



# Lindeman Great Barrier Reef Resort Project – National Park Issues Fact Sheet

## National Park Issues Fact Sheet

The Lindeman Great Barrier Reef Resort is proposed to be located on a range of land tenures, including land administered by the Department of Natural Resources and Mines (DNRM) under the *Land Act 1994* and National Park administered by the Department of National Parks, Sport and Racing (NPSR) under the *Nature Conservation Act 1992*. A total area of 36.931 hectares is proposed to be revoked from the National Park (including a total area of 5.919 hectares proposed to be subject to a Nature Refuge Agreement), with a total area of 34.705 hectares of land currently leased is proposed to be returned or dedicated to National Park.

The following approach is proposed:

- **Historical Use:** The 36.9 hectares of land, proposed to be converted to perpetual lease, is the subject of an existing long term lease owned by White Horse. This land has been utilised for commercial purposes over many years and currently accommodates infrastructure that has been in place since the late 1990s such as the resort's golf course, the sewage treatment infrastructure, storage facilities and the resort's water supply dam. The 36.9 hectares includes 5.9 hectares proposed to be subject to a nature refuge agreement with National Parks;
- **Compensation:** If the State does agree to revoke this land from National Park, it will only be on the basis that very significant compensation will need to be paid to the State Government in accordance with *Queensland Parks and Wildlife's Service Operational Procedure - Revocation of Queensland Parks and Wildlife Service managed areas*;
- **Proposed resort site area will be smaller:** The proposed resort area will actually be smaller as a result of our proposal to dedicate 5.299 hectares of existing perpetual lease to National Park and our proposed relinquishment of 29.4 hectares of National Park land subject to a current term lease. This and other arrangements will result in the current overall resort site area held by White Horse to be reduced from 138.17 hectares to 113.78 hectares. There is a benefit to rationalise land tenure boundaries so that the land can be effectively managed;
- **On-going Management Proposed:** White Horse Australia Lindeman Pty Ltd wishes to work with the State on the Island's ongoing management to:
  - Establish a new National Park and Great Barrier Reef Education Centre;
  - Maintain walking trails and develop visitor infrastructure on Lindeman Island;
  - Undertake pest and fire management in the National Park adjacent to the resort; and
  - Provide accommodation to Queensland Parks and Wildlife Service staff working on the island.
- **Glamping Facilities:** An area of 9.473 hectares on the western coastline is proposed for a commercial camping facility or "glamping" structures. Development will be only on a small part of this area for 30 light weight structures and a central facilities building. The proposed glamping facility will be subject to an authority under the *Nature Conservation Act 1992* and therefore would remain in National Park tenure.

Chapter 6 Tenure of the Draft EIS provides a more comprehensive description of existing and proposed tenure. The following provides an extract of Map 6-2 from this section showing the proposed tenure arrangements.



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**LEGEND**

**Land to be 'returned' to National Park**

- A** National Park land (subject to current term lease) to be surrendered : **25,444 ha**
- A<sup>S</sup>** Existing Perpetual Lease to be dedicated as National Park (following operational works to extend catchment and extent of dam) : **3,299 ha**
- A<sup>N</sup>** Land proposed to be surrendered following rehabilitation of grassland community) : **4,262 ha**

**Land to 'remain' in National Park**

- B** National Park land to be subject to a specific authority under section 35 of the Nature Conservation Act for 'pumping facility' : **9,473 ha**

**Land to be 'revoked' from National Park**

- C** Land proposed to be revoked from National Park and added to Perpetual Lease (subject to a current term lease) : **29,296 ha**
- C<sup>N</sup>** Land proposed to be added to Perpetual Lease and subject to Nature Heritage Agreement : **6,919 ha**
- C<sup>S</sup>** Land proposed to be revoked from National Park and added to Perpetual Lease (for aircraft safety reasons) : **1,216 ha**

**Other land**

- D** Perpetual Lease : **65,487 ha**
- R** Road : **1,299 ha**
- E** Area subject to a proposed term lease : **0,332 ha**
- F** Area subject to a proposed sea bed lease : **0,262 ha**

*Lot areas shown have been derived with GIS software based on GDA94 and using the cartesian method.*

**Other**

- Proposed Site Boundary
- Existing Site Boundary
- Existing Cadastral Boundaries

**DRAWING TITLE** Map 6-2: Site Plan with Proposed Tenure Arrangements  
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**Lindeman Great Barrier Reef Resort & Spa ENVIRONMENTAL IMPACT STATEMENT**  
**Site Plan with Proposed Tenure - Overview**  
**MAP 6-2**

