



Tenure

6

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VERSION CONTROL: 30/06/2017

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## 6 Tenure

### 6.1 Existing Tenure

Under the *Land Act 1994* leases may be term leases, perpetual leases or a freeholding lease. Term leases are issued for terms of one to 100 years while perpetual leases are held by the leaseholder in perpetuity and issued for a specific purpose. National parks or reserves are dedicated under the *Nature Conservation Act 1992* (NC Act 1992). The existing resort infrastructure at Lindeman Island is currently located on a mix of perpetual and term leases, reserves, roads and National Park totalling 138.17 hectares. Areas subject to term leases (i.e. not part of the perpetual lease) are part of the Lindeman Island National Park.

The current lot descriptions and tenure arrangements are shown on **Map 6-1** and described in the following **Table 6-1**.

**Table 6-1. Current Lot descriptions (within site boundary).**









Lot on Plan	Tenure Type	Lot Area
Lot 2 CP858366	Lands Lease	70.362 hectares
Lot 3 CP858361	Reserve	0.1012 hectares
Lot B HR2029	National Park with Lands Lease	3.28 hectares
Lot C HR2029	National Park with Lands Lease	22.27 hectares
Lot D HR2029	National Park with Lands Lease	40.73 hectares
Lot 8 HR1954	Reserve	0.331 hectares
Road		1.097 hectares
Total:		<b>138.1712 hectares</b>

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 Accordingly, remaining references to, and images of, a safe harbour on various figures and maps in the EIS are no longer current.






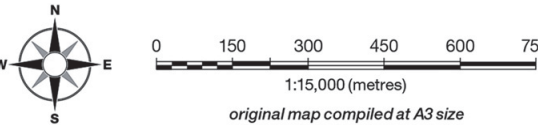
LEGEND

Existing Tenure (whole of Lindeman Island)

COLOUR ON MAP	TENURE TYPE	PLAN NUMBER
	National Park	Lot 429 NPW622
	National Park with Lease	Lot B HR2029
	National Park with Lease	Lot C HR2029
	National Park with Lease	Lot D HR2029
	Lands Lease	Lot 2 CP858366
	Reserve	Lot 3 CP858361
	Reserve	Lot 8 HR1954
	Road or Esplanade	

Other

	Proposed Site Boundary
	Proposed Sea Bed Lease Boundary
	Cadastral Boundary



DRAWING TITLE	Map 6-1: Site Plan with Existing Tenure
DRAWING DATE	20 December 2016
DRAWING VERSION	2.0
COORDINATE SYSTEM	GDA 94; MGA Zone 55
MAP PRODUCED BY	Cardno QLD Pty Ltd
JOB NUMBER	HRP15078

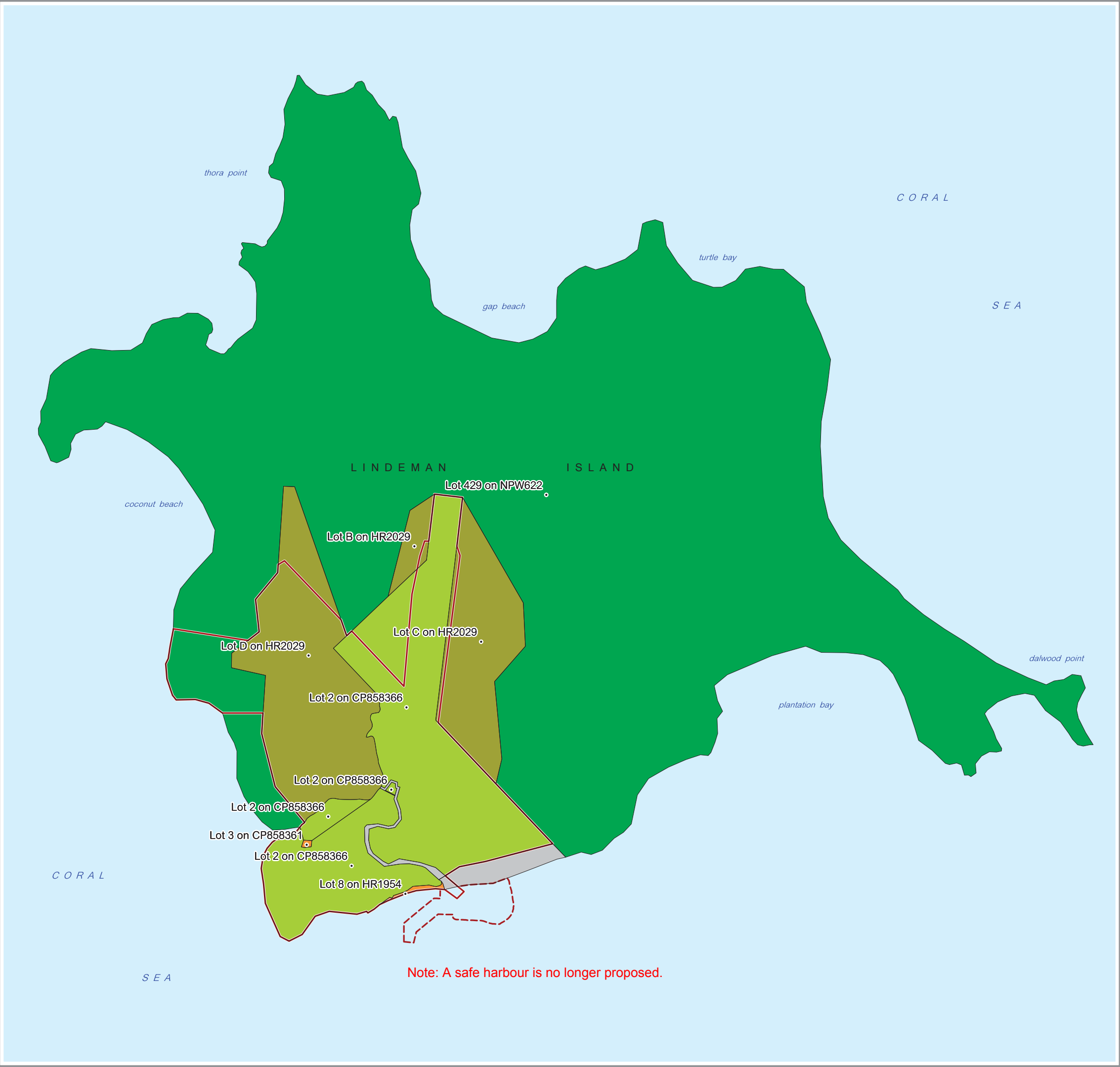
DATA SOURCE

Cadastral data: State of Queensland (Department of Natural Resources and Mines) 2015; Property Boundaries Queensland; Publication date: 02/04/2015.

Lindeman Great Barrier Reef Resort & Spa

ENVIRONMENTAL IMPACT STATEMENT

Site Plan with Existing Tenure



## 6.2 Proposed Tenure Arrangements

The Lindeman Great Barrier Reef Resort is proposed to be located on a range of land tenures, either currently leased by the proponent or new development land, 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*.

The proposed tenure arrangements are presented on **Map 6-2** and **Map 6-3** and **Table 6-2** (noting that the areas are subject to final survey) and include:

- (a) National Park – Areas marked as A<sup>1</sup> on **Map 6-2** are subject to current term lease are proposed to be surrendered covering a total area of 25.144 hectares. The area marked as A<sup>2</sup> is currently subject to a perpetual lease and is to be dedicated as National Park following operational works to extend the catchment and current extent of dam covering a total area of 5.299 hectares. An area east of airstrip of 4.262 hectares (marked as A<sup>3</sup> on **Map 6-2**) is proposed to be surrendered to National Park following grasslands rehabilitation. Only area A<sup>2</sup> with a site area of 5.299 hectares is an addition to the National Park area;
- (b) Special Authority under section 35 of the *Nature Conservation Act 1992* – a special authority for an ecotourism or “glamping facility” marked as B on **Map 6-2** totalling 9.473 hectares is proposed. The glamping facility is part of the current proposal for the redevelopment of the island and will be assessed as a parallel process to the EIS in accordance with the provisions of the *Nature Conservation Act*;
- (c) Perpetual (Lands Lease) – a total area of 102.418 hectares is proposed to become a perpetual lease area. This area comprises existing reserves indicated as small polygons within Area D totalling 0.432 hectares and an existing perpetual lease area of 65.055 hectares, totalling 65.487 hectares (marked as D on **Map 6-2**). The additional area of 36.931 hectares is currently subject to a term lease over National Park land (marked as C<sup>1</sup>, C<sup>2</sup> and C<sup>3</sup> on **Map 6-2**);
- (d) Reserve – an existing reserve on the foreshore with an area of 0.332 hectares (Area marked as E on **Map 6-2**) is proposed to be subject to a new term lease;
- (e) Proposed Sea bed lease - a new proposed sea bed lease (marked as F on **Map 6-2**) covering an area of 0.265 hectares is required for the upgrade to the existing jetty;
- (f) Road – the dedicated roads are currently separate land areas to Lot 3 CP858361, Lot 8 JR1954 and Lot 2 CP 858366 (refer to **Map 6-2**). These roads are used to access the National Park and are proposed to be kept in their current form with some areas of the road to be used for the loading and unloading and movement of people and goods ((refer to point (d) above)). The roads will maintain access to the National Park for the public and the Queensland Parks and Wildlife Service to ensure no net loss of access to the National Park.

**Table 6-2. Proposed Tenure Arrangements (note: areas are subject to final survey).**

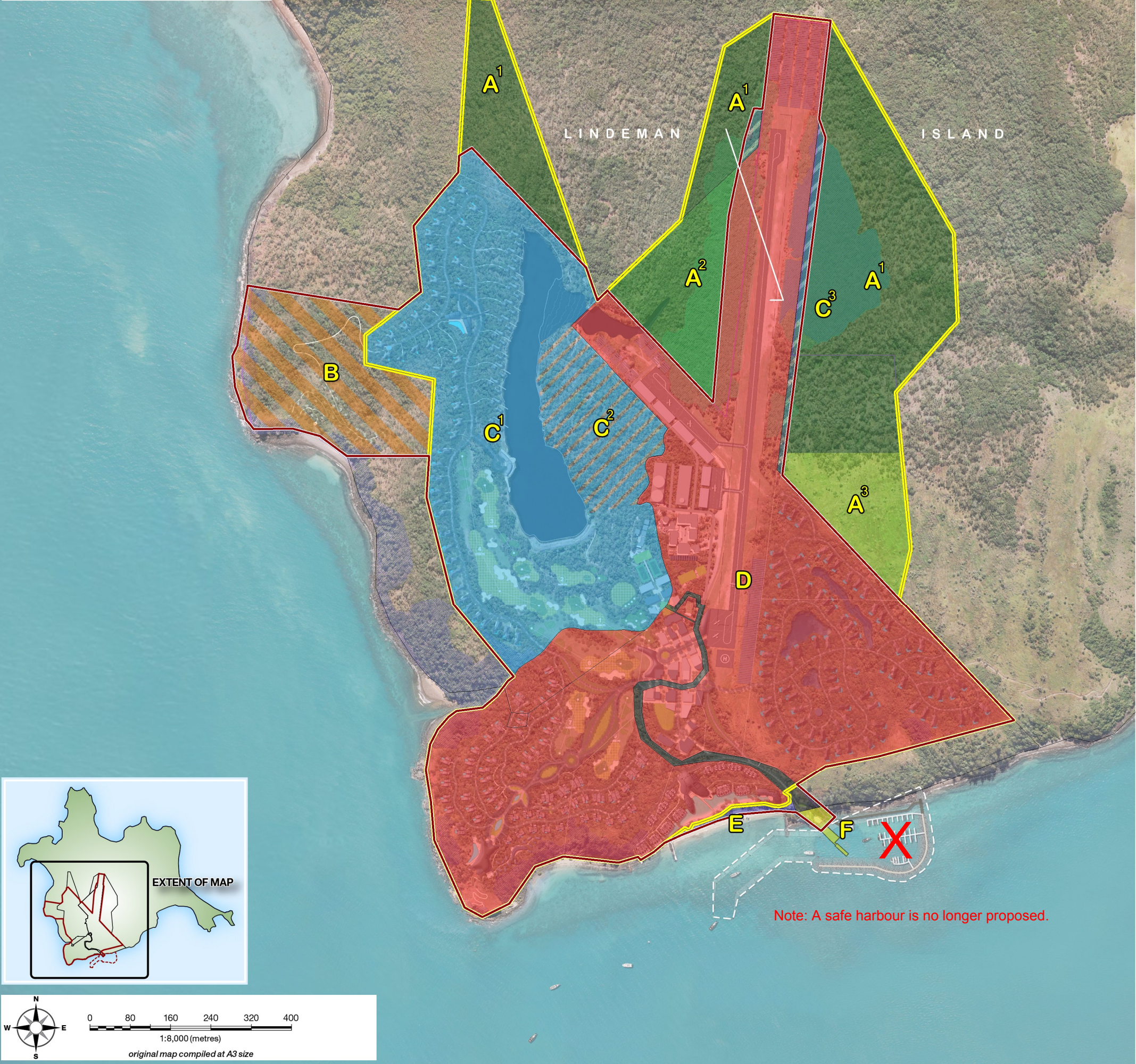
Description	Map 6-2 Reference	Current Tenure	Proposed Tenure	Lot Area
Land to be returned or dedicated to National Park	A <sup>1</sup>	Term Lease	National Park	25.144 hectares
	A <sup>2</sup>	Perpetual Lease	National Park	5.299 hectares (Only A <sup>2</sup> represents an increase in National Park area)
	A <sup>3</sup>	Term Lease	National Park	4.262 hectares
			<b>Sub-Total:</b>	<b>- 34.705 hectares</b>
Description	Map 6-2 Reference	Current Tenure	Proposed Tenure	Lot Area
Land to remain in National Park but with approval under the Nature Conservation Act (Glamping Facility)	B	National Park	National Park with approval for Ecotourism Facility - Glamping	<b>9.473 hectares</b>
Land to be revoked from National Park and added to Perpetual Lease	C <sup>1</sup>	National Park – Term Lease	Perpetual Lease	29.796 hectares
	C <sup>2</sup>	National Park – Term Lease	Perpetual Lease with Nature Refuge Agreement	5.919 hectares
	C <sup>3</sup>	National Park	Perpetual Lease	1.216 hectares
			<b>Sub-Total:</b>	<b>36.931 hectares</b>
Perpetual Lease (includes existing reserves of 0.1012 hectares to be added to Perpetual Lease)	D	Perpetual Lease	Perpetual Lease	<b>65.487 hectares</b>
Road	-	Road	Road	<b>1.295 hectares</b>
Proposed Term Lease	E	Reserve	Term Lease	<b>0.332 hectares</b>
Proposed Sea Bed Lease	F	-	Sea Bed Lease	<b>0.265 hectares</b>
<b>Total proposed resort (including Land for Glamping Facilities):</b>				<b>113.783 hectares</b>

The above table indicates that 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 proposed to be returned or dedicated to National Park. The proposed tenure arrangements include an area of 9.473 hectares to remain as National Park but to be used for Glamping subject to approval under section 35 of the *Nature Conservation Act 1992*. Overall a comparison between the existing and proposed tenure arrangements indicates a reduction in the overall site area from 138.17 hectares to 113.783 hectares.

The overall area of National Park land is proposed to be decreased by 31.632 hectares, which is achieved by dedicating 5.299a ha to National Park from existing perpetual lease and revoking 36.931ha.

The proposed site area and tenure arrangements are illustrated on **Map 6-2. Site plan with proposed tenure** and **Map 6-3 – Site plan with proposed tenure (detailed)**.





**LEGEND**

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

**A<sup>1</sup>** National Park land (subject to current term lease) to be surrendered : **25.144 ha**

**A<sup>2</sup>** Existing Perpetual Lease to be dedicated as National Park (following operational works to extend catchment and extent of dam) : **5.299 ha**  
*Note: Delayed surrender to allow for environmental offset delivery and rehabilitation of temporary construction zone associated with drainage diversion*

**A<sup>3</sup>** National Park 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 'glamping facility' : **9.473 ha**

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

**C<sup>1</sup>** Land proposed to be revoked from National Park and added to Perpetual Lease (subject to a current term lease) : **29.796 ha**

**C<sup>2</sup>** Land proposed to be added to Perpetual Lease and subject to Nature Refuge Agreement : **5.919 ha**

**C<sup>3</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**


**Road** : **1.295 ha**


**E** Area subject to a proposed term lease : **0.332 ha**


**F** Area subject to a proposed sea bed lease : **0.265 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

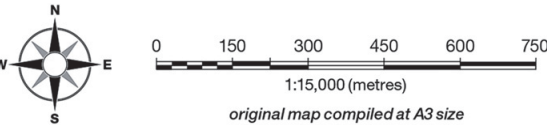
DRAWING TITLE	Map 6-2: Site Plan with Proposed Tenure Arrangements
DRAWING DATE	08 June 2017
DRAWING VERSION	2.0
COORDINATE SYSTEM	GDA 94; MGA Zone 55
MAP PRODUCED BY	Cardno QLD Pty Ltd
JOB NUMBER	HRP15078
DATA SOURCE	Cadastral data: State of Queensland (Department of Natural Resources and Mines) 2015; Property Boundaries Queensland; Publication date: 02/04/2015. Basemap: DBI Masterplan; Date: 04/05/2016.



**LEGEND**  
**Proposed Tenure (whole of Lindeman Island)**

COLOUR ON MAP	TENURE TYPE
	National Park
	Lands Lease
	Term Lease/Sea Bed Lease
	Road or Esplanade

- Other**
-  Proposed Site Boundary
  -  Proposed Sea Bed Lease Boundary
  -  Cadastral Boundary

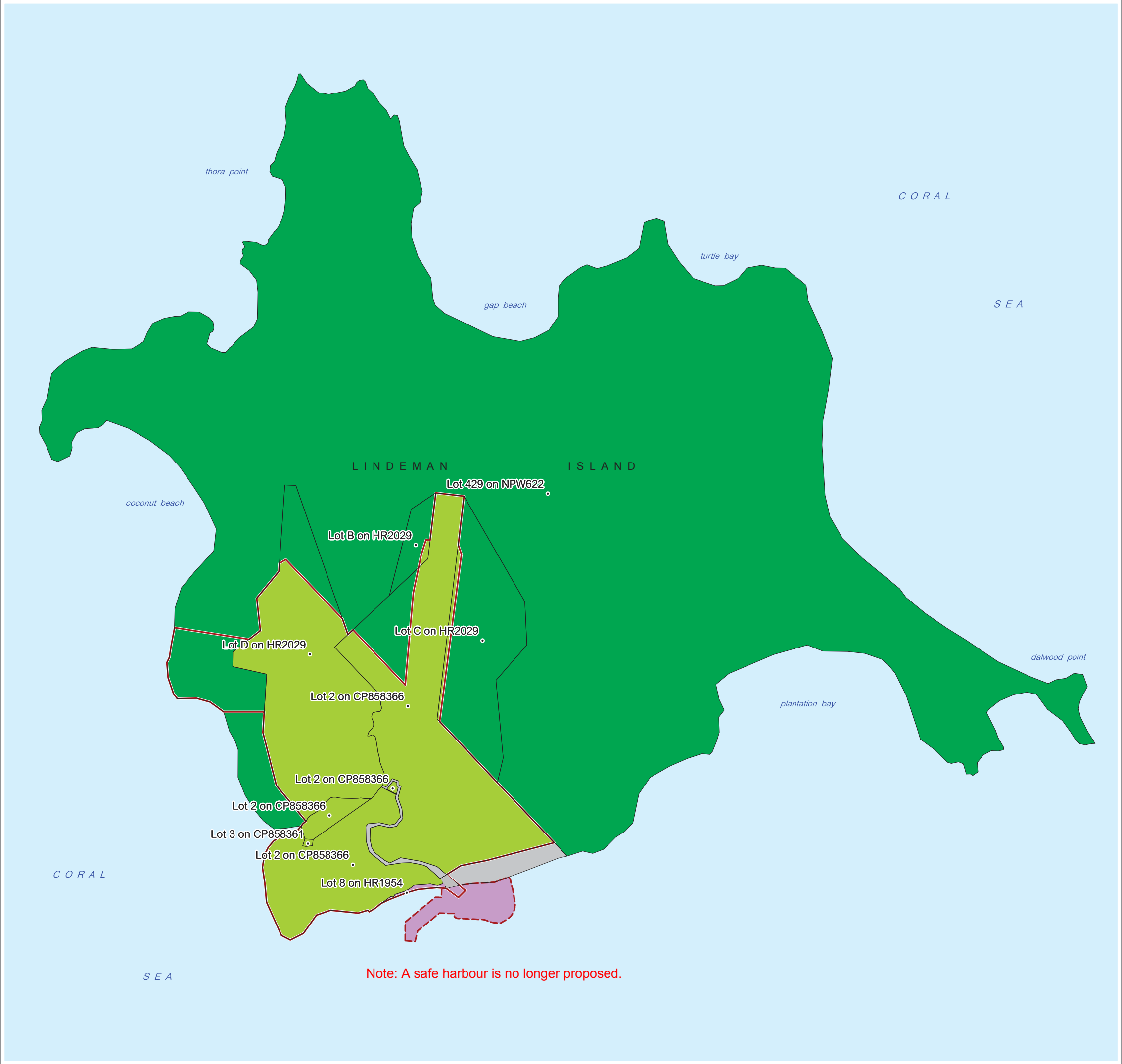


DRAWING TITLE	Map 6-3: Site Plan with Proposed Tenure
DRAWING DATE	20 December 2016
DRAWING VERSION	2.0
COORDINATE SYSTEM	GDA 94; MGA Zone 55
MAP PRODUCED BY	Cardno QLD Pty Ltd
JOB NUMBER	HRP15078

**DATA SOURCE**  
Cadastral data: State of Queensland (Department of Natural Resources and Mines) 2015; Property Boundaries Queensland; Publication date: 02/04/2015.

**Lindeman Great Barrier Reef Resort & Spa**  
**ENVIRONMENTAL IMPACT STATEMENT**

Site Plan with  
Proposed Tenure



### 6.3 Glamping Facility

An area of 9.473 hectares on the western coastline (Area B on **Map 6-2**) is proposed for a commercial camping facility or “glamping” structures following comprehensive site suitability assessments. The proposed glamping facility will be subject to an authority under section 35 of the *Nature Conservation Act 1992* and therefore would remain in National Park tenure. The proposed facility would incorporate thirty “glamping” structures and a central facilities building (dining and bathrooms) to increase the range of experiences at the resort and provide new and innovative experiences in accordance with the *Draft Queensland Ecotourism Plan 2015 – 2020*. The proposed site is located within the current National Park lot (Lot 429 NPW622) with a total site area of approximately 990m<sup>2</sup> with an area of 136m<sup>2</sup> proposed for the central facilities building.

All structures would be designed to be light weight and relocatable with water, sewage treatment and power to be provided from the existing resort along the same service corridor as the proposed pathway (refer to **Map 6-4**). Day to day servicing and administration would be undertaken from the eco-resort. Access to the glamping facility will be via new pathways proposed to be constructed to enable golf carts and service vehicles to access this part of the proposed resort. The siting of this infrastructure has been designed to avoid disturbance to the ‘of-concern’ grassland community and coastal vine thickets present at this location as shown on the attached **Map 6-4**. The facility is located within disturbed areas of non-remnant vegetation with access from the existing resort disturbance footprint via an area of ‘least-concern’ (RE 8.12.12d) eucalypt woodland vegetation. The biodiversity value of the non-remnant area is low due to the abundance of invasive (non-native) ground cover and shrub species. The biodiversity value of the eucalypt woodland vegetation is similar to that of the remaining extent of this community within the National Park tenure, and this community is broadly represented in the surrounding landscape.

The operation of an ecotourism facility on a National Park will usually involve activities in the park conducted outside the facility such as interpretive walks. These activities will require a separate commercial activity permit or agreement to be granted. Under the provisions of the NC Act, before an approved ecotourism facility can be authorised through the granting of a lease or other authority, the use must be prescribed by regulation as a permitted use for the land.

The *Nature Conservation Act 1992* (NC Act) applies to the State’s National Parks, Conservation Parks, Nature Refuges and Coordinated Conservation Areas. The NC Act provides opportunities for ecotourism facilities that are consistent with the area’s natural and cultural resources and values. Section 35 of the *Nature Conservation Act 1992* states that:

- (1) *The chief executive may grant, make, issue or give a lease, agreement, licence, permit or other authority over, or in relation to, land in a national park if—*
  - (a) *the use under the authority is only for a service facility or an ecotourism facility; and*  
...
  - (c) *if the use under the authority is for an ecotourism facility, the chief executive is satisfied—*
    - (i) *the use will be in the public interest; and*
    - (ii) *the use is ecologically sustainable; and*

- (iii) *the use will provide, to the greatest possible extent, for the preservation of the land's natural condition and the protection of the land's cultural resources and values; and*

...

The following provides an assessment of the glamping facility proposal against the requirements of the Act.

**Table 6-3. Assessment of proposed glamping facility in accordance with section 35 of the Nature Conservation Act 1992.**

Provision	Evaluation
(1)(a) The use is for a service facility or ecotourism facility	The proposed glamping facility will provide nature-based activities and accommodation at Lindeman Island. Proposed development design and management principles will increase visitor appreciation and understanding of natural and cultural heritage, and are managed to be ecologically sustainable. All structures would be light weight and able to be removed and would focus on presenting and appreciating the area's natural and cultural values, and not involve modification of the natural environment for activities.
(1)(c)(i) The use will be in the public interest	The facility will not restrict or limit public access to this area and will provide opportunities for people to access beaches within the national park.
1(c)(ii) The use is ecologically sustainable	<p>The proposed glamping facility has been designed to connect with infrastructure proposed as part of the main resort, with the proposed Environmental Management Plans applying to all aspects of development in this location. Specifically, construction and operation would be undertaken to ensure:</p> <ul style="list-style-type: none"> <li>• preserving ecosystems with glamping facilities located outside the mapped State Grassland community 8.12.13a and Coastal Vine Thicket listed community;</li> <li>• minimising habitat loss and weed and pest invasions;</li> <li>• ensuring efficient and sustainable use of water and energy;</li> <li>• incorporating waste minimisation and recycling strategies;</li> <li>• minimising impacts from noise and lighting sources, and on air quality.</li> </ul>
(1)(c)(iii) Preservation of the land's natural condition and the protection of the land's cultural resources and values	The site selection has been based on a suitability assessment to identify areas that minimise environmental impacts and suit the landscape. The proposed structures are lightweight and are to be removed and as such will not have an impact on cultural resources or values.

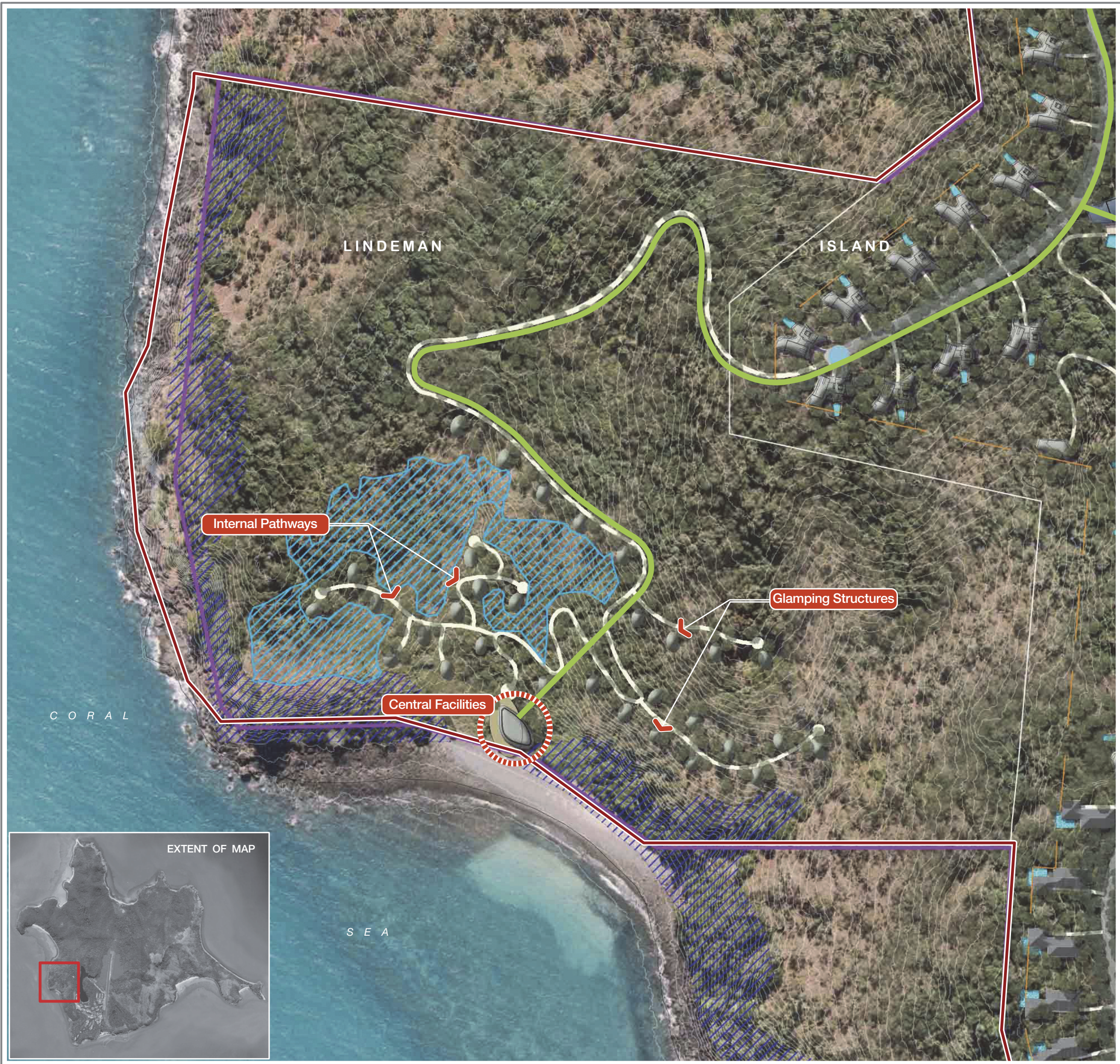
The Queensland Government has also prepared *Best Practice Ecotourism Development Guidelines (2015)* regarding the establishment of ecotourism facilities on National Parks. The following table provides an assessment of the proposal against the best practice criteria included in this document which is consistent with the information required as part of a Stage 1 application:

**Table 6-4. Assessment of proposed glamping facility in accordance with the Best Practice Criteria.**




Criteria	Evaluation
1: Ecotourism Operation is compatible with the natural and cultural values of the National Park.	The site selection process has been undertaken in or to ensure that development avoids the listed grassland and coastal vine thicket vegetation, while also offering a location that showcases the natural values of the island.
2: Ecotourism Operation is compatible with the natural and cultural values of the national park.	The ecotourism operation is consistent with the natural and cultural values of the national park with all structures being lightweight and able to be removed, with existing services to be provided from the proposed eco resort.
3: The Ecotourism Operation minimises its footprint on the Site	The ecotourism operation minimises its footprint on the site with 30 small structures proposed for the glamping facilities and one central facility building proposed. The proposed Resort Environmental Management Plan (refer to Chapter 28) would apply to all aspects of the proposed ecotourism facility and as such would ensure that resources are conserved and the generation of waste is avoided.
4: The Ecotourism Operation contributes to protecting and positively enhancing the national park.	The proposed ecotourism operation will enhance the range of experiences available in the national park and will provide opportunities to showcase the natural values of the locality.
5: The Ecotourism Operation contributes to protecting and positively enhancing the national park.	The ecotourism operation will contribute to protecting and enhancing the national park with the proponent proposing to work closely with National Park staff to manage and protect the area from pest plant species and bushfire risks.
6: The Ecotourism Operation encourages visitors to appreciate and want to protect and conserve the national park.	The proponent proposes appropriate signage and visitor activities/experiences to protect and conserve these values and will also provide a National Park and Great Barrier Reef Education Centre as part of the overall project.

On the basis of the above assessments, it is considered that the proposal complies with section 35 of the Nature Conservation Act and also the Ecotourism Development Guidelines Best Practice Criteria.



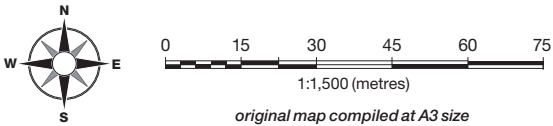


**LEGEND**

-  Proposed Service Corridor (Electricity, Sewer and Water)
-  State Grassland Community
-  Coastal Vine Thicket

**Other**

-  Site Boundary



**DRAWING TITLE** Map 6-4: Proposed Glamping Area

**DRAWING DATE** 12 June 2017

**DRAWING VERSION** 2.0

**COORDINATE SYSTEM** Unprojected Geographics

**MAP PRODUCED BY** Cardno QLD Pty Ltd

**JOB NUMBER** HRP15078

**DATA SOURCE**

Basemap: DBI Masterplan; Date: 30/11/2016.

**Lindeman Great Barrier Reef Resort & Spa**  
**ENVIRONMENTAL IMPACT STATEMENT**

# Proposed Glamping Area

MAP **6-4**



## 6.4 Proposed Revocation of National Park Land

The proposed revocation of 36.931 hectares of National Park land (including 5.919 hectares proposed to be subject to a Nature Refuge Agreement) as indicated on **Map 6-2** is required in order to achieve the following outcomes:

- (a) Formally recognise the existence and extent of resort facilities and infrastructure which are integral components of the resorts' ongoing operations including the existing dam;
- (b) Create a more logical and manageable interface between areas managed as National Park and areas managed as part of the resort;
- (c) Ensure that all land necessary to support the resort's safe operation (including areas adjacent to the airstrip and bushfire prone areas) are contained within a tenure that enables their ongoing maintenance; and
- (d) Provide a high level of certainty to the proponent about the long term security of their investment in the project.

The project description included in the Initial Advice Statement dated May 2015 foreshadowed an intention to seek to revoke an area (marked as C<sup>1</sup> and C<sup>2</sup> on **Map 6-2**) which accommodates resort infrastructure and the golf course, and three areas of National Park not currently subject to a term lease for the following purposes:

- (a) Extension to runway length;
- (b) A small wedge of land to simplify the northern boundary between the resort and the National Park; and
- (c) A larger area to the west of the resort to accommodate further resort accommodation and villas.

Investigations and consultation carried out in preparing the EIS have resulted in a revised project description such that there is no longer a proposal to seek to revoke the three areas of National Park land with key proposed changes detailed below.

### 6.4.1.1 Existing Resort Infrastructure and Golf Course Area

The proponent seeks the revocation of National Park over that area of land marked as C on **Map 6-2** a total area of 36.931 hectares, with part an area of 5.919 hectares proposed to be subject to a Nature Refuge Agreement (Area C<sup>2</sup>).

### 6.4.1.2 Runway Length

Investigations into the potential to increase the airstrip length and capacity to accommodate larger aircraft have revealed that there is insufficient clearance to the sides and northern extent of the proposed runway (due to important vegetation, tenure and topography) to meet contemporary aviation standards necessary to accommodate significantly larger aircraft. Accordingly, the proposed revocation of an area of National Park to accommodate a longer airstrip is no longer proposed.

#### **6.4.1.3 Small wedge of land north of existing dam**

The rationale for this change was to make a small boundary change to rationalise the common boundary with the National Park. In the absence of the other two proposed revocations and having regard to Government policy difficulties in achieving revocations on land not already alienated as a result of previously authorised activities or infrastructure, there is now insufficient need to proceed with the requested revocation.

#### **6.4.1.4 Western Area**

It is no longer proposed to seek revoke this area from National Park for tourist villas as originally proposed. Villas originally proposed in this location have been repositioned inside the existing resort boundaries within Area C<sup>1</sup>. Part of the western area is proposed to be used for Glamping Facilities in accordance with the State's Ecotourism Policy for which a separate authority under section 35 of the *Nature Conservation Act 1992* will be required.

#### **6.4.1.5 Revocation for Airstrip Safety**

EIS investigations have identified the need to increase aviation safety by clearing vegetation on each side of the airstrip. DNPSR officers have advised that this cannot occur on National Park land. Accordingly, the proponent now seeks to revoke 1.216 hectares from National Park (the area marked as C<sup>3</sup>) and include it in the adjoining perpetual lease area.

The areas on each side of the runway strip to be trimmed for aircraft safety code compliance will be managed as buffer zones to the endangered ecological community. While included in the 'impact area' calculations, these buffer zones will retain many of the biodiversity values associated with the ecological community. Vegetation management activities will also be conducted in these buffer zones to supplement the environmental offset restoration works and ensure the ongoing viability of the community. The Commonwealth Listing Advice (TSSC 2012) for this community identifies invasive species as one of the most significant threats to this community. The significance of this threat at the local scale is evident from existing disturbance. The vegetation management works proposed as part of the environmental offset delivery and buffer zones represent the optimal mechanism for maintaining and increasing the extent of this community and the biodiversity values within it. The expansion of the airstrip will not have an adverse impact on the natural, cultural and public use values of the National park as:

- (a) Vegetation management works as described above are proposed;
- (b) a range of measures are proposed to ensure that stormwater run-off is collected and filtered prior to discharge into the National Park; and
- (c) the extent of disturbance is limited to land immediately adjacent to the existing resort infrastructure.

#### **6.4.1.6 Proposed Quarry Operations**

The proposed re-opened quarry is currently located on State land. The extraction of material from the quarry will be subject to the *Forestry Act 1959*.

## 6.5 Proposed Impacts on National Park Land

The proposed tenure changes will not significantly impact on the natural, cultural and public use values of the National Park as:

- (a) The areas to be revoked have historically been used or managed as part of the previous resort's operations and is largely confined to previously disturbed land;
- (b) The proposed boundary changes will result in a more regularised boundary between the resort and the National Park and will remove inconsistent uses off the protected area estate;
- (c) A net conservation benefit will be achieved through a compensation package as detailed in the following section;
- (d) Public access to the National Park will be enhanced by the project through improved marine access to the National Park;
- (e) The project will provide the financial means for QPWS to maintain the National Park's natural, cultural and public use values including through weed and fire management, maintenance of walking trails and provision of visitor infrastructure;
- (f) The proposed landscaping plan incorporates local native species so that no potential weeds will be introduced to the island and will result in improved connectivity between National Park and Perpetual Lease areas; and
- (g) The proposed runway has been designed to enable the active management of the vegetation along the runway to maintain transitional surfaces required for the safe operation of the airstrip (refer to proposed area C<sup>3</sup> on **Map 6-2**). These management areas also serve as a buffer between the runway and the adjacent National Park to mitigate potential impacts on stormwater quality.

## 6.6 Net Conservation Benefit of Proposed Revocation

The proposed revocation of 36.931 hectares of National Park has been assessed against the *Operational Procedure – Revocation of QPWS managed areas*. The procedure states that the revocation of a QPWS managed area will only be considered where there is a net conservation benefit to the QPWS managed area as a result. The areas proposed to be revoked from National Park are currently subject to a term lease for tourism. A significant part of the land proposed to be revoked from National Park currently accommodates the resort golf holes, sewage treatment infrastructure and the dam. In relation to A<sup>2</sup> some limited excavation work is proposed to be undertaken in this area to provide increased inflows for the expansion of the dam. The tenure of this area is currently perpetual lease. When the excavation work is completed this area will be converted to National Park. There will be no need for ongoing works within that area and there will be no permanent area of inundation in the National Park.



Some of the existing and proposed resort infrastructure is located within a current term lease area. This land is intended to be removed from the National Park and placed under a more appropriate land use tenure. Areas proposed to be removed from National Park land will need to be achieved through a compensation package which may include, for example financial contributions towards the management of the island's protected areas. Disturbance to certain areas of the protected area estate are unavoidable for reasons such as aviation safety. Areas proposed for revocation largely encompass areas of existing disturbance from the current resort infrastructure footprint such as the golf course.

The proposed revocation will:

- (a) Be part of a package which will extinguish future development interests over undisturbed areas A<sup>1</sup>, A<sup>2</sup> and A<sup>3</sup> (34.705 ha) (refer to **Map 6-2**);
- (b) Recognise historical tourist resort activities within this area of Lindeman Island;
- (c) Provide for the ongoing management of vegetation to be retained east of the dam within part of the revoked area via a Nature Refuge Agreement (5.919 hectares) (Area C<sup>2</sup> on **Map 6-2**);
- (d) Provide for resort infrastructure to be placed into a consolidated tenure arrangement i.e. a perpetual lease, with the exception of the proposed Glamping Facility which will require a special authority under section 35 of the *Nature Conservation Act 1992* (Area B on **Map 6-2**); and
- (e) Through the boundary and tenure changes facilitate more effective management of the Queensland Parks and Wildlife Service managed area.

As much of this land already accommodates resort infrastructure essential to the resort's ability to operate, the existing perpetual lease area is limited in size, and the balance of the island is National Park, there is no available alternative site to accommodate this infrastructure and to the greatest possible extent has been limited to existing disturbed lands or those lands essential to ensure aviation safety.

### 6.6.1 Proposed Compensation Package

The proposed compensation package will be in accordance with the Operational Procedure – Revocation of QPWS managed areas.

The *Reduced compensation requirements* section of the *Operational Procedure – Revocation of QPWS managed areas* reads:

*"a reduction in compensation requirements could be appropriate in the following circumstances:*

- (i) *A reduced multiplier ratio may be negotiated where, as a result of previously authorised activities or infrastructure, inherent attributes usually associated with the particular tenure of the QPWS managed area have been greatly reduced or are non-existent in the location proposed for revocation and:*
  - (a) *the revocation is being proposed for a community benefit with a mutual benefit to QPWS;*
  - or*

- (b) *the revocation will result in a significant conservation benefit and / or a significant strategic and management advantage for QPWS.*

All of the land proposed to be revoked from National Park is subject to a current term lease. Also, as a result of previously authorised activities and infrastructure, the inherent attributes usually associated with a National Park tenure have been greatly reduced on a significant part of the land proposed for revocation. For these areas reduced compensation requirements in accordance with the Operational Procedure will be sought by the proponent. In this regard the proposal complies with (a) and (b) of the Operational Procedure as the proponent is willing to enter into an agreement that will provide community benefits and a mutual benefit to QPWS associated with:

- maintaining all walking tracks and developing visitor infrastructure on Lindeman Island;
- paying DNPSR an amount to undertake pest and fire management in the National Park adjacent to the resort (or commit to provide the same service); and
- providing staff accommodation (serviced with power, water and sewerage) free of charge to Queensland Parks and Wildlife Service staff.

As the project complies with (a) and (b) of the revocation policy the proponent is seeking a reduced multiplier ratio for previously disturbed areas and for land proposed to be subject to a Nature Refuge Agreement.

As such, the compensation package has the following elements:

- (a) 5.299 hectares of perpetual lease land will be dedicated as National Park (A<sup>2</sup>) following operational works to extend the catchment and extent of the dam and offset work;
- (b) A cash payment, or works, or a combination, will be offered for the balance of required compensation consistent with the Operational Procedure: Revocation of QPWS managed areas.

The term leases to be relinquished include 25.144 hectares (Area A<sup>1</sup>) and 4.262 hectares (Area A<sup>3</sup>). Areas subject to term leases are already part of the National Park and are not part of the proposed compensation package.

**Consistent with (b) above, the proponent is prepared to enter into an agreement with DNPSR which provides, amongst other things, the following:**

- (a) **The proponent will maintain all walking tracks and develop visitor infrastructure on Lindeman Island;**
- (b) **The proponent will pay DNPSR an amount to undertake pest and fire management in the National Park adjacent to the resort (or commit to provide the same service); and**
- (c) **The proponent will provide staff accommodation (serviced with power, water and sewerage) free of charge to Queensland Parks and Wildlife Service staff.**



## 6.7 Flora and Fauna Values of A<sup>1</sup>, A<sup>2</sup> and A<sup>3</sup>

The proponent proposes to surrender three areas totalling 34.705 hectares of current term lease areas to National Park as indicated by areas A<sup>1</sup>, A<sup>2</sup> and A<sup>3</sup> on **Map 6-3**. The flora and fauna assessment undertaken by NRC in **Chapter 10** and **Appendix I** provides a detailed assessment of these areas.

**Area A<sup>1</sup>** is National Park land subject to a current term lease that is to be surrendered under the proposed tenure plan. This land supports multiple remnant vegetation communities that are generally highly intact and consistent with the biodiversity values and ecological condition of the surrounding protected area estate. This land supports a Broad-leaf Tea Tree community (RE 8.3.2), which has an 'endangered' VM Act class and biodiversity status and part of this community is equivalent to a TEC listed under the EPBC Act. The full extent of the community that equates to the TEC listed under the EPBC Act (minus a small section of vegetation proposed to be cleared for expansion of the runway strip) occurs within the land proposed for surrender to the National Park. The Broad-leaf Tea Tree is currently poorly represented within protected areas in the sub-region. Lindeman Island is also the only location in which this community occurs on an island within the Whitsunday group. The biodiversity values associated with this community contained within Area A<sup>1</sup> are therefore consistent with, or higher than, the values represented within the surrounding National Park land. The proponent would work with QPWS to ensure the rehabilitation of the community prior to be incorporated into the National Park Estate.

The other vegetation communities present within Area A<sup>1</sup> are Eucalypt woodland (RE 8.12.12d) and Brush Box open forest (RE 8.12.14c). These communities characterise the vast majority of vegetated areas on Lindeman Island and are broadly represented in the surrounding protected area estate. The values supported by these communities in Area A<sup>1</sup> are consistent with those of the communities located in the National Park. Overall these communities are generally intact, but there is some disturbance from invasion by exotic ground cover species in the southern portion of Area A<sup>1</sup> on the eastern side of the runway strip. There are also edge effects in the form of exotic ground cover species present in Area A<sup>1</sup> on the western side of the runway strip. This disturbance is representative of conditions in the surrounding area, including National Park tenure, which includes a history of grazing by introduced species.

**Area A<sup>2</sup>** supports Eucalypt woodland (RE 8.12.12d) and Broad-leaf Tea Tree vegetation communities (RE 8.3.2) similar to those described previously for Area A<sup>1</sup>. The eucalypt woodland community is intact and represents equivalent condition and habitat value to the same community in the surrounding National Park land. The Broad-leaf Tea Tree community is subject to significant disturbance from exotic ground cover species invasion, as described previously. While the full extent of this community in Area A<sup>2</sup> represents an endangered RE, the biodiversity value is somewhat compromised by the abundance of these exotic species. A restoration program in conjunction with delivery of an environmental offset is proposed for the full spatial extent of this community in Area A<sup>2</sup>. The proposed drainage diversion for Gap Creek Dam is located in Area A<sup>2</sup>. All disturbance resulting from the construction of this drainage diversion will be rehabilitated prior to the surrender of this land. While there is some existing and proposed disturbance in Area A<sup>2</sup>, the rehabilitation and restoration works for the vegetation communities in this area will restore the ecological condition to a state consistent with National Park values.

Some areas containing the endangered Broad Leaf Tea-tree community may be held under a term lease to enable vegetation management and environmental offset activities to occur, including improvements to the condition of this community through the eradication of weed species. These works will improve the ecological condition of impacted areas of this community and restore ecological function to ensure the long-term

maintenance of biodiversity values. Further details on approach to environmental offset delivery and rehabilitation are provided in **Appendix I**.

**Area A<sup>3</sup>** supports a mosaic of native and non-native grassland vegetation, which has been impacted by historical land uses in such a way that some areas are dominated by non-native species. While this disturbance reflects a habitat condition similar to much of the adjacent land located within the National Park tenure, a vegetation management program to restore the ecological condition of this community is proposed as part of the tenure swap. These restoration works may also form part of an environmental offset strategy for impacts to areas of this grassland community located within the perpetual lease area. Overall Area A<sup>3</sup> supports values consistent with those located within the surrounding National Park land, and the ultimate protection of the 'of concern' grassland community within the protected area estate represents a positive conservation outcome.

## 6.8 Area subject to proposed Nature Refuge Agreement (Area C<sup>2</sup>)

There is one larger area of native habitat located in the area to be revoked and this is intended to be subject to a Nature Refuge Agreement (see **Map 6-2** – area identified as Area C<sup>2</sup>). This area (C<sup>2</sup>) supports a remnant Eucalypt woodland community (RE 8.12.12d) and associated habitat values. This community provides potential foraging habitat for the near threatened Coastal Sheath-tail Bat and there is a record and potential call data from this species in the local area. The remnant community is adjacent to Gap Creek Dam and provides generic foraging, roosting and nesting habitat for fauna species in the local area. The habitat at this location is generally intact, remnant woodland vegetation dominated by eucalypt species such as Poplar Gum and Narrow-leaved Ironbark. There is relatively minimal invasion by exotic species, and a similar composition of microhabitat features to those found in the same habitat types in the surrounding protected area estate.

This approach ensures the long-term protection of this community and the biodiversity values it supports. One of the key approaches to ensuring the long-term maintenance of biodiversity values will be the implementation of a weed management and control program. This will ensure the maintenance of biodiversity values for the community and prevent degradation from weed invasion. While these approaches may result in increased protection and improved condition for the TEC, consideration must be given to the scale of the impact from direct and indirect disturbances resulting from the proposed action. Entering in to such an agreement will also reduce the compensation requirements for revocation and mitigate problematic boundary alignment issues which would result if the land were otherwise to be surrendered back to National Park.



## 6.9 Proposed Sea Bed Lease

### 6.9.1 Need for the Upgraded Jetty

Upgrades to the existing jetty are proposed along with a new area subject to a sea bed lease of 0.265 hectares within the current jetty footprint.

### 6.9.2 Queensland Marine Park permission requirements

The following table provides an assessment of the proposal against the provisions of the *Marine Parks Regulation 2006*.

**Table 6-5. Assessment under the *Marine Parks Regulation 2006*.**

Section	Evaluation
10(a) the potential impact of the conduct proposed to be permitted under the permission (the proposed conduct) on the environment and on the cultural resources of the marine park or the part;	As the upgrades to the existing jetty will be undertaken within the current jetty footprint.
10(b) options for monitoring, managing and mitigating the potential impact of the proposed conduct on the environment and on the cultural resources of the marine park or the part;	These options are set out in <b>Chapter 28 – Environmental Management Plan</b> of the EIS.
10(c) if the proposed conduct will take place in an area to which a zoning plan applies—the objectives of the area as set out in the zoning plan;	Refer to <b>section 6.9.3</b> of the EIS as included in the following section.
11(1)(a) the effect that the grant of the permission will have on public appreciation, understanding, and enjoyment of the marine park;	The project will create a rejuvenated tourist resort, with access to the reef and interpretative facilities and programs which will enhance public appreciation, understanding and enjoyment of the marine park.
11(1) (d) if the application for the permission relates to an undeveloped project the cost of which will be large—the capacity of the applicant to satisfactorily develop and manage the project;	The upgrades to the existing jetty for which a sea bed lease is sought is expected to be in the order of \$2 million dollars which is a small proportion of the overall total construction cost of \$583 million.
11(1) (h) any relevant recovery plan, wildlife conservation plan, threat abatement plan or approved conservation advice under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth), or any conservation plan under the Nature Conservation Act 1992;	Not applicable.
11(1) (i) whether the applicant for the permission is a suitable person to hold the permission....	Refer to <b>Chapter 2</b> of the EIS.
11(1) (j) the likely cumulative effect of the applicant's proposed use and other uses on a marine park;	Cumulative impacts are considered in <b>Chapters 7 - 28</b> of the EIS.
11(1) (k) any other matters relevant to achieving the purpose of the Act.	Other potentially relevant matters are considered in <b>Chapters 7 - 28</b> of the EIS.

### 6.9.3 Great Barrier Reef Marine Park Zoning Plan and Plan of Management

The majority of the coastline of Lindeman Island is included in the Conservation Park Zone with the north eastern coastline included in the Marine National Park Zone. The objects to be achieved for the Conservation Park Zone are stated in the *Great Barrier Reef Marine Park Zoning Plan 2003*. It is noted that the Conservation Park Zone is the same zoning which extends along the part of the coastline of Hamilton Island and Hayman Island where berthing structures are provided, notwithstanding that these areas are not part of the Commonwealth Marine Park.

The following table provides an assessment of the proposal against the objects of the Conservation Park Zone.

**Table 6-6. Assessment of proposed sea bed lease for the upgrades to the jetty against the objectives of the Conservation Park Zone.**

Objects	Evaluation
(a) <i>to provide for the conservation of the areas of the marine park within the zone; and</i>	<ul style="list-style-type: none"> <li>The proposed jetty upgrades is located within the current footprint of the existing structure and avoids impacts on coral and sea grass habitat.</li> </ul>
(b) <i>subject to the objective mentioned in paragraph (a), to provide opportunities for reasonable use and enjoyment, including, for example, limited extracted use, of the areas.</i>	<ul style="list-style-type: none"> <li>Under the <i>Great Barrier Reef Marine Park Act 1975</i> the GBRMPA may prepare plans of management, that are more detailed than the zoning plan to provide for the management of natural and cultural heritage values, the use of particular areas of the Marine Park, or the conservation of species or ecological communities within the Marine Park.</li> <li>The relevant plan of management for the site is the <i>Whitsundays Plan of Management 1998</i>. Section 1.3(1) identifies that "<i>the intent of this plan, in conjunction with other management mechanisms, is to protect and conserve identified values of the Planning Area, while allowing for reasonable opportunities to access and use the Planning Area</i>".</li> <li>The proposal is consistent with The Whitsundays Plan of Management which identifies the jetty site within a Setting 1 area. These areas are: <p style="margin-left: 40px;"><i>Areas in this setting are immediately adjacent to urban areas and resorts. They are the access points to the Planning Area and a focus for intensive tourism and recreation. The areas are heavily used by a wide range of craft, and contain permanent facilities (for example, marinas, jetties and boat ramps).</i></p> <p style="margin-left: 40px;"><i>Maximum group size (including crew) : No limit</i></p> <p style="margin-left: 40px;"><i>Maximum overall length of vessel (metres): 70</i></p> </li> </ul>

The Great Barrier Reef Marine Park Zoning Plan also provides for under section 2.4.4 a list of uses which require permission in the Conservation Park Zone. Included in this list is:

(e) *conducting a **tourist program**;*

...

(k) *operating a facility for a purpose that is consistent with the objective mentioned in section 2.4.2 for the zone (other than the use of a vessel or aircraft for a purpose mentioned in section 2.4.3), including:*

(i) *discharging waste from the facility; or*



(ii) *building, assembling, fixing in position, maintaining or demolishing the facility; or*

(iii) **constructing or operating mooring facilities for vessels or aircraft; or**

(iv) *operating a landing area or facility for aircraft;*

(l) *carrying out works for a purpose that is consistent with the objective mentioned in section 2.4.2 for the zone.*

Consideration of the Conservation Park Zone objects, lists of activities requiring permission and its physical extent and the site's location within a Setting 1 area within the Plan of Management combine to suggest that the Conservation Park Zone is not intended to exclude proposals to establish further marine access infrastructure in appropriate circumstances.

## 6.10 Native Title Rights and Interests

There are currently no native title determination applications (NTDAs) over Lindeman Island. Previous NTDAs which have included Lindeman Island within their external boundaries are shown in the following table. Native Title will be assessed by the State as part of any tenure applications and addressed by the proponent at that time.

**Table 6-7. Previous NTDAs over Lindeman Island.**

Name	NNTT No.	FC No.	Lodged	Status
Mackay Coastal Group	QC02/21	QUD6018/02	19/04/2002	Struck out 10/09/2003
Wiri/Yuwiburra People	QC98/46	QUD6138/98	29/09/1998	Withdrawn 30/08/1999
Yuibera People	QPA98/1	QUD6228/98	08/07/1998	Discontinued 18/11/2011

## 6.11 Assessment under the *Land Act 1994*

The following section contains the proponent's assessment of the proposal's consistency with the Act's objects and information to enable an assessment of appropriate use, tenure and management of State land. The Department of Natural Resources and Mines will undertake an assessment in accordance with the *Land Act 1994* upon receipt of a tenure application.

**Table 6-8. Assessment under the *Land Act 1994*.**

Object	Evaluation
Sustainability • sustainable resource use and development to ensure existing needs are met and the State's resources are conserved for the benefit of future generations	Refer to <b>Chapter 7, 15 and 28</b> of EIS. The proposal will facilitate a project of significant economic and social benefit to the State's economy. The proposal will also be required to deliver a net benefit to enhance the condition of matters of national environmental significance.
Evaluation • land evaluation based on the appraisal of land capability and the	The project has been assessed against the Department of Natural Resources and Mines document " <i>Allocating most appropriate use and tenure of State land in coastal areas</i> " PUX/952/096 version 2.3.

Object	Evaluation
consideration and balancing of the different economic, environmental, cultural and social opportunities and values of the land	<p>The DNRM document contains the following relevant statements:</p> <p><i>"It has been a long-held principle that land along the coast should not be allocated to private use, except in very limited circumstances-in order to preserve the public's access to the sea for transport and fishing purposes. As well, in a contemporary sense, many people in the community are desirous of access to foreshores, beaches and coastal lands for pursuits such as active and passive recreation, natural resource management, tourism and environmental protection activities.</i></p> <p><i>As a general rule, it is in the wider public interest to retain land in coastal locations as public land unless there is an overriding need for the land to be allocated for another purpose. Accordingly, greater interest of the public should prevail.</i></p> <p><i>In both urban and non-urban coastal areas, USL should not be allocated to HWM for private use although consideration maybe given to the allocation of USL to HWM for a project of State significance. That is, where a project is endorsed by Cabinet, or where a State-sponsored project has a particular requirement for facilities such as port, marine and essential infrastructure and private use is an essential component of a project to provide such facilities. Consideration is also to be given to existing commitments of the State as specified in section 16".</i></p> <p>The project does not offend the above principles for the following reasons:</p> <ul style="list-style-type: none"> <li>it is a declared project of State significance or a "coordinated project", however it has not been endorsed by Cabinet and is not a State-sponsored project. It will require a satisfactory assessment of impacts via the EIS process before the project will be able to proceed;</li> <li>the proposed jetty upgrades and additional moorings will maintain public access to Lindeman Island. Access along the foreshore will be retained by the proposed works.</li> </ul> <p><i>In addition to satisfying the above criteria, a proponent must be able to demonstrate priority for a grant of tenure in terms of the Land Act 1994.</i></p> <p><i>Careful consideration must therefore be given to applications for tenure and whether they may lead to environmental harm, incremental reduction of public land adjoining the coast and consequent exclusion of the public e.g. privately enclosed developments and building encroachments. The requirements of the State Coastal Management Plan and associated regional coast management plans (approved under the Coastal Protection and Management Act 1995), must be taken into account. If land below HWM is to be leased it must be tied with adjoining land which is above HWM (Policy PUX/901/315 - Criteria and Method for Disposal of Unallocated State land, or held under the one lease (one lot for land above HWM and one for land below HWM).</i></p> <p><b>Chapters 8-26</b> of the EIS addresses the issue of whether environmental harm will be caused. Any approval in this location does not increase the pressure for other reductions in public land as this is the sole marine facility for the resort development and the balance of the island is National Park.</p> <p>Coastal management issues have been addressed in <b>Chapter 8 and 9</b> of the EIS. It is anticipated that the proposed seabed lease will be held with the adjoining the perpetual lease.</p> <p>It is understood that Native Title will be addressed in accordance with the Native Title Act by the State as part of any decision to grant tenure.</p>



Object	Evaluation
Development <ul style="list-style-type: none"> <li>• allocating land for development in the context of the State's planning framework, and applying contemporary best practice in design and land management</li> <li>• when land is made available, allocation to persons who will facilitate its most appropriate use that supports the economic, social and physical wellbeing of the people of Queensland</li> </ul>	Refer to <b>Chapter 7</b> of EIS.
Community purpose <ul style="list-style-type: none"> <li>• if land is needed for community purposes, the retention of the land for the community in a way that protects and facilitates the community purpose</li> </ul>	The land is not required to be retained for a community purpose.
Protection <ul style="list-style-type: none"> <li>• protection of environmentally and culturally valuable and sensitive areas and features</li> </ul>	Refer to <b>Chapters 8 - 28</b> of EIS.
Consultation <ul style="list-style-type: none"> <li>• consultation with community groups, industry associations and authorities is an important part of the decision-making process</li> </ul>	The EIS process includes consultation during the EIS's preparation and via a formal consultation stage.
Administration <ul style="list-style-type: none"> <li>• consistent and impartial dealings</li> <li>• efficient, open and accountable administration</li> <li>• a market approach in land dealings, adjusted when appropriate for community benefits arising from the dealing.</li> </ul>	These objectives are beyond the scope of the proponent being relevant to the Department's administration of the Act.

## 6.12 Local Government or State Government Responsibility in Infrastructure Management

It is proposed to remove the existing jetty currently permitted to the Department of Transport and Main Roads and replace it with a contemporary berthing structure to be maintained by the proponent. The proponent will continue to work collaboratively with DNPSR to manage bushfire risk on Lindeman Island, maintain walking tracks in the National Park and control pest plants. Any recreational activities outside the proposed lease areas will be subject to permits from GBRMPA for water based activities and permits from DNPSR for land based activities. Public access along the foreshore will be maintained through the design in locations where topography currently permits. That is, there will be no reduction in access, compared to the existing situation in these locations.

Maintenance of the road and Home Beach is proposed to be the ongoing responsibility of the proponent subject to negotiations with State agencies.

### 6.13 Lease Boundaries

The boundaries of the proposed lease areas, the areas to be developed and the areas to be set aside are accurately defined by GIS and the boundaries are readily referenced to the DCDB. These boundaries are shown on the mapping provided in this EIS. This data can be supplied at a higher level of accuracy once there is acceptance, in principle of the proposed boundaries, and prior to the formal process to change tenure arrangements, when required.

### 6.14 Proposed Lease Conditions for the Proposed Lease Areas

It is expected that the conditions of any new lease will be finalised by the State in consultation with the proponent. It is also expected that the conditions of any new lease will make reference to the EIS and the need to comply with any conditions of the following:

- (a) Coordinator-General's report;
- (b) Department of the Environment (Cwlth) conditions;
- (c) GBRMPA conditions;
- (d) Other State approvals;
- (e) Mackay Regional Council development approvals.

It is anticipated that a broadly comparable set of conditions will be provided by the State for the proponent's review at the appropriate time.

## 6.15 Summary

The proponent seeks to revise existing site tenure and boundary arrangements. The overall site area is proposed to decrease from 138.17 hectares to 113.783 hectares. The overall area of National Park land is proposed to decrease by 31.632 hectares (which is achieved by dedicating 5.299 hectares to National Park from existing perpetual lease and revoking 36.931 hectares), with these areas historically used or managed as part of the previous resort's operations and is largely confined to previously disturbed land. The proposed boundary changes will result in a more regularised boundary between the resort and the National Park and will remove inconsistent uses off the protected area estate.

The site includes an area of 9.473 hectares on the western coastline which is proposed for a commercial camping facility or "glamping" structures following comprehensive site suitability assessments. The proposed glamping facility will be subject to an authority under section 35 of the *Nature Conservation Act 1992* and would seek to increase the range of experiences at the resort and provide new and innovative experiences in accordance with the *Queensland Ecotourism Plan 2016 – 2020*.

Key aspects of the proposed tenure arrangements (subject to negotiations with DNPSR, DNRM and Mackay Regional Council) include:

- (a) 29.406 hectares of National Park currently subject to a term lease will be relinquished to the State for National Park;
- (b) 5.299 hectares of existing perpetual lease will be dedicated as National Park;
- (c) 9.473 hectares will remain as National Park but be subject to a specific authority under section 35 of the Nature Conservation Act for a glamping facility;
- (d) 36.931 hectares is proposed to be revoked from National Park and added to the Perpetual Lease, with 5.919 hectares of this total to be subject to a Nature Refuge Agreement; and
- (e) A cash payment, or works, or a combination, will be offered for the balance of any required compensation.

The project will provide the financial means for QPWS to maintain the National Park's natural, cultural and public use values including through weed and fire management, maintenance of walking trails and provision of visitor infrastructure.