

# Great Keppel Island (Woppa)

Concept Master Plan 2024





Front and back cover photography by Nathan White Images





# Acknowledgement of Country

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

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

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

## Project Reference Group Acknowledgement

The Queensland Government acknowledges the work and dedication of the members of the Project Reference Group (PRG) who have helped guide the development of this document over the past two years.

Through the many hours spent at workshops and feedback sessions, the Concept Master Plan is the culmination of their hard work.

Thank you for coming on this journey.



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

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# Foreword

Great Keppel Island (Woppa) is a hidden treasure with the potential to deliver substantial economic benefits for the Capricorn Coast and Queensland, and it should be celebrated for its natural environment and cultural heritage.

The Great Keppel Island (Woppa) Concept Master Plan will be our blueprint to breathe new life into the jewel of the Capricorn Coast and make this one of the biggest tourism drawcards in Australia. The plan includes proposals to improve access, including a new arrival and gateway precinct, walking trails, boardwalks and wayfinding signs. It outlines the key infrastructure needed to uplift visitor facilities and amenities, improve the island's appearance, safety and sustainability, and boost tourism.

Exciting opportunities have been identified that will complement and showcase this natural treasure, including eco-resorts and tourism development, a village centre, a Woppaburra cultural centre and ceremonial circle, and new nature-based activities. This provides the framework for generating jobs and tourism business opportunities, igniting a new era of economic growth for the region.

Congratulations to the Livingstone community for their collaboration and commitment to develop a vision for the future of Great Keppel Island (Woppa) that is a tribute to its past, respects the heart of this special place, and cares for it into the future for all to enjoy.



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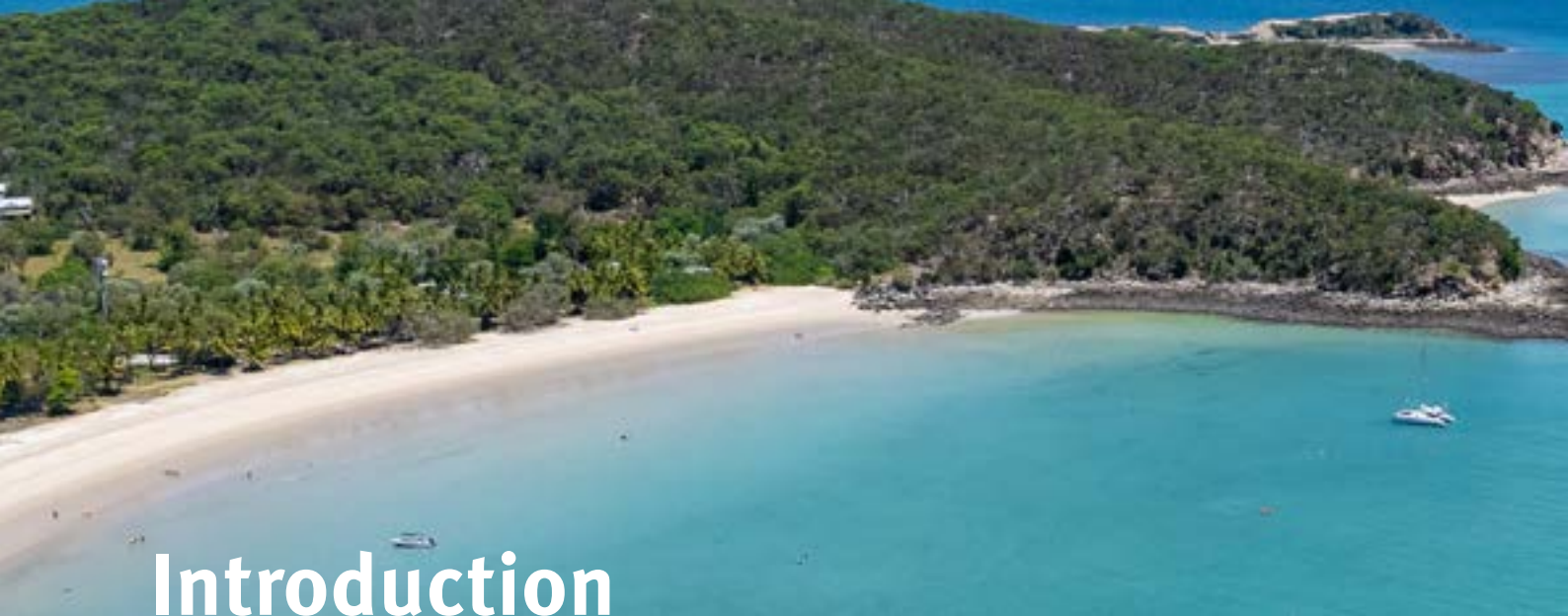
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# Introduction

**The purpose of this Concept Master Plan document is to present a clear and concise vision for the future of Great Keppel Island. This vision can be used and built upon by a wide range of stakeholders to bring about positive changes on the island. The hope is that this plan will serve as a starting point for future conversations with Traditional Owners, key partners, stakeholders, state and local governments, and private sector.**

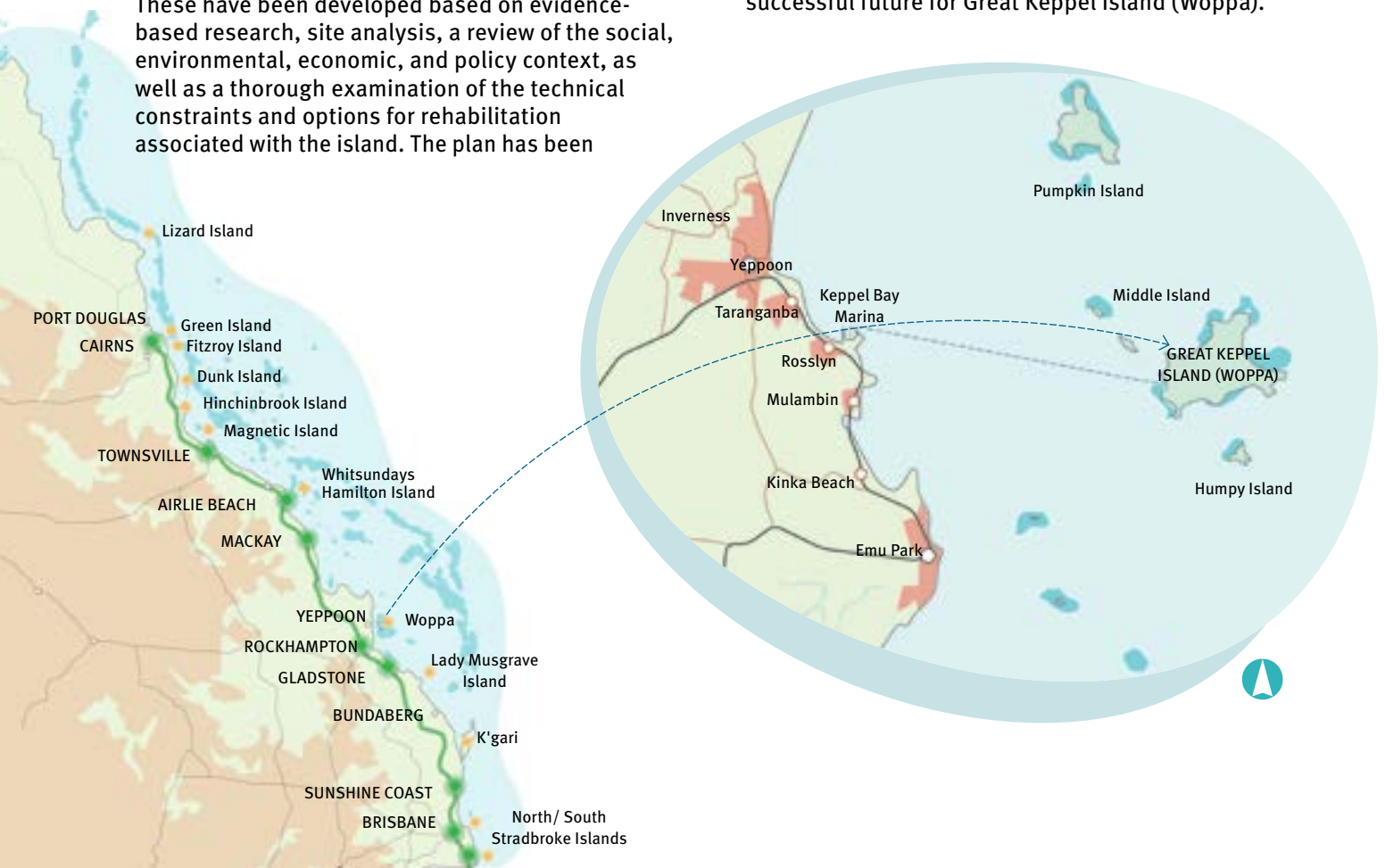
The catalyst projects, recommendations, actions, and next steps presented in the Concept Master Plan document offer an initial glimpse of the potential possibilities for the island.

These have been developed based on evidence-based research, site analysis, a review of the social, environmental, economic, and policy context, as well as a thorough examination of the technical constraints and options for rehabilitation associated with the island. The plan has been

formulated by the Department of State Development and Infrastructure (DSDI) after conducting extensive community engagement and receiving guidance from the Project Reference Group (PRG).

Great Keppel Island (GKI) is the official gazetted place name for the island. The name Woppa was added to the Queensland place names database in 2021 as an alternate unofficial name, with the support of the Woppaburra Trustees and Elders. There are no current plans to change the official name of Great Keppel Island, which would involve extensive public consultation.

It is acknowledged that further detailed work is needed to translate the vision for the island into reality and to further test the feasibility of each proposal in this Concept Master Plan. This work will be the responsibility of a range of government, private sector and local stakeholders interested in driving forward a successful future for Great Keppel Island (Woppa).







Photography by Nathan White Images

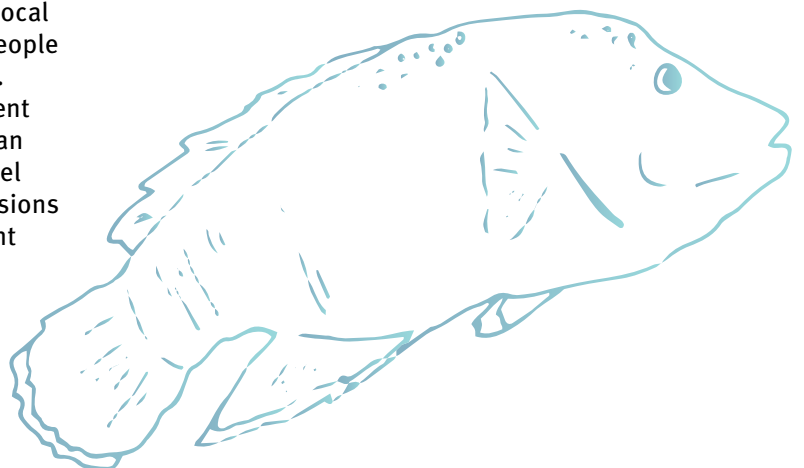
**Located in the Southern Great Barrier Reef, Great Keppel Island (Woppa) is 30 minutes by ferry from Rosslyn Bay, Yeppoon in Central Queensland. With natural assets including white sandy beaches and clear waters suitable for swimming, snorkelling and diving all year round and bushlands for hiking, the island is a local treasure and possesses untapped potential to be a jewel in the crown of Queensland's island tourism offerings.**

Despite the closure in 2008 of the main resort servicing the island, and the unrealised development plans approved in 2013 to redevelop the island with three short-term accommodation options, Great Keppel Island (Woppa) continues to be a popular holiday destination. The island has potential to offer a unique tourist experience in Queensland that meets global and domestic market expectations.

To realise this potential requires upgraded common user infrastructure and new tourism product to service current and future visitation to the island. As a local treasure, it is vital that any new investment on the island be sensitive to the aspirations of the local community and complement and protect what people value most about the island – its natural beauty. Guided by this intent, the Queensland Government has worked with the local community to deliver an aspirational Concept Master Plan for Great Keppel Island (Woppa) to guide and support future decisions on land use, island activation, private investment and key infrastructure priorities for the island.

Accordingly, this Concept Master Plan forms a key part of the Queensland Government's commitment to revitalise tourism on Great Keppel Island (Woppa) and aims to:

- 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
- enhance Great Keppel Island (Woppa) as a celebrated tourism destination in Queensland
- facilitate future development and investment aligned to the local community's aspirations by identifying preferred tourism development opportunities that meet the current and future tourism demand
- identify priority common user infrastructure to enhance island accessibility, amenity, sustainability, operability, and support tourism opportunities
- consider the planning constraints and opportunities associated with infrastructure, land tenure, environmental, and cultural heritage values
- protect important resources on the island and preserve areas of environmental and cultural significance.





# Vision

The Concept 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 the local community, businesses, government agencies and the Woppaburra People.

*Great Keppel Island (Woppa) 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, cultural heritage, and the Land and Sea Country of the Woppaburra.*

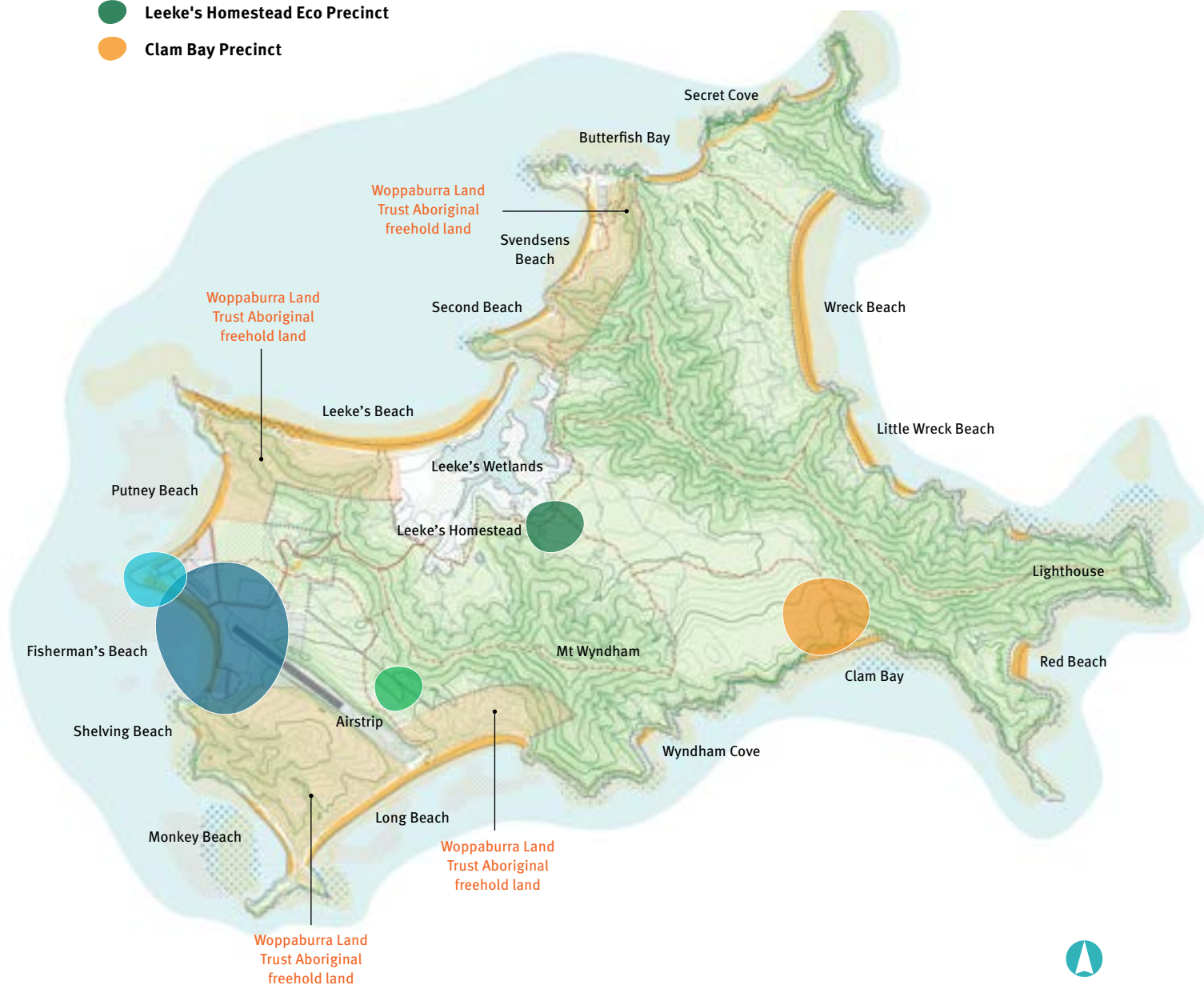


# Concept Master Plan Area

The Concept Master Plan study area and key features of the area are shown on the map below and include all of the land on Great Keppel Island (Woppa) including Woppaburra Land Trust Aboriginal freehold land and adjoining foreshore areas, beaches and bays.

## Island Precincts

- Gateway Precinct
- Fisherman's Beach Precinct
- Forest Eco Retreat
- Leeke's Homestead Eco Precinct
- Clam Bay Precinct









**CONTENT WARNING:**

Aboriginal and Torres Strait Islander readers are advised that the following section contains images and names of deceased persons.



# Wapabara (Woppaburra) Cultural Heritage

**DISCLAIMER:** This section contains variations of place and people names which are historical in context and accurate at the referenced point in time.





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 Cummins 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, "ho 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, 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 your 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 Elder's perspective in consultation with Wapabara Elders on Wapabara 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 respected Wapabara 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
- Woppaburra Land Trust

To us the Great Keppel Island (Woppa) Master Plan, 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 Great Keppel Island (Woppa), from businesses, tourism, the Queensland Government, the Livingstone Shire community, and those who call Great Keppel Island (Woppa) home.

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

GUDDI MULLI YAN YILA – Welcome many together around.

ATTA YAN KATU – I go now, the end.



# Great Keppel Island (Woppa) History and Timeline



Indigenous people lived on the island for approximately 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.

1770

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

1847

Robert Ross obtains a lease over Great Keppel and begins a pastoral era.

1886

The remaining Woppaburra people are forcefully removed from the island.

1902

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

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

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

1918



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

1940s

Woppa Tourist Company purchases the lease from Lizzie O'Neil.

1945

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

1957





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

TAA constructs an airstrip to service the resort.

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

1975

Five pieces of freehold land are handed back to Woppaburra on Great Keppel Island (Woppa).

Woppaburra Land Trust is established.

The first Woppaburra TUMRA is established.

2007



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

2015

Native title is awarded to the Woppaburra people in December 2021.

2021

Woppaburra Elders/ Custodians/ first group return to country.

1984

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

1992

Tower Holdings take ownership of the resort.

2006

The resort is closed for redevelopment.


2008

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

2013

Woppaburra Native Title Claim for Keppel Islands begins.





# The story of the Wapabara (Woppaburra) People

*by Dr Harry 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, also Munquadum (Albert Ross later changed to Peters) and Jesse Keppel Ross
- Franny Lohse (Fred Ross Family)
- Nellie 'Oorang-ooran' (Smith/Muir family)

Cultural perspectives and stories have been provided by Wapabara (Woppaburra) Elders/Custodians and Artists by Aunty Frances Gala, Aunty Gwen Muir/Nellie, and Warinkil Auntie Glenice Croft on the following pages.



**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 cousins 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.

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.

## Munquadam (Albert)

Munquadam's mother was our Apical Ancestor Oyster Maggie, and his father was Robert Ross.

Grampie Albert was the last initiated Woppaburra young warrior at age 16, when he was removed from Woppaburra in 1902. The first place that they were forcibly removed to was Woodford. Then to Cherbourg, where he first met Nana Bessie Blair and her son Gordon.

Grampie Albert and Nana Bessie married in 1912 and had a daughter, Kalulu Lillian in 1914, while he worked on K'gari - Fraser Island. His grandson Gordon Barney is so much like him; a born fisherman, with the same instincts as Grampie Albert in fixing nets, fishing and crabbing.

Most of Grampie Albert's life was lived in Hervey Bay and he only made one visit home to the Keppel Islands with his eldest grandson Ernest Albert Barney in the late 1940s or early 1950s. He was a songman who sang and spoke Woppaburra Language and corroboree around the fire with his Woppaburra kin. His love of the ocean and his caring for Country and others is where us Barney Munquadam mob have developed our Cultural instinct.

## 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 women. 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 Auntie 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.

## 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 K'gari. 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 Townsville, 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 Jesse's 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.



## Goonaweení (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 grandkids and 30 great-grandkids. They are spread out all over the place. We are most active here in Butchulla 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 and 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 a 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 ooorang-ooran in caring for Country and keeping our culture.

## Ooorang-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 three children (one daughter and two sons) and seven 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".

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.



## 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 1943, 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. Woppa 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 Fraser 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 heroes community organisations and services, mostly in Brisbane.

In early 1980s, with Woppaburra Elder Auntie 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, Auntie Linette Russ and Auntie 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 from 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 1980s 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, were part of the establishment of Aboriginal Radio station 4AAA, gaining the licence 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 Auntie Margaret McCloud 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, which 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 1950s 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 so many amazing people on this committee, one being a respected community Elder Auntie Doris Pilkington Garimara (who is now with the Ancestors), who wrote the book about her mum called *Follow the Rabbit Proof Fence*. It was a story about the Stolen Generation and 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 2024, it has been a privilege to be part of a reference group as a Woppaburra Tribal Elder, coming together to have input into a Concept Master Plan that could help future generations in caring for Country.

Atta Yan Kattoo – I go now.





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.



# Community-Led Plan Making









# Capturing Local Community Aspirations

Understanding and capturing the aspirations of the local community of Great Keppel Island (Woppa) and Livingstone Shire was key to developing a Concept Master Plan. To shape the future of the island, a series of engagement activities and workshops were undertaken between October 2021 and February 2023 to identify what the community value and how they would like to see the island evolve and develop into the future.

## Listening to the community

A Project Reference Group (PRG) was formed to lead the development of the Concept Master Plan. The PRG 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 face to face workshops during the 18-month period to activate the community voice in imagining and framing the future of Great Keppel Island (Woppa).

## Listening to the Woppaburra People

To maintain a strong connection to the history of the land and the Traditional Owners, the Woppaburra People were represented on the PRG by the Chair of the Woppaburra Land Trust (WLT), Chair of the Great Barrier Reef Marine Park Authority Traditional Use of Marine Resources Agreement (TUMRA), an Elder representative and a Director of the native title claimants. Post native title determination on 3 December 2021, the Chair of the Prescribed Body Corporate, the Woppaburra Saltwater Aboriginal Corporation (WSAC), joined the PRG.

In addition to the PRG workshop sessions, a two-day intensive workshop was undertaken in Brisbane on 21 and 22 October 2022 and a further full day workshop was undertaken in Hervey Bay on 2 November 2022 with Traditional Owners, including Elders and representatives from the WSAC, WLT, and TUMRA to consolidate Woppaburra input into the Concept Master Plan.

## Listening to businesses and tourism operators

To capture the perspectives of local business and tourist operators, engagement was undertaken face to face on the island and on the mainland in Yeppoon, as well as through online channels. These sessions identified key operational concerns, infrastructure challenges and ideas to support the future growth and success of the island.

## Listening to the broader community

Broader local community input was sought through scheduled community consultation sessions at weekend market locations in the Livingstone Shire Council Local Government Area. An online survey was also conducted between October and November 2022 to capture the community sentiment. This engagement affirmed the vision and principles developed by the PRG.





*“The island is big enough to escape the crowds along trails or beaches and provide a sense of peace and solitude to enjoy its 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 Woppa.”*

*“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 of it. I’ve talked to lots of tourists and that is what they love about GKI.”*

*“I first visited Great Keppel Island (Woppa) 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 it’s home.”*



# What We Heard

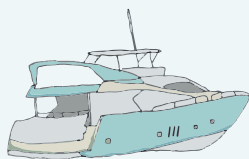
The below nine themes emerged through the consultation process, which reflect the shared experiences and community connection with Great Keppel Island (Woppa).

1. Culture and History - Celebrating the island's cultural heritage and sharing the stories of the past.
2. Opportunity and Growth - Achieving a balance between built and natural assets, unlocking economic development opportunities through generating commercial opportunities, employment and supply chain benefit for the region.
3. Social Cohesion (Family and Fun) - As a treasured part of local family history, the island is a relaxed, family-friendly and inclusive community.
4. Tourism (Sustainable, Educational, Cultural) - The island lends itself to eco-tourism development and improved public amenities would support current and future tourist interest based on the natural assets of the island.
5. Land Carers – Caring for the land now and in the future to enable sustainable tourism; it's a shared responsibility.
6. Accountability – Clear responsibility for maintenance of common user infrastructure, responsible waste disposal and security on the island.
7. Accessibility – Equitable, safer and more weather resilient access for all to enjoy the island.
8. Safe and Secure – Emergency access, effective pest and weed management, bushfire control, and erosion management.
9. Nature (Stewards of Land and Sea) – Nature-based tourist experiences that celebrate the exploration of natural flora, fauna, wildlife, natural habitat and marine life.

These themes are reflected in the following key focus areas identified by the community to enhance and preserve what makes the island special, and to retain what people so love about Great Keppel Island (Woppa) now and always.



## Key focus areas for Concept Master Plan



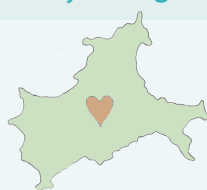
### 01 Gateway Precinct and Public Amenity

- Equitable weather resilient access for all ages and abilities to the island with a more appropriate arrival/departure point.
- Locations for weather resilient access were considered, which included Fisherman's Beach and Putney Beach. The final location for access will be guided by further technical investigation.
- Access to emergency services to manage injury, illness, fire and disasters on the island.
- The airstrip as a valued alternate point of tourism access for tourists from afar as well as for emergency service access to the island.
- A central main access point for 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.
- Shade and public amenities (toilets/water) located at the point of island access.



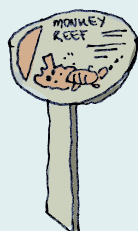
### 02 Accessibility, Signage, and Wayfinding

- Upgrade existing walking tracks on the island for safe navigation.
- Wayfinding signage and interpretation along walking tracks, including the potential for QR codes to provide information across the island.
- Improved telecommunication services on the island to maintain connectivity.
- Boardwalks around the headlands to safely access Leeke's Beach, Shelving Beach, Monkey Beach and Long Beach.
- Upgrade of the Long Beach road/walking track and the walking track to Leeke's Beach.
- Master planning of Rosslyn Bay as the key point of entry for visitors to Great Keppel Island (Woppa).



### 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.
- Development on the eastern side should be limited to an eco-resort development, 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 to preserve the native flora and fauna.



### 04 Placemaking and Island Experiences

- Recognition of Traditional Owners and development of cultural tourism experiences for visitors.
- Cultural tourist experiences, including storytelling of the island's history (both verbal and in print) from the beginning to the end of the visitor experience.
- Culturally appropriate signage of significant spaces and places.
- A cultural centre as keeping place.
- A Welcome place.
- Cultural training of all island staff to share the history of Great Keppel Island (Woppa) and Traditional Owner led business and tourism operators.
- New educational experiences in and around the Leeke's Homestead, including the reuse or repurpose of the old homestead.
- Better accessibility to the Leeke's Creek area and wetlands area, which provides an opportunity for environmental education and birdwatching.
- Camping and glamping experiences as a sustainable tourism opportunity in appropriate areas on the island.
- Lookouts with a viewing platform/s over the wetlands and Leeke's Beach.









# Great Keppel Island (Woppa) Context



# Regional Context

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

While Great Keppel Island (Woppa) is one of the closest islands in the Great Barrier Reef to Brisbane, direct air access 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 via a 30-minute boat ride from Rosslyn Bay. If travelling by air, the closest airport is in Rockhampton, followed by a 45-minute drive to Yeppoon, and a 30-minute ferry ride from Rosslyn Bay in Yeppoon.





# Local Context

Great Keppel Island (Woppa) is one of a group of islands known as the Keppel Islands located off the coast of Central Queensland in the southern part of the Great Barrier Reef Marine Park. The group comprises 16 islands, the largest of which is Great Keppel Island (Woppa).

Great Keppel Island (Woppa) has a small population of permanent residents, holiday homes and resorts. Other islands in the group are largely uninhabited and undeveloped.

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, 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, sheltered harbours, white sandy beaches, open meadows, tall, shaded woods, and deep, low rainforests.

Fish, turtles, other marine life, and corals can be seen in the area's clear tropical seas and bordering reef. During the whale migration season, Keppel Bay is populated by whales, dolphins and dugongs. The underwater ecosystem is home to eight recognisable inhabitants including whales, manta rays, clown fish, turtles, potato cod, giant clams, Maori wrasse, and the shark. Some migrate here, some wander along its length, and some stay in the same location their entire lives.





# Demographics

## Local Profile

Great Keppel Island (Woppa) sits within the Capricorn Tourism Region. The defining characteristics of the Capricorn Tourism Region residents are:



People representing 47% of the Southern Great Barrier Reef.



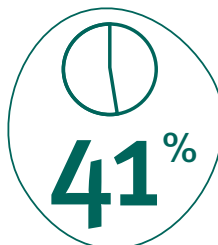
Median years of age.



Ageing population with 16% of residents aged 65+, an increase of 4% from 2011.



Average household income of \$109,000, 5% higher than the non-metro Queensland average.

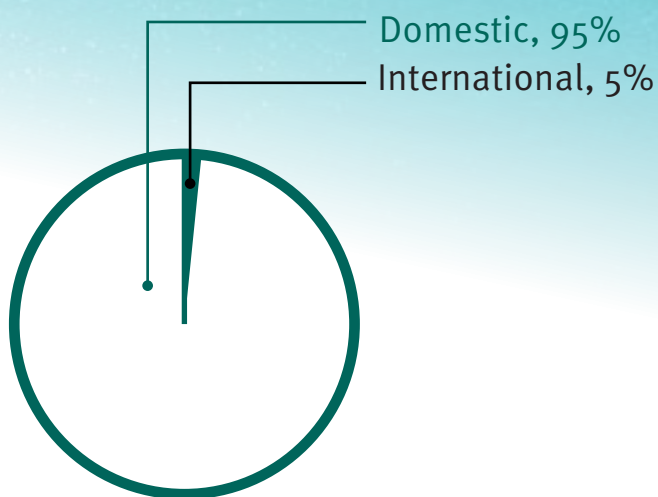


Households with \$104K average income.



First Nations peoples, representing 8% of population.





## Tourist Profile

(ABS, 2021)  
Capricorn Tourism Region includes the Local Government Areas (LGAs) of Livingstone Shire, Rockhampton, Woorabinda and Central Highlands.

Photography by Nathan White Images





# Place Assessment

**Great Keppel Island (Woppa) hosts a number of environmentally and culturally sensitive areas susceptible to natural hazards. As such, any development will need to be well planned.**

Current development on Great Keppel Island (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.

Passengers on the ferries to Great Keppel Island (Woppa) disembark directly onto Fisherman's Beach.

Access can be difficult due to the tide and wind conditions, coupled with the high recreational usage 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 half an hour to full day walks.

Land holdings on Great Keppel Island (Woppa) comprise of leasehold, freehold, state land and reserve. The Woppaburra Land Trust also has freehold land holdings reflecting the cultural significance of Great Keppel Island (Woppa) to the Woppaburra People.

The waters surrounding Great Keppel Island (Woppa) are within the Great Barrier Reef Marine Park. Accordingly, permissible activity is guided by Marine Park zonings.

## Infrastructure

Municipal infrastructure on Great Keppel Island (Woppa) is limited. Sewage 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. Improvements to water and sewerage are a priority.

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 Fisherman's Beach Esplanade provides pedestrian access to existing businesses and tourist accommodation. It is also used for transporting goods which presents a conflict during peak periods. Outside this main area of activity there is an absence of public infrastructure.





Photography by Nathan White Images

## Challenges

Key challenges on the island have been identified that have critical impact on its current usability. High-level opportunities for the island include:

- Restricted accessibility to and on the island.
- Inaccessible, poor quality and heavily eroded walking tracks and pathways across the island.
- Inadequate public toilets to meet visitation demand.
- Extensive long-term erosion along Putney Beach and outside the GKI Hideaway bistro requiring a long-term solution to arrest the movement of The Spit.
- Contaminated green waste, mess, ruins, and dump materials around the island and along walking tracks.
- Limited to no general wayfinding and signage across the island.
- Infrastructure constraints in terms of wastewater treatment and water and power supply.

Great Keppel Island (Woppa) also has a number of planning considerations including constraints comprising:

- Native vegetation and wetlands behind Leeke's Creek and Putney Creek.
- Declared fish habitat area of Leeke's Creek and the northern bays of Great Keppel Island (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, and environmental and nature-based activities. To experience these properly requires improvements to public infrastructure across the island. High-level opportunities for the island include:

- Provision of a distinct gateway arrival and departure experience that is accessible to all.
- Encourage people to stay longer on the island by offering a range of accommodation options and experiences in the more popular as well as remote areas.
- Provide more convenient services and facilities at key locations around the island.
- Enhance the day trip experience by providing more experiences for visitors.
- Celebrate the island's rich Aboriginal history through integration of the Woppaburra history and storytelling.
- Create better accessibility to, from and around the island for people of all ages and abilities through improved 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

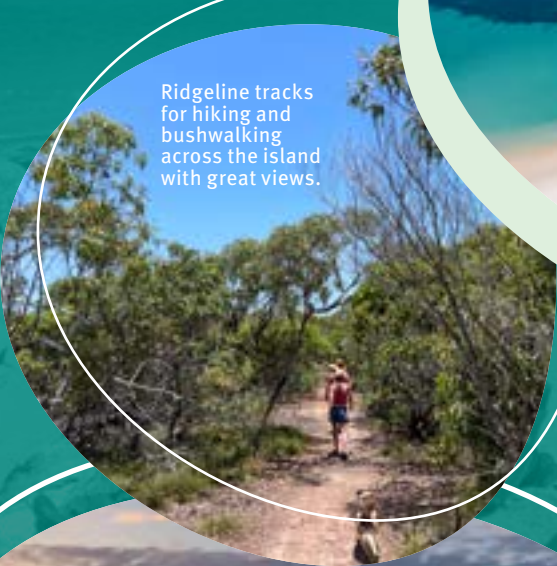
The below images highlight some of the amazing elements that should be celebrated on the island.




Spectacular sunsets from Fisherman's Beach.




17 pristine and white sandy beaches. Monkey Beach is perfect for snorkelling and swimming.




Ridgeline tracks for hiking and bushwalking across the island with great views.



Oyster Catchers along the rocks at Leeke's Beach.




Fishing at dusk on The Spit.



Snorkelling with turtles off Monkey Beach.







Osprey nests on the rocky outcrops of the headlands.




Clown fish




Protected fish habitat at Leeke's Creek.




Crystal clear water for swimming and boating off The Spit.




Lighthouse ridgeline track on the most remote part of the island.



The shade of the Melaleuca on Putney Beach.



The Mugga Mugga.



Crystal clear swims at Long Beach.



Giant clams.



# Land tenure

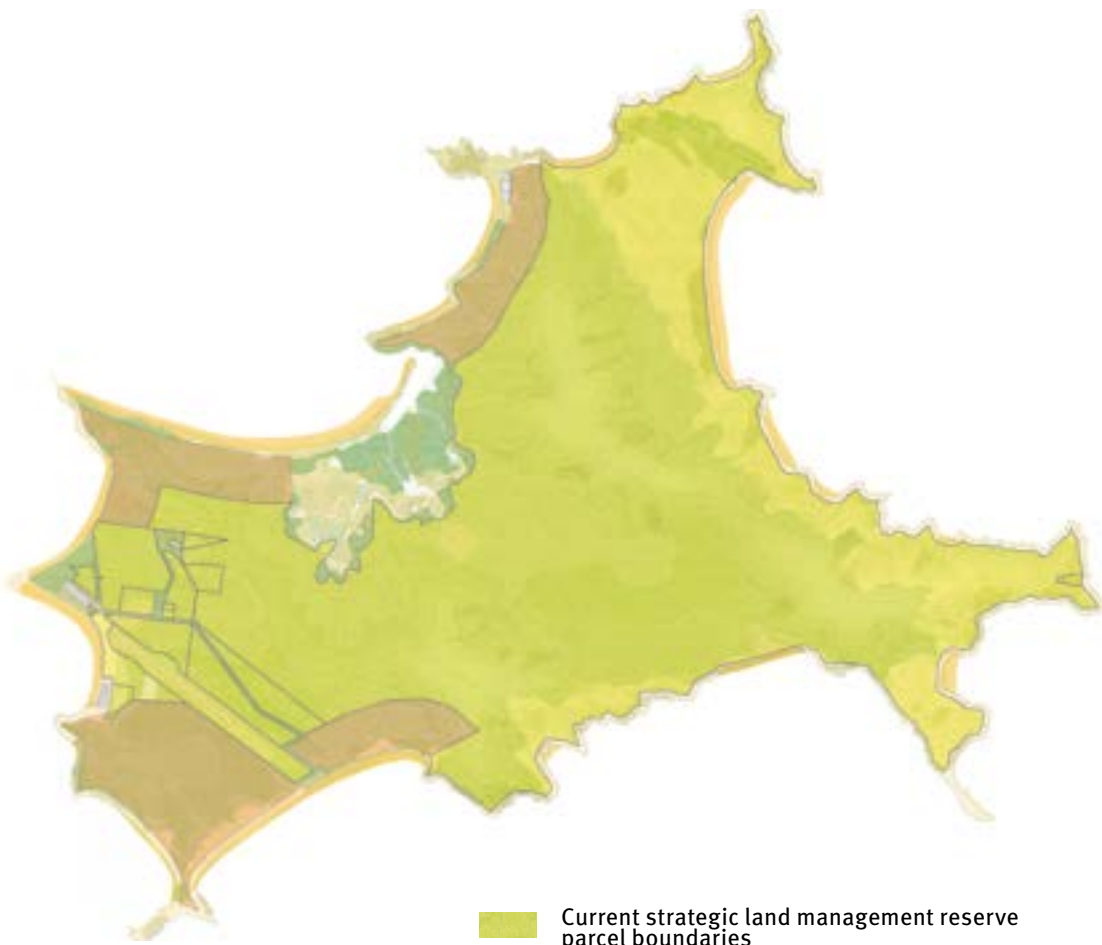
Land holdings on Great Keppel Island (Woppa) comprise of leasehold, freehold, Aboriginal freehold land and reserves. GKI Resort Pty Ltd was previously the largest holder on Great Keppel Island (Woppa) holding a number of land and marine leases. These leases have now been returned to the State as strategic land management reserves. Future decisions about the development and use of these reserves will be made by the Queensland Government considering the aspirations of the Concept Master Plan and subject to standard Government funding and considerations.

The Woppaburra Land Trust has Aboriginal freehold land holdings reflecting their recognition as Native Title holders over the area and the cultural significance of Great Keppel Island (Woppa) to the Woppaburra People. Aboriginal freehold land, unlike ordinary freehold, is held in trust by the Aboriginal people particularly concerned with the land and cannot be mortgaged or sold.

The existing developed area on the western side of Great Keppel Island (Woppa) contains the greatest mix of land tenures. Most of these land tenure arrangements are appropriate and already aligned to support some of the immediate and short-term priorities identified in the Concept Master Plan.

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

The map below highlights the strategic land management reserve (former GKI Resort leases) boundaries while the adjacent plan consolidates these into one singular opportunity for future allocation and appropriate development, guided by the aspirations of the Concept Master Plan.





## New opportunities

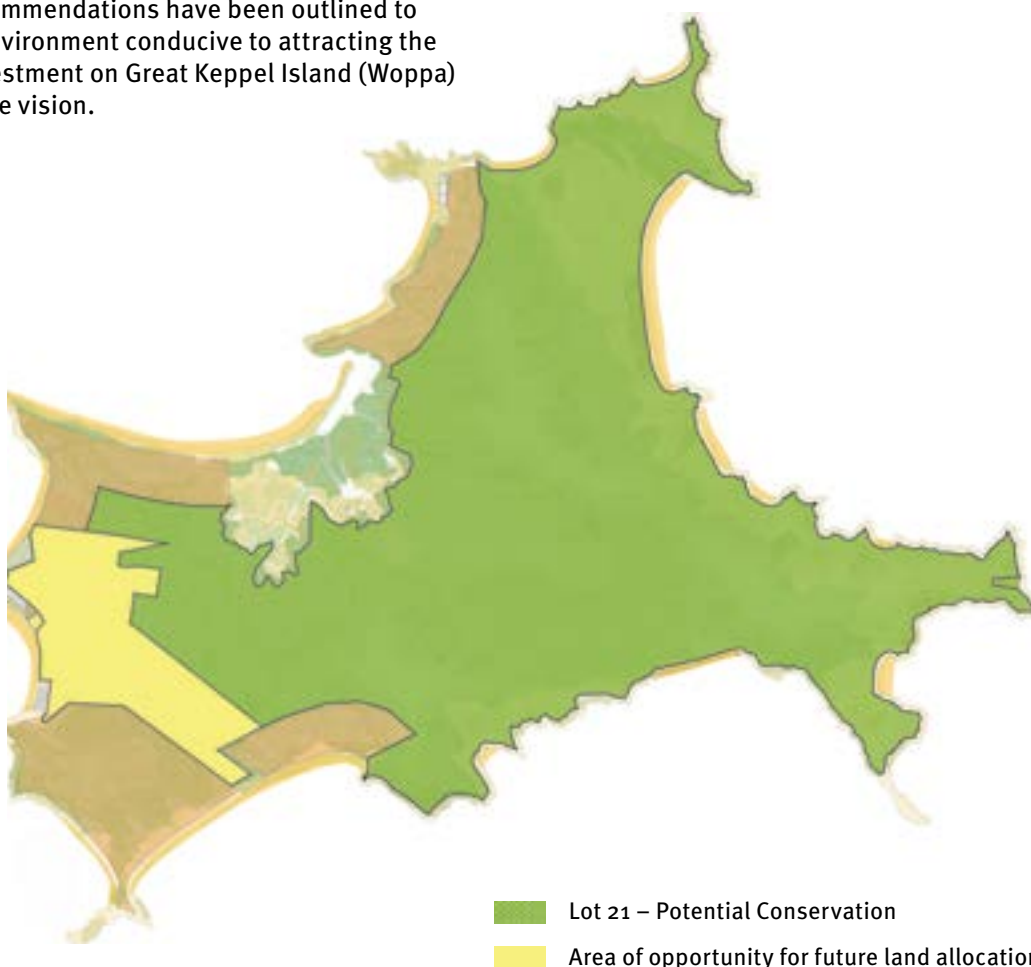
The closure of the former resort in 2008 had a significant impact on the region's economy, with island tourism sustained locally by several small businesses. Over 120 people lost their jobs, reducing the island's permanent population by 90 per cent. Since then, island tourism has been sustained locally with a variety of smaller tourism businesses operating on the island.

Great Keppel Island (Woppa) remains one of the best development opportunities within the Great Barrier Reef based on its favourable location, natural environment, and proximity 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 Great Keppel Island (Woppa) under the 2017 Growing Tourism, Growing Tourism Jobs election commitment. This funding has been supplemented by a further \$5 million through the Building Our Regions Program. The balance of the \$30 million funding commitment will be delivered through the identified priority actions outlined in this Concept Master Plan.

Further recommendations have been outlined to create an environment conducive to attracting the desired investment on Great Keppel Island (Woppa) to realise the vision.

Following the return of the former GKI Resort leases to the State's control, the Queensland Government is assessing the cost and scope of work required to appropriately remediate the former GKI Resort lease areas. This could 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 on Great Keppel Island (Woppa) that is available to be allocated in the future to strike a balance between sustainable tourism development, First Nations opportunities, local culture, and the natural environment. The Queensland Government recognises a comprehensive strategy is needed to guide and focus both government support and private sector investment in the revitalisation of Queensland's Island Tourism opportunities.



# The Concept Master Plan

Photography by Nathan White Images





# 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 Great Keppel Island (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.



## **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.



## **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.





Photography by Nathan White Images



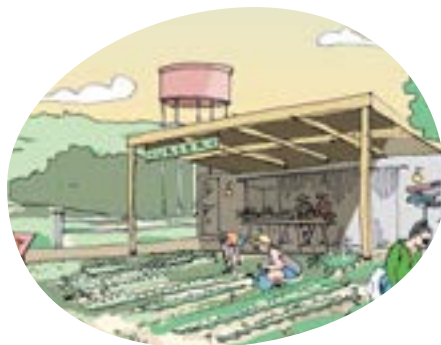
### Create a sought after educational and learning experience

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.



### Ensure a safe, accessible and connected place for everyone

Improve on the 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.







### Create a place that is responsible and sustainable

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.

# Concept Master Plan




The following plan represents the conceptual aspiration and vision for the island, including key areas of activity and varying accommodation styles. This plan has been developed with the support of the Project Reference Group. The following pages further explain each component of the Concept Master 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)
-  Great Keppel Island (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 Svendsen's Beach track
-  5 Long Beach and Forest Retreat track (subject to development)

### Boardwalks









-  6 Fisherman's Esplanade dune boardwalk
-  7 Fisherman's Esplanade to Shelving Beach headland boardwalk
-  8 Shelving Beach to Monkey Beach headland boardwalk
-  9 Monkey Beach 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 Great Keppel Island (Woppa) tourist park (s)
-  c Great Keppel Island (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)












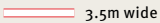

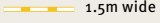

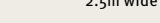

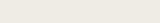

## Legend

-  Woppaburra Trustees Land
-  Existing Development Area
-  Existing Resorts and Accommodation
-  Maritime access 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

## Potential Maritime Access

-  Mini Safe Harbour – The Spit
-  Mini Safe Harbour – Southern end Fisherman's Beach
-  Jetty – Northern end Fisherman's Beach

## An inclusive island experience

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



# Regenerative Tourism

The vision developed for Great Keppel Island (Woppa) 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, which is already championing these in places like the Daintree Rainforest. The Concept Master Plan aims to embrace this type of sustainable tourism practice.

Queensland's tourism industry strategy *Towards Tourism 2032* (TT32), provides a collective government-industry framework to drive long term visitor growth over the next 10 years and raises the profile of tourism and its important contribution to the economy. The Great Keppel Island (Woppa) Concept Master Plan supports key strategic priorities identified in TT32 to enable success, including in areas of increasing visitor product, supply and responding to demand, improved sustainable outcomes and showcasing First Nations cultural heritage.

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 over tourism. 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.





As part of the TT32, it is proposed that for Queensland, regenerative tourism should 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.

This Concept Master Plan embraces these experiences through new development and enhanced island amenities. The aspiration is that all new development on the island aligns to this regenerative tourism typology. Visitors to Great Keppel Island (Woppa) will be able to actively participate in improving the ecology of the island, protecting the environment and learning about culture.

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

# Catalyst Projects



Photography by Nathan White Images









# The Gateway Precinct and Public Amenity

The way in which people arrive to and leave Great Keppel Island (Woppa) 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 Rosslyn Bay. Leaving the dock, the ferry experience and what happens when they reach land at Great Keppel Island (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 on and visit the island. The concept plan proposes a series of interventions that will welcome visitors, facilitate exploration of the natural wonders of the island in a safe and comfortable way, and provide a much needed layer of cultural and educational offerings 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 Great Keppel Island (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 Great Keppel Island (Woppa). Catalytic key actions to deliver these are identified in the implementation plan.

## Maritime Access

The community consultation process recognised the need for improved maritime access, although there are mixed views on the appropriate solution and location to deliver this priority.

The current access relies upon ferries disembarking passengers on the beach with such operations subject to compromise in times of poor weather, low tides and challenges for equitable access.

Maritime Safety Queensland (MSQ), a division of the Department of Transport and Main Roads, developed a high-level assessment of potential options for consideration having regard to the following:

- Metocean condition constraints
- Coastal process constraints
- Potential environmental constraints
- Navigational/bathymetry constraints
- Practical/economic constraints

Recommendations were informed by the following:

- Hydrographic survey 28 May 2022.
- Historical aerial photos.
- Great Keppel Island Resort Revitalisation Plan – Coastal Environment Technical Report, January 2013.
- Commercial vessel specifications and requested barge access details from commercial vessel operators.
- MSQ's coastal processes/engineering and infrastructure delivery experience.

Based on this initial assessment, three potential options are being considered.

### Jetty on the northern end of Fisherman's Beach

The optimum location for a jetty was determined to be at the northern end of Fisherman's Beach with a 250 metre long structure with -1.5 lowest astronomical tide access which will accommodate the ferry operations in most tides. The option includes a liftable commercial floating pontoon to avoid storm damage due to wave action when ferry operations would be suspended.



Photography by Nathan White Images

## Mini Safe Harbour on the southern end of Fisherman's Beach or off The Spit

Three locations for a mini harbour were considered: the southern end of Fisherman's Beach, the northern end of Putney Beach and off The Spit between Fisherman's and Putney Beaches. The Putney Beach location has been excluded as a result of community consultation indicating strong opposition to proceeding with any development on the site previously approved for a marina.

The benefit noted by MSQ is that it provides a complete solution but would still need to go through a rigorous technical and statutory process as is also the case with the jetty option.

Key points of comparison follow:

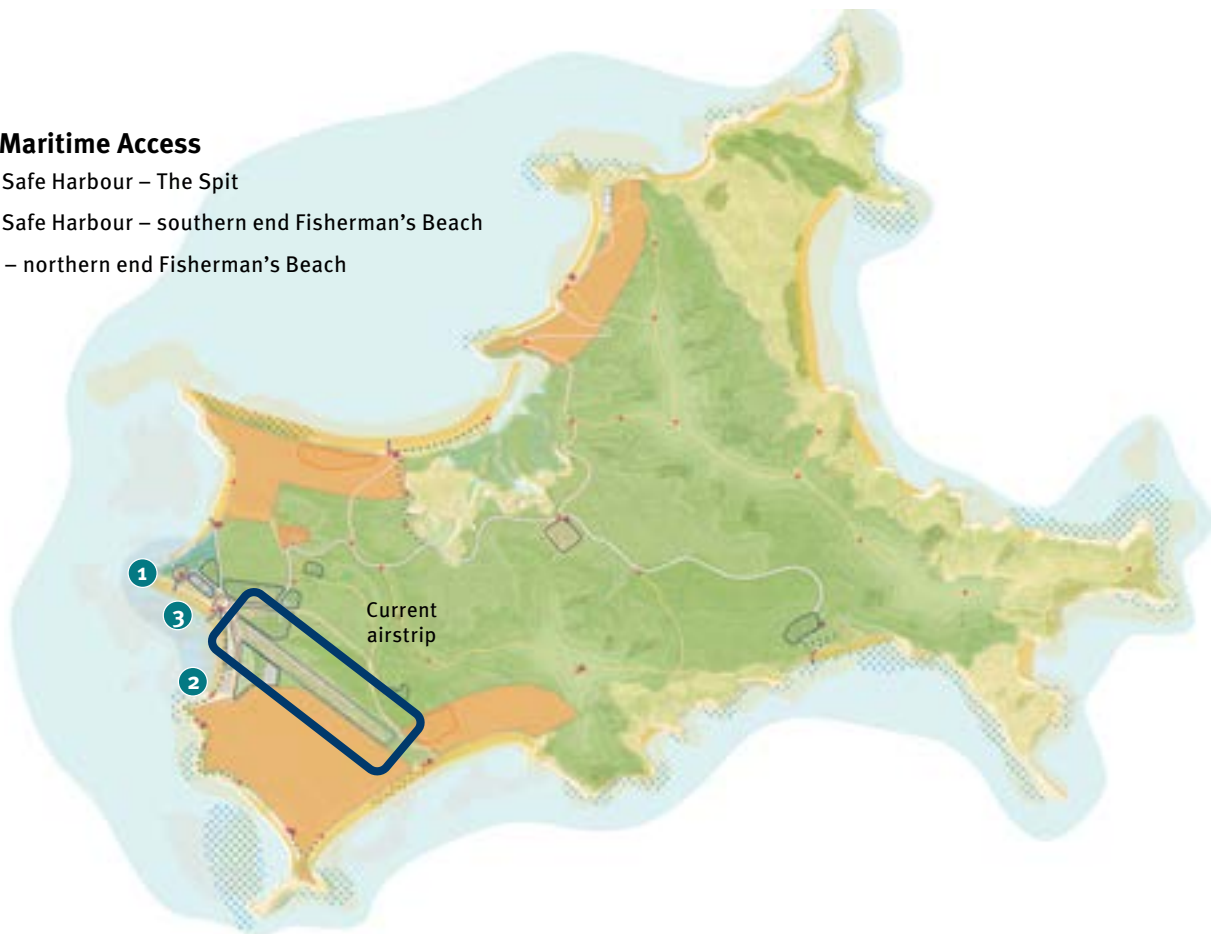
- A jetty does not provide an all-weather safe maritime access to the island whereas a mini harbour is protected from all but the most severe storms and offers a safer, more accessible alternative to connect the mainland with the island.
- A mini harbour will provide island residents, operators and visitors with a reliable maritime link to the mainland in all tides and weather conditions which is critical to future investment on new properties and operations.
- A 250 metre long jetty is seen to have a greater visual impact on the sweep of Fisherman's Beach whereas a small breakwater limits visual impact to a constrained area at the end of the beach.
- A mini harbour may offer tourism operators a base for a limited number of craft for the benefit of guests and visitors to the island.
- A mini harbour is capable of handling stores and removal of waste from the island in conjunction with barge operations for bulky items.
- A jetty is less expensive and will not require dredging, although it will not provide a complete solution just much improved island access for visitors and residents.

Accordingly, a final decision cannot be determined at this time without further investigation on the initial preferred options to ascertain detailed design, technical assessment, environmental impacts and constraints, and costs. In addition, land tenure and Great Barrier Reef Marine Park (GBRMP) zoning constraints, and native title and cultural heritage matters have the potential to impact the preferred location, scope, visual amenity and cost.

As such, the above identified options have been considered in the design of the proposed Gateway Precinct recognising there is further work to be undertaken to inform the best solution for maritime access to the Island.

### Potential Maritime Access

- 1 Mini Safe Harbour – The Spit
- 2 Mini Safe Harbour – southern end Fisherman's Beach
- 3 Jetty – northern end Fisherman's Beach





# Aviation Access

## Air transport provides vital economic benefits.

With the growing availability of affordable air travel, it is no longer a luxury commodity. The air transport industry has not only underpinned wealth creation in the developed world but has also brought enormous benefits to developing economies by unlocking their potential for trade and tourism.

The airstrip on Great Keppel Island (Woppa) is within the former GKI Resorts lease area and is now within the strategic land management reserve held by the State. Since the closure of the main resort, access and use of the airstrip has been limited. The airstrip does not comply with national guidelines for aeroplane landing areas. These guidelines include key aspects for operation and safety - airstrip surface, fencing, approach and take off area clearances, strip marker, and wind indicators.

Possible options to reinstate airstrip facilities may include:

- Private investor incorporated with potential resort development.
- Private ownership with strata style arrangement to develop an aviation village estate.
- Community title designed to fill the gap between conventional land division and strata titles in a way to give developers greater versatility for development, subject to planning requirements.
- Council ownership.

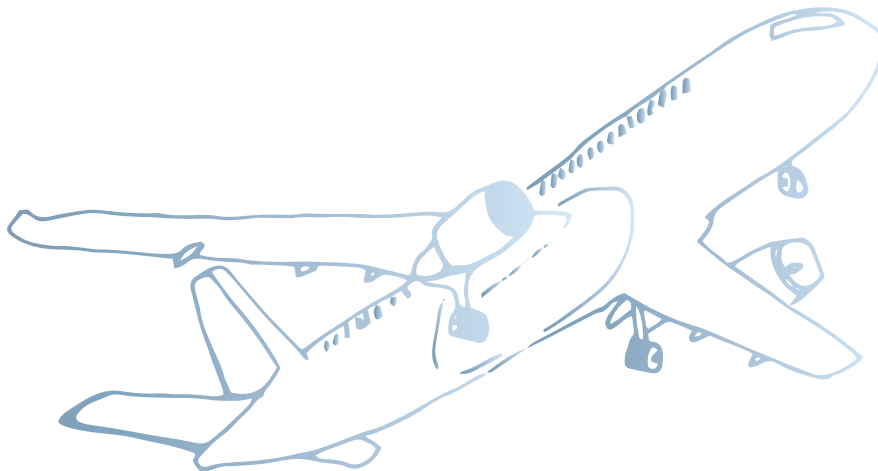
Aviation access to the island can be via airstrip or implementation of a helipad as a cost effective alternative to enable continued air support.

Based at the Rockhampton Airport, several helicopter services are available for tourism and scenic tours with reach to Great Keppel Island (Woppa). Helipad infrastructure has been implemented to reduce the environmental footprint on islands similar to Great Keppel Island (Woppa). For example, K'Gari, Heron, Russell, and South Molle Islands as well as Thursday Island and Hook Reef utilise helipads.

A helipad would also potentially enable future Advanced Air Mobility (AAM), a transformational futuristic concept of aviation. AAM relies on electric aircraft utilising electric vertical take-off and landing (eVTOL) aircraft for the movement of passengers and freight between locations.

AAM air taxi services will utilise both crewed and uncrewed (autonomous) aircraft and will have the capacity to operate between fixed locations known as vertiports. After taking off vertically from an origin vertiport, air taxis fly on predetermined flight paths, up to 1.5 kilometres above the ground, before descending and landing vertically at a destination vertiport. Vertiports can operate from helipads.

Air transport in regional areas plays a vital role in enabling access. It expands access to a range of tourist destinations which shapes the scale and diversity of tourism offerings in Queensland, and provides vital access to medical and emergency services. Options for providing air service to the island will be considered as part of progressing investment attraction opportunities aligned to the Concept Master Plan vision.



# The Gateway Precinct

The Master Plan proposes new civic spaces on the island – an arrival plaza near The Spit, and a village heart on Fisherman’s Esplanade. The core role of these spaces is to welcome visitors to the island and provide a gathering space for visitors. These areas will become the heart of the island's community and culture.

Public open space, shade trees and comfortable places to sit will feature along the edge of the areas. 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.

## Arrival Plaza

The arrival plaza will be located adjacent to The Spit surrounded by native trees with views over Putney Beach. The visitor centre will also be located here and enable visitors to access maps and educational information on the island experiences to discover.

Public amenities, equipment hire and first aid room will also form part of the precinct, as will a designated collection and drop off point for the transfer of people and luggage to their accommodation.

## Village heart on Fisherman’s Esplanade

The second civic space will be located at the heart of Fisherman's Esplanade, with direct views of the beach and framed by the Woppaburra Cultural Centre. This area will become the 'village heart' of the island, a vibrant place to gather, learn about Woppaburra culture and enjoy the island lifestyle. The village heart will service retail, food and beverage and public amenities.

### Visitor centre, arrival plaza and cultural centre benchmarks



1. Mossman Gorge visitor centre



2. Anbinik Kakadu arrival plaza, including visitor centre, shade and seating



3. Carnarvon Gorge arrival plaza, seating and signage



4. Uluru Cultural Centre



5. Mossman Gorge arrival plaza including shade and seating



6. Uluru Cultural Centre art gallery and shop



# Public amenity

These civic spaces will be enhanced with additional shade, seating, food and beverage options, toilets, visitor centre, and recreational spaces. The connecting strip between the arrival plaza and the village heart could provide new shops and accommodation tenancies to add vibrancy and activity. New shops or tenancies could also bookend these two civic spaces as demand for other commercial offers arise.

New public amenities will be provided behind Fisherman's Beach, and this will house toilets, showers, change rooms (including baby change room) and lockers. Shaded seating, picnic tables and barbecues could also be provided to encourage better use and activation.

## Off grid public amenities

The Concept Master 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.

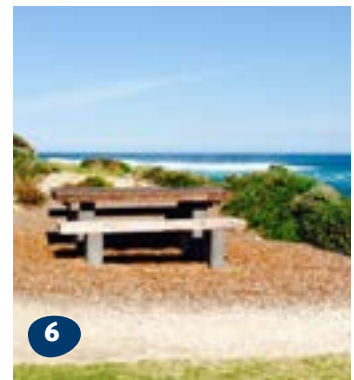
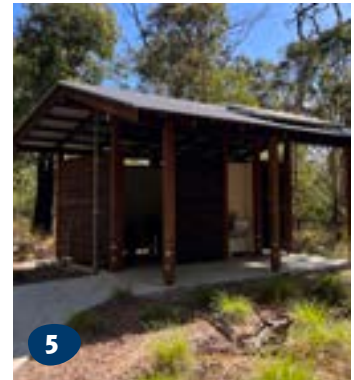
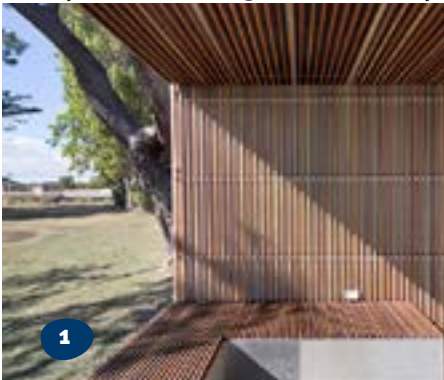
## Rest points

One of the most attractive offers of Great Keppel Island (Woppa) are its 17 pristine beaches. The way to access most of these is by boat drop-off or on foot utilising the walking tracks. The undulating topography, length of the tracks and exposure to the elements make the journey to some of these beaches arduous and impossible for some.

The amelioration of the walking tracks is one of the main focuses of the Concept Master Plan, including the provision of new 'rest points' located at key intersections along the path network and along the beach boardwalks.

Amenities at the rest points could incorporate sturdy seating, cultural signage, wayfinding, trees or shelters for shade and off grid toilets. The elements required at each rest point should be assessed case by case, based on the suggested locations outlined in the plan.

### Rest points, seating, shelter and public amenities benchmarks



1. Seating and shelter in Glenorchy
2. Summerland Farm arrival plaza, shade trees, lawn and play

3. Compost toilets in Cape Le Grand National Park
4. Rottnest Island shop and amenity

5. Compost toilets at Blackdown Tablelands National Park
6. Resilient beach front seating in Margaret River

# Gateway Precinct

The gateway arrival plaza will create a sense of excitement and encourage visitors to explore Great Keppel Island (Woppa). 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

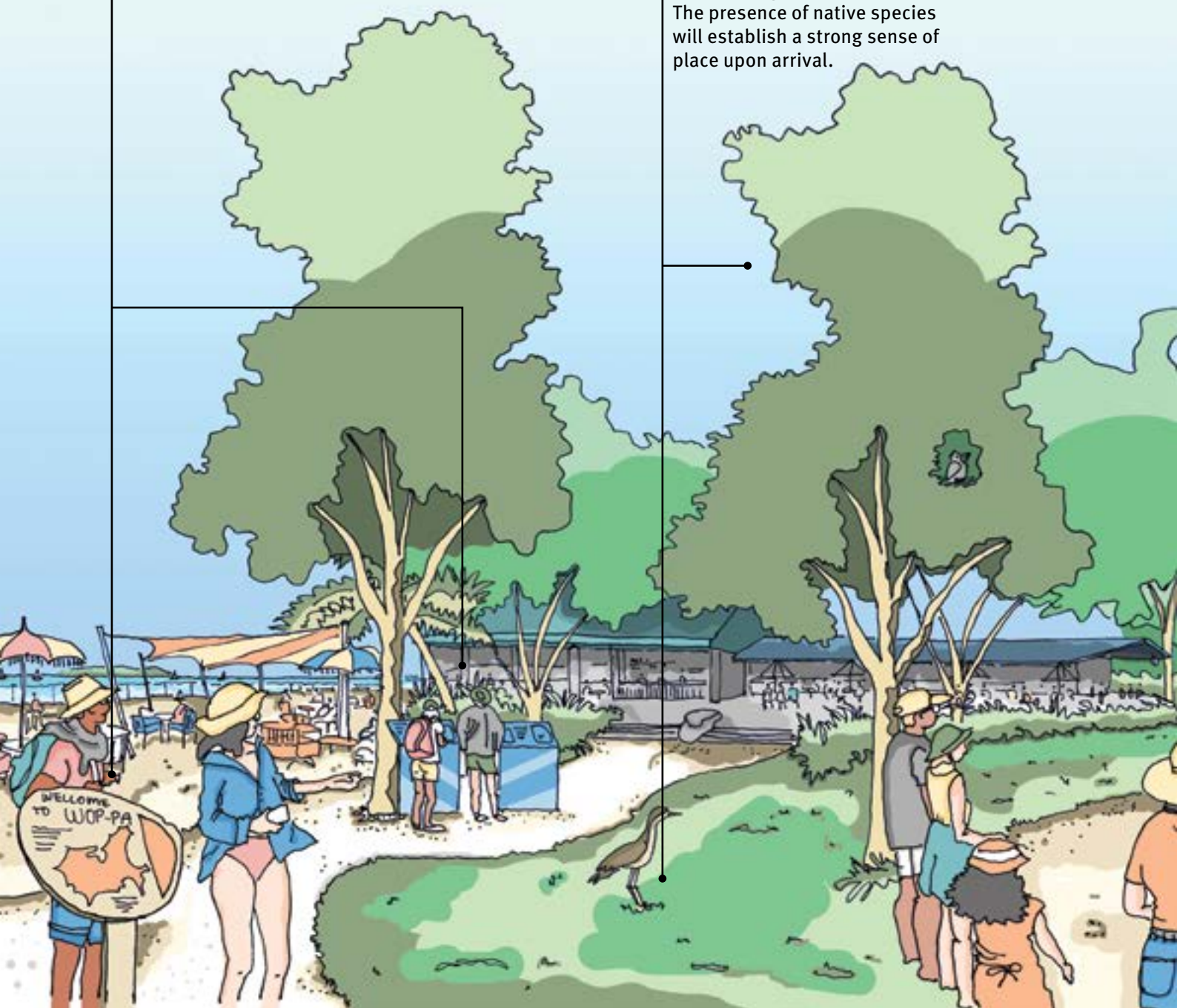
Clear signage will create a strong sense of direction for visitors at the outset of their journey.

## Native trees

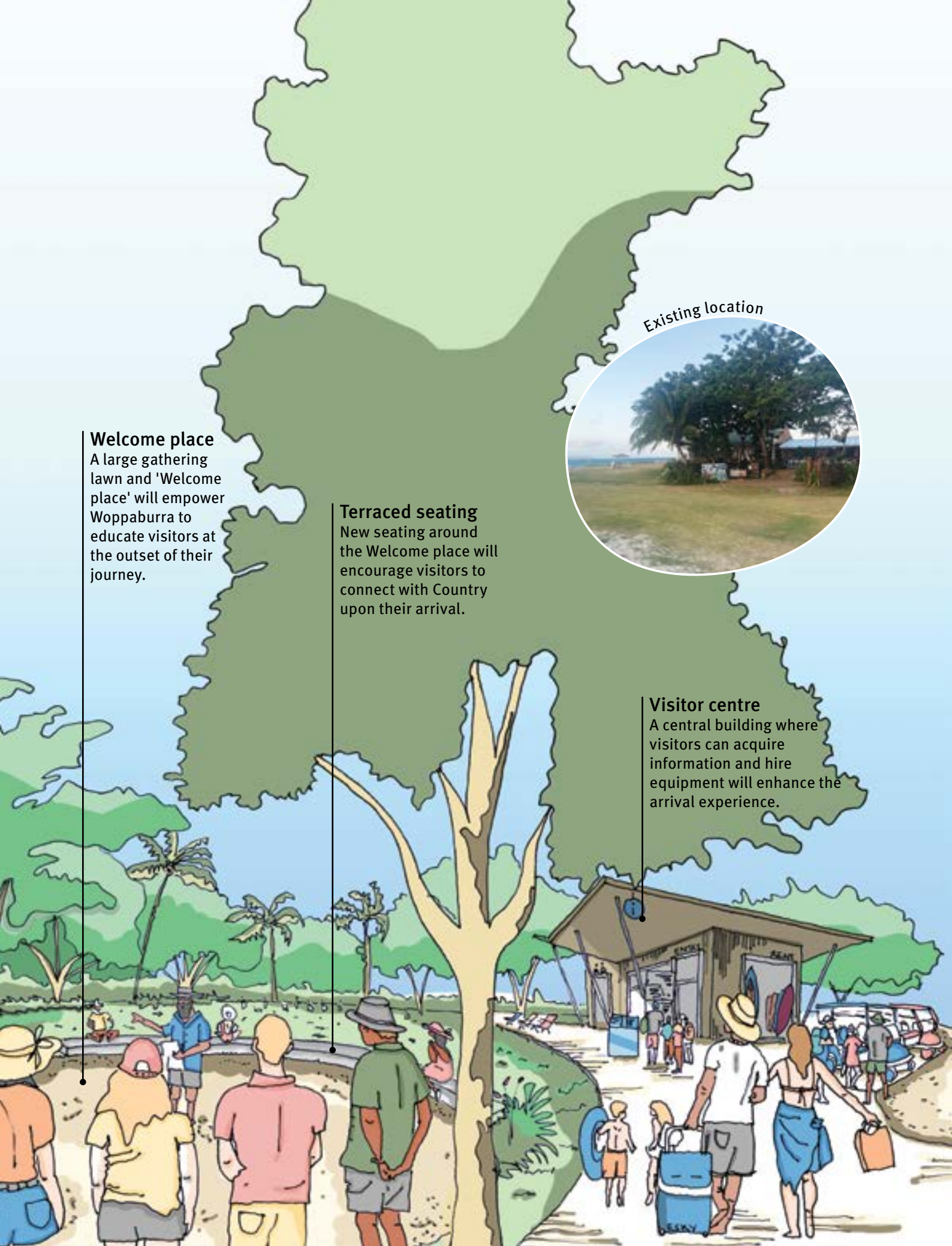
Large native trees will provide shade and create a comfortable landscape for visitors at the outset of their journey.

## Native vegetation

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







### Welcome place

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

### Terraced seating

New seating around the Welcome place will encourage visitors to connect with Country upon their arrival.

Existing location



### Visitor centre

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



# Accessibility, Signage and Wayfinding

Accessibility to the island is important to ensure that the natural wonders of Great Keppel Island (Woppa) are available to people of all ages and abilities. This extends beyond the arrival experience to the signage and wayfinding across the island to ensure people can enjoy more activities and experiences.

Wayfinding builds upon more than just signage and refers to the process of navigating 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 challenges on Great Keppel Island (Woppa) and is core to enabling community safety, and the opportunity to explore the island. An integrated approach to accessibility, signage, and wayfinding on the island would significantly enhance the user experience for all.

A series of benchmarks and exemplar projects have been identified below to show how other successful places have considered these uses, and provide supporting ideas for how these might be achieved on Great Keppel Island (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 Great Keppel Island (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 is 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 Great Keppel Island (Woppa) at their own pace. Catalytic 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 the village heart at 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, 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 metres to allow for a safe interface between pedestrians and vehicles.

The visual appearance of these tracks will be clear and obvious, so that off track exploration will still link at some point with the main spine. 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. Eventually they will be accessible to all people and potentially 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 designed to be easily identifiable through the use of material, colour, with clear supporting signage identifying the location.

### Main island & secondary tracks benchmarks



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 could become a highlight experience at Great Keppel Island (Woppa). They provide a visually exciting way to explore the headlands and beaches in a mindful way that minimises impact on the environment and natural landscape.

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 maximise access to the eastern beaches.

The headland boardwalks from Fisherman's Beach to Shelving, Monkey and Long Beaches will enable safe access for day trippers and avid snorkellers, connecting the main beaches around the village heart.

The proposed wetlands boardwalk could 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 could enable the more adventurous visitors to access remote parts of the island, lookouts, secluded beaches and the best swimming spots. These tracks could 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 included in the signage around the village heart, as well as in the Great Keppel Island (Woppa) maps, to ensure a safe experience for walkers.

### Boardwalks and walking tracks benchmarks



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 Carnarvon 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 safely, efficiently 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 all 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 could be achieved at the island.

Wayfinding will be located across the entire island, in a variety of different forms, with a consistent identity, using appropriate and considered materials and landscaping palette.

Different forms include the use of landmarks, buildings, signage, lighting, landscaping visual cues and other design elements to help people orient themselves and connect to this special place.

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 educational 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 could be developed by the Woppaburra People.

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

## Signage benchmarks



7



8



9



10



11



12

7. Destination signage and wayfinding Woodstock and Nulligine

8. Destination signage and wayfinding Woodstock and Nulligine

9. Cultural storytelling Glenorchy 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 (Woppa).





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 safe access to Monkey Beach and enable greater mobility for people.

### Cultural signage

Cultural storytelling will be a part of all island experiences.

### Wayfinding signage

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

### Educational signage

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



# Leeke's Wetland Interpretative Boardwalk

(Future funding required)

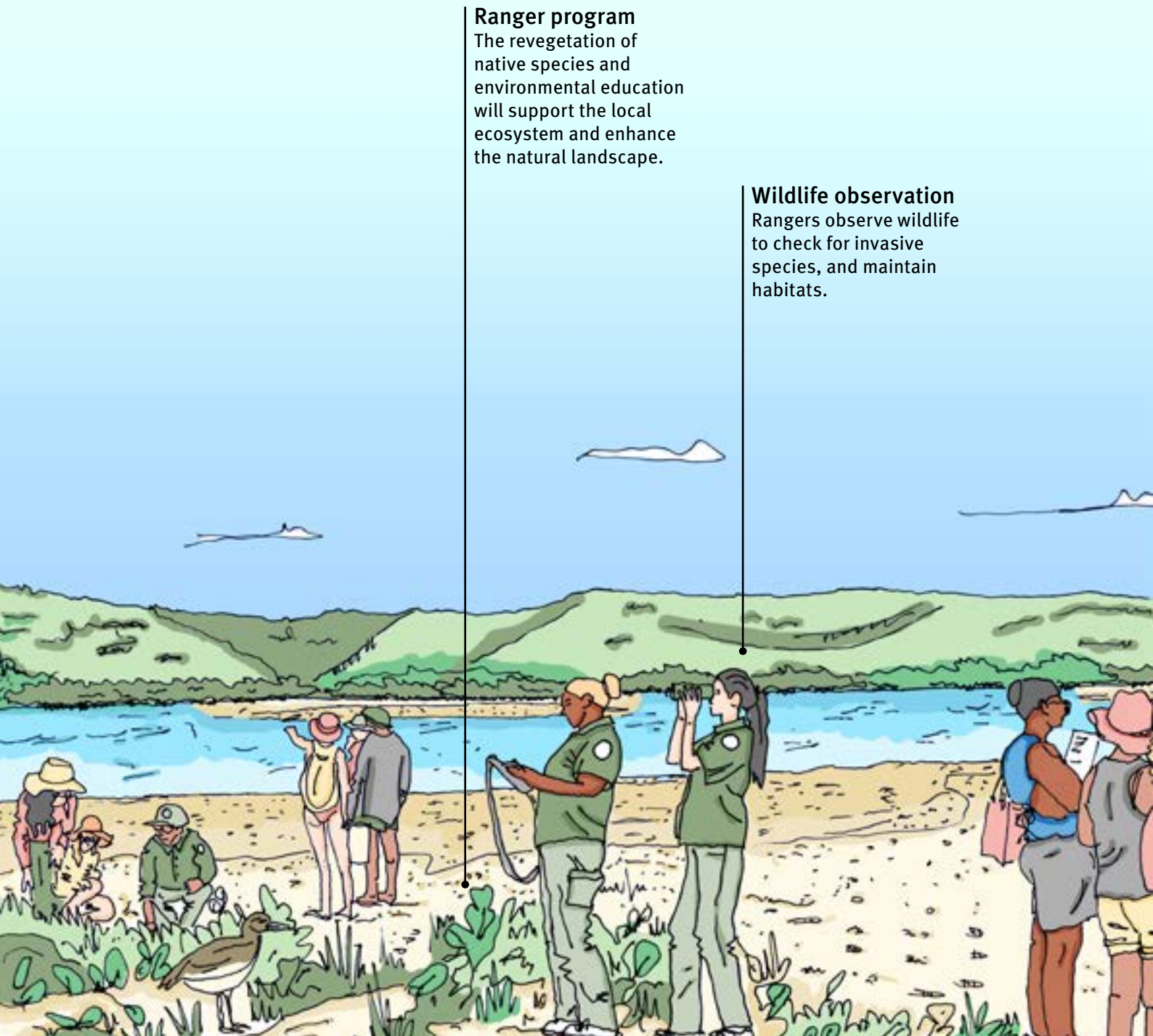
A key connector from the Homestead to Leekes Beach, the wetland's interpretive boardwalk will provide a meandering path through a unique natural landscape. It will be a place where culture and nature collide, where visitors turn to signage to learn something new.

## Ranger program

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

## Wildlife observation

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





Existing location



#### Environmental walk

A guided walk led by Woppaburra rangers will provide an educational experience for visitors of all abilities.

#### Interpretive signage

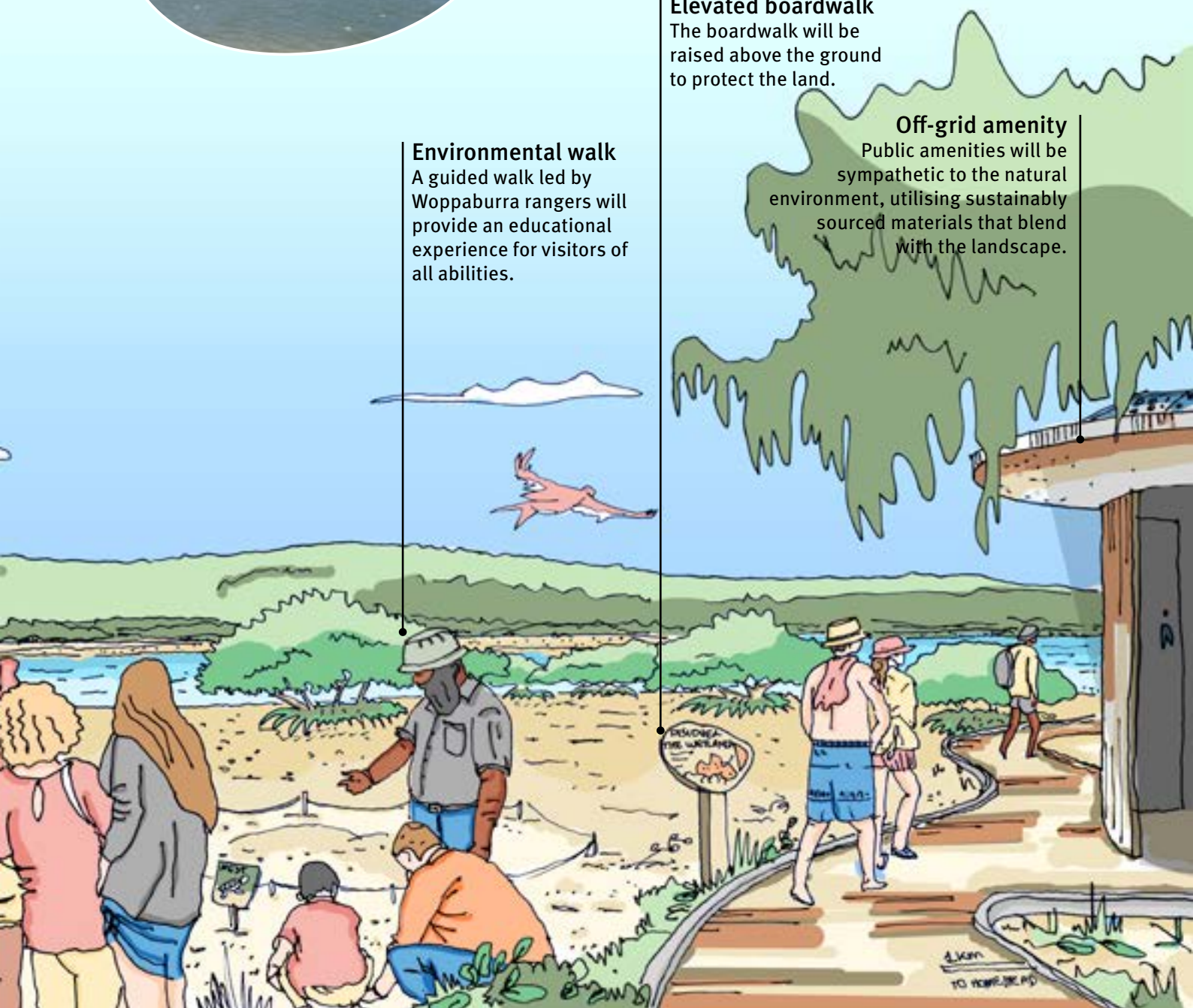
Clear signage will raise visitors' awareness of cultural sites, native species and natural ecosystems.

#### Elevated boardwalk

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

#### Off-grid amenity

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



# Tourism Investment Opportunities

## Investment Environment

The Concept Master Plan identifies several potential sites for investment in future tourism projects.

To achieve the vision of new accommodation options to provide something for everyone, investors look for an evident commercial framework which provides confidence to invest.

Common to existing tourism operators, residents and regular visitors with interests in the ongoing viability of the island, is the need for reliable, safe and comfortable access to the island and the ability to connect to a basic service infrastructure network. Without these fundamental needs being actualised it will be very difficult to attract new investment.

Aviation access by light aircraft and helicopters can be reinstated. However, it will be difficult to upgrade the runway and ancillary aviation infrastructure to a point where regular public transport operations can become viable.

Further, the provision of basic services infrastructure can only be achieved with a holistic delivery of power, water and wastewater treatment. The synergies that can be achieved by the integration of these three key services reflect in lower capital and operational costs which is key to realising the identified investment opportunities.

Solar power delivered through a micro grid is a proven technology harnessing the latest advances in energy storage and potentially hydrogen generation in times where there is limited solar power. Package treatment plants for desalination are available as a plug and play option for ease of transport to the island and installation. A single package desalination unit is capable of a similar capacity to the original plant used by the old GKI resort.

The detailed studies of the aquifers indicate that there are alternative bore locations that can deliver

sufficient water for the desalination plant to supply existing and future resort operations without the need to utilise seawater. Detailed studies may suggest a hybrid of bore and sea water for security of a reliable potable water supply on the island.

Package wastewater treatment plants are regularly installed in remote locations including islands, providing a reliable, proven process that is scalable to allow for increased throughput as demand increases.

Timing of the operation of the desalination and wastewater treatment plants can be configured to align when solar power is at or near maximum input.

## Indicative Development Scenarios

A number of potential sites have been identified in the Concept Master Plan for a range of different tourist based operations including resorts. Of the various possible sites, there are three sites in particular that are likely to attract quality operators to invest and implement resorts. These three sites have been chosen to explore different demographics to illustrate the spectrum of resorts that may be viable and supported by investors.

### Resort One – Fisherman's Beach

The site of the original GKI Resort on Fisherman's Beach has a direct beachfront address and optimum views across Keppel Bay to the mainland and is seen as highly attractive to a potential investor.

This location, with easy access to maritime and aviation operations and other tourist facilities, is well suited to a family style resort around the 4-star standard.



Based on this potential demographic and expected room rates, industry metrics would suggest room capacity could leverage accommodation levels to cater for a growing tourism market visiting Great Keppel Island (Woppa). Construction costs on an island are always a challenge. Designing for cyclone resilience in an exposed location such as this must be considered. As noted in the Concept Master Plan, this location is ideal for two storey walk-up motel style accommodation structures.

A standard room size of 26 square metres plus balconies would be a sensible target.

The family market is well serviced by a restaurant that is flexible to cater for breakfast and buffet-style evening meals. Depending on the operator, an additional café-style food and beverage outlet may serve casual fare for the lunch crowd, including day-trippers.

Some operators may include a small a la carte restaurant for bigger spend/special night diners. The beach club-inspired design captures the island's essence with a relaxed, sleek, and barefoot feel.

## **Resort Two – Clam Bay**

One of the challenges at Clam Bay is exposure to the dominant south-easterly trade winds present in the middle part of the year, which coincides with the highest tourist visitation period.

The site requires more rigorous analysis, and the final location would have to be determined.

However, the general location has many natural attributes that position it as a potential high end resort location.

True 6-star resorts in Australia, and in many overseas destinations, tend to be smaller in terms of the number of rooms.

The target market for boutique resorts seek high levels of amenity and privacy, exemplary dining experiences showcasing local produce and opportunities to experience and engage with the environment in a unique way leaving guests with a feeling of regeneration and wonder at just how special this place is.

A likely product would be in the range of 20 to 30 rooms featuring beautifully appointed suites.

This target demographic will be seeking a room size of at least 70 square metres with a high degree of amenity including spacious ensuites with baths and double vanities, expansive protected decks to capture the alfresco lifestyle, high-end bedding, and other accoutrements, with architecture that is distinctive, carefully detailed to integrate with the natural environment, and climatically responsive. High speed data connections are also a must.

Additionally, guests will be seeking a restaurant capable of exceeding the expectations of sophisticated travellers, serviced by highly trained and attentive staff, available concierge services to coordinate experiences that meet the guests interests, and a bespoke spa with signature treatments that may have origins derived from Great Keppel Island (Woppa) and local culture. Access to a well-equipped gym is also a given.

Although somewhat remote from the Fisherman's Beach activity node, it may still be cost effective to reticulate power and water from the microgrid and desalination plant to optimise efficiencies in scale and load share. However, wastewater treatment would likely be site specific.

Consistent with the Concept Master Plan, the architectural solutions will minimise energy consumption, promote cross ventilation, provide shade, and shelter from tropical rains, and promote and integrate the alfresco lifestyle.

Managing and staffing a remote, small facility like this may be challenging, however there may be opportunity to share resources through an agreement with one of the Fisherman's Beach properties.

Due to their distance from Fisherman's Beach, it is logical for the majority of the buildings in the area to be constructed using modular and lightweight materials.

## **Resort Three – Forest Retreat Eco Resort**

Identified on the Concept Master Plan north of Long Beach, the site is approximately 40 metres above sea level, with superb views of the beach and sea to the south.

A treehouse style product using lightweight construction is appropriate in this location.

Industry standards suggest that a critical mass for a smaller accommodation experience like this will require at least 15 cabins, a central dining area and limited ancillary facilities. Given the site is 1.8 kilometres from the village centre on Fisherman's Beach, it underlines the need for basic facilities on site for the convenience of guests.

Provision of reticulation of services from Fisherman's Beach would need to be costed and compared to a self-sufficient solution on site.



# 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 the local environment of Great Keppel Island (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 from 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 wastewater 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. The Concept Master Plan recommends the construction of a new wastewater 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 opportunities for more people to visit other parts of the island.

## Sustainable practices in remote locations benchmarks



1



2



4



3



5



6



7

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

4. Rain water tanks at Fortescue Bay outdoor kitchens
5. Rottnest Island sources drinking water from desalination plant in Longreach bay

6. Off-grid composting toilets
7. Mt Mulligan Lodge solar farm

# 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, renewables 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

There is currently no waste management program for the island to ensure waste is properly handled, removed and recycled. 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. The use of biodegradable supplies 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 loc collection facility where recyclable containers can be re-used for on the island projects. Both of these solutions promote circular economy principles and reduce waste on the island.

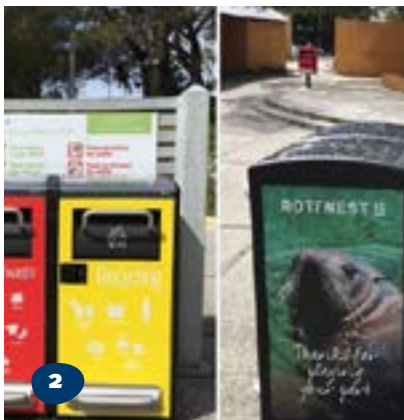
## Sustainable practices in remote locations benchmarks



1



4



2



3



5



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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 a significant number of 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 the island such as buggies should be electric where possible, with EV charging stations located on the island. In addition to electric 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 risk from the effects of climate change. The Great Barrier Reef's health has been declining at an unprecedented rate since 2005, with the effects of recent coral bleaching events and several powerful tropical storms caused by climate change also impacting livelihood and 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 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

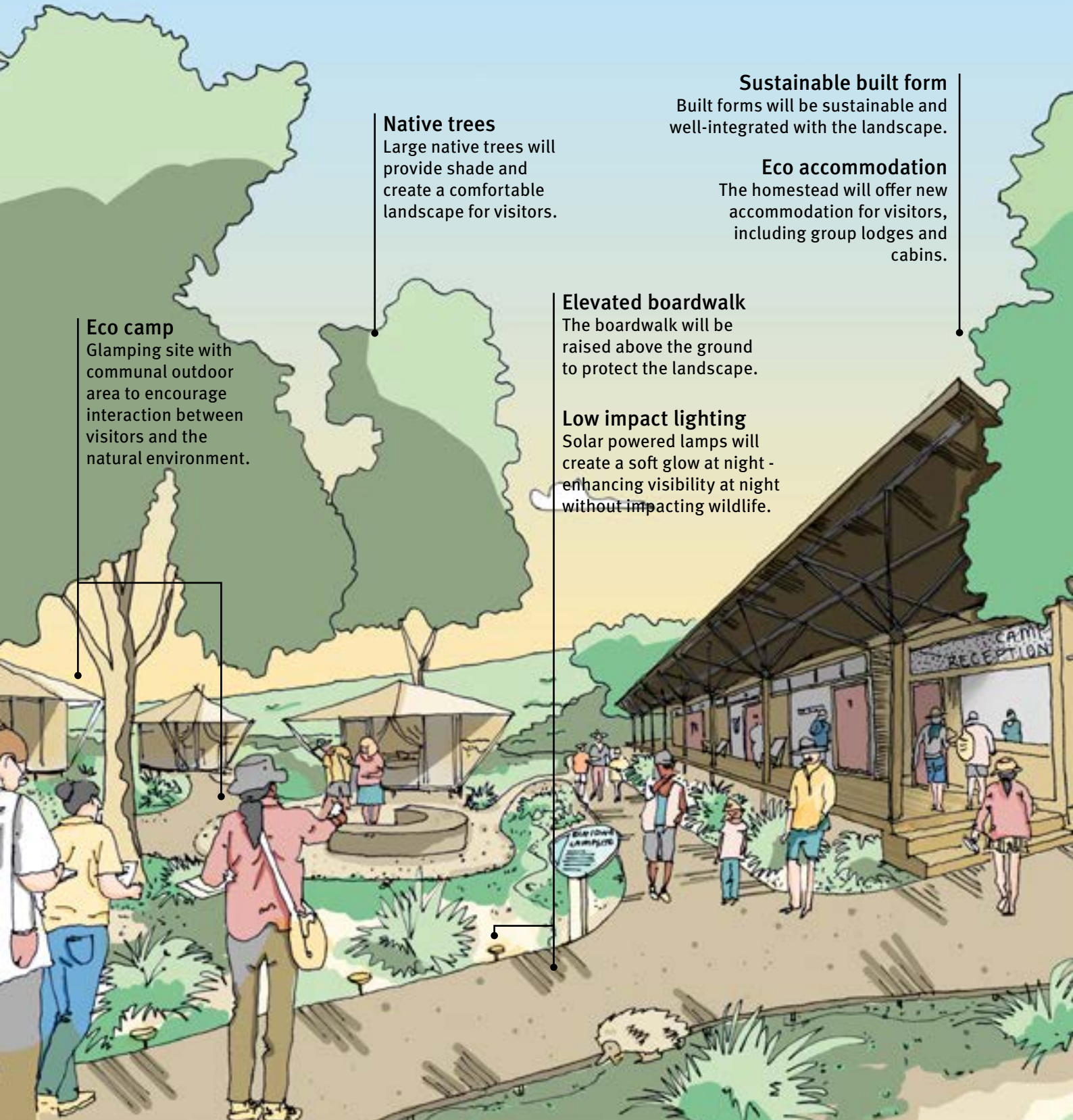
5. Eco-certified tourism

6. Sandbags at GKI (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 visibility at night without impacting wildlife.



### Native vegetation

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

### Precinct signage

Clear signage will provide information about cultural sites and experiences.

### Rainwater tank

All buildings will capture and use rainwater.

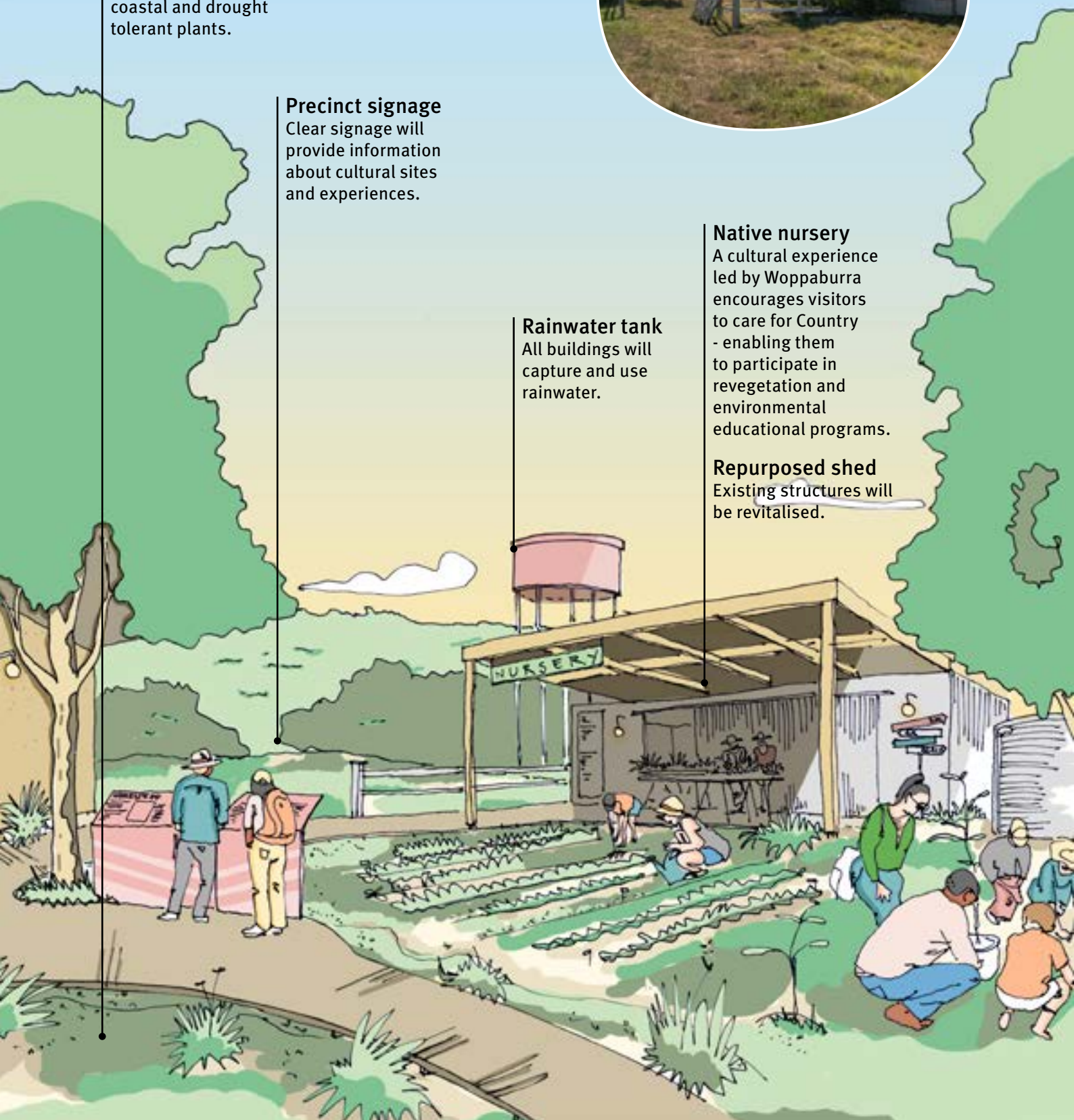
### Native nursery

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

### Repurposed shed

Existing structures will be revitalised.

Existing location





### Wayfinding signage

Clear 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

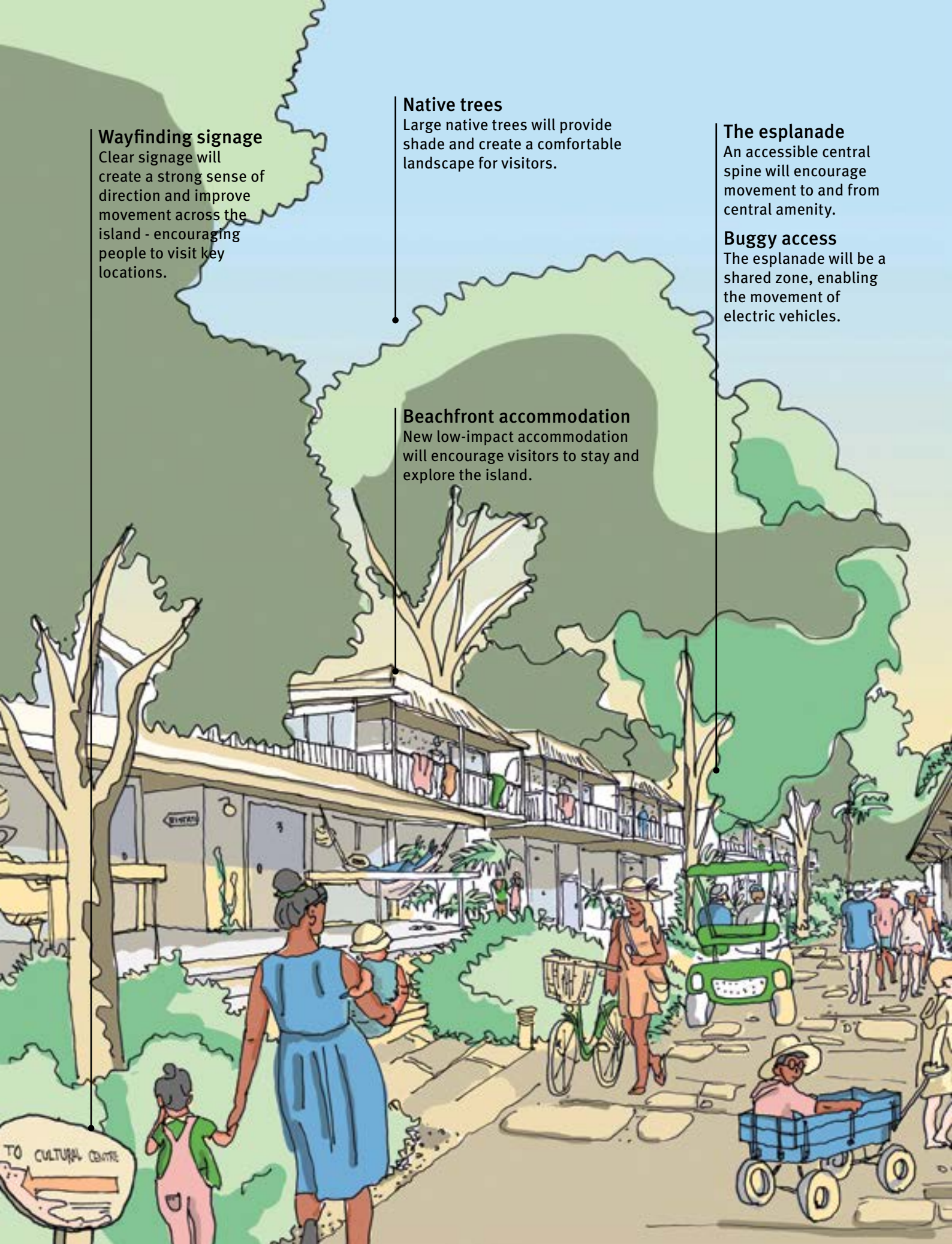
An accessible central spine will encourage movement to and from central amenity.

### 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 (Woppa). 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

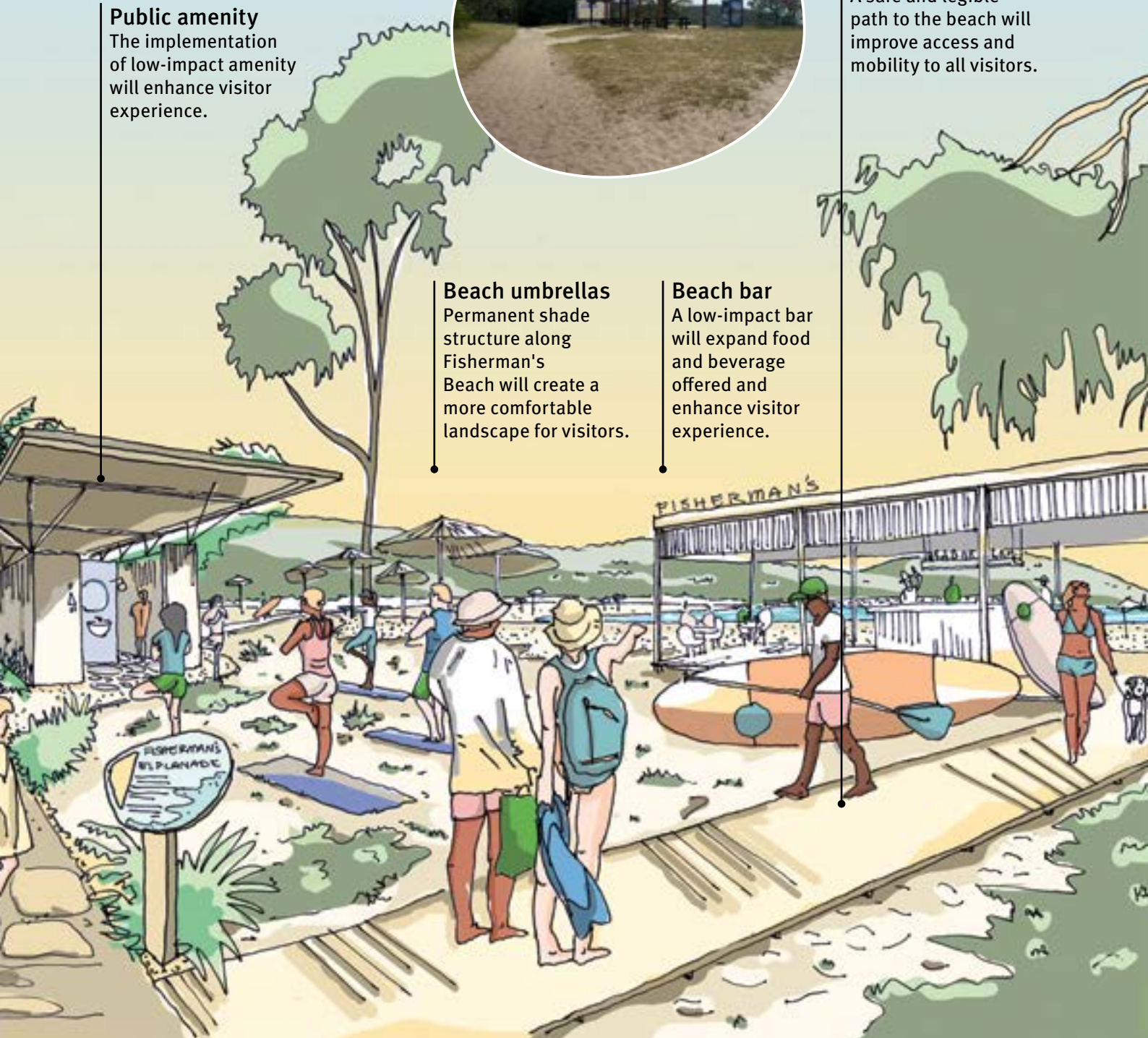
A safe and legible path to the beach will improve access and mobility to all visitors.

## Beach umbrellas

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.





# Signature Experiences Opportunities

A Great Keppel Island (Woppa) signature experiences strategy would provide a pathway to identify transformational tourism experiences based on the natural environment. Nature based opportunities developed in collaboration with the Woppaburra Traditional Custodians could offer personalised small-scale high-value tourism product for a broad range of markets and experience.

“We know visitors, now more than ever, are looking for sustainable tourism experiences. We know when regions commit to an ECO Destination Certification process, they are committing to ongoing sustainable practices and continuously improving their actions, the provision of high-quality nature-based experiences in the region, and are focused on improving the environmental, social, cultural and financial outcomes for their local community.”

*Elissa Keenan, Chief Executive, Ecotourism Australia (Palaszczuk Government Media Release, August 2022)*

In keeping with island character and protection of the core characteristics that make Great Keppel Island (Woppa) the special place that it is, the following experiences have been identified as signature experiences. These opportunities offer local context through sustainable and educational offerings, are designed to appeal to visitors across domestic and international markets and uphold the integrity of the island as a destination leading sustainable practices.

Current activities offered on Great Keppel Island (Woppa) include six ecotourism experiences across adventure and recreation activities, which are predominately water-based offerings. The island is also well known for sporting activities being ‘The GKI Trail Run’ held in June and hosted by Fitzroy Frogs Triathlon and the ‘Swim Around Keppel’ (five kilometre and one kilometre swims) in August hosted by the Keppel Islands Swimming Association.

The potential new signature experiences that follow were identified by the Project Reference Group as activities that represent the conceptual aspirations and Concept Master Plan vision with a whole of island approach.



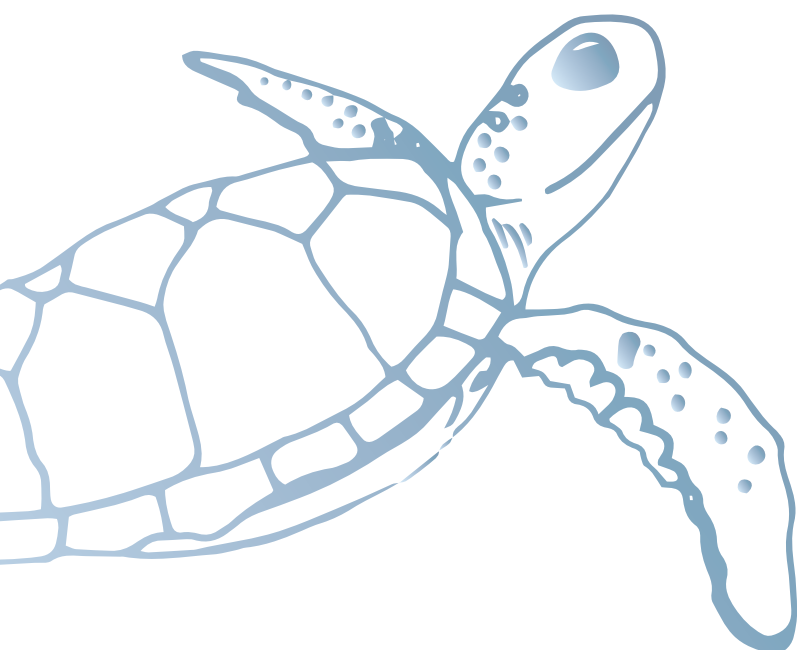
## Nature-Based

Natural attractions on Great Keppel Island (Woppa) abound providing immense opportunity for visitors to experience and appreciate the beauty of the island's environment. Great Keppel Island (Woppa) extends its natural wonders to discovering marine life such as the dugong and giant clams to seasonal whale watching and turtle nesting.

The island showcases 17 pristine beaches from the main beaches of Fisherman and Putney to private coves and secluded beach pockets.

Great Keppel Island (Woppa) naturally lends itself to a kind of tourism where one can escape the pollution and pressures of city life – consciously embrace physical and mental wellbeing to be out in nature, breathing in fresh air and experiencing nature on land and sea.

Great Keppel Island (Woppa) has the capacity to host up to 25 kilometres of walking trails across multiple terrains for visitors to experience. This also provides opportunity to capture the interest of birdwatchers, healthy lifestyle hikers, and wildlife explorers. Underwater experiences also top the list offering nature on display from coral, fish, shells, clams and so much more.



## Adventure & Recreation

Holidaying on Great Keppel Island (Woppa) provides a range of adventure and recreation activities for all ages to enjoy. For those seeking to explore with a light footprint, certified ecotourism tour operators are on hand to ensure guided and knowledgeable experiences.

From guided kayak and bush walking opportunities, windsurfing and outrigger to paddle boarding, snorkeling, scuba diving, fishing, beach volleyball, and coral cruises through to school and group activities, there is a feast of activities to discover including beach drop offs to access private coves.

These world class experiences showcase the magnificence of Great Keppel Island (Woppa) and all people can afford to visit and experience this natural beauty and create their own adventure.

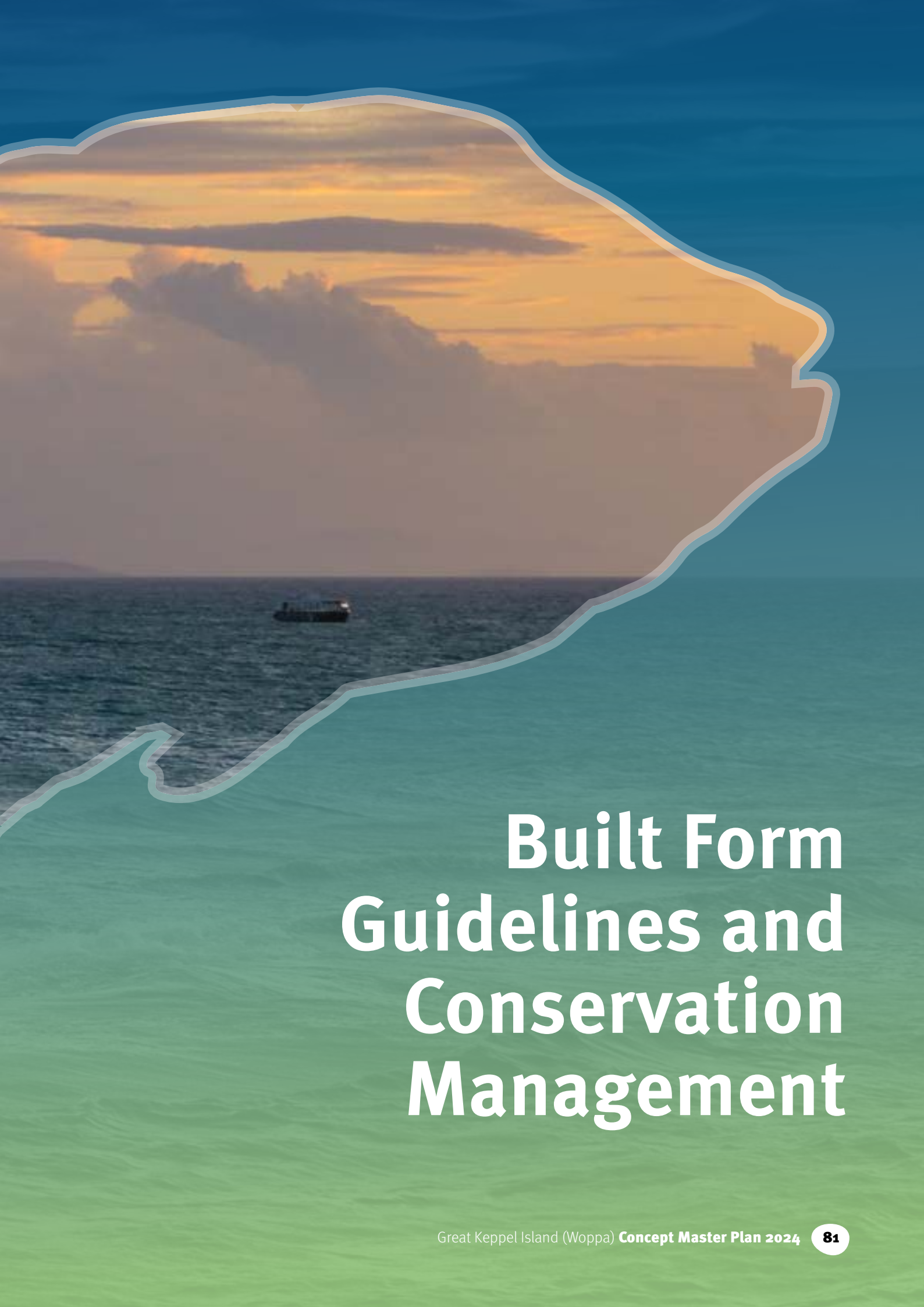
The driving force behind the Concept Master Plan is a commitment to protect and conserve the island, reef and sea Country, now and into the future for the next generations to enjoy.

Considering Towards Tourism 2032, investing now in sustainability measures will meet expectations of the conscious traveller and the growing demand for low-impact travel as visitors seek more regenerative tourism experiences that acknowledge the interconnectedness between natural environment, local economy, and community.

Activating Great Keppel Island (Woppa)'s natural and cultural assets will stimulate and accelerate infrastructure and investment opportunities to unlock and expand access to the island's diverse natural assets, showcase the cultural heritage and grow nature-based tourism.







# Built Form Guidelines and Conservation Management

# Potential Development and Built Form Guidance

Since the closure of the resort on Great Keppel Island (Woppa), 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 Concept 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 scarped 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**
  - Great Keppel Island (Woppa) village centre
  - Visitor centre and amenities
-  **Fisherman's Beach precinct**
  - Fisherman's Beach resort(s)
  - Great Keppel Island (Woppa) tourist park (s)
  - Cultural Centre
-  **Forest eco retreat**
-  **Leeke's Homestead eco precinct**
-  **Clam Bay eco resort**



# Great Keppel Island (Woppa) - built form guidelines

Given the environmental sensitivity of Great Keppel Island (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.

Infrastructure will follow best practice lighting design to minimise detrimental impact on nesting sea turtles, including lowering light intensity and avoiding lights with blue wavelengths during turtle nesting season. In addition to the Livingstone Shire Council's Planning Scheme, a series of built form design guidelines have been provided within the Concept 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.



O'Reillys 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 sewage on site.

# Gateway Precinct

## Potential developments benchmarks

The following images are a selection of relevant built form typologies that exemplify the built form principles for the more 'built up' area of Great Keppel Island (Woppa). The examples have been chosen for their scale, building system, architectural quality and/or high quality built form outcomes within a remote location.

### Great Keppel Island (Woppa) village centre



1. Habitat Byron Bay



2. Anbinik Kakadu Resort in Kakadu (common areas)

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 Village Centre and Tourist Park zoning.

The following developments will form part of the precinct:

### Great Keppel Island (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 complements the offer already on the island such as small food shops,



## Visitor Centre



3. Mary Caincross Visitor Centre



4. Anbinik Kakadu Resort in Kakadu (cafe and visitor centre)

a 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 on the island. The new building should embody the relaxed character of Great Keppel Island (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 Livingstone Shire Council 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 Great Keppel Island (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 fine 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.



## Bowali Visitor Centre, Kakadu

The centre blends into the Kakadu landscape through its materiality (rammed earth walls, timber floors and natural stone) and location. Wide verandahs protect from the intense sun, the roofline encourages airflow and the billabong integrated with the building captures monsoonal rains. Architects, builders and display designers worked closely with the Traditional Owners and park staff to design the building. All the materials were sourced locally.



# Fisherman's Beach Precinct

## Potential developments benchmarks

The following images are a selection of relevant built form typologies that exemplify the built form principles for the more 'built up' area of Great Keppel Island (Woppa). The examples have been chosen for their scale, building system, architectural quality and/or high quality built form outcomes within a remote location.

### Fisherman's Beach resorts



1. 2 storey accommodation at Habitat Byron Bay

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

### Cultural Centre



3. Bowali Cultural Centre at Kakadu

Fisherman's Beach precinct encompasses the area where the old resort was located as well as some new proposed sites a few hundred metres behind Fisherman's Beach. This will be the main accommodation hub within Great Keppel Island (Woppa), with a mixture of resort typologies to cater for the diverse and growing visitors to the island. This precinct falls under Livingstone Shire Council'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.





4



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6



7

4. Glamping semi permanent tents at Rottneest Island

5. Anbinik Suites at Kakadu

7. Eco resort at Lady Elliot Island

6. Restaurant and comunal kitchen at Anbinik, Kakadu

### Great Keppel Island (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 amenities.

### Cultural Centre

Located within the Woppaburra land along the Esplanade, the centre will celebrate the culture of the first inhabitants of Great Keppel Island (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 Livingstone Shire Council 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 two storeys where located in the footprint of the old resort. Sites located further into the plan should be a maximum of one 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 exemplify the built form principles for remote area of Great Keppel Island (Woppa). The examples have been chosen for their scale, building system, architectural quality and/or high quality built form outcomes within a very 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 Great Keppel Island (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 one hour to half a day trek.

Leeke's Homestead precinct could be the perfect location for those visitors that are looking for an authentic Great Keppel Island (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 on the island. As part of the sustainability practices proposed in the Concept Master Plan, a native nursery could be located here, with revegetation 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 Livingstone Shire Council 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 one 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, Tasmania

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 precinct

## Potential developments benchmarks

The following images are a selection of relevant built form typologies that exemplify the built form principles for remote area of Great Keppel Island (Woppa). The examples have been chosen for their scale, building system, architectural quality and/or high quality built form outcomes within a very 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 complement 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 Great Keppel Island (Woppa).





3. Bowali, Kakadu



4. Eco cabins in Bruny Island

5. Tree top huts at Lamington National Park

### Clam Bay eco resort

While the Concept Master Plan prioritises development on the western side of the island, with the aim to preserve the untouched nature of Great Keppel Island (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 Great Barrier Reef, from the comforts of a boutique and hidden resort.

# Forest Retreat and Clam Bay Eco Resort - built form guidelines

In addition to the development principles set out in the Livingstone Shire Council 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 Tasmania

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.





# 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 Great Keppel Island (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 Great Keppel Island (Woppa), where extensive knowledge is available through the Woppaburra Elders, knowledge holders and western scholars. The Woppaburra People view 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 Great Keppel Island (Woppa), Konomie (North Keppel

Island) 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 Great Keppel Island (Woppa). It is likely that further surveys on Great Keppel Island (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,



A majority of cultural heritage evidence occurs as places (or sites) and any associated structures (for example, 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 not 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, for example, 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

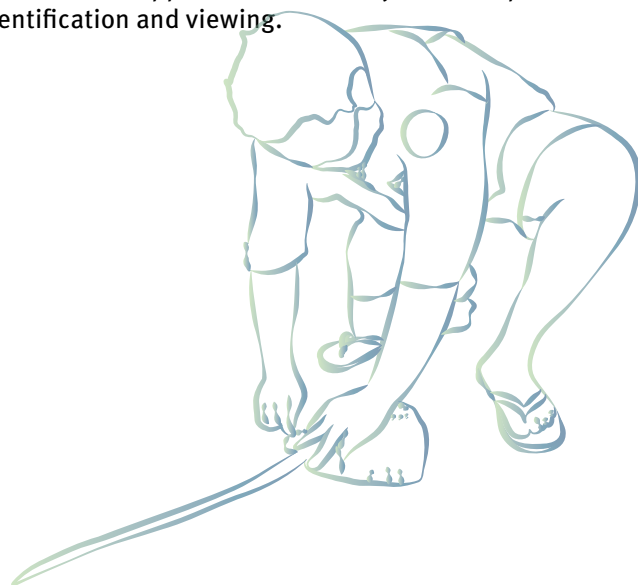
are protected under provisions of the *Queensland Heritage Act 1992 (Qld)*.

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 Great Keppel Island (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 Concept Master Planning of Great Keppel Island (Woppa) cultural and natural heritage has been considered and summarised below. This table 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 Island (Woppa)	Several burial sites	highly significant sites	B
Big Peninsula Quarry	Stone working area	very significant site	AC
Leeke's Beach	Scattered artefacts	significant site	AC
Leeke's Beach	Japanese fishing fleet kidnapped Woppaburra women in mid 1880s	significant site	AC
Leeke's 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
Putney's 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 Great Keppel Island (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 Great Keppel Island (Woppa) should where possible, be preserved in situ. Although the documentary evidence and archaeological

excavations have provided many answers about the long history of Great Keppel Island (Woppa) this material has also raised many more that should be addressed in the future. Sites on Great Keppel Island (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 the 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 <https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care>

### Further information

More details on Cultural Heritage Management on Great Keppel Island (Woppa) can be accessed from the Trove website\*.

*\*The information in these pages has been summarised for the purpose of fitting into the Concept 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>*

# Realising the Vision







# Gateway Precinct and Public Amenity

The arrival and gateway experience to the island creates the first and last impression for visitors. This should be a welcoming, inviting place for all to enjoy.

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

Within three years

Public Amenity

Arrival Experience

Cultural Amenity



1	Fisherman's Beach Precinct works: accessible amenities, sheltered public furniture, signage, bins, etc.
2	Beach matting from Fisherman's Esplanade and Great Keppel Island (Woppa) gateway plaza.
3	Amelioration works to the existing Fisherman's Esplanade, introducing places to sit, signage and ensuring accessibility.
4	Gateway Precinct works: Arrival plaza, lawn and Welcome place in cleared area fronting the seawall with shade, information centre, amenities, 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 (unfunded).
8	Inclusion of signage for the cultural Welcome place at the arrival plaza.

# Short to medium term priorities

Three to five years (unfunded)

Public Amenity    Arrival Experience    Cultural Amenity



1

Gateway Precinct, second stage: interactive signage, walking track displays and snorkel/activity information at arrival point.

2

Extend Fisherman’s Esplanade.

3

Island information at gateway plaza: information centre, interactive signage, walking track displays, snorkel/activity information and public amenities at arrival point.

4

Permanent beach shade, i.e. straw umbrellas.



# Long term priorities

Five to ten+ years (unfunded)

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 Beach Precinct - to be developed by Woppaburra.

⑤

Reef experience centre at the Gateway Precinct 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.

# Arrival and gateway experience demonstration concept





**The following are examples of aspirational conceptual designs as a guide only for future proposed gateway arrival precinct development.**

Inspired by the unique natural rock formations along the Great Keppel Island (Woppa) coastline which have been sculpted by nature and weathered over thousands of years, the design narrative of the arrival precinct takes direct cues from the geological forms to create a beachfront precinct that responds sympathetically to its coastal exposed location with a dynamic edge treatment and design language that shifts in and out as if weathered and eroded by the wind and waves over time.

Great Keppel Island (Woppa)  
Photography by Nathan White Images

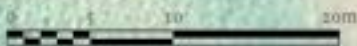






**Gateway arrival precinct concept master plan**

- 1. Fisherman's Beach
- 2. Arrival and welcoming plaza
- 3. Welcome place
- 4. Lobby, information centre, equipment hire, first aid room
- 5. Food and beverage pod
- 6. Amenities pod
- 7. Possible future Woppaburra cultural centre
- 8. Setdown and pickup zones
- 9. Beach Promenade / esplanade - Shared zone
- 10. Terraced beach interface
- 11. Potential future jetty connection





## Zone 1

1. Fisherman's Beach
2. Arrival and welcoming plaza
3. Lobby, information centre, equipment hire, first aid room
4. Setdown and pickup zones
5. Beach Promenade / esplanade - Shared zone
6. Terraced beach Interface to operate as a revetment for storm surge
7. Endemic vegetation
8. Major arrival signage statement



## Zone 2

1. Arrival and welcoming plaza
2. Welcoming place
3. Possible future Woppaburra cultural centre
4. Setdown and pickup zones
5. Beach Promenade / esplanade - Shared zone
6. Terraced beach Interface to operate as a revetment for storm surge
7. Arrival forecourt
8. Major arrival signage statement
9. Endemic vegetation





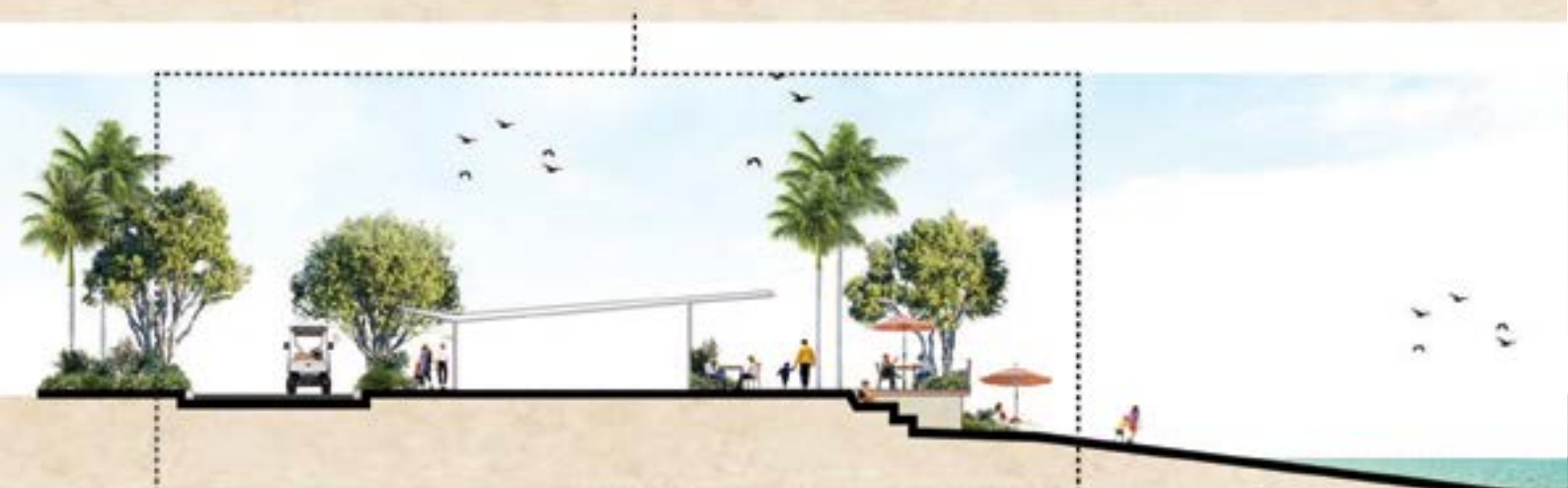
## Zone 3

1. Fisherman's Beach
2. Food and beverage pod with alfresco beach edge terraces
3. Amenities pod including shower, change rooms, locker rooms
4. Beach Promenade / esplanade - Shared zone
5. Terraced beach Interface to operate as a revetment for storm surge
6. Endemic vegetation



## Beach interface

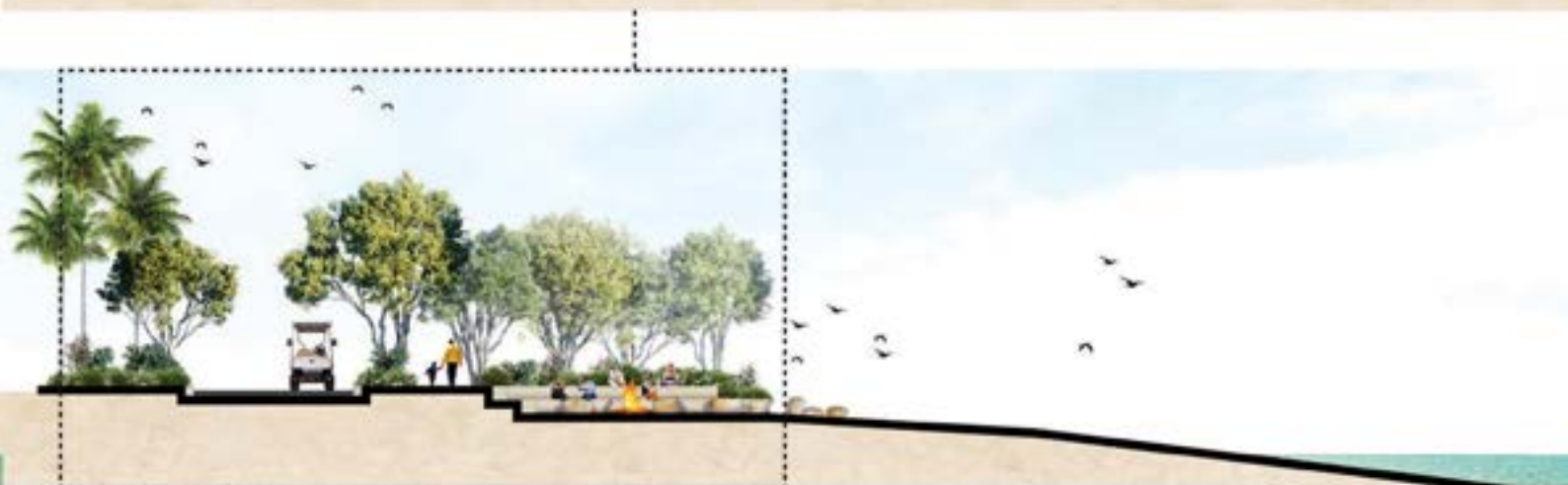
Conceptual section through - Preliminary study





## Welcome place

Conceptual section through - Preliminary study



# Access, Signage and Wayfinding

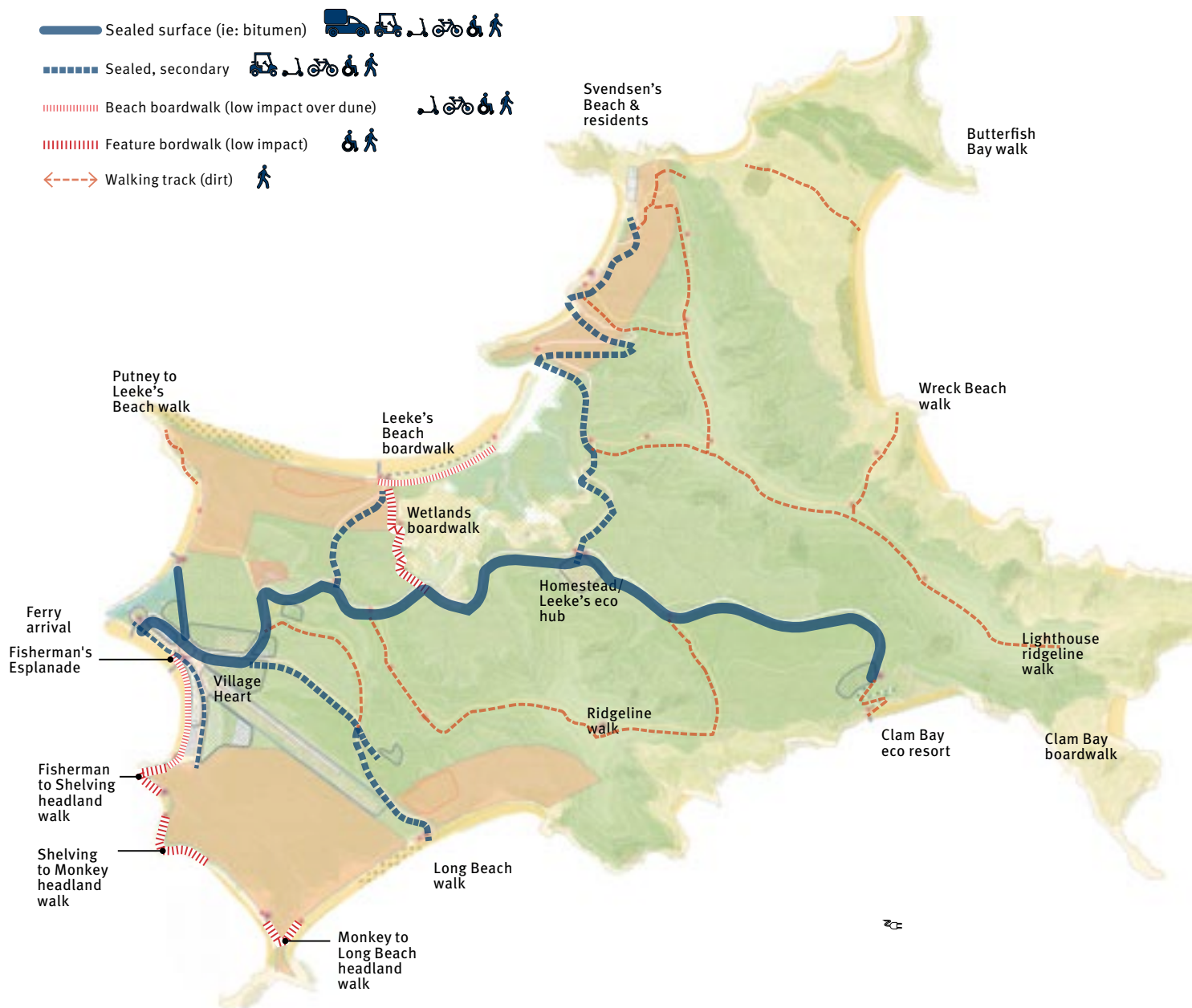
## Wayfinding

To enable safe exploration of the island, new roads and pathways with integrated navigational and educational signage are key.

Developing a suite of wayfinding elements and markers that are integrated and connected throughout the island will provide users of different ages and abilities safe access to explore more places.

To achieve this requires significant upgrades to pathways and signage in the Gateway Precinct as an immediate priority. In the medium to long term, access and wayfinding across the island has also been identified as a priority.

The plan below highlights wayfinding aspirations for the island.

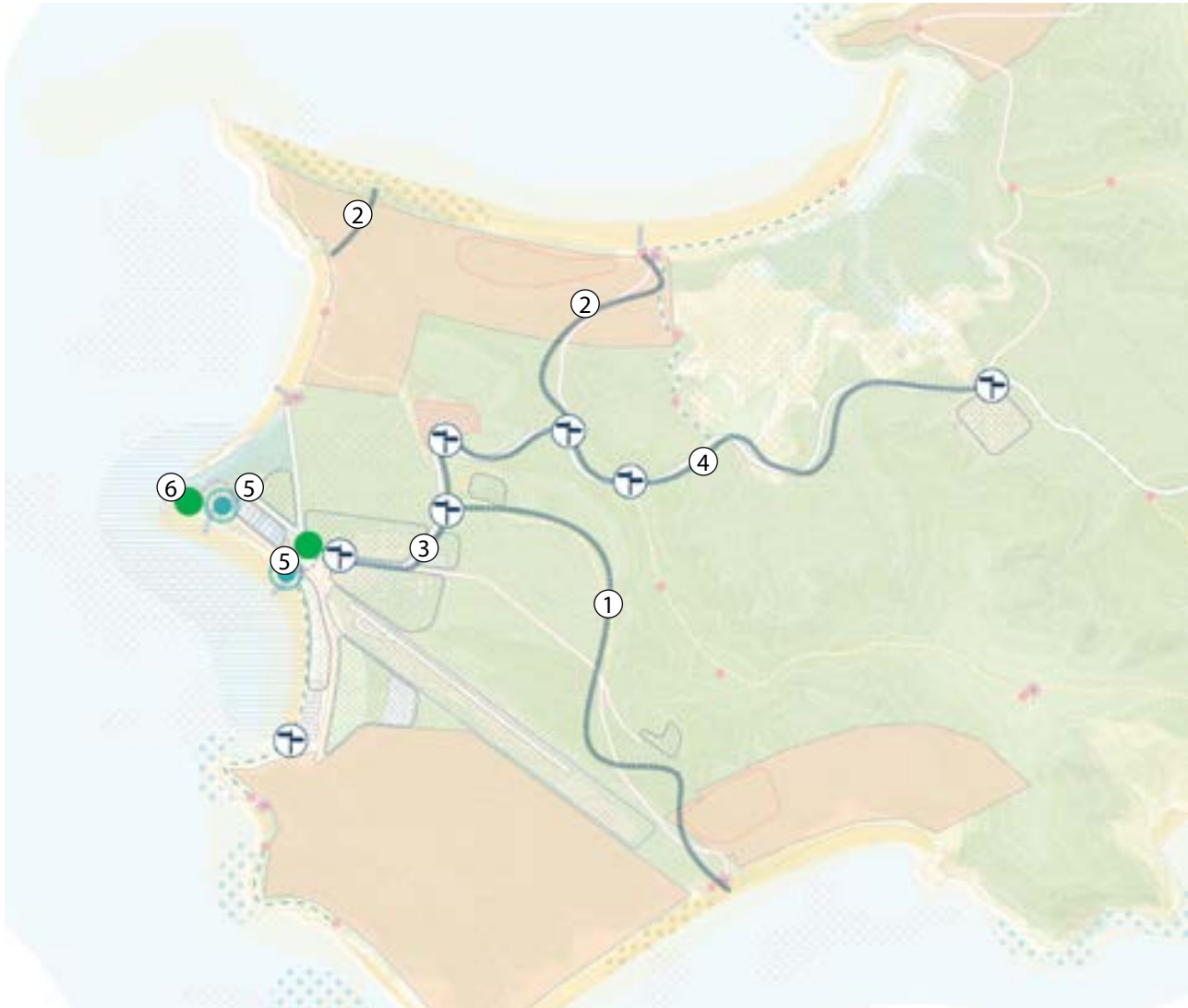




# Immediate priorities

Within three years

- General Wayfinding Signage
- Destination Markers
- Cultural Storytelling



①	Walking track upgrades 3 & 4 - first lookout and around Leeke's homestead respectively (unfunded).
②	Walking track upgrades to Putney and Leeke's Beach that improve safety along areas of steep decline and wayfinding (unfunded).
③	Walking track upgrades from the Fisherman's Beach Precinct to First Lookout that will improve wayfinding and amend eroded sections.
④	Walking track upgrades around Leeke's Homestead to improve safety and wayfinding. (unfunded).

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

## Short to medium term priorities

Three to five years (unfunded)

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 Leeke's Beach.
	Signage suite for walking tracks. Include kilometres, time, level of difficulty, Great Keppel Island (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 along walking tracks (views, after steep sections extra).
④	Improve lookout amenity with interpretative signage, seating and shade.
	Island loop walk sponsor.
	Cultural signage with Great Keppel Island (Woppa) language which will be integrated with island signs.
	Educational signage including Great Keppel Island (Woppa) History, marine life, biodiversity, etc.



## Long term priorities

Five to ten+ years (unfunded)

● General Wayfinding Signage

● Destination Markers

● Cultural Storytelling

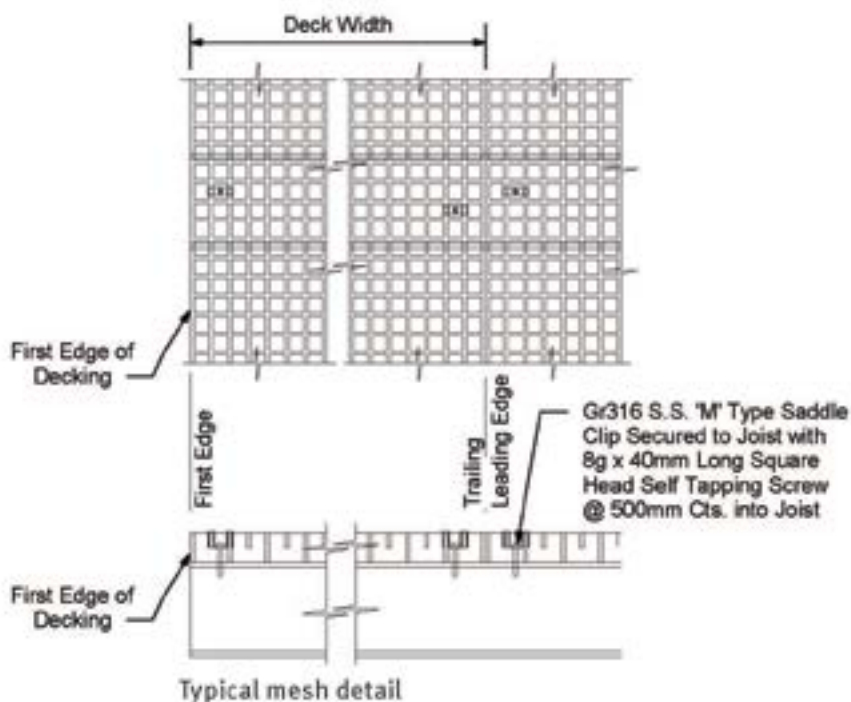


①		Extension of Island Connector to Clam Bay (subject to development in the area).
②		Regrading and ameliorating of the track from Homestay to Svendsen's Beach to provide access for pedestrians and buggies.
③		Final improvements to the remaining walking track upgrades to address safety, erosion and wayfinding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

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

# Headland boardwalks and lookouts demonstration concept

The following are examples of aspirational conceptual designs as a guide only for future proposed boardwalks.







Boardwalk details - stairs



# Signage suite demonstration concept

The following are examples of aspirational conceptual designs as a guide only for future proposed wayfinding.





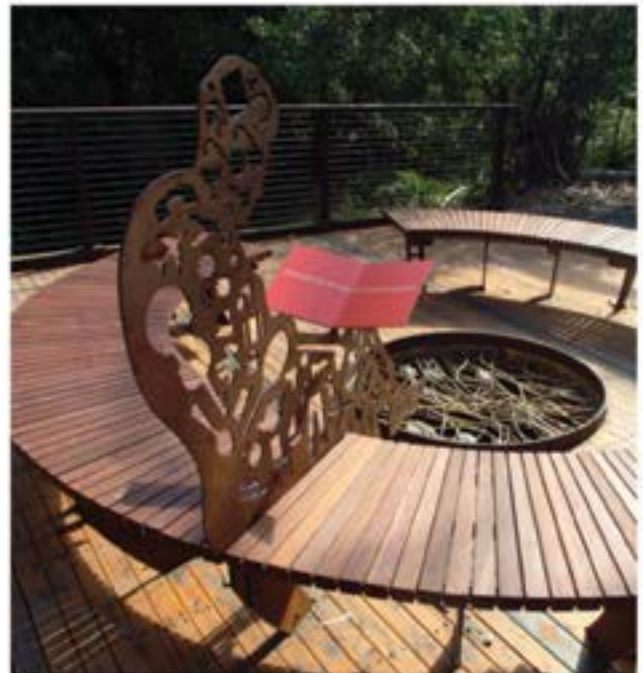
Wayfinding image reference  
(Tidbinbilla Nature Reserve).

This work was undertaken  
in collaboration with the  
Ngunnawal Traditional Owners.





Interpretive image reference  
(Tidbinbilla Nature Reserve).  
This work was undertaken  
in collaboration with the  
Ngunnawal Traditional Owners.







## Sign Suite

### Destination



**ID1**  
Gateway Destination



**ID2**  
Building Destination

**ID3**  
Major Destination Identification





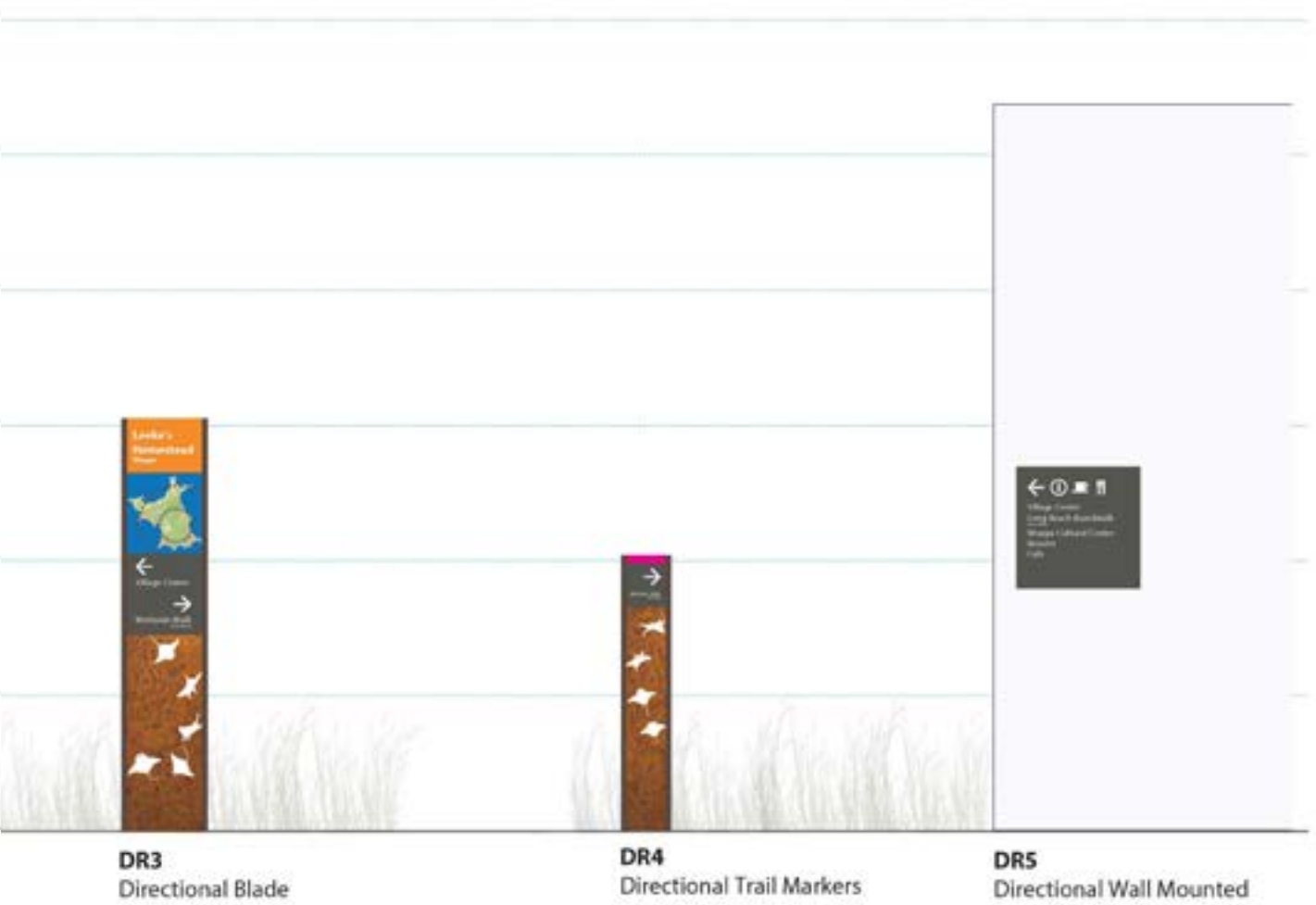
**ID4**  
Precinct Destination

**ID5**  
Destination

## Wayfinding







## Sign Suite

### Interpretive

2.0m

1.5m

1.0m

0.5m



**IS1**  
Interpretive Blade

**IS2**  
Interpretive Freestanding Low  
OR Handrail Mounting

3.0m

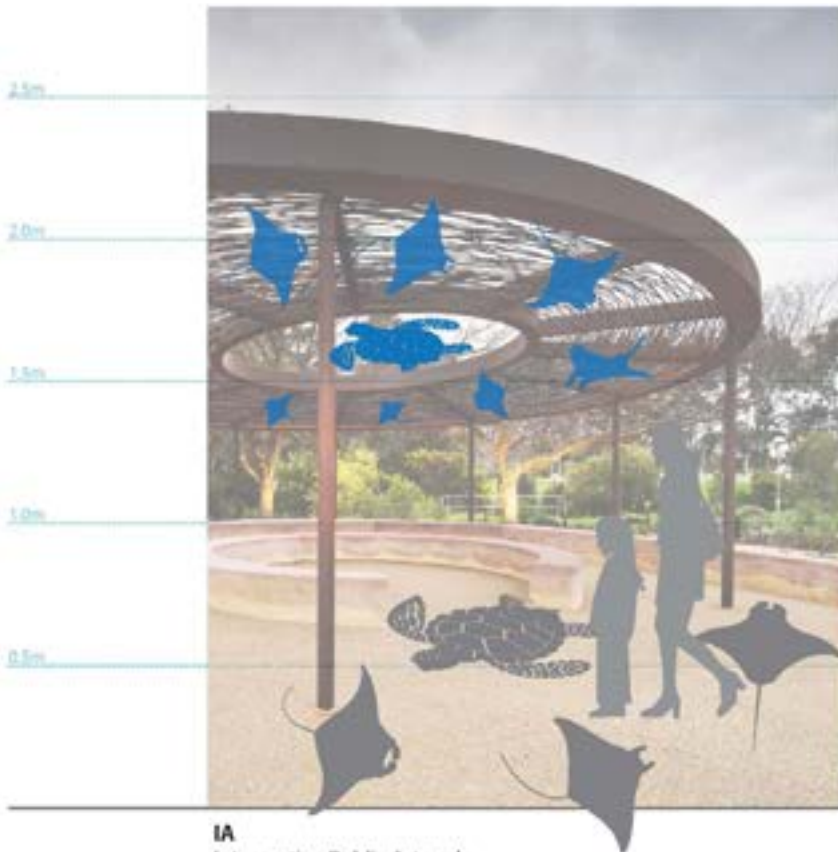
2.5m

2.0m

1.5m

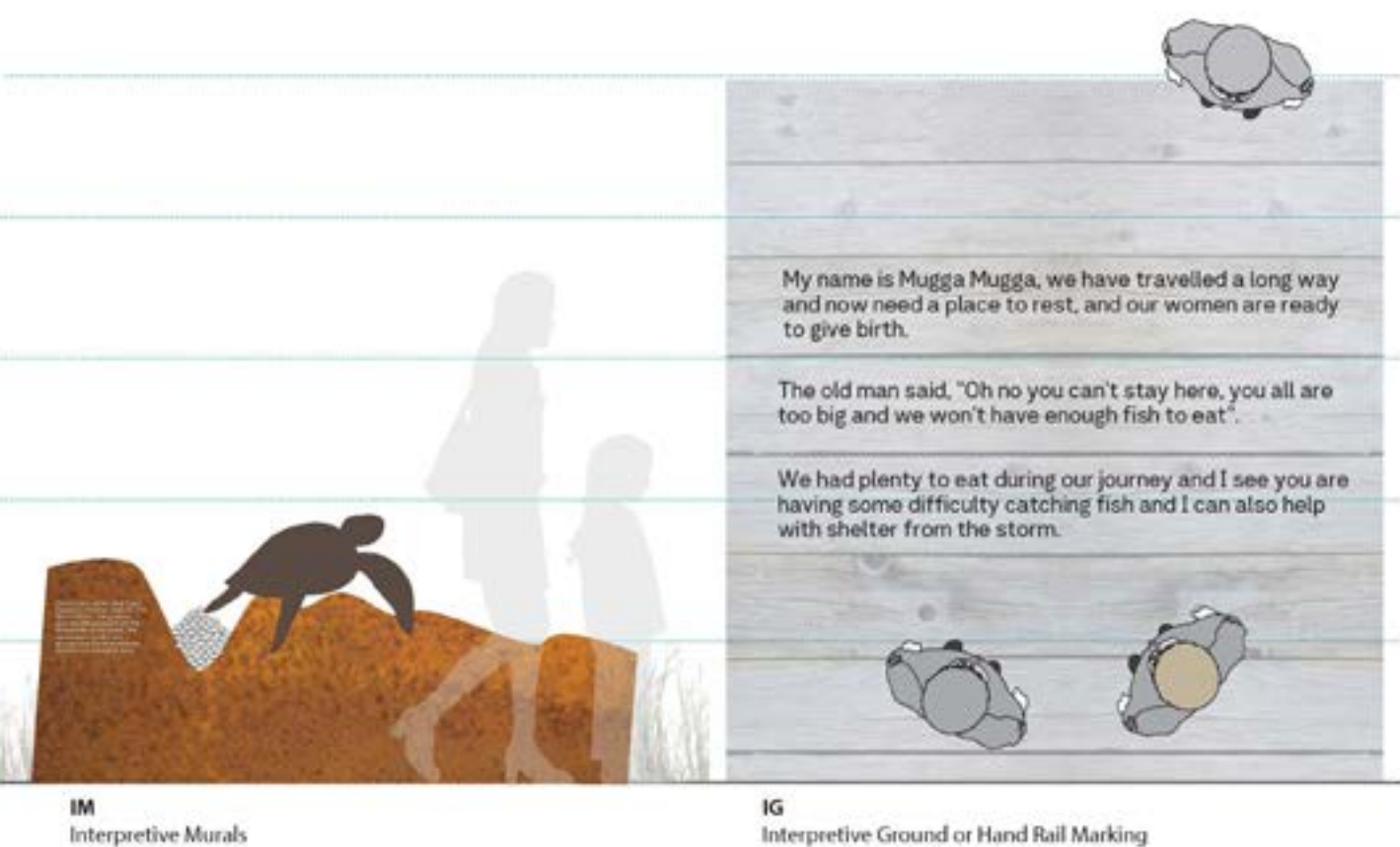
1.0m

0.5m



**IA**  
Interpretive Public Artwork





# Sustainability

Better integration of natural systems, sustainable technologies, governance, and the circular economy are necessary for the realisation 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 the 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

Within three years

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



①		Unauthorised green waste site to be ameliorated.
		Single use plastics to be banned from resorts.
②		Future back of house use for refurbished GKI Resort (to be determined).
③		Operational reserve land held by Livingstone Shire Council - site for construction of new common user wastewater treatment plant and proposed location of waste transfer facility.
		Bush Fire Management Strategy.

④		Revegetation of the dune and amendment of the interface between the sandbags and beach at Putney Beach.
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.
		Rainwater tanks to be used for resorts and residents' homes.
		Conduct assessment of contaminated bore water.
⑥		Wastewater treatment plant.
		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

Three to five years (unfunded)

● 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

Five to ten+ years (unfunded)

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



①		New off-grid amenities: dry composting toilets and shelter seating.
		Enable Great Keppel Island (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.

		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.



## Decarbonisation Sustainability

There is a growing consensus among tourism stakeholders as to how the future resilience of tourism will depend on the sector's ability to embrace a low carbon pathway. Despite best intentions, many in the tourism industry are struggling to reduce their emissions resulting in a growing movement to identify and sequence decarbonisation initiatives as a priority.

With an aspiration that Great Keppel Island (Woppa) will lead in sustainable and eco practices, the tourism sector is likely to face pressure to act from future consumers, employees, regulators and government entities and investors. Outlined below are recommendations for consideration, with regard to the Great Barrier Reef Island Decarbonisation Program. In considering these recommendations, the challenge is understanding the strategic trade-offs and determining the most efficient and effective pathway for the island.

## Decarbonisation Opportunities

### Energy Generation and Efficiency

- Rooftop solar PV and battery across public and private establishments.
- Ground-mounted solar PV farm with battery storage.
- Utilise renewable diesel whenever possible for all generator and fuel sources that power island infrastructure. Currently, in the region, renewable diesel is a limited resource – to be considered as supply improves.
- Audit building insulation and establish airflow improvements in existing buildings.
- Provide energy education and establish guidelines for any new builds and infrastructure.

### Water and Waste

- Install a solar bore pump.
- Increase water harvesting – water to be collected, used and cleansed. This may be achieved through a combination of systems to service the island's water needs and provide water security including rainwater tanks, stormwater collection, water articulation systems, wastewater, desalination, and streamflow.
- Provide water and waste efficiency education.
- Establish a whole-of-island approach to composting and recycling of cardboard, aluminium cans and plastics on the island.
- Implement a biodigester to break down organic materials - green waste, cardboard, food scraps, oil, grease and animal manure. Anaerobic biodigesters produce biogas and digestate as byproducts.

- Replace existing wastewater treatment plant (WWTP) to adequately service residents and visitors to the island and to reduce environmental impact by improving treatment processes to make them more sustainable, reduce leakage from pipes, and potentially create reclamation (water reuse) projects.
- Extract soil conditioner from the WWTP to improve the island's soil structure.
- Glass crushing is engaging in practices kinder to the planet. Glass crushers reduce contamination, workplace safety approved and eco-friendly, zero-waste and sustainable.

### Transport

- Renewable diesel (marine transport operators, generators, vehicles).
- Electric vessels and motors (marine EVs, electric bikes, scooters and buggies).
- Incentives for low impact vehicles (on-island).
- Transport infrastructure upgrade (electric charging systems).

### Resilience

- Establish a community and/or business group to coordinate whole-of-island planning and coordination.
- Whole-of-island resilience plan.
- Overall beach erosion plan (including Putney Beach).
- Bushfire management plan.
- Limit hazardous and harmful products arriving on the island (e.g., soft plastics).
- Coordination with government agencies for the removal of invasive species (e.g. goats).

References Decarbonisation of Great Keppel Island (Woppa) Final Report, Department of Environment and Science, Energetics and Earth Check, 4 March 2021 | 125367



# Placemaking and Island Experiences

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 Great Keppel Island (Woppa) Concept 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 Concept 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 island's 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 the following:

- to capture the unique nature of Great Keppel Island (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 centre and history.





Celebrating Woppa

## Branding Great Keppel Island

While some destinations continue to capitalise on tourism assets that have contributed to their reputation, others are choosing to change their image in order to attract new customers and to meet the new expectations of travellers.

A change or repositioning of image makes it possible to reach different targets, outside the usual field or reposition in order to build new identities. Although it is increasingly difficult to stand out in a saturated market due to the number of tourist destinations around the world, each destination knows how to highlight its assets and address its target clientele.

Tourism market research demonstrates an active interest amongst international tourists seeking opportunities to engage with Indigenous culture and partake in adventures in eco-tourism opportunities.

Tourism is a vital economic sector whereby strong branding can refresh and reinvent a tourism opportunity.

## Connection

Movement and connectivity for transport to and around the island includes arrival by ferry then walking, cycling and buggy. Balancing protection of the island's 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.





Adventure and recreation

## Sustainability

In keeping with island character and protection of core characteristics that make Great Keppel Island (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.

## 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 Great Keppel Island (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

Great Keppel Island (Woppa) has the potential to create and sustain pathways for transformational tourism experiences with a particular focus placed on the natural environment. With Great Keppel Island (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.

## Objectives

1. Transition Great Keppel Island (Woppa) 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. Led 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 centred 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
  - designing experiences that are developed in context with the environment.



Celebrating Mugga Mugga

## First Nations opportunities

Broadly, Great Keppel Island (Woppa) have two First Nations opportunities that can be explored through the Concept Master Plan.

### Celebrate Mugga Mugga – Welcome the Whales

The community of Great Keppel Island (Woppa) have the opportunity to present a program that is unique to their island home. ‘Celebrate Mugga Mugga – Welcome the Whales’ provides an opportunity led 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 Great Keppel Island's (Woppa) profile and reputation is further enhanced as a vibrant cultural tourism destination all year-round.

### Objectives

- Led by the Woppaburra People, design and develop a program to ‘Celebrate Mugga Mugga – Welcome the Whales.’
- Showcase Great Keppel Island (Woppa) 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 island's 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 and ranger-based experiences are envisaged for Great Keppel Island (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.

## Objectives

- 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.



# Implementation



Realising the vision will require leadership and support for the Concept Master Plan to be agile, and respond to the pace and scale of change that occurs on the island in the future.

While the Concept Master Plan vision will require a collaborative effort from the three tiers of government, local, state and federal, the following recommendations for implementation require coordinated leadership at a local level and Livingstone Shire Council is best placed to provide this local leadership.

Non-government organisations identified as members of the Project Reference Group also have a continued role to play as custodians of the vision and local leaders.





# Recommendations



**Celebrate the Great Keppel Island (Woppa) identity**



**Create an adventurous and desirable place for all**



**Protect the untouched nature of the island and local community desires**

The recommendations below are outlined under the six principles supporting the aspirational vision to provide a pathway to realisation. These are suggested actions with shared ownership for implementation and leadership.

## **Celebrate the Great Keppel Island (Woppa) Identity**

- Work with Woppaburra to develop a strategy that focuses on the gateway experience and create a sense of arrival and welcome experience to Great Keppel Island (Woppa).
- Work with Woppaburra to integrate the Woppaburra history and cultural education into places, spaces and experiences across the island.
- Woppaburra to develop a Landscaping and Placemaking Strategy.
- Woppaburra to develop a feasibility study for a Cultural Centre.
- Woppaburra to develop an economic development strategy that identifies Woppaburra business opportunities.
- Woppaburra to explore and action creative funding models to realise their aspirations for Great Keppel Island (Woppa).
- Work with the local community to determine a future brand position for Great Keppel Island (Woppa).

## **Create an adventurous and desirable place for all**

- Develop a Nature Based Tourism Strategy focussing on sustainability, attracting public and private investment into high yield products integrating government, community, and industry

effort, and experiences that offer high levels of visitor engagement.

- Implement a quality audit system to ensure commercial operators are sustainable and/or ecotourism certified, as well as aligned with the island's pledge and values.
- Develop new tourism product that leverages the strengths and unique attributes of Great Keppel Island (Woppa) and market new product as it develops, to increase tourism visitation.
- Develop 'adventure and recreation' key messaging to position Great Keppel Island (Woppa) as a market leading tourism destination.
- Develop a Regional Action Plan to enable a strategic and coordinated regional approach to realise the vision of a sustainable tourism industry.
- Revitalise existing development and new development to enable and activate a range of typologies of accommodation and services that provide something for everyone (all budgets, ages and abilities).
- Invest in new walking and cycling trails to enable better connectivity across the island.

## **Protect the untouched nature of the island and local community desires**

- Collaboration between state and local government to implement the intent of the Concept Master Plan through changes to Livingstone Shire Council's Planning Scheme. This will ensure that re-investment and new investment aligns with the vision and reflects the desired built form and sustainability aspirations of the local community.





**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 educational and learning experiences

- Invest in community infrastructure and programs that promote enhanced connection to place and community while maintaining, protecting, and nurturing the natural environment.
- Embed education and learning throughout the island experiences including general wayfinding signage, stories and cultural storytelling signage and signature experiences.
- Develop and operationalise educational tours, with a strong focus on marine habitat and enduring species, for a range of target markets including school groups, study groups and recreational and special interest groups.

## Ensure a safe, accessible and connected place for everyone

- Develop a fit-for-purpose solution to water and wastewater that complies with all regulatory requirements to effectively manage and maintain drinking water and wastewater services in the best interests of the public.
- Progress technical studies to advance the aspiration of safer and more weather-resilient maritime access to the island, identify creative funding models for implementation and advance the necessary approvals to achieve this priority.
- Collaboration of state and local government to develop a strategic plan to enable activation of aviation access to Great Keppel Island (Woppa). This includes developing a Business Model for operation of the airport.

- Progress the arrival precinct concepts to detailed design and specification to enhance the arrival and departure experience.
- Develop and deliver a suite of signage and wayfinding to enable access to places, spaces and experiences across the island, optimise navigation and enhance connectivity.
- Explore options and creative funding models to enhance internet and mobile connectivity.
- Explore options and creative funding models to enable access to medical and first aid for island residents and visitors.

## Create a place that is responsible and sustainable

- Replace existing wastewater treatment plant with a modular system that can grow with island demand.
- Develop a decarbonisation strategy for implementation on Great Keppel Island (Woppa) including energy generation and efficiency, water and waste, transport and resilience with local council as the custodian through planning approvals.
- Develop a fit-for-purpose staged implementation of island-wide infrastructure to respond to planned growth as opportunities are realised.
- Enable a Woppaburra Ranger Program to protect, maintain and nurture the land and sea.
- Develop and distribute accessible print and electronic information to educate residents, staff and visitors to care for the land and sea on and around Great Keppel Island (Woppa).

# Actions

Although the Concept Master Plan vision for Great Keppel Island (Woppa) provides a roadmap for its future, some actions have been identified to enhance the quality of available amenity.

The planning and engagement process has highlighted these priorities, described below, as current actions (1-5 years) and future opportunities (5-10 years).

Priority actions (within 1-5 years with allocated available funding)	Responsibility
Make safe and cleanup work on the former GKI Resort sites	Department of Resources (not currently funded)
Construction of a new fit for purpose modular wastewater treatment plant on council land to service existing users subject to confirmation of site suitability and funding	Livingstone Shire Council (construct, own and operate) funded by the Queensland Government through the Department of State Development and Infrastructure administering the Building our Regions Fund and the Department of Tourism and Sport administering the GKI Rejuvenation Fund
New public amenities to be located in the Gateway Precinct and Fisherman's Beach Esplanade	Livingstone Shire Council (construct, own and operate) funded by the Queensland Government through the Department of Tourism and Sport administering the GKI Rejuvenation Fund
Undertake further technical studies for safer and more weather resilient maritime access	The Department of Transport and Main Roads funded by the Department of Tourism and Sport administering the GKI Rejuvenation Fund
Gateway Precinct development to detailed design and construction, incorporating: <ul style="list-style-type: none"> <li>• Information Centre</li> <li>• Arrival Hub</li> <li>• Pathways</li> <li>• Welcome place</li> </ul>	Livingstone Shire Council (construct, own and operate) funded by the Queensland Government through the Department of Tourism and Sport administering the GKI Rejuvenation Fund
Feasibility study for a Woppaburra Cultural Centre to be located on Woppaburra freehold land at Fisherman's Beach	Woppaburra funded by the Queensland Government through the Department of Tourism and Sport administering the GKI Rejuvenation Fund
New and repaired boardwalks and walkways around Fisherman's Beach Esplanade to the first lookout and the Shelving and Monkey Beach headlands	Through the Department of Tourism and Sport administering the GKI Rejuvenation Fund
Wayfinding signage (incorporating Woppaburra heritage and cultural signage) on the western side of the island to provide safe navigation on the island	Through the Department of Tourism and Sport administering the GKI Rejuvenation Fund
Pest and weed management including biosecurity considerations	Department of Resources, Department of Agriculture and Fisheries, Livingstone Shire Council and Woppaburra funded by the Queensland Government (not currently funded)
Provide three additional public moorings on the fringe reef	Department of Environment, Science and Innovation funded by the Commonwealth Government administered by the Great Barrier Reef Marine Park Authority
Master Plan Rosslyn Bay as the mainland connection to Woppa	Department of Transport and Main Roads

Projects are subject to further planning, engagement and resolution of ownership and delivery models.





<b>Future opportunities (5-10 years, based on planning, approvals and securing available funding)</b>	<b>Suggested lead organisation</b>
Deliver safer and more weather resilient maritime access to enhance accessibility and arrival and departure experience	Department of Transport and Main Roads, private sector or a public-private partnership
Investigate options to address beach erosion	Department of Environment, Science and Innovation
Beach erosion and cyclone resilience management plan	Department of Environment, Science and Innovation and Livingstone Shire Council
Investigate potable water options for island – water treatment/desalination	Department of Regional Development, Manufacturing and Water
Establish a ‘Waste Transfer Precinct’	Livingstone Shire Council
Additional off-grid amenities	Livingstone Shire Council
Potential solar panels and battery storage system to address the energy needs of the island	Department of Energy and Climate
Improved internet/telecommunications for Great Keppel Island (Woppa)	Livingstone Shire Council and Commonwealth Government
Upgrade the trails, pathways and boardwalks on the eastern side of the island	Subject to future land tenure allocation
Implement Woppaburra heritage and cultural signage	Woppaburra
Establish the ‘Celebrate Mugga Mugga – Welcome the Whales’ Festival	Woppaburra
Establish native nursery and community revegetation	Woppaburra
Woppaburra caring for Country – Indigenous Land and Sea Rangers Program	Woppaburra
Investment attraction to realise the identified new development opportunities aligned to the Concept Master Plan vision	Department of Resources and Department of Tourism and Sport

# Conclusion

The Great Keppel Island (Woppa) Concept Master Plan reflects the need to preserve the island's natural and cultural heritage values while fostering people's enjoyment, appreciation, and understanding of its unique character. It outlines the opportunity to deliver the best of Australia's tourism experiences and ensure the growth of the visitor economy is appropriately managed.

The Plan represents a significant milestone in the ongoing efforts to rejuvenate the island. It provides a blueprint for infrastructure investment across the island, aimed at showcasing its natural and cultural attributes. Importantly, it also provides a focus for directing both public and private investment in the short, medium, and long term, and offers guidance for strategic planning and decision-making now and in the future. Delivery of the plan will require partnerships between Traditional Owners, government and non government organisations.

Photography by Nathan White Images







**Queensland**  
Government

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