



# LINDEMAN GREAT BARRIER REEF RESORT PROJECT

## ENVIRONMENTAL IMPACT STATEMENT

### APPENDIX D - PROPONENT POLICIES AND COMMITMENTS

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 Accordingly, remaining references to, and images of, a safe harbour on various figures and maps in the EIS are no longer current.*

## White Horse Australia Lindeman's Environmental, Health, Safety and Community Policies

White Horse Australia Lindeman Pty Ltd's (White Horse Australia) objective is to re-establish Lindeman Island as a premier domestic and international tourist destination, whilst protecting the Outstanding Universal Values associated with the Great Barrier Reef World Heritage Area. The over-arching philosophy of White Horse Australia is to promote the ecologically sustainable development of Lindeman Island during construction and operation of the resort.

White Horse Australia's environmental policy is to:

- (a) Reduce greenhouse gas emissions by shifting over time from diesel generators to solar energy production;
- (b) Improve stormwater quality through the use of grassed swales, vegetated buffer strips, rainwater tanks and gross pollutant traps;
- (c) Improve the treatment of sewage through the installation of a best practice membrane wastewater treatment plant;
- (d) Reduce water consumption through the installation of a wide range of water efficiency measures;
- (e) Revegetate previously disturbed areas outside the proposed development footprint;
- (f) Remove and manage pest plant species;
- (g) Ensure protection of important vegetation and animal populations;
- (h) Promote a built-form that integrates with and is subordinate to the natural environment in terms of scale, bulk, materials, and colour;
- (i) Ensure that the resort design is responsive to the effects of climate change, including sea level rise and storm surge impacts;
- (j) Provide opportunities to inform and educate tourists regarding the Great Barrier Reef's unique World Heritage Values and establish a National Park and Great Barrier Reef Education Centre;
- (k) Implement a waste management plan based on the hierarchy of avoid, reduce and recycle; and
- (l) Develop and implement an Environmental Management Plan that covers all facets of the project.



White Horse Australia's Health and Safety policy is to construct and operate the resort in a way that protects staff and visitors from harm by:

- (a) Ensuring compliance with the *Work Health and Safety Act 2011*, regulations and codes of practice;
- (b) Identifying hazardous activities as per the Risk Assessment included in the EIS to remove the risk of harm where possible, and to establish robust arrangements for minimising Health and Safety risks that remain;
- (c) Identifying and mitigating risks associated with natural hazards (e.g. storm tide inundation, cyclones, flooding and bushfire) as per the Risk Assessment included in the EIS to remove the risk of harm where possible, and to establish robust arrangements for minimising Health and Safety risks that remain;
- (d) Providing strong and effective leadership in Health and Safety and environmental management;
- (e) Support staff to work collaboratively and share information to prevent harm;
- (f) Monitoring Health and Safety performance and learning from experience; and
- (g) Communicating and engaging with our workforce and visitors to enable everyone to fulfil their responsibilities and participate effectively in protecting themselves, others and the environment from harm.

White Horse Australia's community policy is to:

- (a) Reinstate a world class tourist resort on the Island to increase the range and quality of tourist accommodation and activity options available in the region;
- (b) Provide opportunities for inform and educate tourists regarding the Great Barrier Reef's World Heritage Values and establish a National Park and Great Barrier Reef Education Centre.

Mr Paul Nyholt

Director, White Horse Australia Lindeman Pty Ltd





## Proponent Commitments

| Number                     | Proponent Commitment                                                                                                                                                                                                                                                             |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sustainability</b>      |                                                                                                                                                                                                                                                                                  |
| 1.                         | Reduce greenhouse gas emissions by using a solar-diesel hybrid system for energy production.                                                                                                                                                                                     |
| 2.                         | Improve stormwater quality through the use of grassed swales, vegetated buffer strips, rainwater tanks and gross pollutant traps.                                                                                                                                                |
| 3.                         | Reduce water consumption through the installation of a wide range of water efficiency measures.                                                                                                                                                                                  |
| 4.                         | Implement a waste management plan based on the hierarchy of avoid, reduce and recycle.                                                                                                                                                                                           |
| 5.                         | Provide opportunities to inform and educate tourists regarding the Great Barrier Reef's unique World Heritage Values and establish a National Park and Great Barrier Reef Education Centre.                                                                                      |
| <b>Terrestrial Ecology</b> |                                                                                                                                                                                                                                                                                  |
| 6.                         | Site works are to limit the vegetation clearing and minimise the disturbance footprint.                                                                                                                                                                                          |
| 7.                         | Landscaping plans prepared for the site are to include endemic and use non-invasive species with revegetation of previously disturbed areas.                                                                                                                                     |
| 8.                         | No clearing or disturbance to critically endangered littoral rainforest and coastal vine thickets of eastern Australia community.                                                                                                                                                |
| 9.                         | Any clearing of Broad Leaf Melaleuca community will be offset and limited to those areas required to achieve obstacle limitation surfaces for the runway strip.                                                                                                                  |
| 10.                        | Any clearing of native grassland community, regional ecosystem 8.12.13 (of concern status) (in addition to general requirements) will be offset in accordance with the Queensland Environmental Offsets Framework.                                                               |
| 11.                        | Significant microhabitat features such as large hollow logs to be retained where possible during clearing for use in rehabilitation areas.                                                                                                                                       |
| 12.                        | Implement a Pest Management Plan to prevent the introduction and management of existing pest species.                                                                                                                                                                            |
| 13.                        | Manage the area to the immediate east of the dam as a nature refuge area.                                                                                                                                                                                                        |
| <b>Marine Ecology</b>      |                                                                                                                                                                                                                                                                                  |
| 14.                        | Ensure construction and operation of the resort protects fish, marine turtles, marine mammals and marine birds.                                                                                                                                                                  |
| 15.                        | Ensure construction and operation of the resort protects terrestrial and marine water quality through the preparation and implementation of an Erosion and Sediment Control Plan; Stormwater Management Plan; Spill Management Plan; Golf Course and Irrigation Management Plan. |
| 16.                        | Contain jetty upgrades works within the footprint of the existing structure.                                                                                                                                                                                                     |
| 17.                        | Ensure the installation of moorings is consistent with permit requirements and the GBRMPA and Queensland Government policy on Moorings in the Great Barrier Reef.                                                                                                                |
| 18.                        | Install appropriate signage regarding responsible fishing and legal catch sizes.                                                                                                                                                                                                 |
| 19.                        | Designate 'go slow' zones to minimise potential for boat strikes.                                                                                                                                                                                                                |
| 20.                        | Implement light management strategies to prevent light spill to the coastal and marine environment.                                                                                                                                                                              |
| 21.                        | Prepare and implement a Resort Tours Management Plan.                                                                                                                                                                                                                            |
| 22.                        | Prepare and implement a Marine Pest Management Plan.                                                                                                                                                                                                                             |

| Number             | Proponent Commitment                                                                                                                                                                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23.                | Establish an underwater snorkel/SCUBA trail to restrict spatial scale of potential disturbance.                                                                                      |
| 24.                | Ensure that no refuelling, vessel maintenance or pump out of waste waters occurs at marine facilities at the resort.                                                                 |
| 25.                | Prepare and implement a Marine Execution Plan, Aids to Navigation Management Plan and Vessel-sourced Pollution Prevention Management Plan as required by regulatory authorities.     |
| Coastal Processes  |                                                                                                                                                                                      |
| 26.                | Buildings and infrastructure are designed to improve resilience to impacts associated with storm surge, coastal erosion and sea level rise.                                          |
| 27.                | Ensure construction activities protects the physical integrity of the beach and intertidal zone.                                                                                     |
| Scenic Amenity     |                                                                                                                                                                                      |
| 28.                | Promote a built-form that integrates with and is subordinate to the natural environment in terms of scale, bulk, materials, and colour.                                              |
| 29.                | Retention of existing trees in selected locations and additional screen planting of trees to visually integrate the villas in their landscape settings.                              |
| 30.                | Use of dark subdued colours and tones especially of upper stories and pale dull roofs to enhance visual integration.                                                                 |
| 31.                | The impact of visually exposed retaining walls is to be mitigated (e.g. through use of gabion walls using rocks with screening shrubs and vines).                                    |
| 32.                | Road alignment will avoid linear scarring slopes perpendicular to contours and within view of sensitive receptors.                                                                   |
| 33.                | Lighting in all precincts will be downward-directed with minimal glare spillage with no flood-lighting of trees or external walls above the surrounding vegetation screening height. |
| 34.                | Lighting of rooms associated with decks and large picture windows in the eco-tourism villas will be fitted with dimmers and timers.                                                  |
| Cultural Heritage  |                                                                                                                                                                                      |
| 35.                | Prepare and implement a Cultural Heritage Management Plan.                                                                                                                           |
| 36.                | Protect Indigenous and Non-Indigenous cultural heritage uncovered through any construction activities through the Incidental Finds Procedure.                                        |
| 37.                | Cultural heritage induction to be incorporated into the contractor/employee manual and induction.                                                                                    |
| 38.                | Record airstrip values prior to construction.                                                                                                                                        |
| Site Contamination |                                                                                                                                                                                      |
| 39.                | Hazardous materials shall be stored in accordance with regulatory requirements with an adequately bunded containment area, with incompatible substances stored separately.           |
| 40.                | Emergency procedures concerned with spillage events and containment measures shall be displayed in a prominent position within the site working area.                                |
| 41.                | Demolition or disturbance of buildings with asbestos shall be undertaken in accordance with an Asbestos Management Plan.                                                             |
| 42.                | Specific Site Induction training shall include instructions on correct procedures for storage, handling and/or disposal of dangerous and hazardous substances.                       |
| 43.                | Spill kits shall be maintained on site for the clean-up of chemical or fuel spills.                                                                                                  |

| Number          | Proponent Commitment                                                                                                                                                                                                                                                           |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 44.             | Any accidental spills of hazardous materials should be cleaned immediately, and appropriately disposed of.                                                                                                                                                                     |
| Water Resources |                                                                                                                                                                                                                                                                                |
| 45.             | Excavation of areas less than 5 metres AHD during construction or operation is to be undertaken in accordance with the Acid Sulfate Soils Management Plan that complies with the requirements of the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines. |
| 46.             | Erosion and sedimentation control measures to be implemented prior to commencement and during earthworks/construction in accordance with an Erosion and Sediment Control Plan.                                                                                                 |
| 47.             | Ensure the sustainable design and management of the golf course through the preparation and implementation of a Golf Course and Irrigation Management Plan.                                                                                                                    |
| 48.             | Ensure the water quality of receiving environments is protected and enhanced through the preparation and implementation of a Stormwater Management Plan.                                                                                                                       |
| 49.             | Ensure the sewage treatment plant is managed in accordance with the conditions of an environmental authority.                                                                                                                                                                  |
| 50.             | Raise and maintain the existing earth bund near the dam to protect against dam crest failure.                                                                                                                                                                                  |
| 51.             | Ensure the floor levels of all buildings used to house critical infrastructure and hazardous materials are located above the flood levels affected by the Dam Failure and predicted impacts associated with sea level rise.                                                    |
| 52.             | Prepare and implement a Water Contingency Action Plan to unexpected failure of the main water supply to the resort or low dam levels.                                                                                                                                          |
| 53.             | Enlarge the dam catchment area to increase inflows.                                                                                                                                                                                                                            |
| 54.             | Water efficient fittings and appliances will be installed and used throughout the resort.                                                                                                                                                                                      |
| 55.             | Staff training will include awareness of environmental issues including water conservation measures.                                                                                                                                                                           |
| 56.             | Recycled water will be used for toilet flushing (communal areas and resort units), laundry, irrigation and wash-down.                                                                                                                                                          |
| 57.             | Visitor information will include awareness of environmental issues including water conservation measures.                                                                                                                                                                      |
| 58.             | Undertake water quality monitoring at the Dam and Water Treatment Plant to ensure that water drinking water meets required regulatory requirements.                                                                                                                            |
| 59.             | Undertake monitoring of dam levels with the Water Contingency Action Plan to be initiated when dam levels fall below 30%.                                                                                                                                                      |
| 60.             | Undertake regular water quality monitoring at the sewage treatment plant to ensure suitability for irrigation and re-use.                                                                                                                                                      |
| 61.             | Daily inspection of erosion and sediment control devices, and compliance with an approved ESCP to ensure they are in place and working efficiently.                                                                                                                            |
| Air Quality     |                                                                                                                                                                                                                                                                                |
| 62.             | Minimise dust generation during construction through use of the water sprays on exposed areas of ground, limiting vehicle speeds, avoid undertaking clearing during periods of high wind and covering any stockpiles.                                                          |
| 63.             | Construction equipment to be maintained in good repair, including exhaust systems and emission control devices.                                                                                                                                                                |
| 64.             | Controlled burns to be undertaken during suitable weather conditions to avoid disturbance to staff and residents.                                                                                                                                                              |
| 65.             | All plant and equipment associated with diesel power generation is maintained in accordance with environmental best practice to ensure emissions are minimised and the potential for adverse air quality impacts is negligible.                                                |

| Number              | Proponent Commitment                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 66.                 | Toilet facilities and sewage treatment facilities to be established prior to major construction works commencing on site.                                                                                                                                                                                                                                                                                                                      |
| 67.                 | Wastes to be collected in appropriate bins and removed from the island on regular basis to avoid odour generation, particularly in the summer months.                                                                                                                                                                                                                                                                                          |
| 68.                 | Operate and maintain the sewage treatment plant (and associated inlet works, sludge press and collection facilities) in accordance with manufacturer specifications to minimise odour generation.                                                                                                                                                                                                                                              |
| 69.                 | Putrescible waste is proposed to be collected daily from the villas, hotels and other facilities and transferred to a purpose built storage facility located within the services area of the resort. Transfer of the stored waste is expected to occur at least weekly with waste loaded into an enclosed truck and shipped to the mainland for ultimate disposal at a designated landfill.                                                    |
| Noise and Vibration |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 70.                 | Prepare and implement a Noise and Vibration Management Strategy based on Australian Standard AS2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites.                                                                                                                                                                                                                                               |
| 71.                 | Mitigate noise impacts on marine species associated with jetty upgrades.                                                                                                                                                                                                                                                                                                                                                                       |
| 72.                 | Minimise aircraft noise intrusion and allow no night flights except for emergencies.                                                                                                                                                                                                                                                                                                                                                           |
| 73.                 | Install and maintain noise barriers around diesel generators.                                                                                                                                                                                                                                                                                                                                                                                  |
| 74.                 | Minimise impact of boats docking at jetty, barge and moorings with operations primarily during daytime hours.                                                                                                                                                                                                                                                                                                                                  |
| 75.                 | Install and maintain adequate noise screening/enclosure for water pump.                                                                                                                                                                                                                                                                                                                                                                        |
| 76.                 | Minimise impact of vehicular traffic by restricting truck movements during daytime and evening periods.                                                                                                                                                                                                                                                                                                                                        |
| 77.                 | Maintain plant and equipment in to ensure good operating condition.                                                                                                                                                                                                                                                                                                                                                                            |
| Social and Economic |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 78.                 | Ensure a safe work environment for all workers in accordance with the <i>Work Health and Safety Act 2011</i> , regulations and codes of practice.                                                                                                                                                                                                                                                                                              |
| 79.                 | Prepare an Environmental, Health and Safety Management Plan.                                                                                                                                                                                                                                                                                                                                                                                   |
| 80.                 | All construction workers must wear required Personal Protective Equipment.                                                                                                                                                                                                                                                                                                                                                                     |
| 81.                 | All staff are to undergo Emergency Response Training which includes first aid training, evacuation and emergency response training and basic fire training in accordance with an Emergency Response Plan.                                                                                                                                                                                                                                      |
| 82.                 | The resort construction and operations will seek to use local products and suppliers where possible.                                                                                                                                                                                                                                                                                                                                           |
| 83.                 | Maximise employment opportunities for local skilled workers, young trainees and apprentices, Aboriginal and Torres Strait Islanders (e.g. Indigenous rangers program) and mature age trainees and apprentices;                                                                                                                                                                                                                                 |
| 84.                 | An Onsite Health Management Plan will be prepared in consultation with local health, emergency response and other relevant agencies to determine most efficient treatment of sick or injured workers; most efficient route for transporting sick or injured workers (Proserpine or Mackay); protocols for managing high risk outbreaks - e.g. Measles, Chicken Pox, Influenza, Legionnaires; most appropriate approach for managing First Aid. |
| 85.                 | Promote staff wellbeing by implementing a Contractor Wellbeing Plan for FIFO workers, including providing easy access to mental health practitioner/counsellor; develop and alcohol and drugs policy and consider different roster styles;                                                                                                                                                                                                     |
| 86.                 | Restrict truck movements for potentially dangerous loads on the Island to daylight hours due to high level of licensed venues, nightclubs, and pubs frequented by tourists unfamiliar with the area.                                                                                                                                                                                                                                           |

| Number                       | Proponent Commitment                                                                                                                                                                                                                                                                                          |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 87.                          | Develop safety plans for transport companies including policies to limit the transport of large, non-standard loads and equipment to off-peak periods                                                                                                                                                         |
| <b>Waste Management</b>      |                                                                                                                                                                                                                                                                                                               |
| 88.                          | Ensure resort waste is managed in accordance with the principles of avoidance, reduction, re-use and recycling.                                                                                                                                                                                               |
| 89.                          | Provide education/awareness training and information to staff and guests regarding relevant aspects of the Waste Management Plan.                                                                                                                                                                             |
| 90.                          | Selection of materials for building construction shall seek to maximise the use of renewable or recyclable components.                                                                                                                                                                                        |
| 91.                          | Purchasing policies shall be implemented to focus on selection of materials and resources with less packaging.                                                                                                                                                                                                |
| 92.                          | Re-use existing building and other materials on-site where possible.                                                                                                                                                                                                                                          |
| 93.                          | Ensure separate bins are provided for glass, cardboard/paper and general waste to encourage recycling. All employees and contractors will be trained in the correct waste disposal procedures and encouraged to recycle.                                                                                      |
| 94.                          | Organic waste derived from vegetation clearing/management is to be composted on-site and reused as mulch.                                                                                                                                                                                                     |
| 95.                          | Wastes unable to be reused or recycled (except for organic wastes) must be disposed of at an approved Council landfill on the mainland via a marine vessel which is not carrying passengers (for hygienic reasons).                                                                                           |
| 96.                          | All wastes shall be collected and stored on-site in central facilities and in a way that promotes recycling.                                                                                                                                                                                                  |
| <b>Traffic and Transport</b> |                                                                                                                                                                                                                                                                                                               |
| 97.                          | Minimise impact of construction traffic and parking on the mainland through the preparation and implementation of a Traffic Management Plan.                                                                                                                                                                  |
| 98.                          | Ensure the safety of construction vehicles and pedestrians on the Island through the preparation and implementation of a Traffic Management Plan.                                                                                                                                                             |
| 99.                          | Ensure the safety of staff and resort guests through ensuring all vehicles are appropriately serviced and lighting provided in key locations.                                                                                                                                                                 |
| 100.                         | Ensure the safety and efficiency of aircraft movement through compliance with CASA requirements.                                                                                                                                                                                                              |
| 101.                         | Ensure the safety and efficiency of marine vessels through the preparation and implementation of a Vessel Traffic Management Plan.                                                                                                                                                                            |
| <b>Hazard and Risk</b>       |                                                                                                                                                                                                                                                                                                               |
| 102.                         | Prepare and implement an Evacuation and Emergency Management and Response Plan and Natural Disaster Strategy will be developed in consultation with Local Disaster Management Groups to respond to emergencies, building fires, bushfires, cyclones, flooding, release of hazardous materials and landslides. |
| 103.                         | All construction and operational staff are trained on site evacuation and emergency response procedures.                                                                                                                                                                                                      |
| 104.                         | Mitigate the potential impacts associated with heatwaves through the preparation and implementation of an Environmental, Health and Safety Management Plan for the construction and operational phase of the project.                                                                                         |
| 105.                         | Prevent drownings or human injury associated with swimming lagoons, pool and the sea by educating guests and staff on potential risks and the provision of life saving devices and trained staff.                                                                                                             |
| <b>National Park</b>         |                                                                                                                                                                                                                                                                                                               |
| 106.                         | Work collaboratively with DNPSR to manage bushfire risk on Lindeman Island and upgrade walking trails.                                                                                                                                                                                                        |



| Number                | Proponent Commitment                                                                                                     |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------|
| 107.                  | Undertake environmental offsets and site restoration requirements in accordance with legislation and lease requirements. |
| Approvals and Permits |                                                                                                                          |
| 108.                  | Ensure site works and resort operation complies at all times with regulatory and permit requirements.                    |