



Lindeman Great Barrier Reef Resort Project – Project Overview Fact Sheet

Project Overview

The current proposal prepared by DBI Design Pty Ltd has evolved through consultation with the project partners (White Horse Australia Lindeman Pty Ltd), tourism industry leaders, specialist consultants and potential hotel operators. The design intent is to create a luxury resort which responds to the World Heritage Values of the Great Barrier Reef and incorporate best practice in sustainable design and construction. The masterplan concept is presented in **Figure 1** with key aspects of the proposal described in the following sections. The project includes a total gross floor area of approximately 79,792m² and provides for an estimated maximum daily population of 858 people, including 300 staff.

Key aspects of the project are:

- Beach Resort - redevelopment of the existing resort to achieve a new 5 star Beach Resort with 136 suites, conference centre, beach club and a central facilities building with restaurants, bars and lounges;
- Spa Resort - a new 6 star Spa Resort with 59 villas, central facilities, entry lounge, luxury Day Spa, sea view restaurant, pool and a signature rock bar providing spectacular alfresco dining close to the sea;
- Eco Resort - a new 5 star Eco Resort near the existing lake consisting of 41 villas, a central facility, boathouse and a waterside restaurant;
- Tourist Villa Precincts - two precincts accommodating 89 tourist villas located to the north-east and north-west of the existing resort;
- Village - a central village precinct comprising restaurants, bar, night club, conference facility buildings, arrival centre, shops, sport and recreation centre and a staff village;
- Services infrastructure precinct – upgrading the current services area providing for power generation (solar with diesel back-up), sewage treatment and water treatment;
- Airstrip - the existing airstrip is proposed to be upgraded to provide for near all-weather status and for the landing of light aircraft and helicopters;
- Marine access - the proponent seeks approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions;
- Golf course – upgrades to the existing recreational golf course are proposed;
- Ecotourism facilities - a National Park and Great Barrier Reef Education Centre and 30 "glamping" facilities are proposed in consultation with the State Government; and
- Environmental enhancements - native vegetation replanting, improvements to stormwater management and a shift towards renewable energy sources are proposed.

The scope of the project also includes the rearrangement of lease boundaries, changes to the terms of some existing leases, new leases and amendments to the existing National Park boundaries to allow for the creation of a more uniform boundary between the resort and National Park and provide for improved environmental management.



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Figure 1. Masterplan layout (DBI Design, July 2017 with safe harbour removed).

