

### 3.9 Local Area 8 - Fraser Island South

This Local Area is part of the Great Sandy Region and exhibits World Heritage standard physical, natural and cultural values. The Local Area comprises two precincts and twenty-two (22) precincts reflective of different environmental and development qualities. These precincts include the existing village community of Eurong, the Kingfisher Bay Resort, Dilli Village and the smaller leased and freehold properties situated throughout the Plan Area.

The following measures incorporate the content of the Draft Fraser Island South Development Control Plan, as prepared by the Department of Environment.

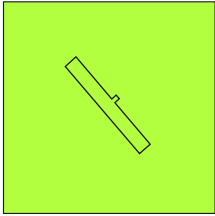
#### *Vision*

Consistent with the principles and recommendations of the Great Sandy Region Management Plan (1994) the following vision has been identified.

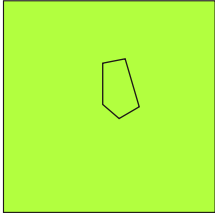
- A secure community setting for residents of the region is fostered;
- Provision of utilities, services and structures for residents and visitors consistent with protection of natural and cultural values is allowed for;
- Development activities are carried out in a sustainable manner;
- The natural features that led to the World Heritage listing of Fraser Island are protected;
- A diversity of recreation opportunities are provided;
- Opportunities for Aboriginal people to be involved in planning and management are provided;
- World Heritage obligations are met; and
- RAMSAR sites are protected.

The extent of Local Area 8 and the precincts and sub-precincts are shown on **Map 3.8 (Sheet 1 and 2)**.

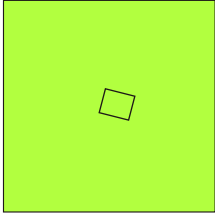
Sub-Precinct 22



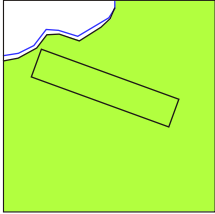
Sub-Precinct 21



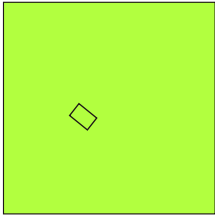
Sub-Precinct 19



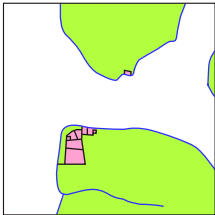
Sub-Precinct 18



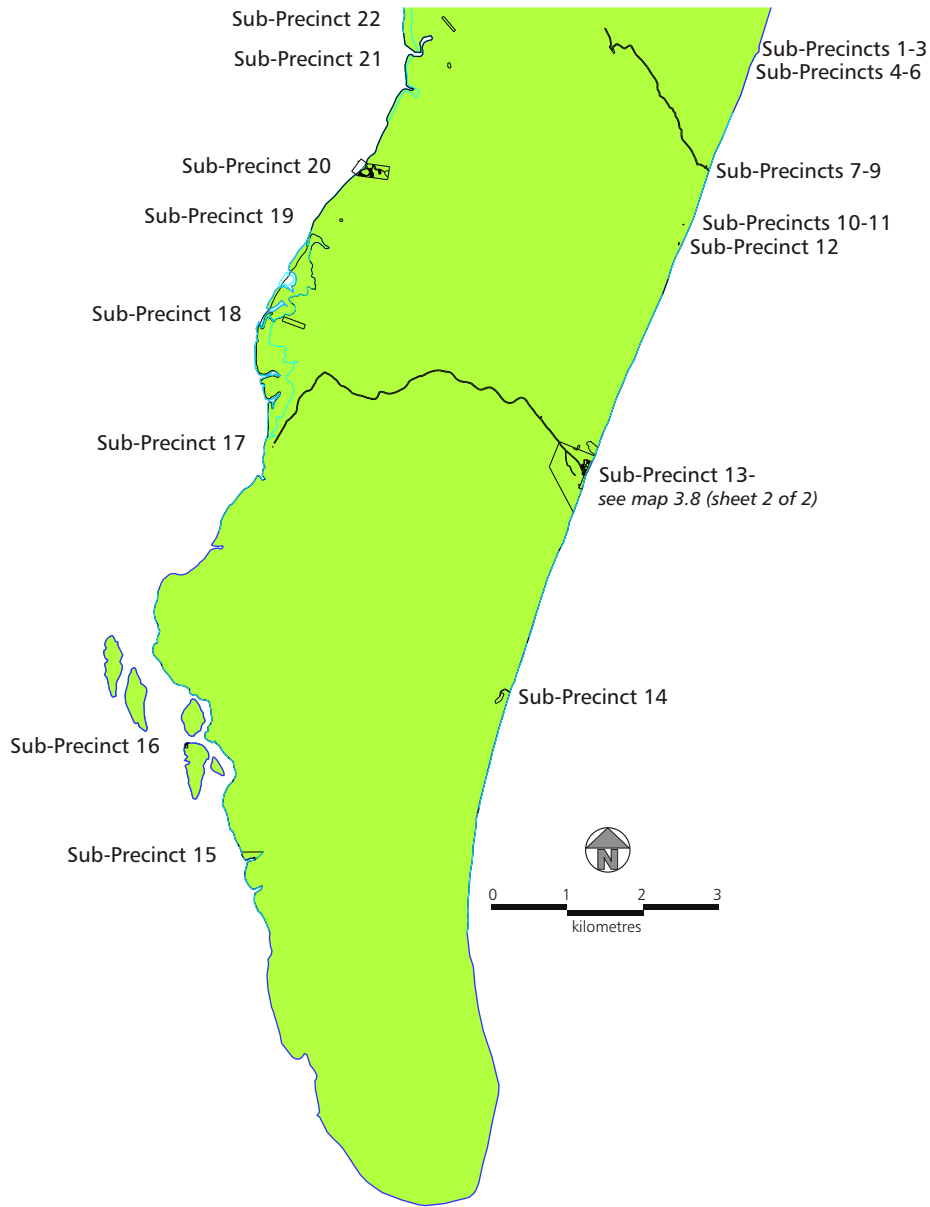
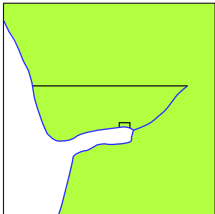
Sub-Precinct 17



Sub-Precinct 16

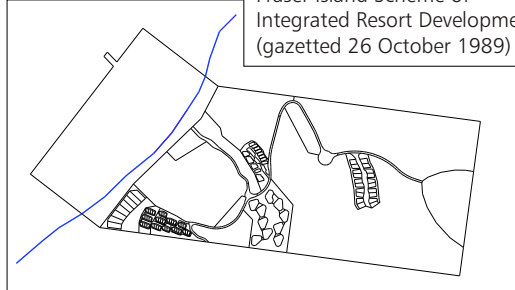


Sub-Precinct 15

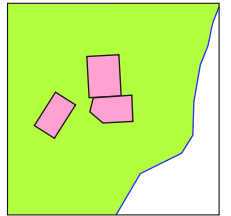


Sub-Precinct 20

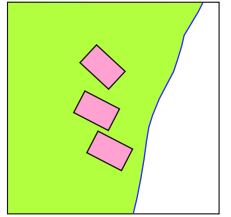
Kingfisher Bay Resort Village,  
Fraser Island Scheme of  
Integrated Resort Development  
(gazetted 26 October 1989)



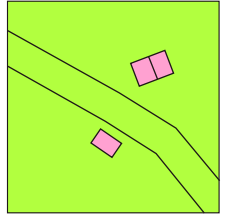
Sub-Precincts 1-3



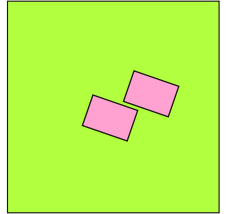
Sub-Precincts 4-6



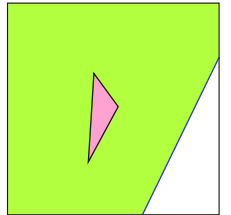
Sub-Precincts 7-9



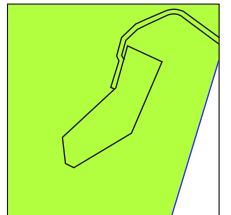
Sub-Precincts 10-11



Sub-Precinct 12

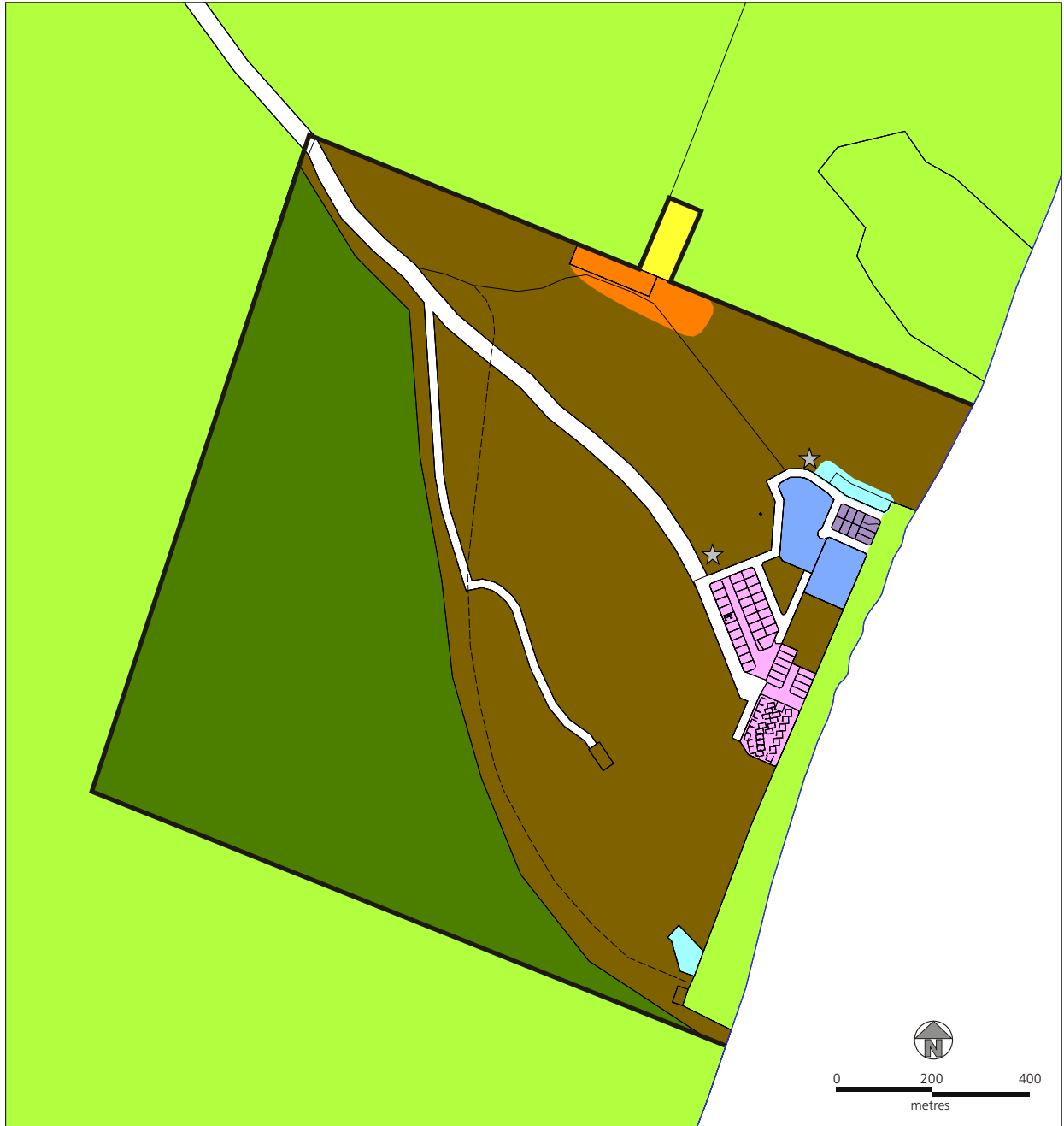


Sub-Precinct 14



**Precincts**

-  Community
-  Residential



**Sub-Precincts**

- Community
- Rural
- Community Services Core
- Low Density Residential
- Tourist Facility
- Village Centre
- Industrial/Services Node
- Future National Park
- Refuse
- ☆ Community Infrastructure
- Road (yet to be gazetted)
- ===== Road (gazetted)

LOCAL AREA 8

# Fraser Island South Sub-Precinct 13

map **3.8**  
(sheet 2 of 2)

### 3.9.1 Local Area Specific Measures

All the provisions for this Local Area are intended to ensure new development proceeds in a manner which secures the vision described above and the relevant Desired Environmental Outcomes. These provisions constitute the strategic and land use controls applying over the Local Area, other than those applying to the Kingfisher Resort.

Eurong, Dilli Village, Kingfisher Bay Resort and the smaller freehold/leasehold properties within the Plan Area display special characteristics which are the result of their physical setting within an area of significant natural and cultural values.

All land within this Local Area not included within one of the following twenty two sub-precincts is included in the Community Precinct. The level of Development Assessment applying to this land in the Community Precinct is that all proposals for material changes of use, lot reconfiguration, building work or operational work require impact assessment, except if development is by a State Agency to undertake routine operations or to establish or upgrade Community Facilities, in which case Code Assessment is required.



### **3.9.2 Sub-Precincts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 21 and 22 - Small Freehold and Leasehold Properties**

Each sub-precinct represents the boundaries of small leasehold and freehold properties in the Plan Area. A number of properties have particular characteristics which need to be protected and enhanced. All properties in these sub-precincts exhibit an isolated, very low key natural character. If developed, the sub-precincts display a small number of structures in a natural setting.

It is intended that these properties maintain their isolated character and development of these areas is not intended to increase in intensity, or in use rights conferred by the entitlements in force at the time of the plan's adoption. Evidence of use entitlements for these properties will need to be demonstrated by applicants for any development application on these lands.

Development including the provision of infrastructure in the designated erosion prone area as shown on Plan No. SC 3369E should not compromise natural foreshore fluctuations including natural movement of sand and sediments. The Beach Protection Authority also has requirements concerning the location of any infrastructure within the erosion prone area, especially on unoccupied Crown land.

The following guidelines apply to proposals in these precincts:

- (i) it is intended that all buildings are to be low rise, low scale and a maximum of two storeys in height;
- (ii) minimal on-site clearing is to occur and revegetation using species native to the area should follow building work;
- (iii) it is intended that built form is to be subordinate to the natural environment and accordingly building materials are to be compatible with surrounding bushland and landscape features. Preferred materials are those which have exterior finishes of green, brown and earth tones. Structures are to be as non intrusive as practicable and landscape modification is to be minimised.
- (iv) Vehicular access routes and parking areas within the development should:
  - have a very low design speed;
  - be constructed in such a manner as to prevent the concentration of run-off and to visually blend into their surrounds;
  - avoid long sight lines along roadways and expanses of hard stand areas;

- minimise the concentration of run-off water to prevent scouring; and
- make provision for separate pedestrian access corridors between the major facilities and to connect with external access routes to the beach and to walking tracks.

### *Development Assessment*

All material changes of use and lot reconfiguration in the Residential Precinct requires impact assessment. All land not included in the Residential Precinct in this section is included in the Community Precinct. The level of Development Assessment applying to this Community Precinct is that all proposals for material changes of use require impact assessment, except Community Facilities, which require Code Assessment. Lot reconfiguration requires impact assessment.

No future development is envisaged within Sub-Precincts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 21 and 22, other than uses registered as existing lawful uses on the appointed day. Any future development involving the upgrading of existing lawful uses, is impact assessable development.

Any additional material change of use not having existing use rights may be considered at Council's discretion and is impact assessable development.

### **3.9.3 Sub-Precinct 13 - Eurong**

Eurong is the major service and tourist centre on Fraser Island, including a substantial accommodation complex and island transport system. It is also the administrative centre for the island's ferry company and the Queensland Parks and Wildlife Service Ranger and Tourist Information Centre. The settlement is characterised by low rise, low key residences and larger scale tourist accommodation. Tourism demand has forced the quality and standard of development to grow in an unplanned and uncontrolled manner not in keeping with the island's status as a World Heritage listed area. New development needs to be controlled to ensure it is compatible with the World Heritage and environmental setting.

Recreational and scenic amenity on the ocean beach is an issue and needs to be addressed. Traffic congestion in the township occurs during peak periods. Road maintenance and vehicle circulation are also issues which need to be addressed.

Additionally, there is a need to ensure the township does not adversely impact on environmental qualities and values particularly:

- native dune vegetation;
- dune stability; and
- quality of groundwater.

It is intended that Eurong should continue to grow as a main commercial and administrative centre for Fraser Island with development controls to ensure future development is compatible with its setting.

The following guidelines apply to the future development of Eurong:

- (i) adequate land is to be provided to ensure the township is self contained with an adequate provision of services commensurate with community needs;
- (ii) Eurong's historical role as a principal service centre and tourist node or hub for Fraser Island is to be maintained;
- (iii) the size of Eurong is to be contained within boundaries defined for the life of this Plan;
- (iv) the village boundaries are to cover the existing development while allowing for adequate provision of necessary services;
- (v) all land not required for the adequate provision of necessary services is to be preserved for the life of this plan; and
- (vi) intensification of development within the erosion prone area as identified on Plan No. SC 3369E is not supported.

### **Eurong - Areas**

Sub-Precinct 13 - Eurong is further divided in six areas in order to provide more detailed development guidance. **Map 3.8** identifies these six areas. These are:

- low density residential;
- tourist facility;
- village centre;
- community services core;
- rural; and
- industrial services core.

### *Low Density Residential*

It is intended that low density residential areas will accommodate low density residential development, largely in the form of single family detached dwellings. Other forms of low density residential are provided for subject to certain conditions, however it is intended that higher density residential development will not be permitted to ensure the low scale, low key, village environment is maintained. A maximum floor area for new dwellings and multiple dwellings is to be 200 m<sup>2</sup>. Building heights are to be a maximum of 2 storeys.

Some non-residential support facilities may be allowed provided they are compatible with residential amenity and serve the residential community.

### *Village Centre*

The Village Centre is adjacent to the existing resort site. It is intended that the village centre provide for the convenience needs of residents and visitors to Eurong. Preferred uses are therefore limited to uses which provide a direct commercial or community service to residents and visitors, higher density residential development and detached houses.

### *Community Services Core*

The Community Service Core is to provide for support service and infrastructure uses which do not adversely impact upon nearby development or the environment by way of industrial emissions (including noise) or the generation of excessive traffic. All development will be required to project a high standard of physical appearance and will be required to provide suitable landscaped buffer strips.

The Service Core is to provide for existing and future community infrastructure such as Emergency services, meeting hall, indoor/outdoor recreation and park.



### *Tourist Facility*

This area recognises the existing commitments and approvals for the township resort. Rights conferred by existing approvals are to be maintained. No expansion or extension of these rights is contemplated in the life of the City Plan. New material change of use applications must have regard to the Fraser Island South Development Code.

### *Rural*

This is a holding area not intended for development during the life of this Plan.

### *Industrial Services Node*

Initially this node is intended to provide land for the relocation of unlawful/non-conforming activities presently located on low density residential land. Acceptable activities are a Mechanic, Vehicle Recovery and Transport Service. Such uses may be incorporated into a service station with a shop component.

## **Urban Design Principles**

### *Built Form and Landscape*

- (i) The urban design of the village is to reflect the status of Fraser Island as a World Heritage area. It is intended that built form does not predominate over the natural landscape's valuable features. It is preferred that buildings are one storey in height with a maximum of two storeys. Buildings are to be low scale, low key and be constructed and finished in a manner which is compatible with the natural environment.
- (ii) Particular attention will need to be paid to the design of any dwelling houses built at Eurong. The preferred built form is to be compatible with the natural environment.
- (iii) Preferred materials are those which have exterior finishes of green, brown and earth tones and are non-reflective.

- (iv) Landscaping is to utilise species native to the area only, with all noxious weeds to be removed from the site. Landscape buffers must be provided between incompatible uses.

#### *Access and Mobility*

- (i) Pedestrian and vehicular movement near the village centre and community services core needs to be rationalised to reduce congestion and conflict.
- (ii) Provision of off-street parking which is designed with high levels of safety and amenity is preferred in new development, or as a result of an extension to existing development.
- (iii) Safe access to the beach and to the facilities and services shall be provided for both vehicles and pedestrians.
- (iv) Parallel boarding and/or interlocking paving systems shall be provided at site entries.
- (v) It is not preferred that commercial development provide direct access to the beach.

**Table 3.10. Development Assessment Table – Sub-Precinct 13 - Eurong.**

Development Activity		Low Density Residential Area	Industrial Services Core	Village Centre	Community Services Core	Rural	Tourist Facility	Applicable Codes
Material Change of Use	Agricultural Uses	In	In	In	In	In	In	Refer to Table 4.1 and notes following Table 3.10.
	Caravan Park	In	In	In	In	In	In	
	Commercial Activities A	In	C	C	In	In	In	
	Commercial Activities B	In	C	C	In	In	In	
	Community Facilities	I	In	In	C	C <sub>9</sub> or In	I	
	Detached House	C or In <sub>8</sub>	In	I	In	In	I	
	Grazing	In	In	In	In	In	In	
	Host Farm Accommodation	In	In	In	In	In	In	
	Industrial Residential	In	In	In	In	In	In	
	Industry A	In	C	In	In	In	In	
	Industry B	In	I	In	In	In	In	
	Intensive Animal Husbandry	In	In	In	In	In	In	
	Other Residential	In	In	I	In	In	I	
	Park	E	E	E	E	In	E	
	Recreation Indoor	In	In	I	I	In	I	
	Recreation Outdoor	I	In	I	C	In	I	
	Shopping District	In	In	In	In	In	In	
	Shopping Local	In	I	C	In	In	In	
All Other Material changes of use (unless otherwise specified in Schedule 8 of the <i>Integrated Planning Act</i> )	I	I	I	I	In	In		
<b>Building Work<sub>1</sub></b>	C	C	C	C	C	C	Refer to Table 4.1 and notes following Table 3.10.	
<b>Operational Work</b>	C	C	C	C	In	C		
<b>Plumbing and Drainage Work</b>	The relevant plumbing and drainage codes are prescribed by State Legislation.							
<b>Reconfiguring a Lot</b>	C or I <sub>10</sub>	C or I <sub>12</sub>	C or I <sub>10</sub>	C or I <sub>10</sub>	In or I <sub>11</sub>	I	Refer to Table 4.1 and notes following Table 3.10.	

E Exempt  
 SA Self Assessable  
 C Code Assessable  
 I Impact Assessable  
 In Not-preferred Impact Assessable

**Notes:**

1. “Building work” when used in a Development Assessment Table means those aspects of building work that are subject to planning assessment under this Planning Scheme. It does not refer to building work that is subject to assessment under the *Standard Building Regulation* and that must comply with the *Building Code of Australia*.
2. The Development Assessment Table must be read in conjunction with Schedule 8 of the *Integrated Planning Act*. Schedule 8 may identify a development component of development as requiring code or impact assessment, or being exempt (ie amalgamation of 2 or more lots), notwithstanding its inclusion in the exempt or self-assessable column of the Development Assessment Table. In such cases, Schedule 8 prevails over the City Plan.
3. A proposed development that is self-assessable, but does not comply with the relevant code will require a code assessment application.
4. A preliminary approval may alter this table to provide that a development activity is self assessable, code assessable or impact assessable.
5. Operational works including carparking and landscaping necessary to satisfy conditions of development approval for a material change of use or reconfiguration of a lot do not require an additional approval for code assessment of those operational works against the City Plan.
6. Building works necessary to satisfy conditions of development approval for a material change of use do not require an additional approval for code assessment of those building works against the City Plan.
7. Any exempt or self assessable development identified in the above Development Assessment Table will require code assessment and Council will refer the application to the Environmental Protection Agency, where on land that:
  - is, or was most recently, used for industrial activity; or
  - is wholly or partly within an area for which an area management advice for industrial activity or natural mineralisation has been issued; or
  - is on the State Government’s Environmental Management Register or the State Government Contaminated Land Register.
8. Where house exceeds 8.5 metres.
9. If development by a State Agency to undertake routine operations or upgrade existing facilities.
10. Reconfiguration of a lot is impact assessable where the proposed lot size is smaller than 1000 sqm.
11. Impact Assessable where proposed lot is smaller than 10 hectares.
12. Impact Assessable where proposed lot is smaller than 2 000 m<sup>2</sup>.

### 3.9.4 Sub-Precinct 14 - Dilli Village

Dilli Village was formerly a mining camp and is now a recreation camp with self-contained units and camping facilities. The small size of the facility, the fact that it was originally constructed as a temporary mining camp, uncertainty regarding its continued operations from year to year and resultant poor promotion, and a lack of capital to upgrade the accommodation has resulted in the facility becoming dilapidated and economically un-viable. There is a need to protect rehabilitated and natural coastal dunes, the quality of groundwater, and the environmental values of the adjacent wetland and to ensure that off site impacts, recreational amenity and safety on the ocean beaches are addressed in any future development.

Dilli Village is a low cost, small scale accommodation centre with a low key relaxed atmosphere consistent with its setting in low forest behind the fore dunes. Traditionally it has provided an important accommodation option for visitors who can not or do not wish to camp without sophisticated facilities or stay at one of the resorts. It is intended that this function be maintained and enhanced.

#### *Structure Plan*

A plan of layout will need to be prepared for the upgraded Dilli Village facility which will form the structure plan for the sub-precinct. It is intended that the upgraded facility would include:

- a range of low cost accommodation options with communal ablution, laundry, kitchen and recreation facilities which could include conventional small camp sites, group camping sites, caravan and campervan sites and cabins;
- self contained cabins;
- dormitory style accommodation suitable for educational groups, clubs, etc.;
- dining room with liquor license; and
- shop.

The overall focus should be to provide low cost accommodation for nature based recreational and educational activities within a facility designed and constructed to best practice standards consistent with maintaining and presenting the World Heritage values of Fraser Island. In keeping with the protection of the World Heritage values the overall scale of the facility should not dominate the site. The facility could accommodate a maximum of 600 people, with 200 of these in constructed facilities.

The population limit will need to be identified through a carrying capacity assessment. Internal layout would need to acknowledge the importance of separating high turnover accommodation areas from long term stay groups.

The facility should not directly compete with or recreate the range of accommodation options available at the Eurong Beach, Happy Valley or Kingfisher Bay Resorts. It is not intended that Dilli Village should provide serviced rooms or sporting facilities such as a golf course.

## **Urban Design Principles**

### *Built Form and Landscape*

Building design and signage will be consistent with those specified for the Island's villages and will:

- be a maximum of two storeys;
- utilise non-reflective materials;
- be of a scale that does not dominate the landscape; and
- use materials with textures and colours which blend into the landscape.

Existing buffers of natural vegetation along roads and watercourses need to be protected and where appropriate enhanced. Mature trees and existing contours will be maintained where ever possible.

All landscaping should use species and genetic material occurring naturally on the site. Careful design and landscaping should be used to create buffers between potentially conflicting uses.

The close proximity of important swamp and creek systems will necessitate the use of the best available waste water treatment technologies. Storm water and run-off should be dispersed on site where possible. Where storm water is directed to natural swamps and water bodies, sediment and litter traps will be required.

The facility must be designed, constructed and managed to minimise the generation of solid waste. Facilities are to be provided for the separation of solid wastes for recycling.

### *Access and Mobility*

Vehicular access routes and parking areas within the development should:

- have a very low design speed;
- be constructed in such a manner as to prevent the concentration of run-off and to visually blend into the surrounding;
- avoid long sight lines along roadways and expanses of hard stand areas;
- minimise the concentration of run-off water to prevent scouring;
- make provision for separate pedestrian access corridors between the major facilities and to connect with external access routes to the beach and to walking tracks.

Until such time as a desired Structure Plan has been developed for this precinct, all development in the interim is impact assessable and must comply with the stated intentions for the sub-precinct, the provisions of this Local Area and the Great Sandy Region Management Plan 1995.

### 3.9.5 Sub-Precinct 20 - Kingfisher Bay Resort

This is a major integrated tourist accommodation and day visitor node on the western side of the Island. Built to high architectural and environmental standards, it benefits from well developed planning controls. It is intended that these controls be maintained.

This development is subject to an approval pursuant to *the Integrated Resort Development Act 1987*. This Plan does not affect any rights granted pursuant to that approval.

#### **Links to other Parts of the City Plan**

- *Relevant or potentially relevant Codes are contained in Table 4.1 of Part 4 of the City Plan. In particular, the Fraser Island Code applies to this Local Area (4.4.5).*
- *DEOs relevant to this Local Area are identified in Table 2.1.*
- *Relevant Performance Indicators are those pertaining to the various City Strategies contained in Part 2 of the City Plan*