber and steel headland walk at Freycinet National Park
- 6. Gravel track with basic signage at Cradle Mountain National Park

Signage and wayfinding

Wayfinding is an important part of design to ensure that people can move throughout and around a place efficiently, safely, and comfortably. Effective wayfinding can help to reduce confusion and disorientation, increase safety and security, and enhance the overall user experience. It can also help to improve accessibility for everyone and support the branding and identity of a space.

A series of benchmarks and exemplar projects have been identified below, to show how other successful places have considered these uses, and provide some supporting ideas for how these might be achieved at the island.

Wayfinding is located across the entire island, and focuses on a variety of different forms, with a consistent identity, using an appropriate and considered materials and landscaping palette. Different forms include the use of landmarks, buildings, signage, lighting, landscaping visual

cues and other design elements that help people to orient themselves and feel that they have arrived somewhere unique and special.

Destination markers are located at key locations and attractions, with a consistent style and approach and to be made of high quality resilient materials. These are more significant markers, larger in size, and with a strong public art, education or cultural overlay. They may include maps, or education stories that add a new layer to place and knowledge. They may include QR codes or even audio cues where appropriate.

Storytelling and indigenous education should be located at culturally significant sites and developed together with the Woppaburra people.

Any private development signage and wayfinding should be developed in line with an appropriate palette to match the island, and with minimal impact to the environment.



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7. Destinal signage and wayfinding Woodstock and Nulligine

8. Destinal signage and wayfinding Woodstock and Nulligine

9. Cultural storytelling Glennorchy Way, Tasmania

10. Minimal impact wayfinding Turquoise Way

11. Cultural storytelling Woodstock and Nulligine

12. Minimal environmental impact Tondirrup National Park

Monkey Beach headland

The Monkey Beach headland walk will encourage visitors to explore the reef in a safe and sustainable way. It will provide necessary amenity for adventurers, connecting the main beaches to the heart of Great Keppel Island.

Snorkel access

The boardwalk will enable safe access to Monkey Beach and encourage visitors of all abilities to experience the reef.



Existing location



Shade structure

The implementation of low-impact shade structures will create a more comfortable landscape and enhance user experience.

Headland boardwalk

The boardwalk will provide a safe and legible route for visitors to access Monkey Beach - and enables greater mobility for people.

Cultural signage

Cultural storytelling will be a part of all island experiences - empowering Woppaburra and educating visitors.

Wayfinding signage

Clear and legible signage will improve movement across the island and enhance visitor experience.

Educational signage

Providing information about the natural landscape and its history will encourage visitors to care for Country.



Leeke's wetland interpretative boardwalk

(Future funding required)

A key connector from the Homestead to Leekes Beach, the wetland's interpretive boardwalk will provide a meandering path through a unique natural landscape. It will be a place where culture and nature collides, where visitors turn to signage to learn something new.

Ranger program

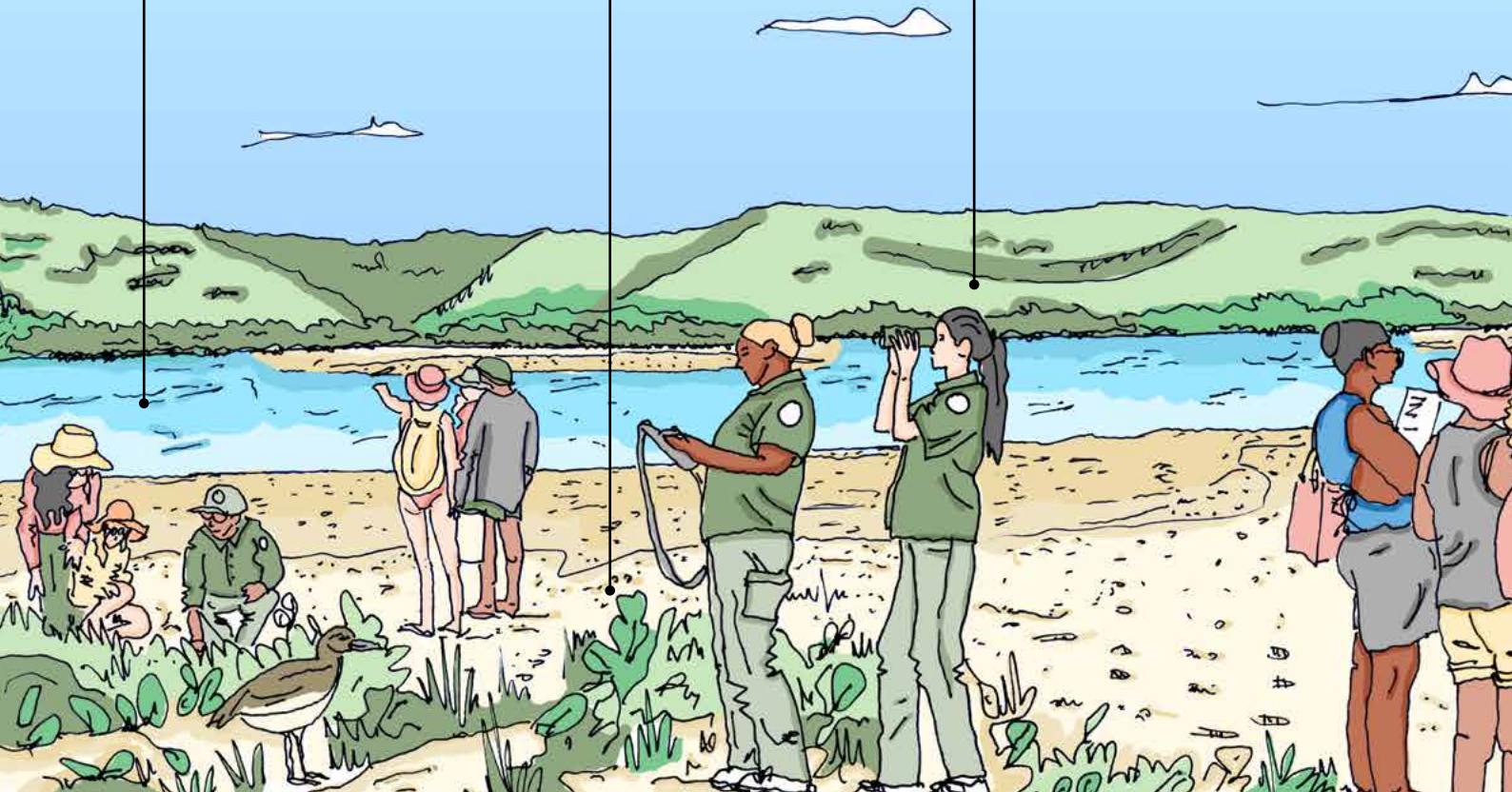
Revegetation and environmental education led by Woppaburra - encouraging visitors to care for Country.

Native vegetation

The revegetation of native species support the local ecosystem and enhance the natural landscape.

Wildlife observation

Rangers observe wildlife to check for invasive species, and maintain habitats.



Existing location



Interpretive signage

Clear and legible signage will inform visitors of cultural sites, native species and natural ecosystems.

Elevated boardwalk

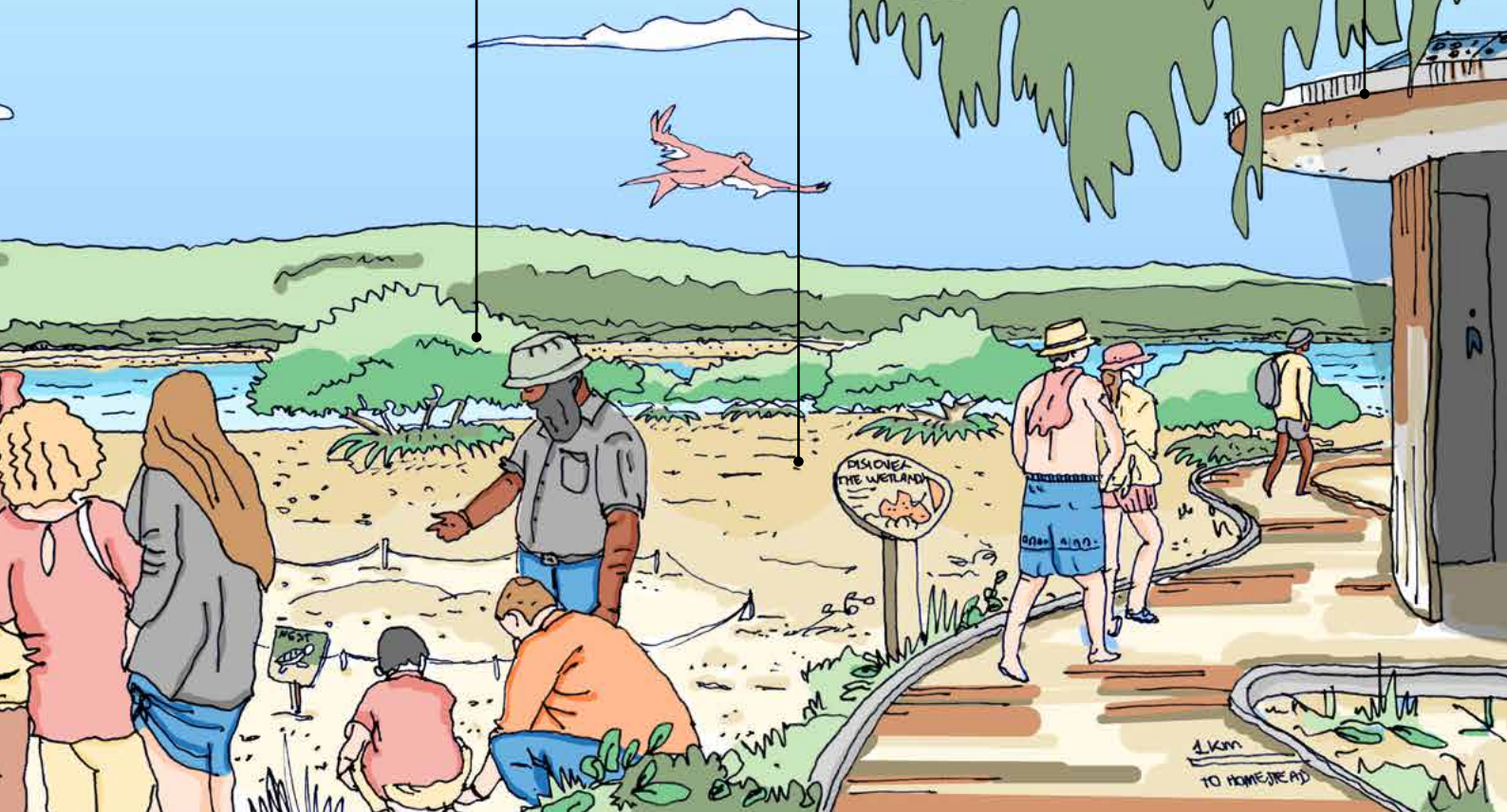
The boardwalk will be raised above the ground to protect the landscape.

Environmental walk

Guided walk led by Woppaburra - an educational experience for visitors of all abilities.

Off-grid amenity

Public amenities will be sympathetic to the natural environment, utilising sustainably sourced materials that blend with the landscape.





A sustainable island

Better integration of natural systems, sustainable technology, governance, and the circular economy is necessary to achieve a truly sustainable urban environment and community. The fusion of these factors will increase people's comfort and liveability while promoting the lifespan and sustainability of our planet and its resources.

To ensure future health and sustainable growth, the built environment should foster clear linkages to nature, regenerative systems, biodiversity, and sustainable processes. Both new and existing developments should use sustainable building techniques to adapt to local environment of Woppa. They also need to be adaptive, use less energy, generate less waste, and handle water more responsibly.

Sustainable tourism can provide long-term economic benefits to the local community. By promoting eco-tourism and encouraging visitors to support local businesses and products, the island can create a sustainable economy that benefits both residents and tourists. By adopting sustainable practices, the island can protect its natural and cultural resources while also supporting the local economy and contributing to global efforts to address climate change.

Key objectives:

- Reduce greenhouse gas emissions through various initiatives such as improving energy efficiency and the transition to renewable energy sources.
- Increase resource efficiency by capturing and managing resources such as water and energy to reduce dependence on external sources and provide better distribution of resources
- Improve waste and wastewater management.
- Encourage low impact transport options to, from and around the island.
- Enhance social responsibility by implementing waste removal regulations for those who live on and visit the island.
- Promote circular economy and the reusing / recycling of materials where possible to reduce waste and promote resource efficiency.
- Achieve sustainable eco-tourism accreditation for all resorts and tourism-based activities.

Water

Existing water on the island is through several sources, including rainwater collection and bore water from the island’s aquifer. Bore water however is not considered suitable for human consumption and may only be used for showering, washing hands and gardening. It is also not a reliable source of water as it previously ran dry when the resort was in operation. Since its closure, it has been slowly replenishing, but would become a concern once again with more development on the island.

Rainwater tanks should be installed for all developments, including existing residential and businesses, as well as all new developments on the island. A desalination plant to be erected on the island that will provide suitable drinking water to residents and resorts, and be powered by solar. Consideration of other more innovative water capturing methods should be identified and implemented where possible.

Wastewater

There is currently no central sewerage treatment plant on the island with existing facilities only located at Hideaway Bar and Resort, and the Holiday Village. It has been identified that the current system is at capacity and frequently overflowed and needed immediate action. The Master Plan recommends the construction of a new sewerage treatment plant that will cater for existing levels required as well as providing additional capacity for future growth on the island.

Several locations have been identified for off grid amenities such as dry composting toilets, at key locations around the island. Facilities are currently only available at Fisherman’s Beach, and additional facilities and amenities will provide more opportunities for more people to visit other parts of the island.



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1. Bore pump system
2. Water tanks for rainwater or desalinated water
3. Waste water treatment plant powered by adjacent solar farm

4. Lady Elliot resort solar powered hydropanels that produce water
5. Rottnest island sources drinking water from desalination plant in Longreach bay

6. Off-grid composting toilets
7. Lady Elliot Island

Energy

Efficient managing, capturing and storing of energy is key to increasing future resilience and transitioning to sustainable energy sources. Solar PV opportunities are advancing quite rapidly due to several factors. The cost of installation is decreasing, making it more affordable and accessible to users. Major advances in technology have made solar more reliable and most cost effective as an energy source, along with advances in energy storage technology such as batteries. Roof top solar PV and storage batteries for households and business should become mandatory practice for those on the island. Where necessary, renewable or biodiesel should be used for generators, and an island wide solar farm should be considered. Existing tourism on the island should aim to achieve sustainable eco-tourism destination accreditation and any new resort or accommodation typologies will need to be the same.

Waste

Green waste and cardboard on the island are currently burnt in large piles several times of year, while general waste and recycling are collected at a centralised dump area, which is poorly managed and maintained. Consideration of a new waste transfer

station and recycling compactor bins should be integrated on the island, and then relocated off island once full. Currently, waste is transported off-island by an on-island contractor generally each week for general rubbish and fortnight for recycling.

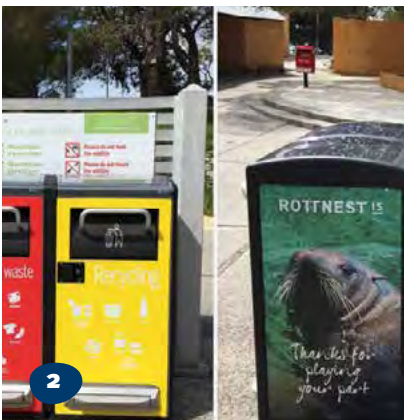
Public bins are few and far between and should be more prominent to avoid littering into the environment. The use of biodegradable supplied such as paper straws and packaging should be implemented where possible. General food waste should be managed through an island wide compost scheme to provide alternative disposal to landfill for food and green waste. A self-contained biodigester for green waste and cardboard would reduce the need to burn these materials while improving the amenity of the island. Other technology, such as a glass crusher would reduce the number of recycling shipments required while being able to reuse the crushed glass on the island. Similarly, integration of a community based reverse vending machine or central 10c collection facility where recyclable containers can be re-used for on island projects. Both of these solutions promote principles of the circular economy and reduce waste on the island.



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- 1. Lady Elliot resort is powered 100% by solar energy from their mini solar city of 801 solar panels and 234 batteries
- 2. Rottnest Island waste transfer station and recycling compactor bins

- 3. Pasteurised compost use for gardens and nurseries
- 4. Rottnest island uses surplus energy to produce clear water

- 5. Rottnest Island wind turbine
- 6. Lady Elliot resort has a commercial on site composter that composts food waste, cardboard and organic matter

Transport

Transportation on the island is currently fairly minimal, and consists of utility vehicles, petrol golf buggies and quad bikes. Whilst the intent for the island is not to bring significant vehicles, some are necessary for transporting supplies from ferries or barges, as well as picking up passengers who may need support. Resort transportation and any private transportation on island such as buggies should be electric where possible, with EV charging stations located on the island. In addition to EV vehicles, opportunities for cycling and hiring a bicycle should be encouraged on the island. With improved accessibility and pathways, there may be opportunities for cycling between some of the key locations on the island.

Climate change resilience

The Central Queensland region’s temperature is expected to rise considerably over the next 50 years and society must act now to reduce greenhouse gas emissions. Communities on the Great Barrier Reef Islands are particularly at danger from the effects of climate change. The Great Barrier Reef’s health has been declining at an unprecedented rate since 2005 because of the escalating effects of recent coral bleaching events and several powerful tropical storms, and major concerns for climate change is mostly linked to the livelihood and impact on marine resources.

By adopting sustainable practices, the island can reduce its carbon footprint and contribute to global efforts to mitigate climate change. This includes reducing energy consumption, promoting sustainable transportation, and supporting renewable energy sources. A whole-of island resilience plan should be developed to encompass all aspects of resilience on the island, including bushfire management, cyclone recovery, disaster management and recovery, beach erosion, pest management, revegetation and recovery, protection of marine and wildlife.



1. Solar batteries
2. Rottnest Island encourages bicycle transport

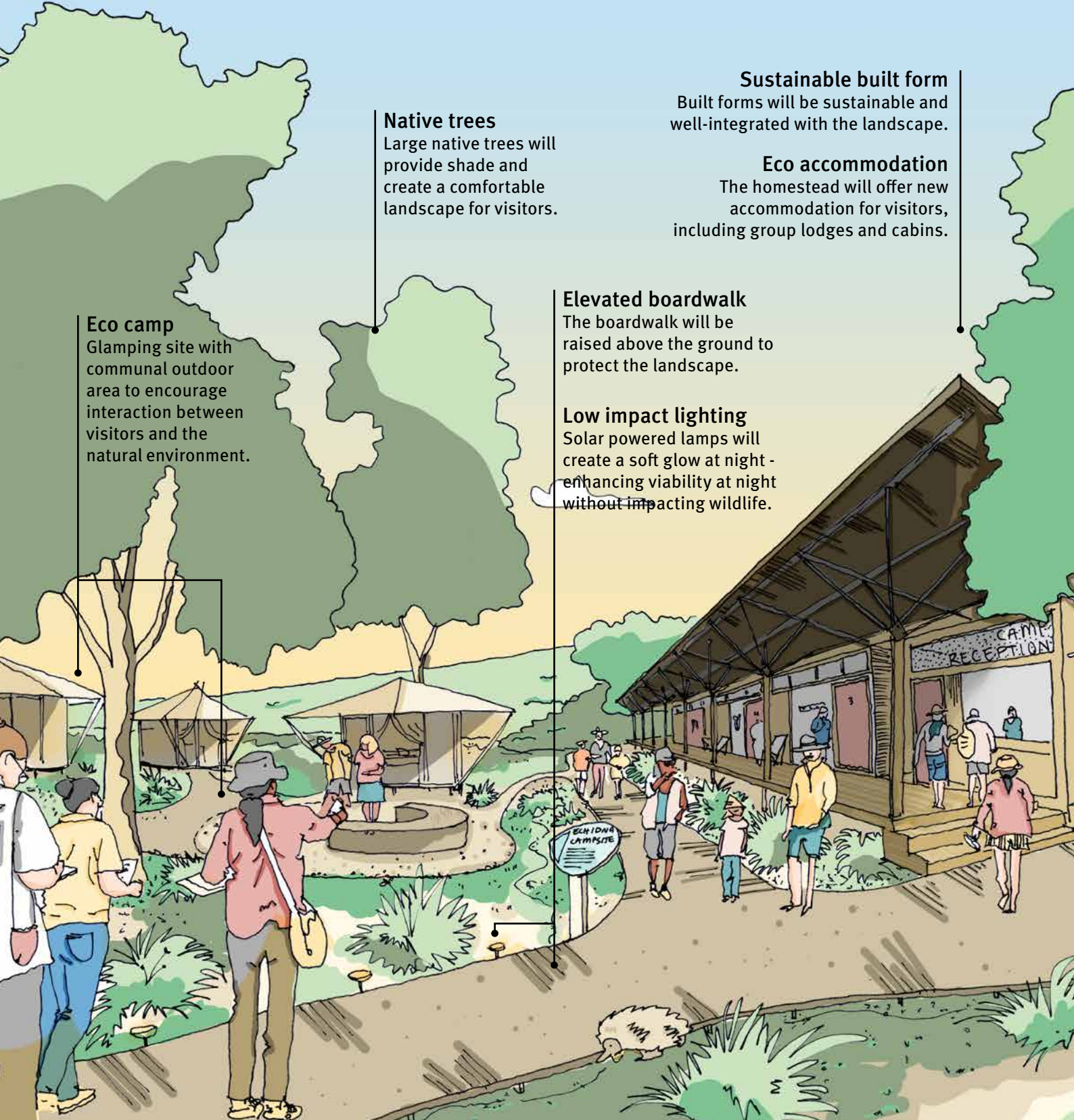
3. Lady Elliot revegetation program
4. Hamilton Island electric transfer buggies

5. Eco-certified tourism
6. Sandbags at Woppa

Leeke's Homestead precinct

(Potential development opportunity)

Surrounded by a unique natural landscape, Leeke's eco precinct will enable a variety of experiences for its visitors. It will offer low impact accommodation, communal facilities and cultural and environmental activities.



Native trees

Large native trees will provide shade and create a comfortable landscape for visitors.

Sustainable built form
Built forms will be sustainable and well-integrated with the landscape.

Eco accommodation
The homestead will offer new accommodation for visitors, including group lodges and cabins.

Eco camp

Glamping site with communal outdoor area to encourage interaction between visitors and the natural environment.

Elevated boardwalk

The boardwalk will be raised above the ground to protect the landscape.

Low impact lighting

Solar powered lamps will create a soft glow at night - enhancing viability at night without impacting wildlife.

Existing location



Native vegetation

A local palette of native, coastal and drought tolerant plants.

Precinct signage

Clear and legible signage will provide information about cultural sites and experiences.

Rainwater tank

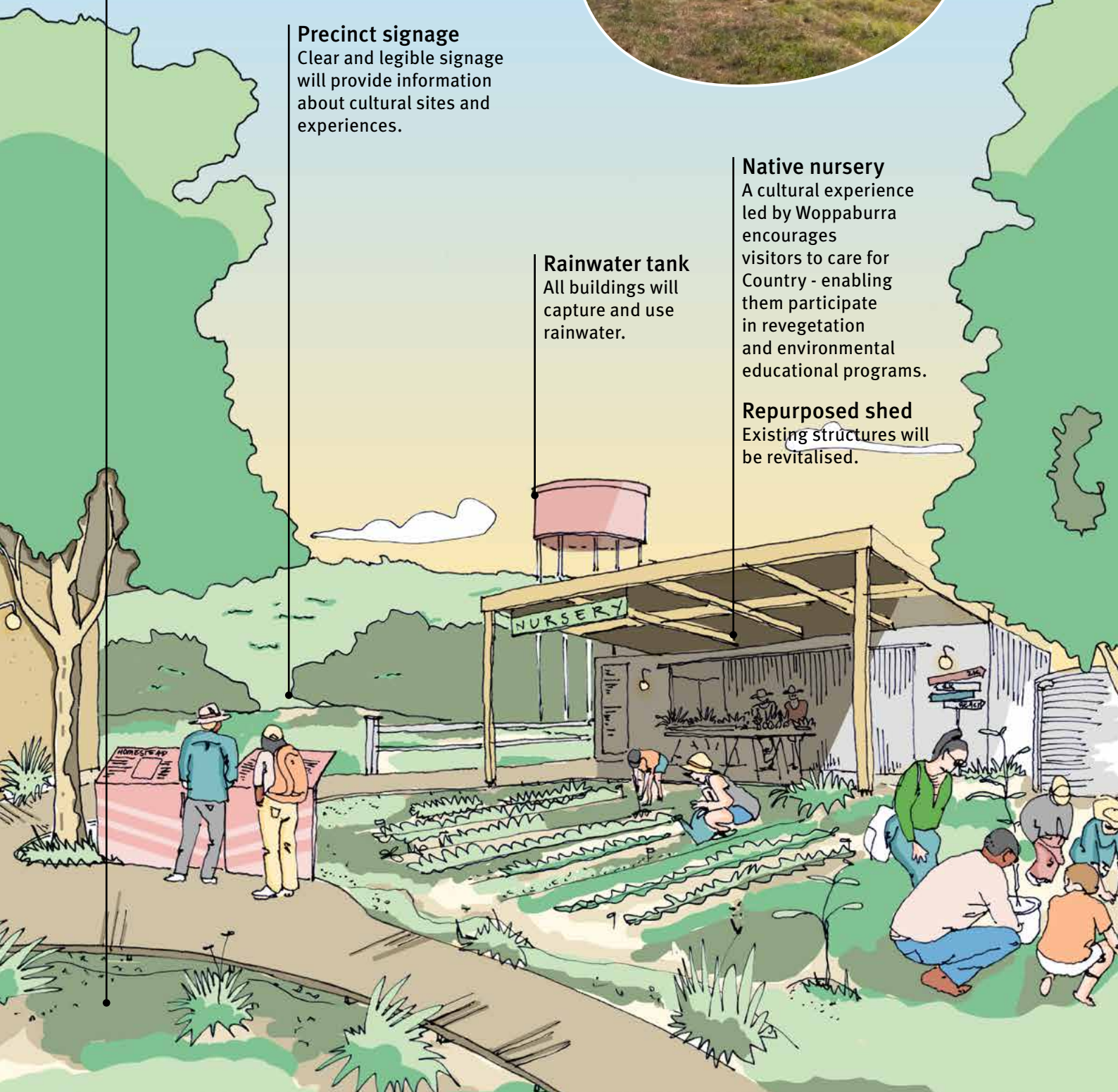
All buildings will capture and use rainwater.

Native nursery

A cultural experience led by Woppaburra encourages visitors to care for Country - enabling them participate in revegetation and environmental educational programs.

Repurposed shed

Existing structures will be revitalised.



DRAFT ONLY





Built form guidelines and conservation management

Potential development and built form guidance

Since the closure of the Great Keppel Island resort, only a handful of accommodation options remain on offer. Only two of these are of any relevant size with the rest being private houses for rent. The island is currently under supplied to host the growing numbers of visitors, with very little variety on offer, narrowing the audience who is attracted to visit the island. In addition to this, there is a lack of public buildings that provide visitor amenity, tourist or cultural information or even basic toilets.

The typology of tourists and their leisure appetites have also dramatically changed since the closure of the main island resort. Most visitors are now after a low-key family friendly and relaxed beach holiday experience, away from the business of the city and with a high nature touch. Many tourists now also require a level of ecological commitment when visiting places immersed in nature, up-to-date site and cultural information, as well as certain levels of comfort. The lack of diversity in the

accommodation and building types limits the opportunity to attract a more diverse audience to the island.

The Master Plan identifies a number of key sites that have the opportunity to unlock a new variety of offer for the island, and provide amenity for a much wider range of people. The plan also proposes accommodation sites further into the island to provide a different and more remote tourism experience. Given the size and scarp topography of the island, access to many of these sites by foot has been limited in the past to those with a high degree of physical ability, and have caused multiple emergency rescues for those less able who have attempted it.

These sites have been arranged according to the different precincts that are emerging within the island. A key plan highlighting each of the precincts and development sites can be found below. While the sites have an indicative footprint on the map, they have been kept small purposely, to promote multiple ownerships and diversity of offer, and avoid the risk of large individual leases.



Island Precincts

- **Gateway Precinct**
 - Woppa village centre
 - Visitor centre and amenities
- **Fisherman's Beach Precinct**
 - Fisherman's Beach resort(s)
 - Woppa tourist park (s)
 - Cultural Centre
- **Forest eco retreat**
- **Leeke's homestead eco precinct**
- **Clam bay eco resort**

Woppa - built form guidelines

Given the environmental sensitivity of Woppa, the built form of new development should be carefully considered to achieve the highest sustainability standards and preserve the natural beauty of the island. In addition to the Livingston Shire Council's Planning Scheme, a series of built form design guidelines have been provided within the Master Plan. The intent behind these is to elevate the architectural merit of the buildings on the island, ensure scale and landscape integration is carefully considered, and sustainable principles are meaningfully integrated into the construction of the buildings.

The guidelines have been organised around the following three categories:

1 Respond to context

Built form should be both functional and aesthetically pleasing, while being sensitive to the surrounding environment and the needs of the people who will use it.

- Scale and setbacks
- Orientation
- Landscape



Mt Mulligan Lodge

Nestled at the base of the sandstone mountain tabletop, surrounded by native eucalyptus woodland. The collection of architecturally designed buildings spread along the base of the forest, respecting the scale of the landscape, maximising views into the open weir and capturing the prevailing breezes.

2 Building design

Built form should take careful consideration of building articulation, material selection, public art and lighting to contribute to the character of the island.

- Height
- Materiality
- Articulation



Surveyors Cabin Tasman National Park

The remote cabins have been carefully configured to minimally impact the untouched landscape around them. Lifted from the ground and crafted in sustainably sourced resilient timbers and pre-assembled frames, the structures protect from prevailing winds, capture sunlight and frame incredible vistas.

3 Sustainable buildings

Built form should consider the sensitivity of the island's environment, maximising opportunities to incorporate passive and sustainable practices.

- Ventilation and airflow
- Daylight access and solar protection
- Energy
- Rainwater capture
- Building system



OReillys Campground

The communal kitchen and amenities have been designed to enable passive solar access for heating during the colder months, is fully cross ventilated, and accessible to all. Lifted from the ground and easily demountable, with recycled timber components, the building also captures rainwater and treats sewerage on site.

Gateway precinct

Potential developments benchmarks

The following images are a selection of relevant built form typologies that depict what the offer proposed for Woppa could look like in the different zones. The examples have been chosen for their scale, architectural quality and/ or remote location.

Woppa village centre



1. Habitat Byron Bay



2. Youth Hostel and bike rental in Brunswick Heads

The gateway precinct encompasses the area south of The Spit, adjacent to the accommodations, and along the northern section of the Esplanade. It will be the first point of contact for most visitors upon arrival to the island, with plenty of open space, public amenity and a Visitor Centre in addition to the accommodation and retail offers. This precinct falls under Livingstone Shire Council's (LSC) Village Centre and Tourist Park zoning. The following developments will form part of the gateway precinct:

Woppa village centre

At the village centre, development sites front Fisherman's Beach Esplanade and are located in the heart of the island's activity. This is the only area on the island that has some commercial activity fronting the public beach promenade.

The building code allows for two storey buildings that could provide a diverse mix of boutique apartment accommodation, small hotels, motels and/or a youth hostel. The facilities may also provide a ground floor commercial offer that compliments the offer already on the island such as small food shops, a

Visitor Centre



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3. Mary Caincross Visitor Centre

4. Tahune Visitor Centre

bakery, food and beverage outlets or restaurants. This offer will attract a mix of visitors that are after a convenient, comfortable holiday experience, close to restaurants and entertainment.

Visitor centre and amenities

As a bookend to the arrival plaza, the visitor centre will become the central hub for tourism in the island. The new building should embody the relaxed character of Woppa whilst showcasing the vision for a sustainable, welcoming and nature centric place.

All visitors to the island will be encouraged to come into the centre, collecting maps and information

around the activities, wildlife, accommodation, cultural events, and other key things to do. The centre will also provide public amenities open to all, including beach showers and toilets. A small shop or equipment rental tenancy could also form part of the Visitor Centre.

The governance of the centre could be led by the Woppaburra rangers or as a joint venture between council and woppaburra, or a private development opportunity.

Gateway precinct - built form guidelines

In addition to the development principles set out in the LSC Planning Scheme, the built form in this precinct should:

1 Respond to context

- **SCALE AND SETBACKS:** Blend the height and scale of accommodation buildings with the established tree canopy behind Fisherman's beach. Individual buildings should not stand out from each other but rather work to create a cohesive street interface along the Esplanade. With the exception of the Visitor Centre, which should embody the unique character of Woppa.
- **ORIENTATION:** Orientate buildings and openings to frame views and vistas to the beaches. When designing ground floor openings to shared accommodation areas, consider privacy screening, breeze blocks or landscaping.
- **LANDSCAPE:** Develop a local palette of native, coastal, drought tolerant plants. Planting along the frontage of the Esplanade should blend with the established species and be easy to maintain. Planting at the Visitor Centre can be a feature selection of the regions species.

2 Building design

- **HEIGHT AND MASSING:** Articulate vertical massing of new buildings to create human-scaled, pedestrian friendly environments.
- **MATERIALITY:** Use resilient and robust materials in combination with natural timbers that address bushfire risks and salt spray, while blending with the natural landscape. Consider local stone or masonry low walls combined with generous light weight timber or tine eaves. Ceiling and wall insulation should be incorporated into every new building.
- **ARTICULATION:** Building mass and facade should be articulated to promote solar access and heat protection, frame vistas and ensure privacy, and create opportunities for balconies or alfresco zones.

3 Sustainable buildings

- **VENTILATION AND AIRFLOW:** Ensure cross ventilation of buildings occurs and is not limited to communal buildings, to reduce the need for air-conditioning. Ceiling fans should be incorporated into all spaces and rooms where appropriate.
- **DAYLIGHT ACCESS AND SOLAR PROTECTION:** Maximise winter direct solar access to buildings whilst protecting against the strong summer rays. Operable screens, shutters and curtains should be incorporated into all buildings and rooms.
- **ENERGY:** Incorporate solar panels and batteries into all new buildings, relying on renewable sources to power all of their activities. Petrol generators should be used for emergency only.
- **RAINWATER CAPTURE:** Capture rainwater in rainwater tanks for all new buildings. Roof designs should incorporate gutter systems that capture rainwater.
- **BUILDING SYSTEM:** Consider the difficulties in situ construction for new buildings, and incorporate prefabricated systems, pre-assembled components and flat packs where possible to erect most of the built form.

Mary Cairncross Visitor Centre, Queensland

The centre is set over two storeys, with upper terraces that frame views to the Glass House mountains and the rainforest. The building base is solid and robust, crafted from local stone, with generous timber-framed glazed openings that provide visual permeability and can fully open to the surrounding landscape. Landscape trellises are incorporated into the design to invite the surrounding forest in.



Fisherman's Beach precinct

Potential developments benchmarks

The following images are a selection of relevant built form typologies that depict what the offer proposed for Woppa could look like in the different zones. The examples have been chosen for their scale, architectural quality and/ or remote location.

Fisherman's Beach resorts



1. 2 storey architectural accommodation at Habitat Byron Bay

2. Communal outdoor dining and lawn spaces at Habitat Byron Bay

Cultural Centre



3. 2 storey beach resort at Margaret River

4. Cultural Centre at Uluru

Fisherman's Beach precinct encompasses the area where the old resort was located as well as some new proposed sites a few hundred meters behind Fisherman's beach. This will be the main accommodation hub within Woppa, with a mixture of resort typologies to cater for the diverse and growing visitors to the island. This precinct falls under LSC's Resort Complex and Accommodation sub precincts. The following developments will form part of this precinct:

Fisherman's Beach resorts

Located on the footprint of the old resort, along the southern end of Fisherman's Beach, these developments will be established over land that has already been cleared or disturbed in the past. This can be used as an opportunity to increase accommodation numbers significantly without impacting established vegetation. Two storey resort buildings, beach front hotels, hillside villas, apartments and/or cabins could be appropriate on these sites.



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5. Glamping semi permanent tents at Rottneest Island

6. Eco lodge at Mt Mulligan

8. Eco resort at Lady Elliot

7. River villas and lodges in The Kimberleys

Woppa tourist parks

Located 300m away from the beach front, the sites identified for tourist parks will benefit from the close beach location whilst enjoying a quieter, bush environment. A mix of budget friendly glamping, cabin and camping sites as well as eco lodges could offer a variety of accommodation that will attract families, groups and those keen to be immersed in nature, but close to amenity.

Cultural Centre

Located within the Woppaburra land along the Esplanade, the centre will celebrate the culture of the first inhabitants of Woppa. The building will be located in the epicentre of activity within the island. An art gallery and shop, research centre and history museum could be some of the activities proposed in the centre.

Fisherman's Beach precinct - built form guidelines

In addition to the development principles set out in the LSC Planning Scheme, the built form in this precinct should:

1 Respond to context

- **SCALE AND SETBACKS:** Blend height and scale of new buildings with the established tree canopy behind Fisherman's beach and over the hill. Individual buildings should not stand out from each other but rather work to create a cohesive street interface along the Esplanade. With the exception of the Cultural Centre which should be a prominent beacon and attractor.
- **ORIENTATION:** Orientate buildings and openings to frame views and vistas to the beaches or the established forest behind it. Detached cabins or huts should be alternated and offset from each other, ensuring privacy to windows and openings.
- **LANDSCAPE:** Develop a local palette of native, coastal, drought tolerant plants. Planting verges along the frontage of the Esplanade should be maintained and blend with the established species. Detached cabins or huts should be placed around existing or new landscape to assist with privacy.

2 Building design

- **HEIGHT AND MASSING:** Articulate vertical massing of new buildings to create human-scaled, pedestrian friendly environments. Buildings should have a maximum of 2 storeys where located in the footprint of the old resort. Sites located further into the plan should be a maximum of 1 storey.
- **MATERIALITY:** Use resilient and robust materials in combination with natural timbers that address bushfire risks and salt spray whilst blending with the island's landscape. Fire retardant canvas and/or strong polycarbonate can be used for shelter in communal buildings or around outdoor gathering spaces.
- **ARTICULATION:** Building mass and facade should be articulated to promote solar access and heat protection, frame vistas and ensure privacy, and create opportunities for balconies or alfresco zones.

3 Sustainable buildings

- **VENTILATION AND AIRFLOW:** Ensure cross ventilation of buildings occurs and is not limited to communal buildings, to reduce the need for air conditioning. Ceiling fans should be incorporated into all spaces and rooms where appropriate.
- **DAYLIGHT ACCESS AND SOLAR PROTECTION:** Maximise winter direct solar access to buildings whilst protecting against the strong summer rays. Operable screens, shutters and curtains should be incorporated into all buildings and rooms.
- **ENERGY:** Incorporate solar panels and batteries into all new buildings, relying on renewable sources to power for all of their activities. Petrol generators should be used for emergency only.
- **RAINWATER CAPTURE:** Capture rainwater in rainwater tanks for all new developments. Roof designs should incorporate gutter systems that capture rainwater.
- **BUILDING SYSTEM:** Consider the difficulties in situ construction for new buildings, and incorporate prefabricated systems, pre-assembled components and flat packs where possible to erect most of the built form.

Habitat Byron Bay, New South Wales

Conceived as a new prototype for the area that combines basic but good quality apartments with small commercial offering or workplaces. The two level buildings feature permeable, operable and active ground floors with large overhanging eaves for sun protection. The upper level frames views and provides privacy to the apartments, with north facing balconies. Simple and robust steel frames and corrugated panels are combined with warm local timbers.



Leeke's Homestead precinct

Potential developments benchmarks

The following images are a selection of relevant built form typologies that depict what the offer proposed for Woppa could look like in the different zones. The examples have been chosen for their scale, architectural quality and/ or remote location.

Leeke's Homestead precinct



1. Overnight hut accommodation along the Three Capes track in Tasmania

2. Communal lounges and kitchen at the eco huts along the Three Capes track in Tasmania

The large portion of cleared land next to the heritage listed Leeke's Homestead presents a great opportunity to create an accommodation hub that is centrally located within Woppa. The protected tidal wetlands and Leeke's beach are only a short walk from the clearing, and the rest of the beaches range from 1h to half a day trek.

Leeke's Homestead precinct could be the perfect location for those visitors that are looking for an authentic Woppa experience, surrounded by nature, away from the central hub of activity, and in close proximity to the hiking trails. This location

also unlocks the potential for visitors who are keen explorers and bush walkers to access remote beaches and snorkelling spots that are mostly accessed by boat today.

The eco precinct surrounded by forest could supply a number of different low impact accommodation types such as group lodges, cabins, glamping and camping. Communal kitchen facilities, resting pavilions and a rotating food service such as a pizza van would compliment the accommodation offer.



3. Communal kitchen and lounge at Lamington National Park campsite

4. Eco forest cabins at Lamington National Park campsite

5. Bush semi permanent camping at Flinders Ranges

The large scale nature of the cleared site makes it suitable as a community or educational destination. School groups, large family gatherings or nature tours could set their base camp at the homestead precinct during their stay in the island. As part of the sustainability practices proposed in the Master Plan, a native nursery could be located here, with re vegetation community days hosted at the Homestead.

The nearby wetlands present a unique educational and cultural experience to couple with the

accommodation offer. New boardwalks are proposed along the mangroves, with interpretative signage showcasing the flora and fauna around the fish habitat. Cultural tours with the Woppaburra rangers could also depart from the homestead precinct, to explore the forests nearby and learn about traditional practices, night time star gazing or sensory walks.

The heritage building present on the site could become the main site office for the precinct, or a small museum and tenancy for walkers to stop and rest.

Leeke's Homestead precinct - built form guidelines

In addition to the development principles set out in the LSC Planning Scheme, the built form in this precinct should:

1 Respond to context

- **SCALE AND SETBACKS:** Blend the height and scale of accommodation buildings with the established tree canopy that surrounds the clearing. Communal accommodation buildings that combine multiple rooms of different sizes are encouraged to reduce the footprint of the development.
- **ORIENTATION:** Orientate buildings and openings to frame views and vistas to the mountains surrounding the clearing. The buildings should be framed to capture breezes and offset from each other to ensure privacy to the openings.
- **LANDSCAPE:** Develop a local palette of native, coastal, drought tolerant plants. New trees, shrubs and groundcover need to be incorporated between the built form to provide shade and reduce the exposure of the clearing to the elements.

2 Building design

- **HEIGHT:** Buildings should have a maximum of 1 storey above ground level
- **MATERIALITY:** Use resilient and robust materials in combination with natural timbers that address bushfire risks whilst blending with the island's landscape. Demountable building systems with minimal concrete are encouraged. Timbers, colourbond sheeting and prefab panels in muted tones, assembled in a modular system that blends with the landscape are encouraged. White, reflective surfaces should be avoided. Ceiling and wall insulation should be incorporated into every new building.
- **ARTICULATION:** Building mass and facade should be articulated to promote solar access and heat protection, frame vistas and ensure privacy, and create opportunities for balconies or alfresco zones. Overhanging eaves and outdoor protected areas are encouraged. Detached cabins or glamping tents should be arranged in groups around communal spaces.

3 Sustainable buildings

- **VENTILATION AND AIRFLOW:** Ensure cross ventilation of buildings occurs and is not limited to communal buildings. Ceiling fans should be incorporated into all spaces and rooms where appropriate. Air-conditioning should be provided only if powered by solar or other renewable energies.
- **DAYLIGHT ACCESS AND SOLAR PROTECTION:** Maximise winter direct solar access to buildings whilst protecting against the strong summer rays. Large eaves, shutters and recessed windows should be incorporated into the communal buildings.
- **ENERGY:** Incorporate solar panels and batteries, or a small solar farm could be deployed in the clearing to power the precinct. Petrol generators should be used for emergency only.
- **RAINWATER CAPTURE:** Capture rainwater in rainwater tanks for all new buildings. Roof designs must incorporate gutter systems that capture rainwater. A solar desalination plant in Leeke's Beach could provide fresh water to the precinct.
- **BUILDING SYSTEM:** Buildings should be conceived as prefabricated systems, using pre-assembled components and flat packs.

Three Capes Track Huts

These simple but elegant shelters utilise repeated and pre-assembled components that were flown in by helicopter and assembled in their remote location. The sustainable and refined structures sit lightly on stilts over the landscape, minimising the points of impact. Large eaves over walkways, overhangs and covered outdoor rooms provide comfort for visitors that want to be in nature but protected from the elements. Local timbers ensure a warm and welcoming experience.



Forest retreat and Clam Bay eco resort

Potential developments benchmarks

The following images are a selection of relevant built form typologies that depict what the offer proposed for Woppa could look like in the different zones. The examples have been chosen for their scale, architectural quality and/ or remote location.

Clam Bay eco resort



1. Eco beach wilderness retreat resort in Broome

Forest retreat

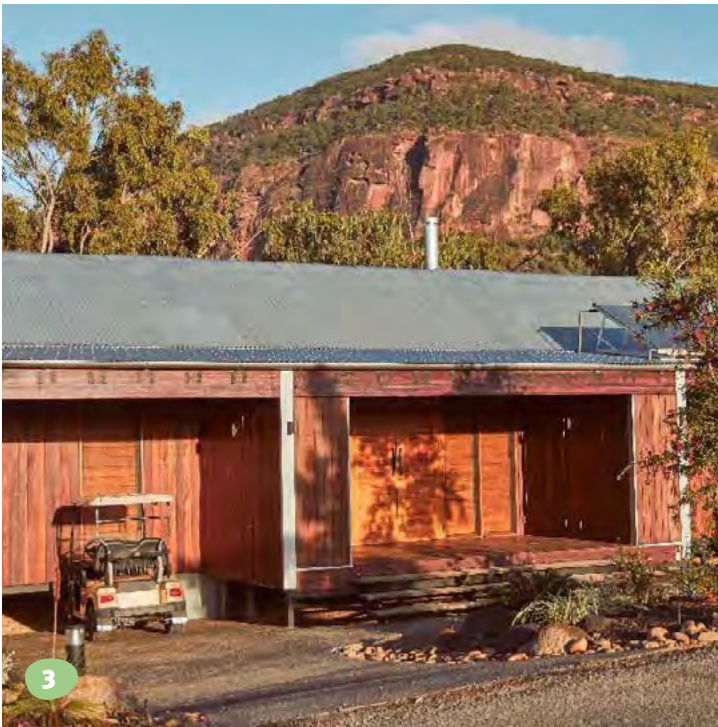


2. Overnight boutique accommodation along the Three Capes track in Tasmania

These two sites will compliment the accommodation typology along the western side of the island and provide diversity of offer to attract different audiences. Both small format and remote, they will provide a secluded, getaway experience away from the main hub of activity. With incredible views to pristine beaches and untouched landscape, both sites will require the highest level of architectural sensitivity, sustainable building practices, and be self sufficient.

Forest retreat

The remote location of the forest retreat site, on the hills overlooking Long Beach, make it a perfect destination for those visitors looking for a unique, boutique experience, away from the bustle of the village heart, and immersed in nature. A small eco lodge serviced by electric buggies to and from Fisherman's beach would fill in an important gap in the accommodation offer at Woppa.



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3. Boutique lodge eco accommodation at Mt Mulligan

4. Eco cabins in Bruny Island

5. Tree top huts at Lamington National Park

Clam Bay eco resort

While the Master Plan prioritises development on the western side of the island, with the aim to preserve the untouched nature of Woppa, one last site has been identified as a potential special offer on Clam Bay.

Raised over the beach on the high ground, away from the dunes, a small scaled eco development would provide a secluded and private accommodation type that elevates the offer on the island.

Visitors will find a quiet retreat, where being surrounded by untouched nature is the main driver of the experience. This accommodation could also become the best base for those willing to stay longer on the island and explore the wonders of the Barrier Reef, from the comforts of a boutique and hidden resort.

Forest Retreat and Clam Bay precinct - Built form guide

In addition to the development principles set out in the LSC Planning Scheme, the built form in this precinct should:

1 Respond to context

- **SCALE AND SETBACKS:** Accommodation buildings should not disturb established tree canopy or sand dunes and should be located in naturally cleared areas. Small scaled buildings that scatter through the landscape and avoid proximity with established large trees are preferred.
- **ORIENTATION:** Orientate buildings and openings to frame views and vistas to the bays and beyond. The buildings should be positioned to capture breezes and offset from each other to ensure privacy to the openings.
- **LANDSCAPE:** Develop a local palette of native, coastal, drought tolerant plants. The existing landscape within the sites should be restored and enhanced, keeping the locations as close to the original condition as possible.

2 Building design

- **HEIGHT:** Buildings should be single level
- **MATERIALITY:** Use resilient and robust materials in combination with natural timbers that address bushfire risks whilst blending with the island's landscape. Demountable building systems with minimal concrete are encouraged. Timbers, colourbond sheeting and prefab panels in muted tones, assembled in a modular system that blends with the landscape are encouraged. Soft, timber finishes to the underside of roofs or interiors could elevate the built form experience. White, reflective surfaces should be avoided. Ceiling and wall insulation should be incorporated into every new building.
- **ARTICULATION:** Articulate building mass and facade to promote solar access and heat protection, frame vistas and ensure privacy, and create opportunities for alfresco zones. Overhanging eaves and outdoor protected areas are encouraged. Communal amenities facilities are encouraged to reduce the amount of infrastructure required.

3 Sustainable buildings

- **VENTILATION AND AIRFLOW:** Ensure cross ventilation of buildings occurs and is not limited to communal buildings. Ceiling fans should be incorporated into all spaces and rooms where appropriate. Air-conditioning should be provided only if powered by solar or other renewable energies.
- **DAYLIGHT ACCESS AND SOLAR PROTECTION:** Maximise winter direct solar access to buildings whilst protecting against the strong summer rays. Large eaves, shutters and recessed windows should be incorporated into the communal buildings.
- **ENERGY:** Incorporate solar panels and batteries into all new buildings. Petrol generators should be used for emergency only.
- **RAINWATER CAPTURE:** Capture rainwater in rainwater tanks for all new buildings. Roof designs should incorporate gutter systems that capture rainwater. Fresh water must come from the new desalination plant on the island.
- **BUILDING SYSTEM:** Buildings should be conceived as prefabricated systems, using pre-assembled components and flat packs. Concrete use should be reduced as much as possible.

Three Capes Track Boutique Huts

This boutique accommodation is located along the remote cliffs of the Three Capes Track. The buildings are placed in existing clearings and adjust to the topography of the land. Modular and prefabricated construction methods were utilised to facilitate the assemble on such a remote site. The development is fully off-grid, solar powered, and waste is airlifted periodically. Buildings are positioned to minimise impact on threatened flora and designed to manage bird strikes.



Wayfinding signage

Clear and legible signage will create a strong sense of direction and improve movement across the island - encouraging people to visit key locations.

Native trees

Large native trees will provide shade and create a comfortable landscape for visitors.

The esplanade

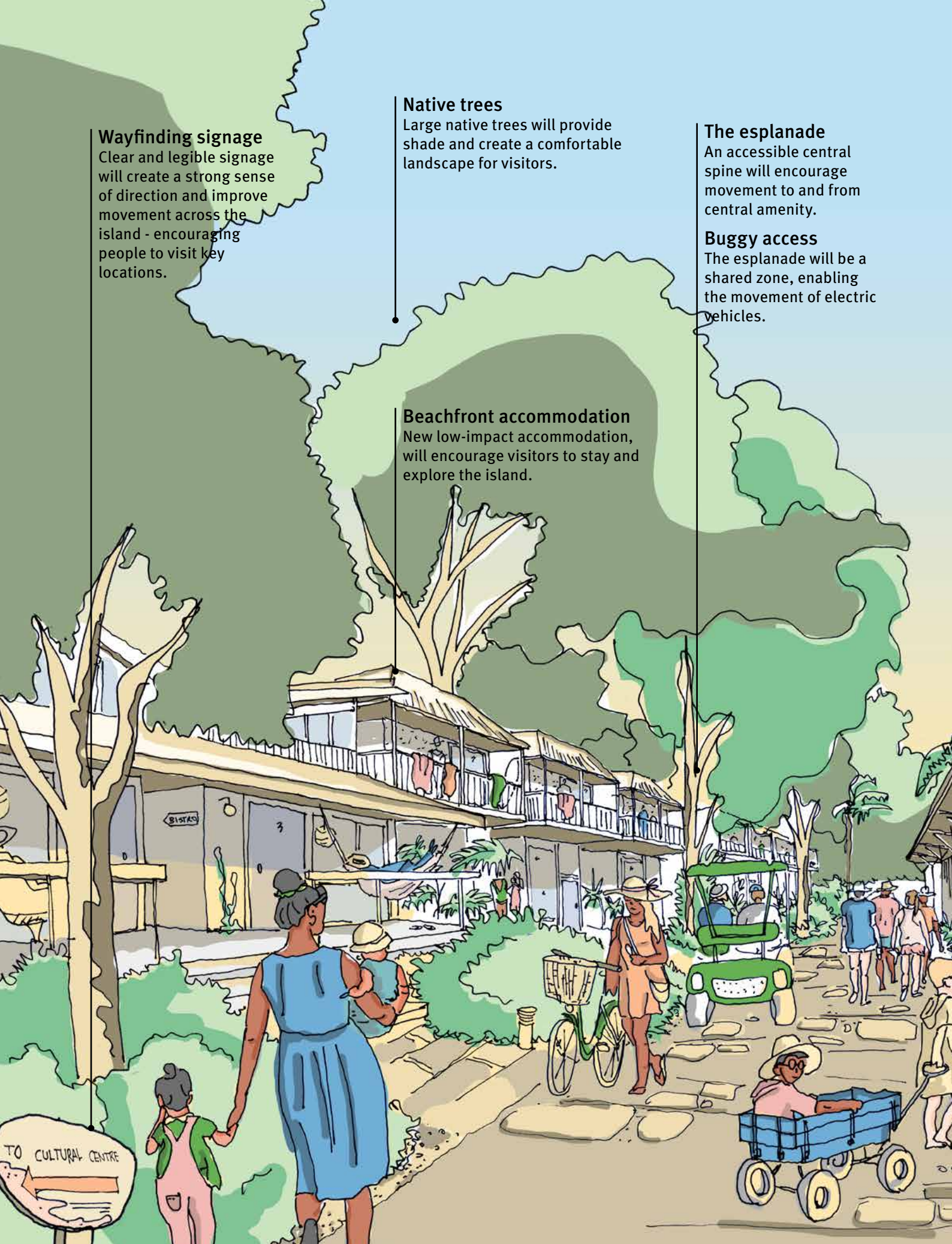
An accessible central spine will encourage movement to and from central amenity.

Buggy access

The esplanade will be a shared zone, enabling the movement of electric vehicles.

Beachfront accommodation

New low-impact accommodation, will encourage visitors to stay and explore the island.



Fisherman's esplanade

Framed by the Woppaburra cultural centre, with views across Fisherman's Beach, the esplanade will be the heart of Great Keppel Island. It will provide visitors with a vibrant place to gather and interact with the natural landscape.

Existing location



Public amenity

The implementation of low-impact amenity will enhance visitor experience.

Beach access

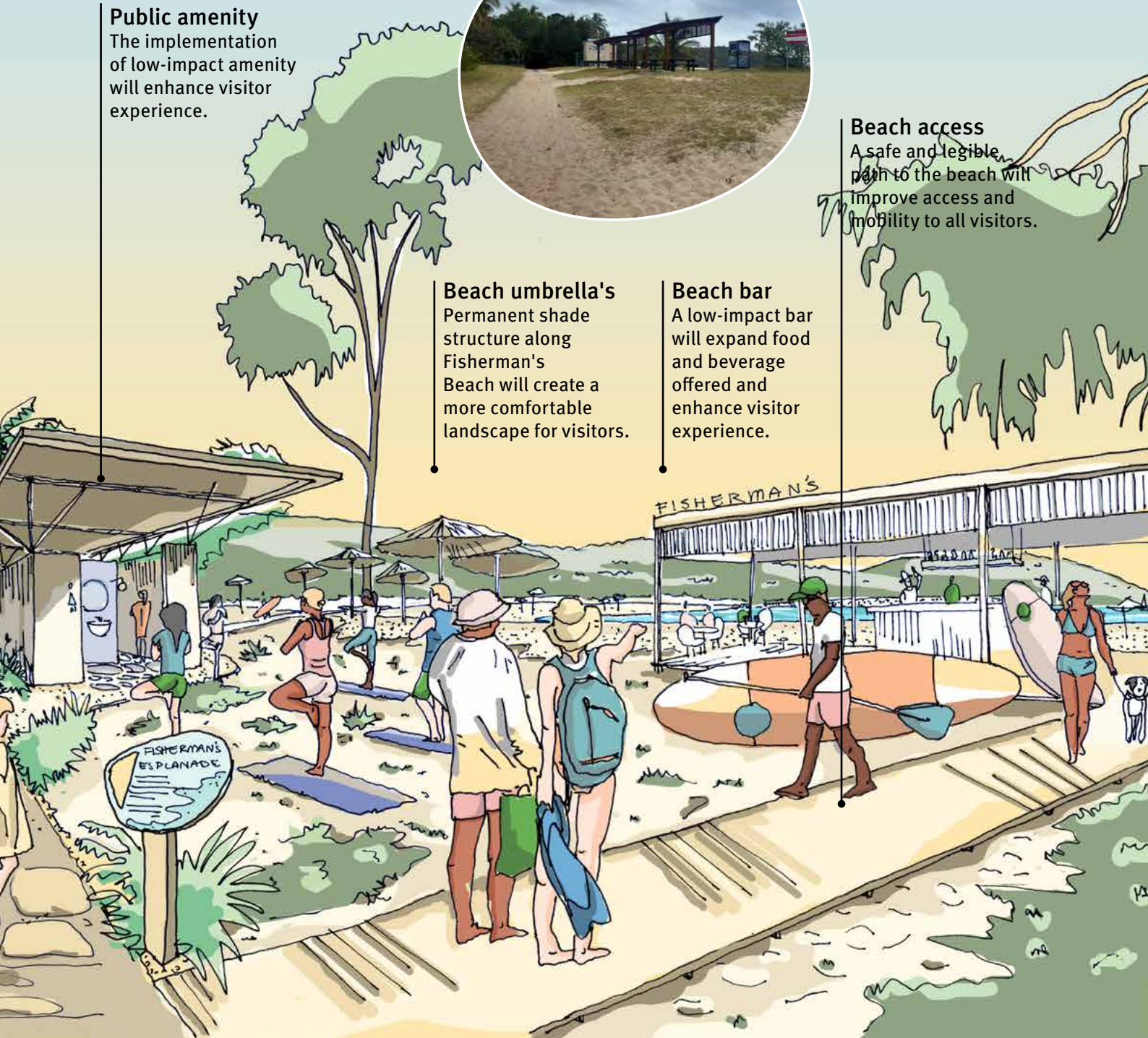
A safe and legible path to the beach will improve access and mobility to all visitors.

Beach umbrella's

Permanent shade structure along Fisherman's Beach will create a more comfortable landscape for visitors.

Beach bar

A low-impact bar will expand food and beverage offered and enhance visitor experience.





Conservation management

The Woppaburra people are the Traditional Custodians of the Keppel Islands (Ganumi Bara). Traditionally the Woppaburra people travelled from island to island based on seasonal variations in water supply, food and other resources. These lands and other land and sea country of the Ganumi Bara have a strong cultural and spiritual meaning. It is important for Woppaburra people to maintain direct links to their traditional ways of life and to protect their natural and cultural heritage.

The aspirational statement of the saltwater people of Woppa as Traditional Custodians of Woppaburra Country is: “Ensuring the well-being of Traditional Owners through physical, cultural and spiritual connection to country and continuing access to traditional resources”. This connection is strongly identified through the Cultural heritage on Woppa, where extensive knowledge is available through the Woppaburra elders, knowledge holders and western scholars. The Woppaburra, people see the land and sea country as an interactive cohesive whole. The island group collectively are sites of significance, due to the song lines which crisscross the land and sea. Any islands with seasonal water supply were occupied with the most common being Woppa, Konomie and Burye burye (Humpy Island). There have been

extensive archaeological excavations carried out on Konomie and artefacts have been dated up to 5000 years but unusually only up to 1000 years on Woppa. It is likely that further surveys on Woppa might uncover evidence of longer historical occupation. In this sense, many sites are highly significant and may require further investigation.

Historical records indicate that travel between islands was common and use of natural resources and interaction with the environment was extensive. The natural heritage, while not specifically a site of significance, is all-inclusive and important to Woppaburra people. It has social, aesthetic and scientific value not only to the Woppaburra but also to the broader population for generations to come.

Cultural Heritage Management

Cultural Heritage Management (CHM) may be defined by:

- the location, identification and documentation of cultural heritage sites or places
- the assessment of the value or significance of those places to the community or sections of the community
- the appropriate use of cultural heritage places among choices ranging from active protection, conservation and interpretation and even to disposal.

A majority of cultural heritage evidence occurs as places (or sites) and any associated structures (e.g., buildings) or site objects (artefacts). Early photographs, maps, archival documents, museum collections and oral histories also comprise items of cultural heritage and may support the physical evidence.

Protection for Australia's natural and cultural heritage is provided for by legislation through the Aboriginal Cultural Heritage Act 2003 (Qld) and the Environment Protection and Biodiversity Conservation Act 1999 (Cth) Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth) Protection of Movable Cultural Heritage Act 1986 (Cth) and Historic Shipwrecks Act 1976) (Cth).

Although no legislation or government policy the International Council on Monuments and Sites (ICOMOS) Burra Charter provides ethical guidelines for the conservation of Australia's cultural heritage and is widely used by practitioners in developing cultural heritage management plans. The document produced by the Australian Heritage Commission (2002) Ask First. A Guide to Respecting Indigenous Heritage Places and Values is also widely used. The above legislation and guidelines inform this section on cultural management.

It is important to note that the identification of an Aboriginal area or object of significance is determined because of the area or objects significance in Aboriginal tradition and its history, including the contemporary history. Importantly, the area around a place or object may also be considered part of that place or object. It is also not necessary for the area to contain markings or physical evidence to be of significance i.e., it might be a story place. Historical archaeological sites include those places or objects involving the activities of non-Aboriginal peoples. In Queensland such sites are protected under provisions of the Queensland Heritage Act 1992 (Qld).

From the moment of formation, places and objects of cultural significance are subject to processes which modify and may eventually destroy them. These processes involve both natural decay and a range of human impacts. CHM aims to find ways to manage these impacts. Political, cultural and economic values overlap with the process of CHM and the objective of developing appropriate outcomes for all parties is complex. Ongoing discussion between all people with an interest in that heritage is essential in the identification and management of cultural heritage.

First Nations Peoples Significance

Assessment of traditional/historical significance of cultural heritage on Woppa is the responsibility of the Woppaburra Saltwater Aboriginal Corporation (WSAC) as the Registered Native Title Holder. Cultural Heritage Management Plans need to be developed where an Environmental Impact Statement is required under legislation; where a material change in use is proposed over registered cultural heritage; or where excavation or relocation of cultural heritage is proposed.

For the purpose of the Master planning of Woppa cultural and natural heritage has been considered and summarised below. Table X outlines the sites' location, identification, brief documentation and significance. It also notes suggested treatment of conservation (A), protection (B), public interpretations/ education (C); and the Woppaburra community views on public identification and viewing.



Site	Woppaburra heritage value	Significance	P
Great Keppel (Woppa) Island	Several burial sites	Highly significant sites	B
Big Peninsula Quarry	Stone working area	very significant site	AC
Leekes Beach	Scattered artefacts	significant site	AC
Leekes Beach	Japanese fishing fleet kidnapped Woppaburra women in mid 1880s	significant site	AC
Leekes Creek (old Lucas property)	Stone floor remains of an outrider hut	significant site	AC
Svendsen's Beach	Scatters of rock oyster and stone artefacts	very significant site	AC
Big Sandhills Beach	Extensive site with occupation deposits to a depth of 20 cm	very significant site	A
Wreck Beach	Extensive site with occupation deposits to a depth of 15-30 cm Remains of hut structure	very significant site	AC
Behind Big Peninsula	High percentage of fine-grained artefactual material	very significant site	AC
Monkey Beach	Occupation deposits to a depth of 5 cm	very significant site	AB
Red Beach	Highly significant site with a quantity of worked stone	very significant site	B
Clam Bay	Extensive site and contains different range of resources	very significant site	AC
Clam Bay Ridglands	Occupation material to the depth of 50 cm	very significant site	AC
Mt Wyndham Cove		very significant site	B
Putneys Beach	Located behind Hideaway Resort.	significant site	BC

Site	Woppaburra heritage value	Significance	P
Little Peninsula	A rusting metal stay in remains of a tidal cave - known as the 'drowning cave'. During colonisation Woppa Islanders were chained up in this cave as punishment	highly significant site	B
Long Beach	The eastern end of Long Beach has recently uncovered an ochre quarry.	highly significant site	B
Long Beach	The eastern end of Long Beach in a flat area behind dunes is the likely site of a Bora Ring	highly significant site	B
Putney Beach	A women's site was identified near the source of creek which empties into Putney Beach	highly significant site	B

Public interactions

The Woppaburra people actively practice their culture and are proud of their cultural heritage. They believe that visitors to the island should also have the privilege of visiting sites of interest to understand Woppaburra culture. There are a variety of sites which are tangible and non-tangible that are of significant interest to the public. The following protocol has been adopted.

Conservation (noted as A)

Historical and cultural sites are important to the Woppaburra people so protection and maintenance by regulating human activity is required for all of us to enjoy into the future. Far from eliminating access, the Woppaburra people seek to develop a range of protective mechanisms such as elevated walkways, minimal barrier fencing and erosion control. This will allow the public to engage with identified sites but also ensure protection for future generations.

Protection (noted as B)

Some identified areas are burial sites, associated with mortuary rituals and ceremony, and are generally off limits. Such sites are listed as requiring protection from human impact and human misuse altogether. Information regarding these aspects of Woppaburra culture are available as part of educational signage.

Viewing and education (notes as C)

Woppaburra people encourage public knowledge and viewing of their sites that show occupation for thousands of years. These are shown with interpretive signs for visitors to enjoy and learn about the Woppaburra people. These include sites which had historical interactions with seafarers and colonists, traditional campsites and shell middens.

Newly discovered sites

Given the remoteness of some parts of the island and changing climatic conditions, archaeological sites may be uncovered from time to time. Such sites should be left untouched and reported to the traditional owners. In the unlikely case where human remains are discovered, they must be immediately reported to the police.

Cultural heritage management

Conservation Management Policy

The findings from a plethora of documents demonstrate that in government archival records, public newspapers and anthropological photographs, the Woppaburra were used as items of interest, targets of punitive shooting parties, objects of slave labour and a people to be relocated at the whim of protectors. Interviews with Elders and limited anthropological papers give an alternate perspective of a people strongly connected to their natural homelands. The conclusions indicated that although the Woppaburra have been treated harshly, dispossessed of their homeland and denigrated culturally, they retained strong connections with their traditional homeland. In one sense they continue caring for their homeland through partnerships with local, state and national agencies set up by the surrounding culture but in a deeper sense, today they maintain their dreamings and cycle of life through stories and cultural traditions. The connection to country across time for the Woppaburra is that, traditionally and today, they see their world through totems, ancestors and intergenerational narratives. (Van Issum, 2016:ii-iii)

Based on the extensive documentary and archaeological evidence that exists for the Ganumi Bara, the direct links identified between the people removed from the Islands in 1902 and the Woppaburra descendants, it is proposed that all sites on Woppa should where possible, be preserved

in situ. Although the documentary evidence and archaeological excavations have provided many answers about the long history of Woppa this material has also raised many more that should be addressed in the future. Sites on Woppa are of significance at a national, local and regional level.

Archaeological sites once lost cannot be replaced. Since many have already been lost due to natural and human processes of erosion and development processes, there is all the more reason to maintain those that currently exist. Nevertheless, it is inevitable that natural processes of erosion will continue to diminish the resource over time, and that there will also be demands placed on the resource by archaeologists, tourists and developers. It is with these points in mind that a conservation/management plan is set out.

Conservation management plan

Aboriginal Significance

In recognition of the Woppaburra descendants demonstrated links with the Keppel islands broad issues that need to be considered include: the renaming of some features (beaches, creeks, hills, etc) on islands according to their traditional names; the involvement of Woppaburra descendants in economic enterprises on the islands; the involvement of the Woppaburra descendants in the management of sites on the islands; the involvement of the Woppaburra descendants in respect to public education regarding sites on the islands; the involvement of the Woppaburra descendants in all issues relating to management of the islands.

Archaeological significance

Sites described in this report are listed on the Aboriginal Cultural Heritage Database established under Part 5 Division 1 of the Aboriginal Cultural Heritage Act 2003 and all occupants and users of the islands should be aware that they have a Duty of Care under Part 3 of the act not to harm cultural heritage. Duty of Care guidelines are available at Cultural heritage duty of care | Aboriginal and Torres Strait Islander peoples | Queensland Government (www.qld.gov.au)

Further information

More details on Cultural Heritage Management on Woppa can be accessed from the [Trove](#) website*.

**The information in this pages has been summarised for the purpose of fitting into the Master Plan document. The original full length piece by Sonny Van Issum and Michael Rowland can be found online in Trove following this link:*

<https://trove.nla.gov.au/work/254216739?keyword=Woppa%28Great%20Keppel%20Island%29%20Master%20Plan%3A%20Natural%20and%20Cultural%20Heritage>

Implementation





Priorities and implementation summary

Establishing clear priorities for implementing the Master Plan is critical to its long-term success. While the Master Plan generally displays more forward planning and a long-term vision for Woppa, throughout stakeholder engagement, it became clear that there are a number of critical issues and priorities that need to be rectified on the island immediately.

It was necessary to provide a series of implementation priorities that identifies both current and future actions, in order to elevate the critical actions without losing sight of the bigger picture. In many cases, effective delivery of key priorities requires joint public and private investment, and key to the success is identifying these partnerships.

The implementation of these priorities over the following pages provides a more detailed breakdown for:



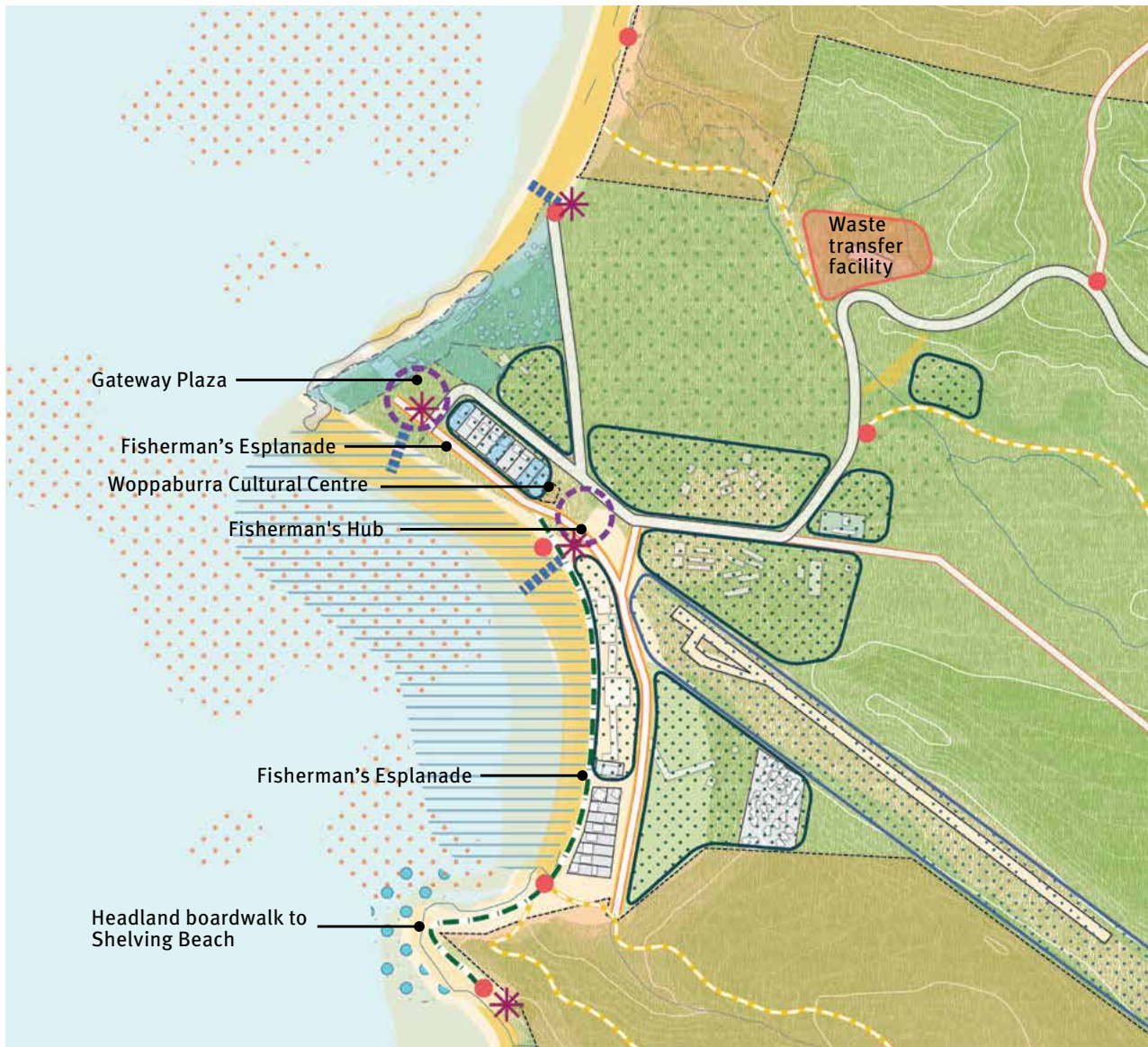


Arrival gateway priorities

The arrival and gateway experience to the island is both the first and last impression that island visitors will have. This should be something grand and celebratory of the Woppaburra People through a cultural centre welcomed on island by the Woppaburra People, while being easily accessible to people of all ages and abilities.

However given the lack of accessibility and basic amenities on arrival currently, there are a number of immediate priorities that are required. The following pages outline a series of immediate, short to medium and long term priorities that have been identified for the island, in regards to the arrival and gateway experience.

The plan below highlights the overall arrival and gateway precinct, where the majority of activity is based and to which these actions align to.











Immediate priorities

Priorities to be completed as soon as possible, within the next 2 years.

● Public Amenity ● Arrival Experience ● Cultural Amenity



- ①  Fisherman's beach hub works: accessible amenities & beach showers, sheltered public furniture, BBQ's, signage, bins, etc.
- ②  Beach matting from Fisherman's Esplanade and Woppa gateway plaza.
- ③  Amelioration works to the exiting Fisherman's Esplanade, introducing places to sit, signage and ensuring accessibility.
- ④  Gateway plaza works: arrival plaza, lawn and yarning circle in cleared area fronting the seawall with shade, seating and trees.




- ⑤  Extend Fisherman's esplanade as a boardwalk along the dune, connecting the central hub to the headland boardwalks.
- ⑥  Headland boardwalks to Shelving and Monkey beaches as an extension of the Fisherman's boardwalk.
- ⑦  Removable temporary barge ramp to allow construction servicing during renovations/ new resort build.
- ⑧  Inclusion of Welcome to Country space and signage at the Gateway Plaza.



Short to medium term priorities

Priorities to be completed in the short to medium term, within the next 5 years.

● Public Amenity ● Arrival Experience ● Cultural Amenity



- ①  Seawall, to address erosion.
- ②  Gateway plaza second stage works: additional seating/ signage and/ or landscape if required.
- ③  Extend Fisherman's Esplanade.

- ④  Island information at gateway plaza: information centre, interactive signage, walking track displays, snorkel/activity information and public amenities at arrival point.
- ⑤  Permanent beach shade, i.e. straw umbrellas.

Long term priorities

Longer term priorities to be completed.

● Public Amenity ● Arrival Experience ● Cultural Amenity



- ① Additional accommodation/retail offering along Fisherman's Beach.
- ② Permanent beach shade, ie straw umbrellas and seating.
- ③ Permanent beach shade, ie straw umbrellas and seating.

- ④ Cultural centre in the heart of Fisherman's hub -to be developed by Woppaburra.
- ⑤ Reef experience centre at the gateway hub providing educational and entertainment experiences based on the great barrier reef.
- ⑥ Woppaburra Welcome to country, ceremonies, cultural education and arrival experience -to be developed by Woppaburra.

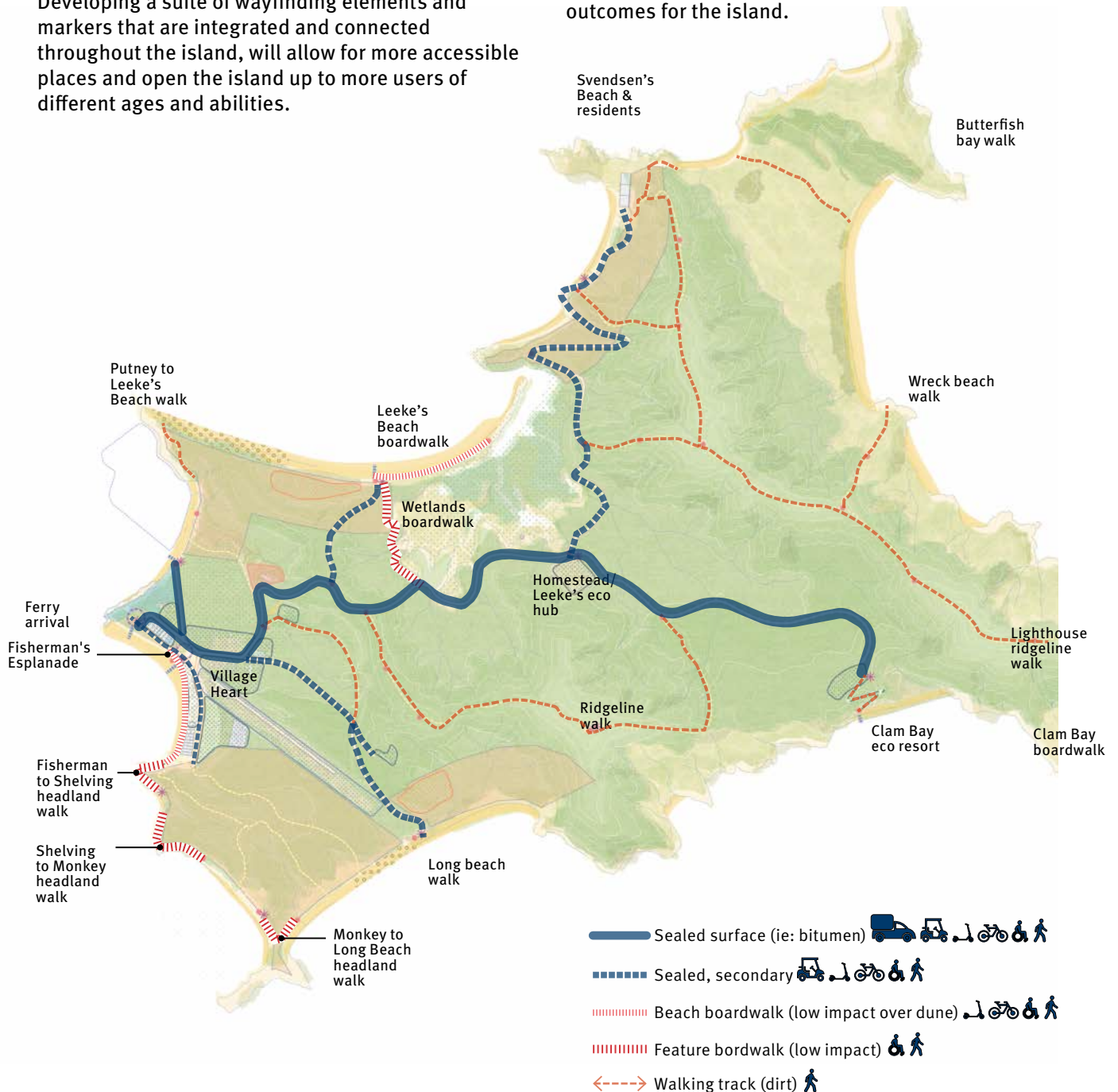
Wayfinding priorities

New roads and pathways, celebration of key places, education narrative and storytelling, along with integrated signage is key for users to be able to explore the island in a safe and enjoyable way.

Developing a suite of wayfinding elements and markers that are integrated and connected throughout the island, will allow for more accessible places and open the island up to more users of different ages and abilities.

The immediate priorities require significant upgrade to pathways and signage at the entry gateway location to the island. In addition, short to medium and long term priorities have also been identified for the island, in regards to accessibility and wayfinding initiatives.

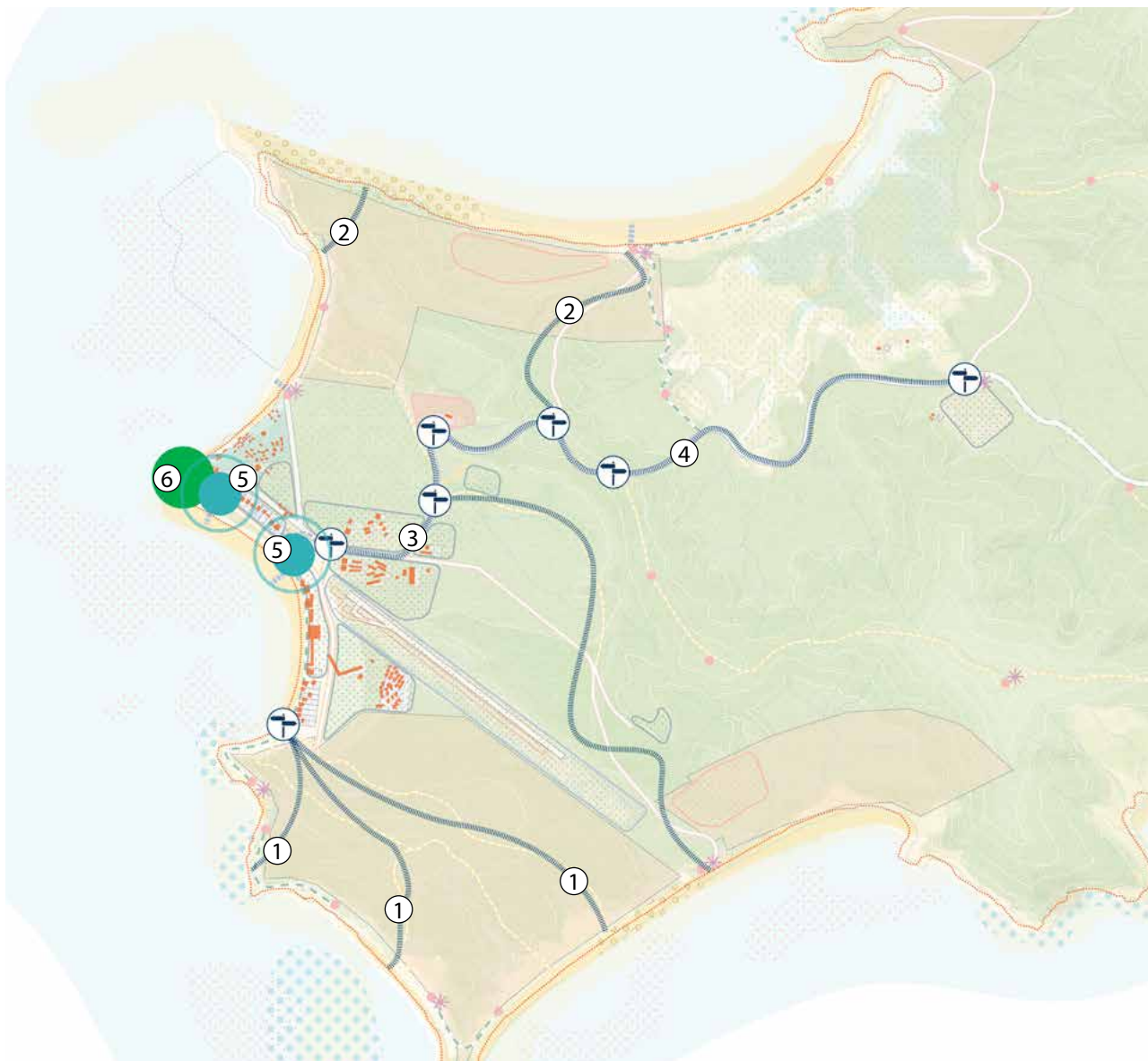
The plan below highlights the overall wayfinding outcomes for the island.



Immediate priorities

Priorities to be completed as soon as possible, within the next 2 years.

- General Wayfinding Signage
- Destination Markers
- Cultural Storytelling



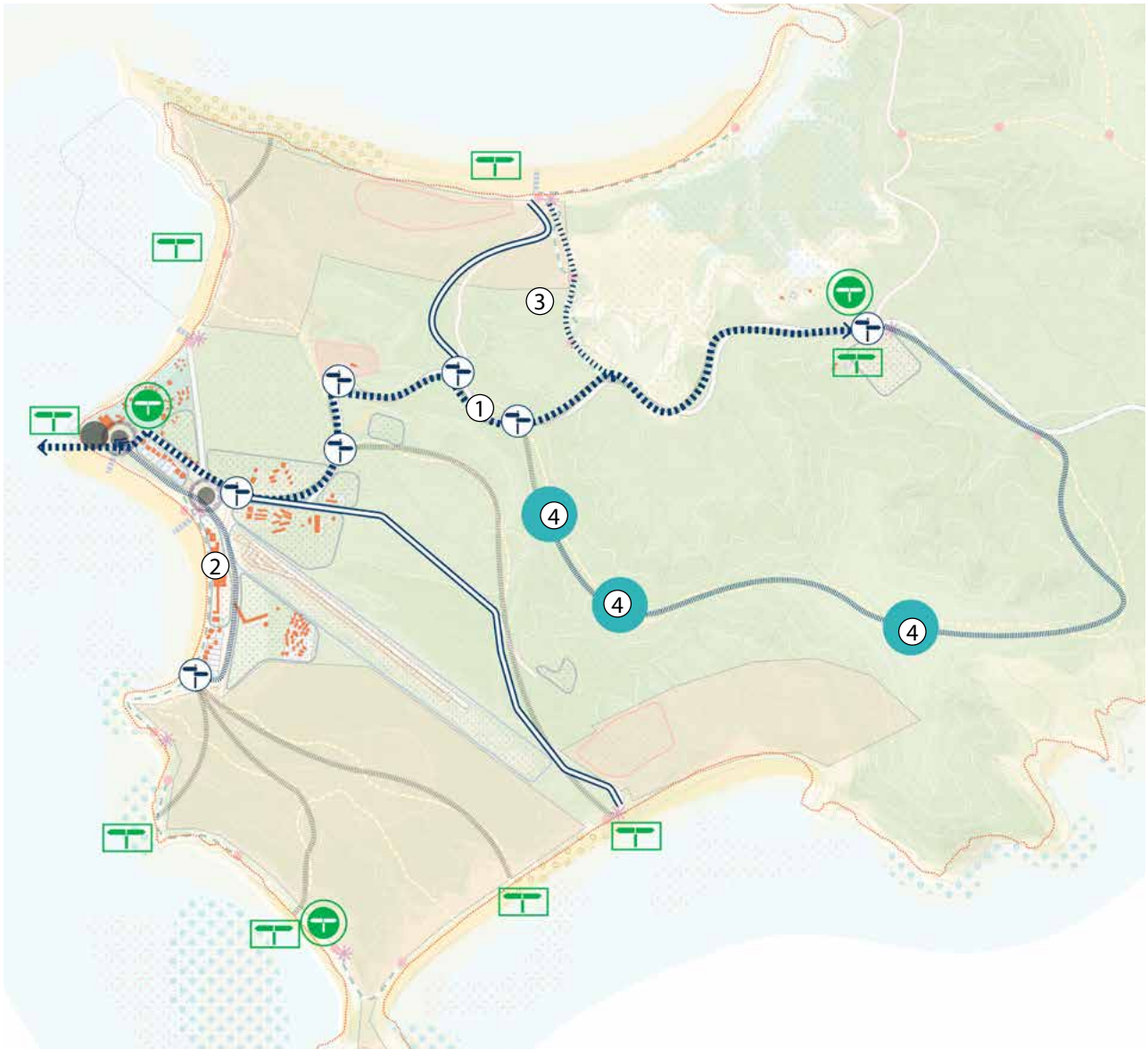
- ① Walking track upgrades to Shelving, Monkey and Long Beach that improve safety along steep sections and wayfinding.
- ② Walking track upgrades to Putney and Leeke's Beach that improve safety along areas of steep decline and wayfinding.
- ③ Walking track upgrades from the Fisherman's Hub to First Lookout that will improve wayfinding and amend eroded sections.
- ④ Walking track upgrades around Leeke's homestead to improve safety and wayfinding.

- Basic signage improvements along main walking tracks at key intersections for ease of navigation: include km, time, level of difficulty and activities
- ⑤ Information signage at Fisherman's Hub and Gateway Plaza to include; island map, walking track descriptions and levels and amenities, snorkeling, swimming, fishing and lookout locations.
- ⑥ Cultural signage at the Gateway Plaza (see Immediate Gateway Actions).

Short to medium term priorities

Priorities to be completed in the short to medium term, within the next 5 years.

- General Wayfinding Signage
- Destination Markers
- Cultural Storytelling



- ① Island Connector linking main precincts on the island to provide access for compliant pedestrian paths, bicycle, service vehicles and transfer buggies.
- ② Fisherman's Esplanade (See Gateway Strategy)
- ③ Wetland Interpretative Boardwalk, and signage from homestead hub to Leeks Beach.
- Signage suite for walking tracks. Include km, time, level of difficulty, Woppa identity and activities. Colour will be used to define the different tracks and for ease of navigation and QR codes.

- Island survey and map for the identification of tracks, amenities, snorkel zones, camp sites, walk durations and levels of difficulty. Low impact and resilient (i.e. reclaimed timber/stone) seating and shade at intervals a long waking tracks (views, after steep sections extra).
- ④ Improve lookout amenity: interpretative signage, seating and shade.
- Island loop walk sponsor.
- Cultural signage with Woppa language which will be integrated with island signs.
- Educational signage including Woppa History, marine life, biodiversity, etc.

Long term priorities

Longer term priorities to be completed.

- General Wayfinding Signage
- Destination Markers
- Cultural Storytelling



- | | |
|----------|--|
| 1 | Extension of Island Connector to Clam Bay (subject to development in the area) |
| 2 | Regrading and ameliorating of the track from Homestay to Svendsen’s Beach to provide access for pedestrians and buggies. |
| 3 | Final improvements to the remaining walking track upgrades to address safety, erosion and wayfinding concerns. |

- | |
|---|
| Low impact and resilient (i.e reclaimed timber/ stone) seating and shade at intervals a long waking tracks (views, after steep sections extra). |
| Cultural signage suite extended throughout the island. |

Sustainability priorities

Better integration of natural systems, sustainable technologies, governance, and the circular economy are necessary for the realization of a truly sustainable urban environment and community.

The combination of these factors will support the longevity and sustainability of the island and its resources while also enhancing the quality of life and amenities for its inhabitants.

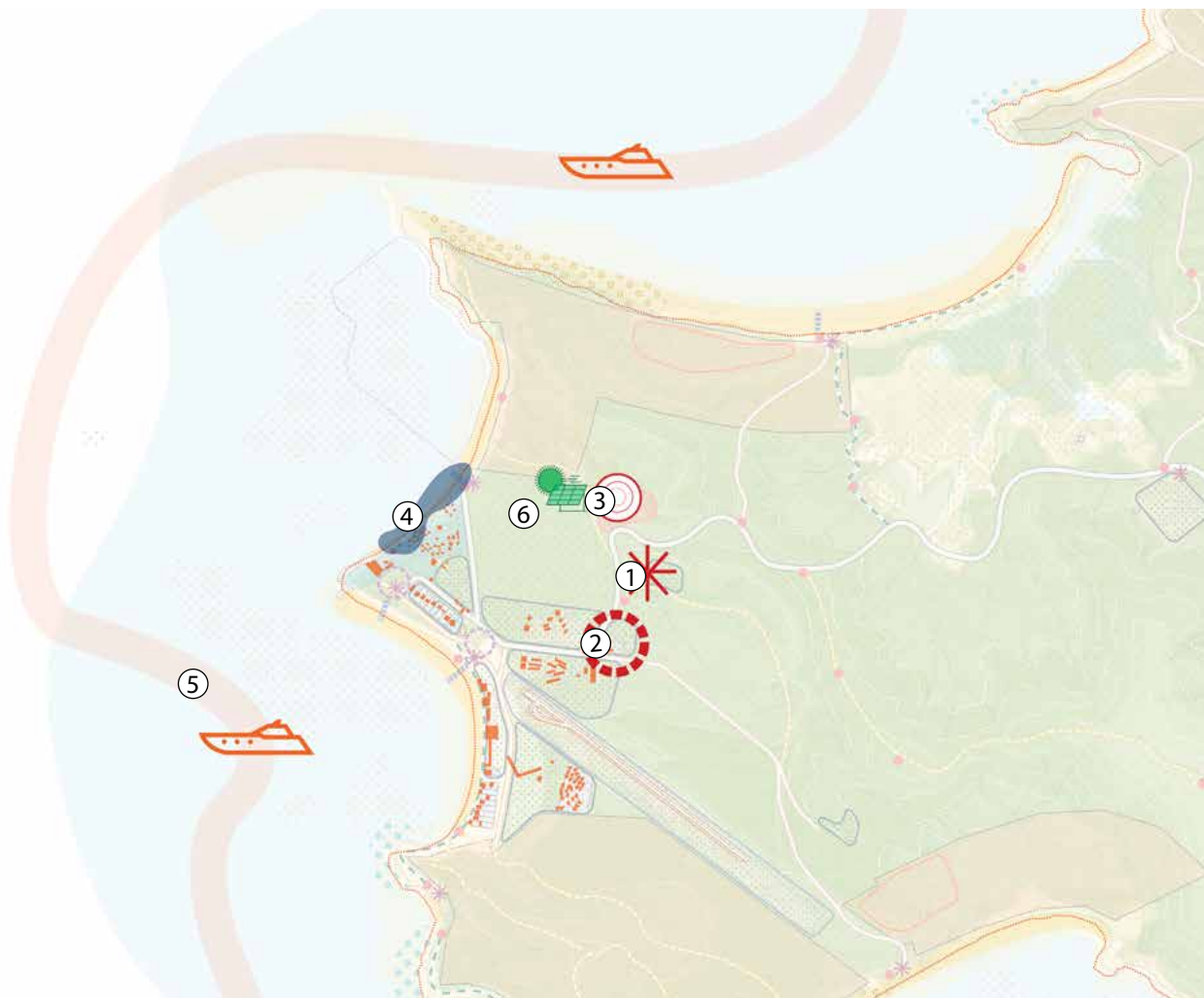
The long term vision and planning calls for big ideas on island that will work to support a more circular economy, however immediate priorities will focus on issues that need attention now. The following priorities have been identified in regards to key sustainability initiatives for the island.














Immediate priorities

Priorities to be completed as soon as possible, within the next 2 years.

● Waste ● Climate Change Resilience ● Transport ● Water ● Energy

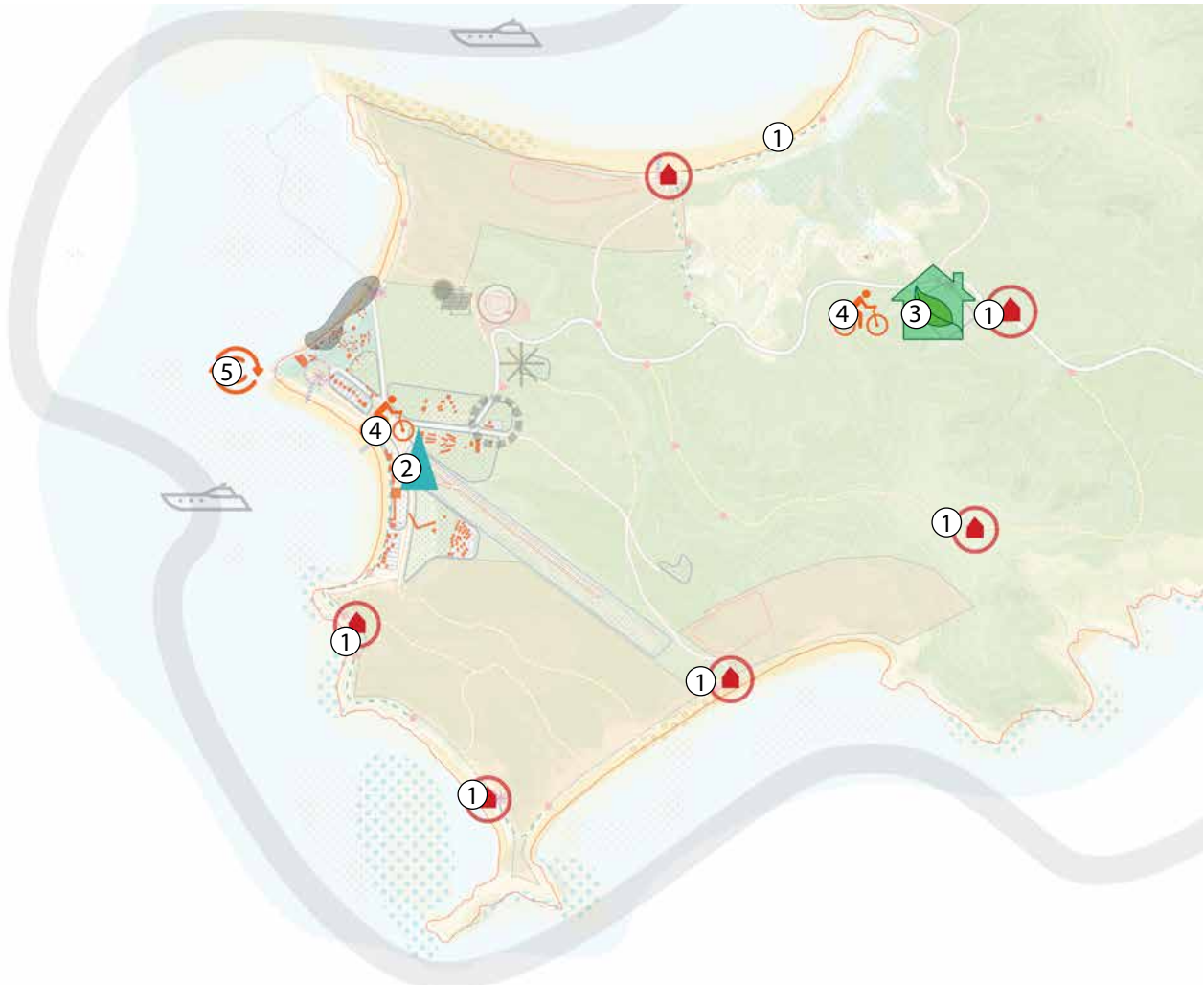


①  Sewerage treatment plant amelioration.	④  Re-vegetation of the dune and amendment of the interface between the sandbags and beach at Putney Beach.
 Single use plastics to be banned from resorts.	⑤  Recreational water sport equipment (i.e. jet ski) should follow the relevant MSQ rules and should consider marine life and island visitors. Speed limit for boats should be reduced to 6 knots
②  Establish a 'waste transfer precinct' at the current dump facility. The waste should be separated by: recyclables, composting/green waste, dump and glass. Livingstone 's Shire Council should support regular transport of waste to the mainland.	 Rainwater tanks to be used for resorts and resident's homes.
③  Existing dump and green waste area to be cleaned up. Enforce green waste only policy, whereby those who dump irregular waste will be penalised.	 Conduct assessment of contaminated bore water.
 Bush Fire Management Strategy	⑥  Sewerage treatment plant to be run by solar.
	 Install battery system to store surplus energy produced by existing solar panels. This could be used for powering sewerage and resorts.

Short to medium term priorities

Priorities to be completed in the short to medium term, within the next 5 years.

● Waste ● Climate Change Resilience ● Transport ● Water ● Energy



①		New off-grid amenities : dry composting toilets and shelter seating.
②		Island desalination plant will provide drinking water to resorts and residents. It will be powered by excess solar power from the island. Location TBC.
		Sustainable eco-tourism destination accreditation.
		All resort tourist transportation such as buggies are to be EV. Service vehicles may use fuel efficient or recycled fuel if required.
③		Homestead precinct eco-campsite.

④		Bike rental at Fisherman’s Beach and / or at Homestead to promote visitor movement across the island. E-bikes should be considered for steep paths.
⑤		Implement carbon offsetting into ferry tickets.
		Removal and clean-up of invasive weeds across the island.
		Beach Erosion and Cyclone Resilience Management Plan to align with the construction of the seawalls at the spit. (i.e. protect dunes, set back built form from dunes)

Long term priorities

Longer term priorities to be completed.

- Waste
- Climate Change Resilience
- Transport
- Water
- Energy



- ①
🔥
 New off-grid amenities : dry composting toilets and shelter seating.
- ②
🌿
 Enable Woppa to come back to the island through the development of the Ranger Program (refer to signature experiences catalyst project)
- ②
🌿
 Native nursery and community revegetation program to be located with cleared area near the homestead precinct.

- ③
🏠
 Any new resorts must be eco accredited and off-grid
- ③
🏠
 Clam Bay Eco resort to be developed if the island attracts enough visitors to justify another resort.
- ④
☀️
 Solar farm to be expanded as required to cater for additional resorts.

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Next steps

Next steps

The Woppa Master Plan is a significant step towards developing a strategic community-led vision and plan for the development of the island in the future. The plan will support Government in guiding investment and change over the immediate, short to medium and long term.

The plan will play a key role in guiding strategic planning, decision-making, activity and ongoing operations of the island. The primary aim of the plan is to create an environment that celebrates the traditional owners of the land, protects the unique natural environment that it has, while improving facilities, amenities and accommodation to encourage better utilisation and more tourism opportunities.

The Master Plan needs to be agile, and respond to the pace and scale of change that occurs on the island in the future. While some actions will begin immediately, others will take longer and will depend on further studies and funding requirements.

Summary of future projects and work required

The adjacent table provides a summary of the key current and future priorities that might be undertaken for the Master Plan.

Once the Master Plan is finalised, a series of additional research and studies would be required to be undertaken, to guide the successful implementation. Some of these are likely to include:

- Technical and financial studies as required
- Statutory planning approval requirements
- Indigenous landscape and placemaking strategy (with the Woppaburra People)
- Cultural Centre investigations (with the Woppaburra people)
- Investigations into jetty and barge ramp arrival
- Ongoing community and stakeholder engagement
- Further investigations and/or negotiations around land tenure including Lot 21.

Current Priorities	Future Opportunities*
Initial arrival and gateway precinct works including: <ul style="list-style-type: none"> • Welcome to Country Circle • Public amenities at Fisherman’s Beach • Shade and seating. 	Second stage arrival and gateway precinct works including: <ul style="list-style-type: none"> • Information Centre/ signage • Public amenities at gateway plaza • Additional seating.
Upgrades to trails, pathways and boardwalks within the Gateway precinct.	Construct jetty and/or barge ramp to promote accessibility.
Additional upgrades to trails, pathways and boardwalks at Putney, Fisherman’s, Shelving and Monkey Beach.	Island-wide upgrades to trails, pathways, boardwalks and service paths, including wayfinding signage.
Island wayfinding signage in the gateway precinct including Woppaburra heritage and cultural information	Establish a 'waste transfer precinct' at the current authorised dump facility site.
Signage along trails, pathways and boardwalks at key intersection points to improve wayfinding at/to Putney, Fisherman’s, Shelving and Monkey Beach.	Additional off-grid amenities.
Short-term remediation work relating to sewage treatment on the island	Removal and clean-up of invasive weeds across the island.
Identify options and costs for medium to long term sewage treatment.	Establish the ‘Celebrate Mugga Mugga – Welcome the Whales’ festival.
Undertake planning and development of a Cultural Centre at Fisherman’s Beach.	Establish the Woppaburra Ranger Program including native nurse and community revegetation.
Control of feral pests.	Implement Woppaburra heritage and cultural signage.
Confirm optimal jetty and/or barge ramp locations and progress approvals.	Investment attraction to realise the identified new accommodation opportunities aligned to the Master Plan vision.
	Beach erosion and cyclone resilience management plan.
	Potential solar panels and battery storage system.
	New sewage treatment plant.
	Investigate options to address beach erosion.
	Refurbish and make safe lookouts.

*Future opportunities are currently unfunded and dependent on future land tenure arrangements following consideration of Master Plan.

