



LINDEMAN GREAT BARRIER REEF RESORT PROJECT

ENVIRONMENTAL IMPACT STATEMENT

APPENDIX C- EIS MASTERPLAN CONCEPT

Addendum: This EIS was initially prepared assuming that the safe harbour was to be part of the Lindeman Great Barrier Reef Resort Project. With the commencement of the Great Barrier Reef Marine Park Authority's (GBRMPA) Dredging Coral Reef Habitat Policy (2016), further impacts on Great Barrier Reef coral reef habitats from yet more bleaching, and the recent impacts from Tropical Cyclone Debbie, the proponent no longer seeks assessment and approval to construct a safe harbour at Lindeman Island. Instead the proponent seeks assessment and 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. Accordingly, remaining references to, and images of, a safe harbour on various figures and maps in the EIS are no longer current.

LINDEMAN

GREAT BARRIER REEF RESORT & SPA

QUEENSLAND ■ AUSTRALIA

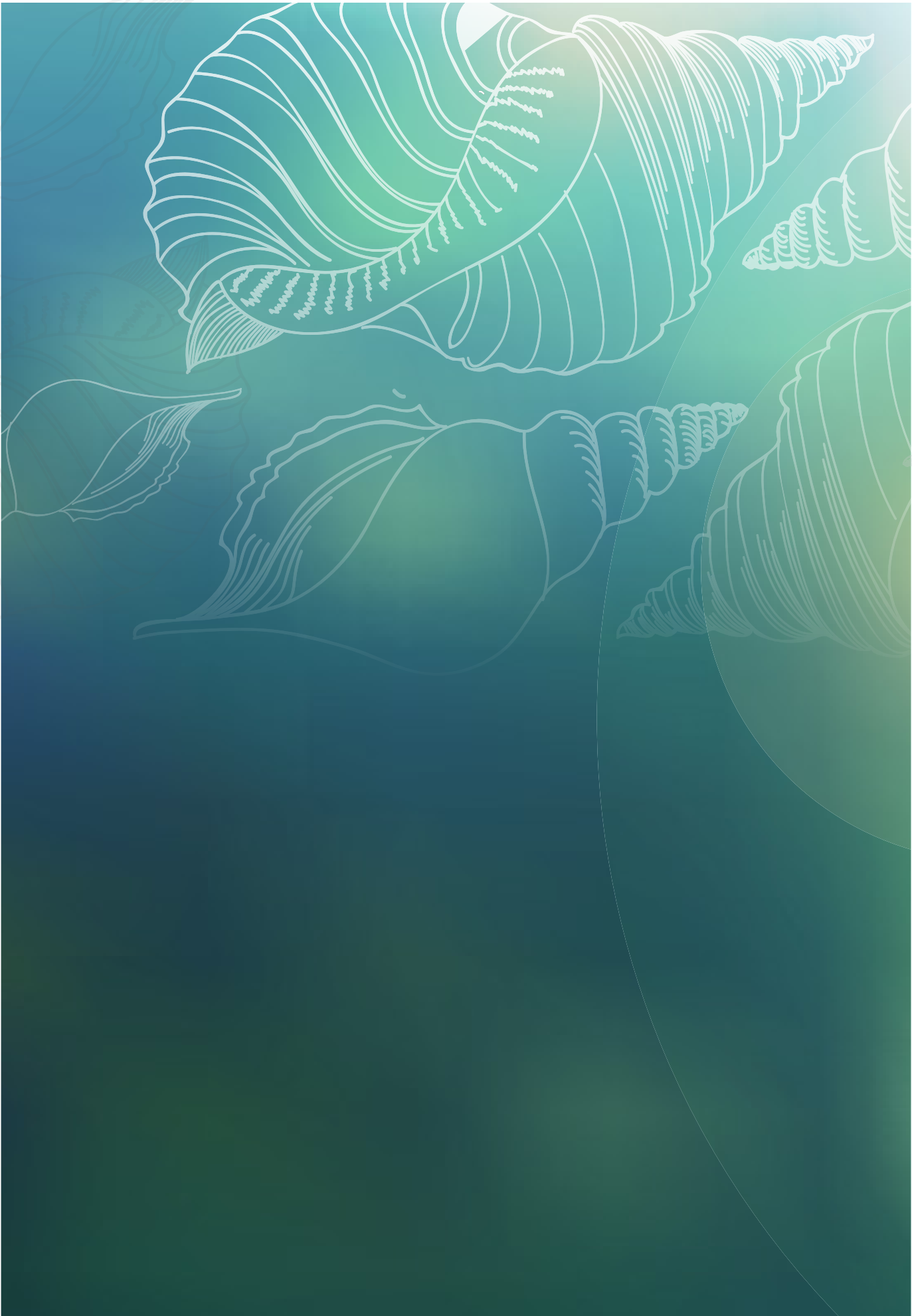
EIS_MASTERPLAN CONCEPT

30TH NOVEMBER 2016
(incorporating updates as of 11/06/2017)





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1.0

INTRODUCTION

1.0 INTRODUCTION

The reincarnation of Lindeman Island is a coup for the Australian Tourism Industry.

White Horse Australia purchased Lindeman Island late in 2012 from the previous owners, Club Med, who operated the resort as a three star family oriented tourist facility.

After the devastation of Cyclone Yasi the resort was closed.

The Directors of White Horse Australia were enamoured with the beauty of the Whitsunday Islands and the Great Barrier Reef. They saw the intrinsic beauty of Lindeman Island as the perfect location to create a new benchmark in Australian island resorts.

Their intention is simple.

Conceive, create and operate the best Resort and Spa in Australia that will have cosmopolitan appeal on an International level. They wish to ensure that Australians and International guests will experience a Resort, Spa and Tourist Villa product aimed at regular visitors and first time guests in an integrated development that captures the essence of the Whitsundays in elegant and understated luxury.

A Resort, Spa and Tourist Villas offering that will enjoy a diverse range of experiences centred on the Great Barrier Reef and World Heritage Values.

The master plan for the island has evolved from early concepts prepared by Hunt Design to the existing scheme conceived by DBI Design.

The existing resort will be replaced with a brand new 5 Star Beach Resort with the new suites in the same general location as the existing run down buildings.

A completely new central facility building with restaurants, bars and

lounge areas cascading over 4 levels will replace the old run down buildings and small pool.

On the headland adjacent to the existing resort WHA wish to build an uber exclusive six star Spa Resort with a spectacular Central Facilities, entry lounge, sea view signature restaurant and a stunning pool looking to the sunset. DBI have designed a "rock bar" nestled in amongst the rocks at the south west corner of the island to offer guests an extraordinary alfresco experience close to the sea.

A destination spa carefully sited amongst the trees and rocky outcrops with superb sea views is a stellar part of the resort experience.

The new master plan also incorporates a 5 Star Eco Resort at the northern end of the lake gently falling towards the western island coastline. This products aimed at stimulating guests appreciation of the elements of Water, Nature, Air and Earth.

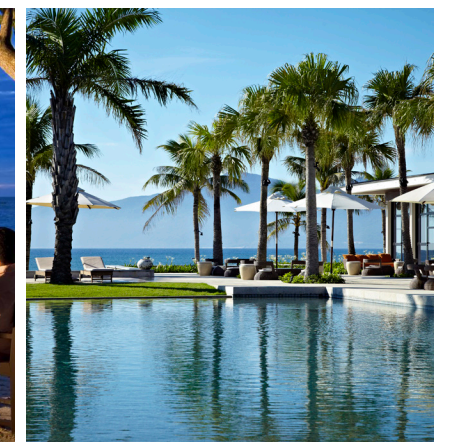
Tourist Villa precincts are carefully integrated with the three resorts to offer families a chance to savour the tropical lifestyle on Lindeman.

The airport will be upgraded to near all weather status and be capable of landing small jets and a wide range of aircraft and helicopters.

Great care has been taken by the owners and designers to minimise environmental impact and in many ways provide a superior outcome when compared with the existing resort and current state of the vegetation and natural values.

Ultimately Lindeman Island will be seen as the new benchmark in Australian tourism - an indelible imprint with a character that is quintessentially tropical Queensland but a standard of style, amenity and service that is recognised at the highest International level.

The purpose of this document is to provide an overview of the proposed Masterplan for the island.





2.0

PROPOSAL OUTLINE

2.1 OVERVIEW OF THE DEVELOPMENT CONCEPT

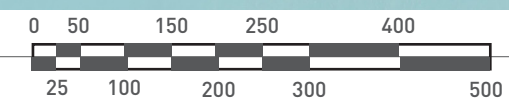
White Horse Australia Lindeman Pty Ltd propose to redevelop the existing resort at Lindeman Island into a world class integrated tourist resort that sets new standards in environmental sustainability and resort design. Key aspects of the masterplan include:

- (a) 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;
- (b) Spa Resort - a new 6 star Spa Resort with 59 villas, central facilities, entry lounge, spa, sea view restaurant, pool and a signature rock bar providing spectacular alfresco dining close to the sea;
- (c) Eco Resort - a new 5 star Eco Resort near the existing lake consisting of 41 villas, a central facility, boathouse and a waterside restaurant;
- (d) Tourist villa precincts - two precincts accommodating 89 tourist villas are proposed to the north-east and north-west of the existing resort;
- (e) Village - a central village precinct comprising restaurants, bar, night club, conference facility buildings, arrival centre, shops, sport and recreation centre and a staff village;
- (f) Services infrastructure precinct - a new precinct with services including power generation (solar with diesel back-up), sewage treatment and water treatment designed to reflect current best practice;
- (g) Airstrip - the existing airstrip is proposed to be upgraded to provide for near all-weather status, capable of landing light aircraft and helicopters;
- (h) Golf course – an upgrade to the existing recreational golf course is proposed;
- (i) Marine access - the proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island;
- (j) Ecotourism facilities - a National Park and Great Barrier Reef Educational Centre and 30 glamping facilities are being investigated in consultation with the State Government; and
- (k) Environmental enhancements – native vegetation replanting, improvements to stormwater management and increasing the use of renewable energy is proposed.



Note: Safe harbour no longer proposed.

--- EXISTING PROPERTY BOUNDARY
— PROPOSED PROPERTY BOUNDARY



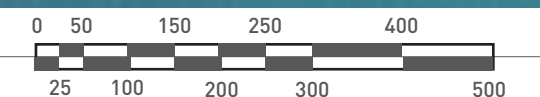
1. SAFE HARBOUR - INDICATIVE LAYOUT AND LOCATION
2. 5 STAR BEACHSIDE RESORT
3. VILLAGE
4. TOURIST VILLA PRECINCT
5. 6 STAR SPA RESORT
6. DAY SPA
7. FUTURE RESORT EXPANSION
8. DAM AND RESTAURANT
9. 5 STAR ECO RESORT
10. EXTENDED RUNWAY
11. MAINTENANCE AND SERVICES
12. HANGERS
13. GOLF COURSE
14. GLAMPING PRECINCT
15. NATIONAL PARK

Note: Safe harbour no longer proposed.





KEY PLAN





3.0

3.1

DETAILED DESCRIPTION

BEACH RESORT

3.1 BEACH RESORT / EXISTING RESORT RECONSTRUCTION

EXISTING

As can be seen in the Aerial Photographs the existing resort is focussed on the south-western corner of Lindeman Island.

The accommodation is housed in 14 wings with a large central facilities building that housed the main restaurant, bars and entertainment facilities. The reception is further up the hill with Nicholson's Restaurant, conference rooms and staff accommodation on the plateau above the resort.

All the services areas including power generation plant, sewerage treatment works, water filtration and general maintenance, fuel stores and Back of House facilities are also on the plateau.

A grassed unlicensed airstrip (approximately 1000m long) is also situated on the plateau used by charter aircraft from the mainland and nearby Hamilton Island.

Sea access is gained from a jetty adjacent to the resort. This jetty is a Queensland Government asset and White Horse Australia are currently exploring the possibility of acquiring the jetty from the State and improving sea access.



3.1 BEACH RESORT / EXISTING RESORT RECONSTRUCTION (CONT'D)

The jetty is located within a shallow basin in the surrounding coral flats and is exposed to the dominant South-East Trade Winds.

Damage from Cyclone Yasi is evident throughout the resort and ongoing deterioration of the buildings from continual water ingress is causing further damage.

All services are in need of an upgrade due to cyclonic damage, lack of continuing maintenance since the resort was shut down and ageing of plant and equipment.

WHA decided to reconstruct the existing resort as one phase of the redevelopment of Lindeman Island as a premium Australian integrated island resort.

A visual assessment of the existing buildings and resort infrastructure has been conducted by Structural and Civil Engineers from Flanagan Consultant Group.

The report indicates that despite the general degradation and damage to the resort, certain building elements remain structurally sound and are considered suitable for integration/reuse within the new development.

The Structural Engineers have assessed the substructure, consisting of the elevated ground floor slabs, associated columns and footings as being in sound condition and worthy of being retained. Accordingly they have recommended the removal and replacement of the existing superstructure with new building shells located on top of the existing ground floor slabs. Building services can be re-run under the elevated

slabs and integrated into the new building fabric.

Preliminary investigations by specialist sub-consultants have revealed that storm surge has potential to inundate the existing resort site if the existing site levels are preserved. Subject to detailed modelling, it is



3.1

BEACH RESORT / EXISTING RESORT RECONSTRUCTION (CONT'D)

likely that the floor levels of all buildings near sea level will need to be raised in the order of 1.2 to 1.5 metres above existing levels to deliver the necessary immunity in the design storm event.

The Central Facilities building has also been subject to extensive water damage and the engineer's recommendation is to remove the existing structure and where possible retain and preserve the major sound structural timber elements.

The main design objectives of the concept are for the resort to respect, improve and complement the existing location and its natural setting. Each room or building is located to take advantage of its beach, ocean or island views. The new lagoon pool is edged by a private internal facing beach, protected from the prevailing winds.

The heights of the new buildings are similar or lower than the existing structures and any proposed height increases are limited to a small number of locations. In these locations, proposed organic building forms will compliment, integrate and form part of the natural topography.

The resort will also be connected with the arrival and visitor centre through a new Beach Club facility, which provides for educational and retail opportunities. The private rooms of the resort are pulled away from the north eastern edges and increases the opportunities for a landscaped vegetation buffer, protecting the residents from the service road and activation surrounding the marina precinct.

The proposed replacement of the Central Facilities building will be similar in location and height to the existing buildings.

The replacement of the existing hotel rooms with the new hotel suites or pavilion type buildings will vary in form and height (2 to 4 storeys), and are generally arranged around the internal beach and lagoon pool. Additional hillside suites will be located on the north western slope, facing back towards the marina. Approximately 136 suites are proposed, consisting of a majority of studio type rooms, and some exclusive 2 bedroom beach side and hillside villas.

The central facilities accommodates a number of restaurants and bars, spilling out onto alfresco dining and lounge terraces.

Buggy usage and numbers are expected to increase on the island, with provisional planning undertaken to allow for parking, improved circulation and storage facilities.



DIVE SHOP / ARRIVALS

ACCOMMODATION UNITS

SAILING AND WATER SPORTS STORE

ACCOMMODATION UNITS

CENTRAL FACILITIES

RESTAURANT

CARETAKER'S HOUSE

KEYPLAN

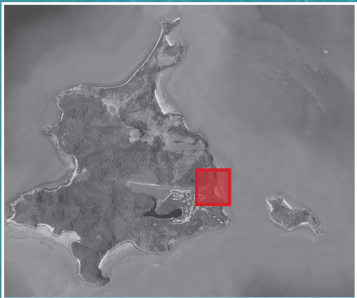




BEACH RESORT

- 1. ARRIVAL AND ACCESS PATH
- 2. RESORT (BUGGY)
PORTE COCHERE
- 3. RE-USE EXISTING RECEPTION
BUILDING (NEW ROOF)
- 4. NEW 4 LEVEL CENTRAL FACILITIES
- 5. CASCADING WATER FEATURE
- 6. RESORT POOL
- 7. POOL TERRACE
- 8. POOL PAVILION
- 9. INTERNAL BEACH
- 10. WATER DETENTION/ STORAGE
TANKS
- 11. HILLTOP- HOTEL SUITES
- 12. RESORT POOL- HOTEL SUITES
- 13. PRIVATE POOL- HOTEL SUITES
- 14. BEACH CLUB BAR & RETAIL
- 15. BUGGY PARKING
- 16. SAFE HARBOUR - INDICATIVE
LAYOUT AND LOCATION
- 17. CONFERENCE CENTRE
(INDICATIVE)
- 18. STAFF ACCOMMODATION /
VILLAGE
- 19. PROPOSED REMOVAL OF
EXISTING JETTY
- 20. PROPOSED SAFE HARBOUR
ACCESS CHANNEL
- 21. PROPOSED FERRY TERMINAL

KEY PLAN





3.0

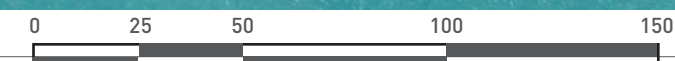
DETAILED DESCRIPTION

3.2

PROPOSED NEW SPA RESORT



KEY PLAN



3.2 PROPOSED NEW SPA RESORT

The new Resort and Spa is located upon the southwest headland and hillside adjacent to the existing resort.

The flatter portions of this precinct have been historically used as a golf course with the majority of the cleared area populated by exotic grasslands with small remnant patches of ecologically important native grasslands with areas of littoral rainforest and coastal vine thickets occurring on the steep slopes close to the coastline.

WHA wish to set a new benchmark for an exclusive, but environmental sensitive, 6 star resort within the Whitsunday Island chain.

The DBI masterplan concept focuses towards more small scale pavilion like structures (villas) sitting gently and sympathetically integrated within the landscape, rather than traditional bulky hotel type buildings.

This approach would not only assist with the provision of more private style retreats and court yards, but also help improve the ecological network via an extended green chain of vegetation throughout the development.

The only major and potentially visual sensitive building will be the iconic central facilities with a signature restaurant, club and bar. The organic form of the building will work with the topography and integrate with the hillside and in most cases will then only be seen in silhouette when on a boat (arriving) or viewed from the marina and beach resort below.

Whilst the masterplan indicates a road network layout and position for each villa, in reality each pavilion will be individually located on site. Final decision on location will take into account localised attributes such as slope, rocky outcrops, significant trees and valuable vegetation parcels. Similarly the precise alignment of the buggy paths will also be ground truthed to provide optimum routes with minimal impacts.

The buggy paths are designed for electric 'golf carts' and as such are narrow with discrete passing zones located to minimise site disturbance.

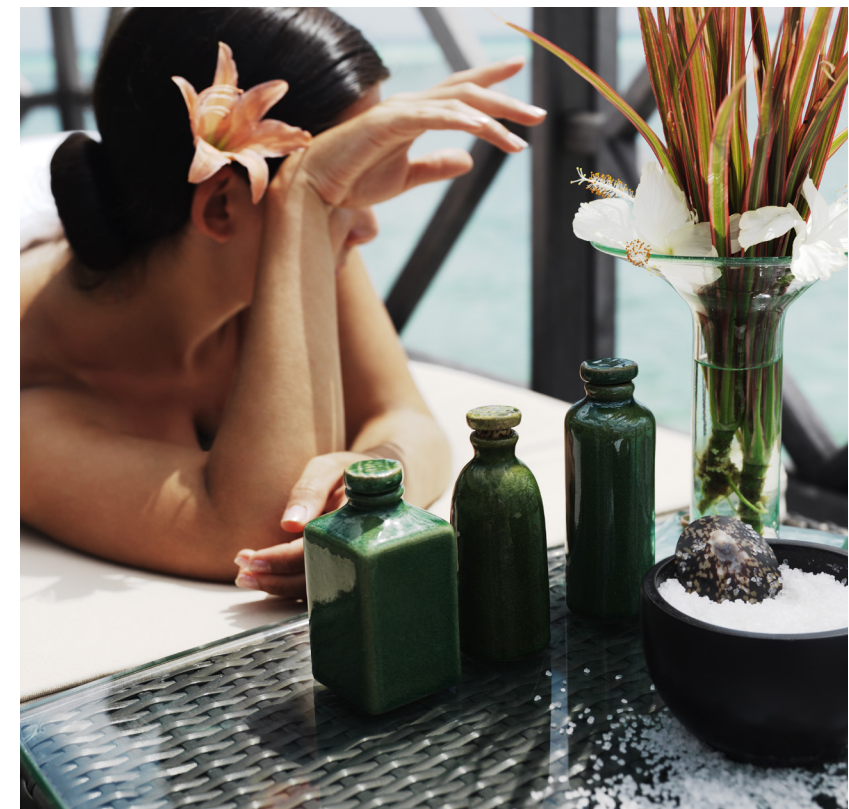
Approx. 59 villas (1, 2 and 3 bedroom options) will be strategically located and four types of villa designs, with different floor planning objectives and roof forms which respond to their context, orientation and exposure to prevailing winds and climatic conditions.

The 1 storey suspended health and day spa pavilions are located on the southern hillside and are part of this exclusive and sensitive 5 star resort atmosphere.

On the western hillside, a signature cliff side 'rock bar' is proposed to sit close to the edge, overlooking the ocean to the distant mainland.

The overall objective of this precinct is to not just develop, but to carefully manage and protect, the sensitive ecological communities and enhance the environmental values and qualities of the headland. This exclusive resort development, operated by a top tier hotel operator, will be an addition to Australia and The Whitsunday Islands' tourism offerings on an international stage.

Landscaping to the resort precinct provides a powerful opportunity to rehabilitate the existing cleared areas with native trees and grasslands and provide multiple benefits and positive outcomes. Guests will experience individual suites set within an authentic Australian landscape. Vistas from the sea to the island will revert back to a more naturalistic view shed with occasional glimpses of roof lines set amongst the trees. Vegetation communities will be extended and networked to provide healthier and more resilient natural system which substantial environmental benefits.

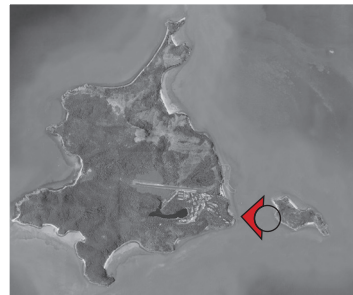




- 1. ACCESS ROAD
- 2. LANDSCAPE ARRIVAL EXPERIENCE
- 3. HEALTH RETREAT/ DAY SPA
- 4. CENTRAL FACILITIES
- 5. SUNSET DECK AND POOL TERRACE
- 6. ROCK BAR
- 7. 59 SPA RESORT VILLAS
- 8. GOLF COURSE
- 9. WEDDING TERRACE



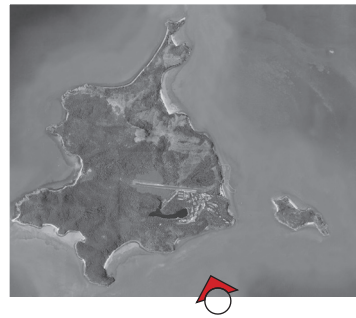
KEYPLAN



✓ ZOOM-IN



KEYPLAN



✓ ZOOM-IN





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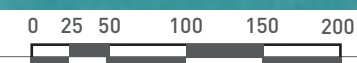
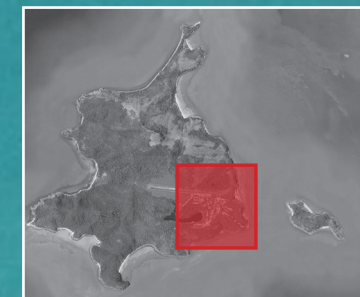
3.3

DETAILED DESCRIPTION

TOURIST VILLA PRECINCTS



KEY PLAN



3.3 TOURIST VILLA PRECINCTS

There are 2 proposed Tourist Villa precincts;

The **first (A)** is on a gently sloping plateau north east of the existing resort and the **second (B)** is north west of the resort, embedded amongst the existing golf fairways adjacent to the man-made dam.

All precincts will be master planned and developed as 'enviro lots' whereupon access is proved by narrow electric buggy tracks generally following the natural contours to minimise environmental impact.

Villa locations will be managed by a building envelope plan that limits the footprint of each individual villa. Villas would be constrained by strict building covenants that will limit height of residences to a maximum of two stories, and in some sensitive locations to only one.

The covenants will also control style, form, colours, materials, size (gross floor areas), roof designs, glazing, thermal performance, services utilisation and general resort objectives in terms of quality and neighbourly co-existence.

In addition, all villas will need to comply with the usual requirements of the Mackay Regional Council and relevant Australian Building Codes.





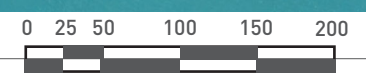
Note: Safe harbour no longer proposed.



TOURIST VILLA PRECINCTS

- PRECINCT A
- PRECINCT B

KEY PLAN





3.0

DETAILED DESCRIPTION

3.4

ECO RESORT



3.4 ECO RESORT

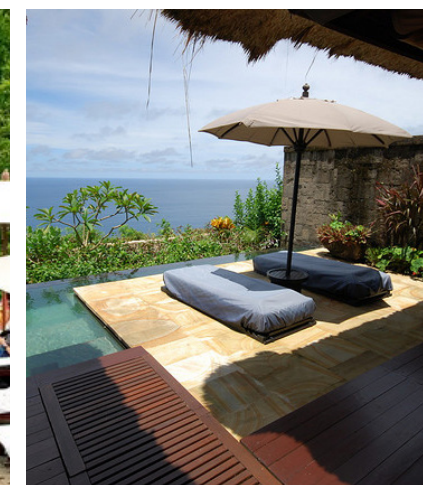
The proposed new Eco Resort is located on the north western side of the island redevelopment and consist of approximately 41 villas, a central facility, a boathouse and an exclusive waterside restaurant.

The masterplanning approach in locating the central facility is different to that of the spa resort which has a prominent iconic building on a hill at the end of the entry road and is a focus of the arrival experience. The central facility building of the eco resort becomes the first point of contact and sits within the natural setting with a potential green roof treatment to provide that first and obvious glimpse of an environmental friendly eco focused resort.

The “butterfly” villas, with their organic roof forms, will be strategically positioned to optimise their sensitive integration with the setting. Although the masterplan generally indicates a road network layout and villa sites, in reality, each pavilion will be individually located on site to best deliver the objective above. Final decision on the location of each villa will take into account localised attributes such as views, slope, geomorphological features and significant trees.

Similarly, the precise alignment of the buggy paths will also be ground truthed to deliver the same objective.

Part of the eco experience will be the provision of a variety of low impact, nature based activities, such as the nature walks, canoeing on the dam, private beach access and snorkling on the reef.







3.0

DETAILED DESCRIPTION

3.5

VILLAGE



3.5 VILLAGE

With an increase and distribution of development on the island, a central and activated village centre is proposed.

The new village will accommodate a variety of uses and aim to have a constant role of activation and be referred to as the 'entertainment and meeting place' for all island residents and guests.

The proposed village will contain the refurbished bar, night club, restaurant and conference facility buildings. It is adjacent to the airstrip and a new arrival centre or airport building will become the entry gateway to the village and broader island development.

The village main street (promenade) will be activated with pedestrians, golf buggy's, new bars, active shop fronts and restaurants. Leading off this main street will be the conference facilities, events park, a sport and recreation centre, and the staff village.

The staff village will consist of 2 to 3 storey buildings and have private landscape court yards, a central recreational area with kids play equipment, bbq pavilions, amenities and a pool recreation zone.

Over 300 staff will live on the island at any time, and it is proposed to integrate staff accommodation within the village. The village will become the commercial centre and will be a social and active hub for residents, visitors and staff.





- 1. RUNWAY
- 2. AIRPORT LOUNGE
- 3. SERVICE ROAD FROM SAFE HARBOUR
- 4. RETAIL CENTRE
- 5. CONFERENCE AND WEDDING CENTRE
- 6. VILLAGE GREEN / THEATRE / EVENTS
- 7. SPORT CENTRE
- 8. VILLAGE AND STAFF ACCOMMODATION
- 9. GOLF COURSE
- 10. BOH MAINTENANCE AND SERVICES COMPOUND
- 11. AIRCRAFT HANGARS
- 12. FUTURE STAFF ACCOMMODATION
- 13. SPORT FACILITIES



3.6

SERVICES INFRASTRUCTURE PRECINCT

A new precinct with services including power generation, sewage treatment and water treatment, designed to reflect current best practice is proposed. The design seeks to reduce Greenhouse Gas emissions through a solar-diesel hybrid system.

The existing wastewater treatment plant will be replaced with a membrane bioreactor treatment process with disinfection to produce Class A+ recycled water with very low nitrogen and phosphorus levels.

The proposed water treatment plant will consist of membrane microfiltration modules to treat water from dam in accordance with the Australian Drinking Water Guidelines.

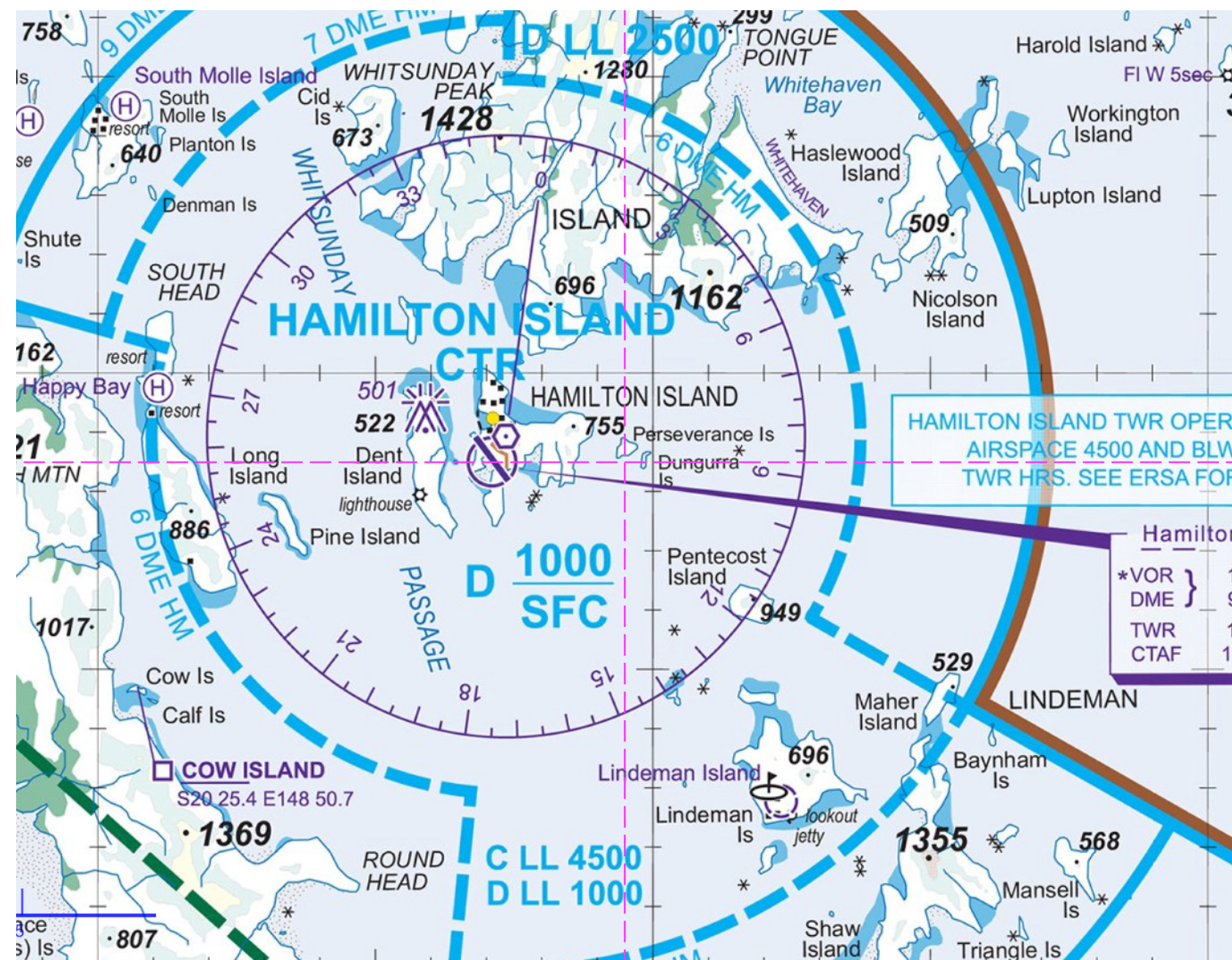
3.7

AIR STRIP

White Horse Australia Lindeman Pty Ltd intend to upgrade the main north-south runway to a sealed surface with upgraded storm water drainage to allow for the landing of Code 1B non-instrument day only flights.

The main sealed runway will be approximately 800 metres in length and will have a runway width of 18 metres. The runway will be suitable for aircraft such as the B200 Kingair, DHC-6 Twin Otter and Do228-200 which have a maximum capacity of around 19 people.

In keeping with the new status of Lindeman Island as a premier tourist destination, a custom designed arrivals and departure lounge will be constructed near the designated helicopter landing pads for the comfort of guests. A concierge service at the lounge will transport guests to their accommodation or to the resort facilities.



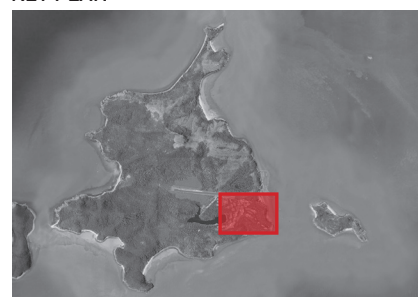
3.8 SAFE HARBOUR

With the commencement of the Great Barrier Reef Marine Park Authority's (GBRMPA) Dredging Coral Reef Habitat Policy (2016), further impacts on Great Barrier Reef coral reef habitats from yet more bleaching, and the recent impacts from Tropical Cyclone Debbie, the proponent no longer seeks assessment and approval to construct a safe harbour at Lindeman Island.

Instead the proponent seeks assessment and 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.

Remaining references to, and images of, a safe harbour on various figures and maps in the EIS are no longer current.

KEY PLAN



1. ACCESS CHANNEL
2. BREAK WALL
3. SAFE HARBOUR BERTHS
4. FERRY TERMINAL
5. ACCESS BOARDWALK
6. BARGE LANDING RAMP
7. SAFE HARBOUR ARRIVAL AND SUPPORT BUILDINGS



INDICATIVE LAYOUT ONLY



3.9 LANDSCAPE ARCHITECTURE

The landscape architecture proposed for the rebirth of the existing resort will embrace the framework of existing soft landscaping through the retention of quality material. As a result of minimal maintenance since Cyclone Yasi it will be necessary to do a thorough audit of the vegetation to put a plan in place to remove weeds and other undesirable growth.

New landscape design initiatives will build upon the existing material supplemented with new plantings which take references from the island setting and the endemic vegetation communities that exist.

The matrix of soft and hard landscaping elements inclusive of striking water features and pools will provide “a sophisticated yet understated elegance”

3.10 VISUAL CHARACTER

The southern part of the island’s topography and visual character is predominantly flat with steep vegetated edges. Rocky outcrops and cliff edges make up for a large percentage of the coastline and only a few sandy beaches are accessible for private recreation. The northern part of the island has more gentle edges and sandy beaches.

The southern part of the island is also the only area available for re-development, and with its raised natural ‘platform’ or headland, buildings are generally more exposed when viewed from a distance.

The existing 3 storey beach resort consists of over 12 individual apartment buildings and a pyramid shaped central facilities building on top of the hill. These buildings are also light in colour (walls and roofs) and in contrast to the surrounding green landscape.

The main objective of the master plan and building designs is to achieve a sustainable outcome and therefore, all building forms should respond to the local tropical context. Buildings are proposed to be more organic, broken down into pavilions, suspended and with floating roof forms.

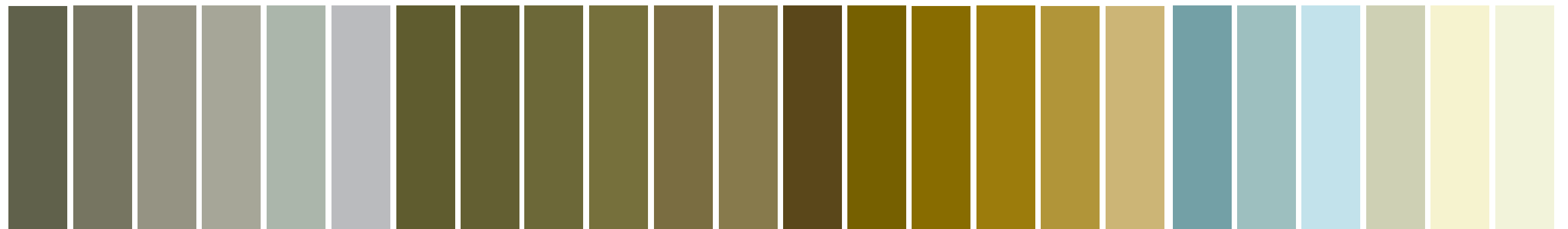
The proposed master plan by DBI includes two resorts with iconic and innovative central facility buildings. The form of each building integrates with the surrounding topography rather than competing and has soft sloping edges, stepping down to the surrounding low rise pavilions.

The pavilion style buildings will be smaller in scale, articulated with human scale elements.

A series of low rise buildings or pavilions allows for an increase in vegetation between and surrounding the buildings, and reduce the visual impact.

Colour palettes are derived from the surrounding landscapes and allows the buildings to blend into their surroundings. Large overhangs, recessed terraces, and dark tinted low reflectivity glass will assist with the feel of depth and reduce the visual bulk of buildings and the overall development.

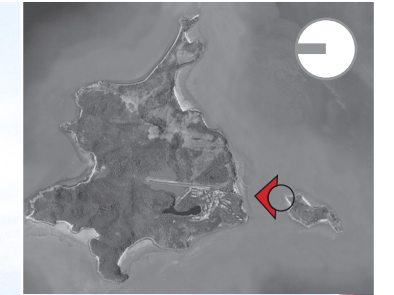
The existing central facilities building on the hill will be transformed into a conference centre and have a new less dominant roof form.



COLOUR PALETTE DERIVED FROM THE SURROUNDING LANDSCAPE ^

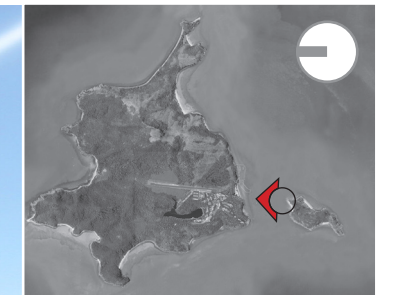


KEYPLAN



^ EXISTING BEACH FRONT RESORT

KEYPLAN



^ PROPOSED BEACH FRONT RESORT (PHASES ONE & TWO) VIEWED FROM THE SEA



^ EXISTING BEACH FRONT RESORT / ZOOM IN



^ PROPOSED BEACH FRONT RESORT (PHASE ONE ONLY) / ZOOM IN



4.0

DBI
DESIGN

DBI DESIGN
PRELIMINARY LANDSCAPE DESIGN COMMENTARY

INTRODUCTION

The proposed Lindeman Island redevelopment project offers unparalleled opportunities to set exemplar standards in environmentally sustainable and integrated resort based design. The landscape design will be sympathetically and respectfully developed to be in harmony with the setting. It will not try to dominate it, but instead complement and reinforce the Island's natural beauty and environmental qualities. The design will embrace the site's natural assets, work with the topography and promote its tropical ambience to provide a relaxed, intimate and contextually appropriate experience for the island's guests and residents.

DESIGN RATIONALE

The physical nature of Lindeman Island will provide unique opportunities and challenges during the design process. The proposal will be conscientiously designed and sympathetically integrated to negate any adverse environmental and visual impacts and it will preserve and enhance the natural integrity of the Island. The design will acknowledge the site's contextual location and appropriately integrate with its surrounds.

To protect and promote the site's core intrinsic values, the design will acknowledge and respect Island's natural assets and its sensitive location within the Whitsunday Island chain and Great Barrier Reef Marine Park. The design will support the Island's ecological processes and carefully responds to its topographical and landscape references to negate any adverse environmental or visual impacts. Degraded areas surrounding the existing resort facilities will be carefully rehabilitated to their original natural state in order to provide sustainable landscape outcomes that further promote the key ecological and visual qualities of the Island environment.

The qualities of the tropical island setting will be embraced and complemented through the design approach, reinforcing its uniqueness and a 'sense of place' experience for its visitors. The proposed core island facilities, hotels and guest suites will be immersed into the setting with the vegetation used to provide privacy and intimacy and blur the boundaries between nature and the built forms. The design will aim to provide a sense of sanctuary with relaxed leisure and lifestyle opportunities.

The detailing and material selections will have a sophisticated yet understated elegance which will take references from the Island setting and the proposed architectural aesthetic.

Water elements will be a major landscape tool used to provide interest, recreational opportunities and a refreshing ambience to the tropical island setting. Pool areas will be carefully integrated into the design and respond to their functional application from large lagoon resort pools to more intimate and private plunge pools or water features.

The scale of the landscape design elements and spaces will be consciously varied to provide a richness to the resort experience. The landscape design will appropriately respond to its setting as the design will embrace the site's natural assets, preserving key vistas whilst also creating more intimate internally focusing spaces where required. The tropical ambience of the setting will be reinforced through the careful selection of appropriate plant species and will combine with the previously mentioned design philosophies to provide a unique experience for the Island's patrons and guests

SUMMARY

Respectful of the site's context and its environmental, visual and social responsibilities, the landscape concepts for the proposed Lindeman Island development will be carefully and sympathetically designed in response to these challenges. The perceived constraints will be embraced as opportunities, and the environmental challenges will be enthusiastically engaged in order to provide an exemplar, sustainable resort development model.

This exceptional site, combined with a well considered resort concept, provides a unique opportunity to deliver a high quality, world class environment in which to holiday, recreate and rejuvenate in. The landscape design will enthusiastically embraced the settings natural tropical island character. It will complement the proposed architectural style and reinforce the relaxed, leisure ethos proposed for the resort. The design philosophies, themes, treatments and spatial arrangements will be strategically used in order to promote these design concepts and most importantly to protect and enhance the core environmental values of the Island.





Figure 1 ORIGINAL AERIAL PHOTO

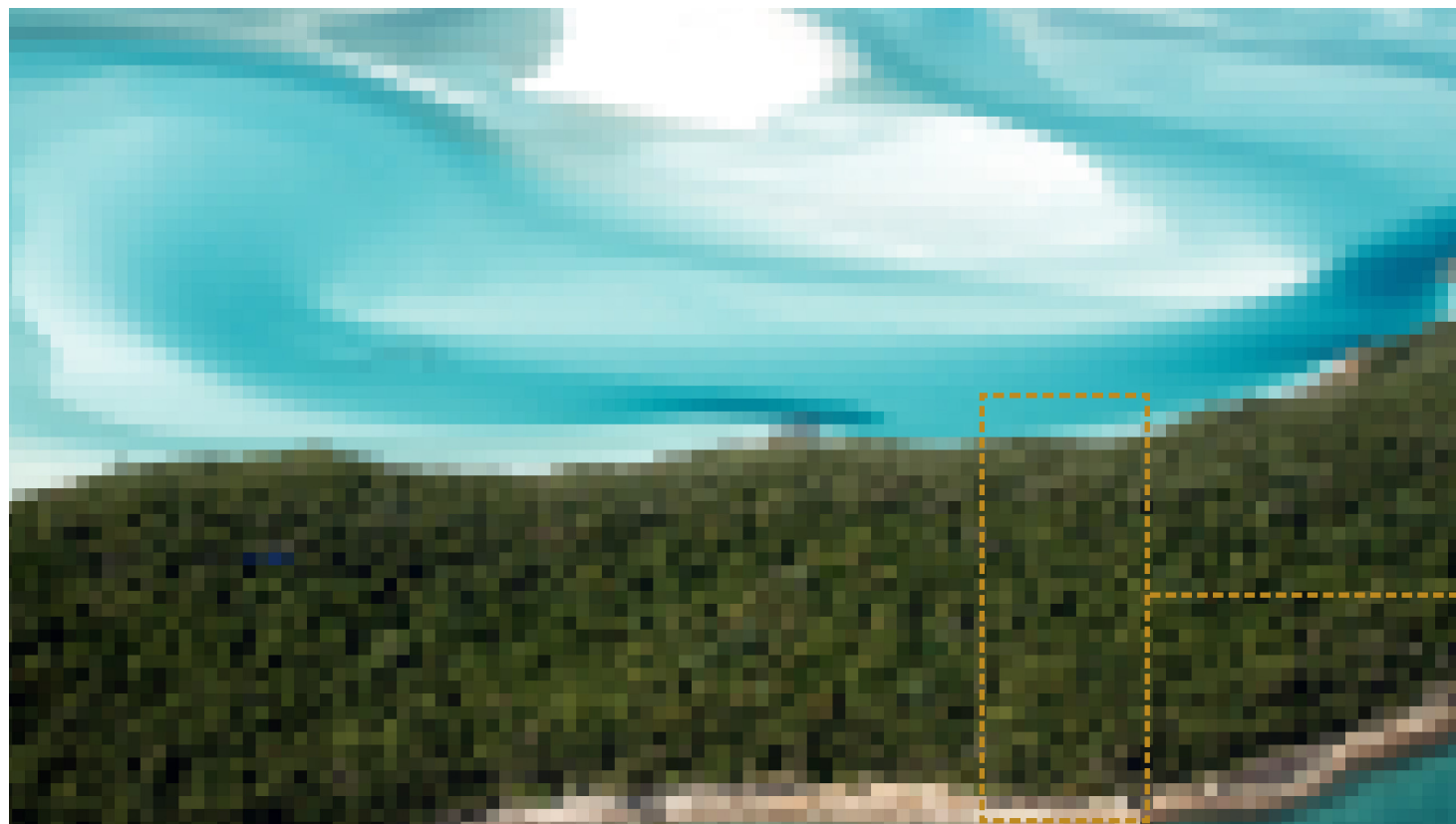


Figure 2 PIXELATED AERIAL PHOTO

After these above-mentioned measures are implemented; it is anticipated that only portions of the built form areas may remain visible from certain points surrounding the proposed Lindeman Island redevelopment.

Particularly visually sensitive building locations will be required to adhere to more stringent development controls than the majority of the Lindeman Island development.

An architectural colour range referenced below has been generated by extracting the subtle colour palettes existing within the surrounding marine environments and vegetation canopies which form the foreground and backdrop to the site. Utilising a colour range that mimics its surrounding will assist the Lindeman Island development will visually integrate and blend into its natural surroundings; thus ensuring that the integrity of its rich and iconic scenic amenity is retained.

The colour selection methods use a high resolution image (Figure 1) of the site, then pixelates this image (Figure 2) to extract the natural colours and hues to provide an appropriate, site specific colour palette (Figure 3 & Figure 4). This palette, combined with additional treatment methodologies can then be applied to any built forms proposed for the site in order to minimise any potential negative visual outcomes. The colour application will help the built forms recede and merge into their setting and negate any adverse visual impacts that they may have.

Strategic, location specific landscaping with endemic species will further improve the proposed redevelopments visual integration and extend existing habitat into the resort precinct.

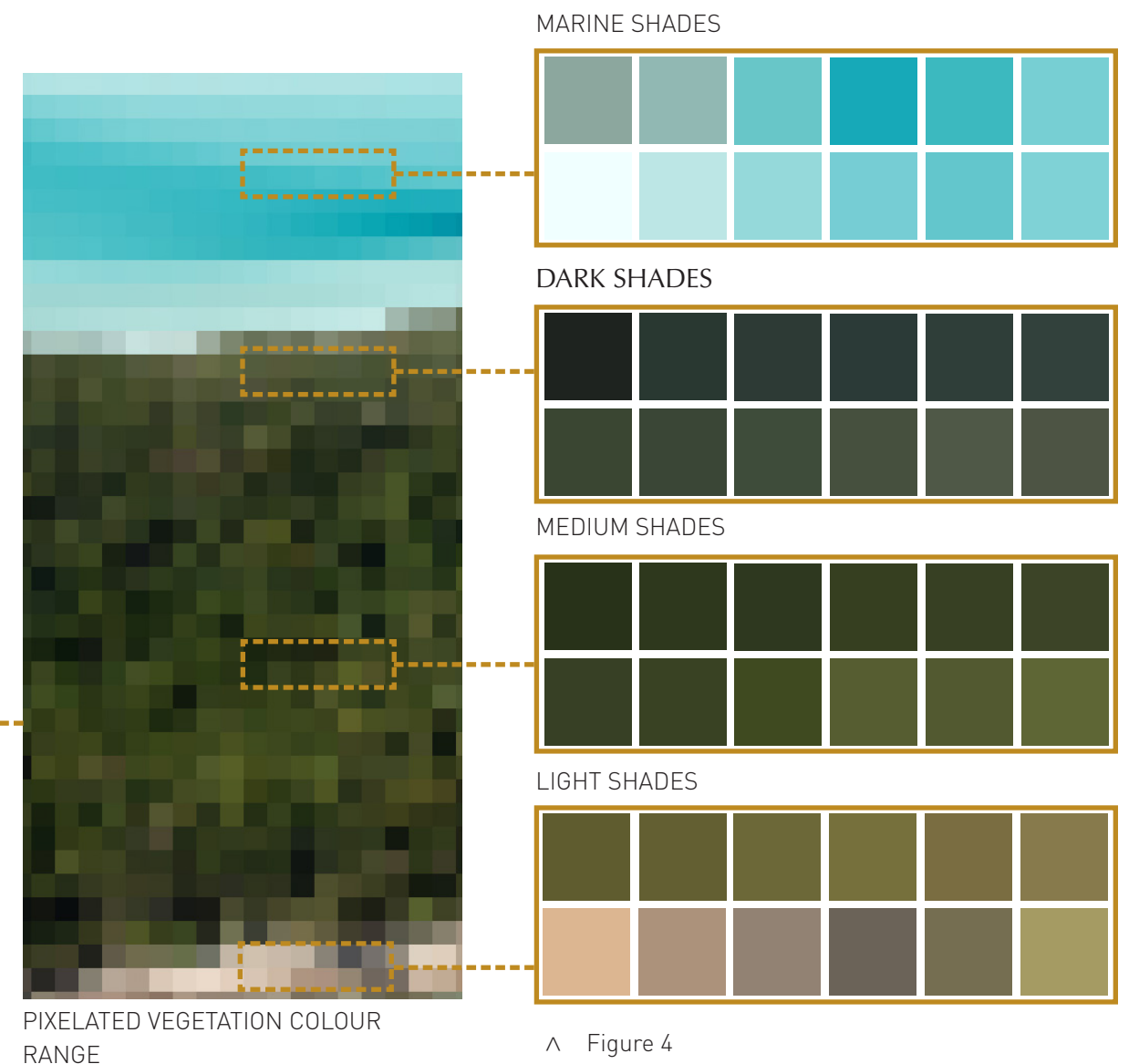


Figure 3



Figure 5 ^

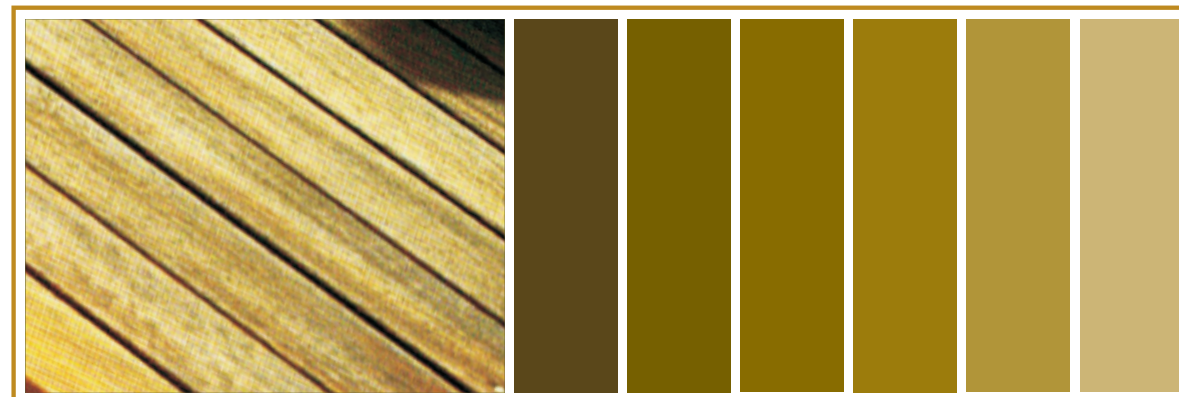


Figure 6 ^

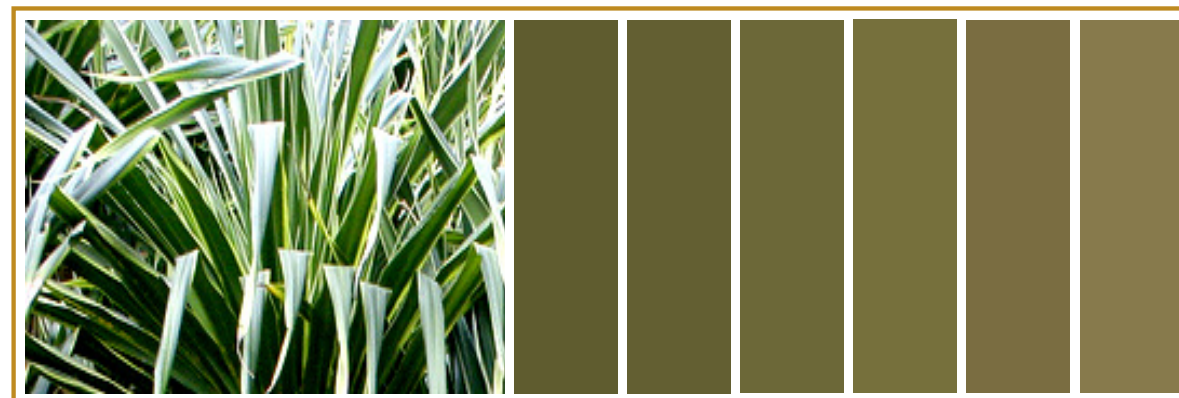


Figure 7 ^

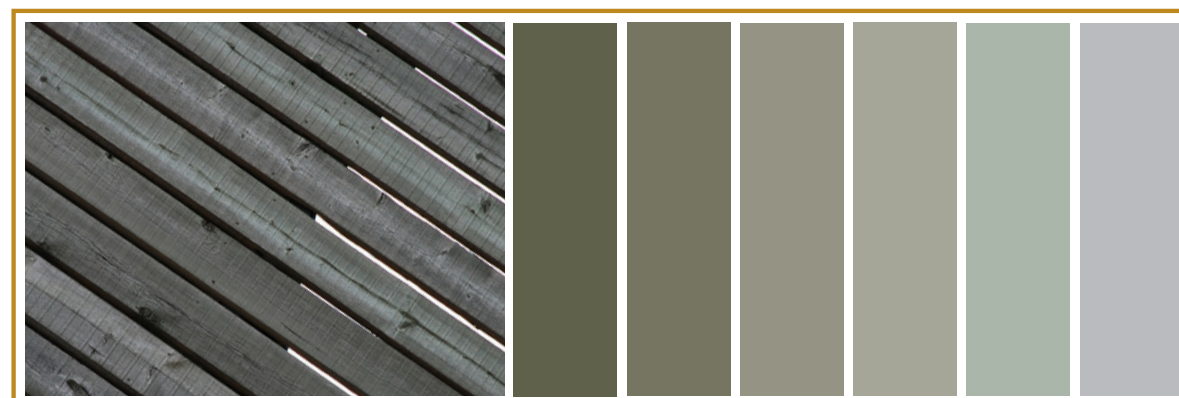


Figure 8 ^

VISUAL AMENITY CONTROLS

The Lindeman Island site is situated within close proximity to the Great Barrier Reef World Heritage Area (GBRWHA). A primary goal for the proposed Lindeman Island redevelopment will be to protect the integrity of its visual amenity and character by ensuring that development is either unevident in the viewed landscape, or only temporarily apparent as the site revegetation works mature. The development is committed to enhancing the scenic values through extensive revegetation & sensitive built form design.

The proximity and impacts of the proposal on existing pristine and sensitive natural environments will require careful consideration. The need to manage the visual interaction between the built form and natural environment both from within the site, and as viewed from outside the site, is of critical importance.

Large swathes of planned conservation zone revegetation and rehabilitation will screen the majority of the development with only the upper portions of buildings and rooflines being visible prior to the vegetation achieving maturity. In time, no building will be greater in height than surrounding native vegetation. External finishes will be selected from the settings natural tones; selected to match and blend with the existing natural landscape aesthetics.

All buildings and structures need to be predominately constructed of natural materials and/or exhibiting a natural appearance so as to blend with, and compliment, the natural environment. To assist the management of visual interaction between the built form & natural environment an indicative colour palette has been developed by extracting natural colours and hues from Lindeman Island landscape and fringing water environments. Any colours utilised in the design process should be based on this methodology of selection.

This palette will negate any potential negative visual outcomes when combined with the additional treatment methodologies for the proposed site's built forms. The colour application controls will help the built forms recede and merge into their setting, and negate any adverse visual impacts.

Materials need to be in keeping with the Lindeman Island visual character and borrow textures, tones and colours from the surrounding natural environment, including:

- Encourage the use of recycled timber,
- Natural stone,
- Timber or fibre cement weatherboards,
- Rendered or painted brickwork,
- Face brick,
- Pre-finished metal sheeting,
- No mass material should cover more than 50% of any external wall area,

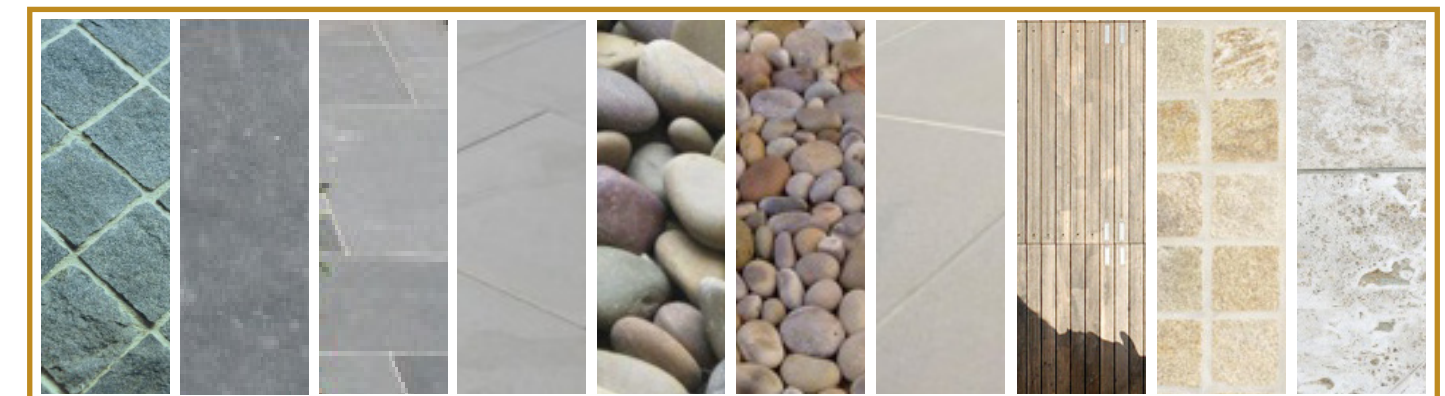


Figure 9 ^

'TESTING THE VISUAL AMENITY DESIGN PHILOSOPHY'

BUILT FORM TREATMENTS TO AVOID IN ORDER TO MINIMIZE VISUAL IMPACTS ON A NATURAL SETTING



Figure 10 POOR VISUAL INTEGRATION

- A** LIMITED OVER HANGS AND SHADOWING INCREASES POTENTIAL REFLECTIVITY
- B** STANDARD GLAZING AND REDUCED SHADOWING INCREASES POTENTIAL REFLECTIVITY
- C** HIGH ROOF PITCHES IN A SITE CONTRASTING COLOUR, INCREASES A BUILT FORM'S VISUAL PRESENCE
- D** THE USE OF COLOURS THAT CONTRAST TO THE SITE'S NATURAL PALETTE, VISUALLY INCREASES A BUILDING'S PRESENCE

REFERENCE IMAGERY : EXAMPLES OF APPROPRIATE TYPOLOGIES



'TESTING THE VISUAL AMENITY DESIGN PHILOSOPHY'

METHODOLOGIES USED TO NEGATE VISUAL IMPACTS



^ Figure 11 GOOD VISUAL INTEGRATION NOTE: THE BASIC FORMS OF 2 TOURIST VILLAS DEPICTED IN FIGURES 10 & 11 ARE THE SAME. ONLY THE TREATMENTS AND LANDSCAPE COLOUR APPLICATIONS DIFFER

- E** ADDITIONAL PLANTINGS OF ENDEMIC TREES IMPROVES VISUAL INTEGRATION
- F** USE OF RECESSED DARK GLAZING WITH REDUCED REFLECTIVITY MINIMIZES VISUAL IMPACTS
- G** EXTENDED OVERHANGS AND FACADE ARTICULATION INCREASES SHADOWING AND VISUALLY REDUCES BUILDING MASS
- H** REDUCED ROOF MASS MINIMIZES VISUAL IMPACTS BY USING FLAT OR LOW PITCHED OPEN GABLES
- I** COLOURS SELECTED FROM THE NATURAL LANDSCAPE PALETTE - REFER COLOUR SELECTION METHODOLOGY OUTLINED IN FIGURES 1-4



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DBI REFERENCES

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