

Plan of Development

Lindeman Great Barrier Reef Resort Project

HRP15078



Prepared for
White Horse Australia Lindeman Pty Ltd

7 November 2017

Contact Information

Cardno (Qld) Pty Ltd

ABN 57 051 074 992

Level 11

515 St Paul's Terrace

Fortitude Valley QLD 4006

Australia

www.cardno.com

Phone +61 7 3369 9822

Fax +61 7 3369 9722

Document Information

Prepared for	White Horse Australia Lindeman Pty Ltd
Project Name	Lindeman Great Barrier Reef Resort Project
File Reference	HRP15078 Draft POD 7.11.17.docx
Job Reference	HRP15078
Date	7 November 2017
Version Number	2

Author(s):

Catherine Fleming

Senior Planner

Effective Date 30/10/2017

Approved By:

David Perkins

Senior Principal

Date Approved 7/11/2017

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
1	30.10.17	Draft Report for Client and Mackay Regional Council Review	Catherine Fleming	David Perkins
2	7.11.17 1.02.18	Updates following meeting with Mackay Regional Council and subsequent edits	Catherine Fleming	David Perkins

© Cardno. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

Contents

1	Introduction	1
1.1	Application	1
1.2	Relationship to the Planning Act 2016	1
1.3	Structure	1
2	Tables of Assessment and Assessment Criteria	2
2.1	Material Change of Use Tables of Development	2
2.2	Categories of development Assessment – Reconfiguring a lot	16
2.3	Categories of development Assessment – Building work	17
2.4	Categories of development Assessment – Operational work	17
3	Lindeman Great Barrier Reef Resort Code	19
3.1	Application	19
3.2	Purpose	19
	3.2.1 Resort and Village Precinct	20
	3.2.2 Tourist Villa Precinct	21
	3.2.3 Service Infrastructure and Access Precinct	21
	3.2.4 Environment and Open Space Precinct	21
3.3	Assessment Benchmarks	22
	3.3.1 Resort and Village Precinct	32
	3.3.2 Tourist Villa Precinct	32
	3.3.3 Service and Access Precinct	34
	3.3.4 Environment and Open Space Precinct	36

Tables

Table 2-1. Material Change of Use – Precinct 1 - Resort and Village Precinct.....	2
Table 2-2. Material Change of Use – Precinct 2 – Tourist Villa Precinct.	8
Table 2-3. Material Change of Use – Precinct 3 – Service Infrastructure and Access Precinct.	10
Table 2-4. Material Change of Use – Precinct 4 – Environment and Open Space Precinct.....	15
Table 2-5. Reconfiguring a lot (where involving the creation of leases greater than 10 years).	16
Table 2-6. Building Work made assessable against the Lindeman Plan of Development.....	17
Table 2-7. Operational work.	17
Table 3-1. Lindeman Great Barrier Reef Resort Code – Development Parameters.....	37

Figures

Figure 3-1. Colour palette for resort buildings.	25
Figure 3-2. Non-reflective materials and finishes.	25
Figure 3-3. Built form treatments to be avoided.	33
Figure 3-4. Built form treatments to be incorporated into the villa design.	33

1 Introduction

1.1 Application

The Lindeman Great Barrier Reef Resort Project - Plan of Development ('Lindeman Plan of Development') applies to land identified as 'Plan of Development Area' on **Map 1 – Precinct Plan**.

The Lindeman Island Plan of Development contains additional planning provisions to those set out in the Mackay Region Planning Scheme 2017 Version 1.1 ('the planning scheme') which vary the effect of the planning scheme. Where conflict occurs with the requirements of the planning scheme, the Lindeman Plan of Development prevails.

The Lindeman Plan of Development should be read in conjunction with the Commonwealth and State Government approvals issued for the project.

1.2 Relationship to the Planning Act 2016

The Lindeman Plan of Development functions as part of the variation approval pursuant to section 43(3)(c) of the *Planning Act 2016*. This approval varies the effect of the planning scheme by:

- (a) categorising development as assessable or accepted development;
- (b) specifying the categories of assessment required for different types of assessable development; and
- (c) setting out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against, including a code which forms part of the common material against which subsequent development applications within the Plan of Development Area will be assessed.

1.3 Structure

The Lindeman Plan of Development includes:-

- (a) Supporting maps:
 - (i) Map 1 – Precinct Plan;
 - (ii) Map 2 – Indicative Masterplan;
 - (iii) Map 3 – Indicative Masterplan – Beach Resort;
 - (iv) Map 4 – Indicative Masterplan - Spa Resort;
 - (v) Map 5 – Indicative Masterplan – Tourist Villa Precinct;
 - (vi) Map 6 – Indicative Masterplan – Village and Eco Resort;
- (b) Tables of assessment; and
- (c) the Lindeman Great Barrier Reef Resort Code (the 'Lindeman Resort Code') which forms part of the common material against which subsequent development applications within the Lindeman Plan of Development Area will be assessed.

2 Tables of Assessment and Assessment Criteria

The tables of assessment categories and assessment benchmarks detailed in the following sub-sections apply to land within the Plan of Development Area identified on **Map 1 – Precinct Plan**.

The definitions referred to in the following tables are those included in Schedule 24 of the *Planning Regulation 2017*. Resort complex is defined in this schedule as:

Use	Definition
Resort complex	<p>Means the use of premises for—</p> <p>(a) <i>tourist and visitor accommodation that includes integrated leisure facilities; or</i></p> <p><i>Examples of integrated leisure facilities— bars, meeting and function facilities, restaurants, sporting and fitness facilities</i></p> <p>(b) <i>staff accommodation that is ancillary to the use in paragraph (a); or</i></p> <p>(c) <i>transport facilities for the premises, including, for example, a ferry terminal or air service.</i></p>

The Lindeman Plan of Development does not vary the effect of the *Planning Act 2016* and the *Planning Regulation 2017* in any way, including in relation to tidal works, prescribed tidal works or native vegetation clearing.

2.1 Material Change of Use Tables of Development

The following tables replace the material change of use and overlay levels of assessment contained in the Mackay Region Planning Scheme.

Table 2-1. Material Change of Use – Precinct 1 - Resort and Village Precinct.

Use ¹	Categories of development and assessment	Assessment benchmarks for Assessable development and requirements for accepted development
Resort complex:		
Resort complex	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code

¹ These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

Use ¹	Categories of development and assessment		Assessment benchmarks for Assessable development and requirements for accepted development
The following uses to the extent that they are not part of the Resort complex:			
Child care centre	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Environment facility	Accepted development		
	All circumstances	No Assessment benchmarks apply	
Food and drink outlet	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Health care service	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Indoor sport and recreation	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	

Use ¹	Categories of development and assessment		Assessment benchmarks for Assessable development and requirements for accepted development
Major sport, recreation and entertainment facility	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Nature-based tourism	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Nightclub entertainment facility	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Office	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Outdoor sport and recreation	Accepted development		
	All circumstances	No assessment benchmarks apply	
Park	Accepted development		

Use ¹	Categories of development and assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	All circumstances	No assessment benchmarks apply
Place of worship	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Rooming accommodation	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Shop	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Shopping centre	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Short-term accommodation	Accepted development subject to requirements	

Use ¹	Categories of development and assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Telecommunications facility	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Theatre	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Tourist attraction	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Utility installation	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	

Use ¹	Categories of development and assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Code assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and Assessment" column. Any other undefined use.		Lindeman Great Barrier Reef Resort Code

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.

Table 2-2. Material Change of Use – Precinct 2 – Tourist Villa Precinct.

Use ²	Categories of development and Assessment		Assessment benchmarks for Assessable development and requirements for accepted development
Resort complex:			
Resort complex	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
The following uses to the extent that they are not part of the Resort complex:			
Dwelling house	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Indoor sport and recreation	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Multiple dwelling (Note: by virtue of 89 villas being located on the one lot)	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		

² These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

Use ²	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Outdoor sport and recreation	Accepted development	
	All circumstances	No assessment benchmarks apply
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Short-term accommodation	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Utility installation	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Code assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and Assessment” column. Any other undefined use.		Lindeman Great Barrier Reef Resort Code

Editor’s note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.

Table 2-3. Material Change of Use – Precinct 3 – Service Infrastructure and Access Precinct.

Use ³	Categories of development and Assessment		Assessment benchmarks for Assessable development and requirements for accepted development
Resort complex:			
Resort complex	Accepted development subject to requirements		Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	If complying with all requirements for accepted development		
	Code assessment		Lindeman Great Barrier Reef Resort Code
	If not accepted development subject to requirements		
The following uses to the extent that they are not part of the Resort complex:			
Air service	Accepted development subject to requirements		Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	If complying with all requirements for accepted development		
	Code assessment		Lindeman Great Barrier Reef Resort Code
	If not accepted development subject to requirements		
Educational establishment	Accepted development subject to requirements		Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	If complying with all requirements for accepted development		
	Code assessment		Lindeman Great Barrier Reef Resort Code
	If not accepted development subject to requirements		
Emergency services	Accepted development subject to requirements		Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	If complying with all requirements for accepted development		
	Code assessment		

³ These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

Use ³	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Environment facility	Accepted development	
	All circumstances	No Assessment benchmarks apply
Extractive industry	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Food and drink outlet	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Health care service	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
High impact industry (where for a sewage treatment plant and waste disposal facility)	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	

Use ³	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Low impact industry (including repairing and servicing vehicles; dangerous goods storage including fuel for generators)	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Medium impact industry (including vehicle depot and storage yard for electric buggies and resort vehicles)	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Minor electricity infrastructure (associated with solar/diesel energy production)	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Port service (excluding storing, servicing, maintaining or repairing vessels)	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Renewable energy facility	Accepted development subject to requirements	

Use ³	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Shop	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Substation	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Telecommunications facility	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Transport depot (including aircraft hangars)	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	

Use ³	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Utility installation	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Code assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and Assessment” column. Any other undefined use.	Lindeman Great Barrier Reef Resort Code	

Editor’s note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.

Table 2-4. Material Change of Use – Precinct 4 – Environment and Open Space Precinct.

Use ⁴	Categories of development and Assessment		Assessment benchmarks for Assessable development and requirements for accepted development
Environment facility	Accepted development		
	All circumstances	No Assessment benchmarks apply	
Nature-based tourism	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Outdoor sport and recreation	Accepted development		
	All circumstances	No Assessment benchmarks apply	
Park	Accepted development		
	All circumstances	No Assessment benchmarks apply	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	
Utility installation	Accepted development subject to requirements		
	If complying with all requirements for accepted development	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development	
	Code assessment		
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code	

⁴ These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

Use ⁴	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
Code assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and Assessment” column. Any other undefined use.		Lindeman Great Barrier Reef Resort Code

Editor’s note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.

2.2 Categories of development Assessment – Reconfiguring a lot

The following table identifies the categories of development and Assessment for reconfiguring a lot where involving the creation of leases greater than 10 years.

Table 2-5. Reconfiguring a lot (where involving the creation of leases greater than 10 years).

Precinct	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
All precincts	Accepted development	
	If: <ul style="list-style-type: none"> • Schedule 6, Part 4, Item 21 of the Regulation; or • the reconfiguration is for the purposes of a utility installation or other municipal facility undertaken by or on behalf of Mackay Regional Council 	No assessment benchmarks apply
	Code assessment	
	If not accepted development	Lindeman Great Barrier Reef Resort Code

Editor’s note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.

2.3 Categories of development Assessment – Building work

The following table identifies the categories of development and assessment for building work made assessable against the Lindeman Plan of Development.

Table 2-6. Building Work made assessable against the Lindeman Plan of Development.

Precinct	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
All precincts	Accepted development	
	If: <ul style="list-style-type: none"> Complying with the maximum height in storeys nominated in Table 3-1. Lindeman Great Barrier Reef Resort Code – Development Parameters. 	No assessment benchmarks apply
	Code assessment	
	If not accepted development	Lindeman Great Barrier Reef Resort Code

2.4 Categories of development Assessment – Operational work

The following table identifies the categories of development and assessment for operational work.

Table 2-7. Operational work.

Use	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
All precincts	Accepted development	
	Operational works for placing an On-Premises Sign	No Assessment benchmarks apply
	Accepted development subject to requirements	
	Operational work involving excavation or filling of land if: <ul style="list-style-type: none"> (a) extraction of material to increase the size of Gap Creek Dam; (b) extraction of material from the quarry located in the 	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development

Use	Categories of development and Assessment	Assessment benchmarks for Assessable development and requirements for accepted development
	Services Infrastructure and Access Precinct; (c) required to provide suitable foundations for buildings, structures, accessways and other infrastructure.	
	Operational work involving vegetation clearing if in accordance with: (a) the approved Indicative Masterplan (refer to Map 2); and (b) the Vegetation Management Plan .	Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development
	Code assessment	
	If not accepted development subject to requirements	Lindeman Great Barrier Reef Resort Code
Accepted development		
Any other operational work not listed in this table, or less than the thresholds identified in the categories of development and assessment column.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.

3 Lindeman Great Barrier Reef Resort Code

3.1 Application

This code applies to assessing development in Lindeman Great Barrier Reef Resort – Precinct Plan.

3.2 Purpose

- (1) The purpose of the Lindeman Great Barrier Reef Resort Code is to provide for the Lindeman Great Barrier Reef Resort development as approved in accordance with the Environmental Impact Statement prepared under the *State Development and Public Works Organisation Act 1971* and *Environment Protection and Biodiversity Conservation Act 1999*.
- (2) The purpose of the code is to also provide for tourist and environmental facilities at Lindeman Island that enable visitors to experience the region's outstanding landscape and areas of ecological significance in a resort setting that achieves international standards in environmental sustainability and resort design.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - a. The predominant form of development is tourist accommodation incorporating leisure facilities (e.g. bars, meeting and function facilities, restaurants, sporting and fitness facilities), staff accommodation, infrastructure, transport and environmental facilities;
 - b. Development is to be established in four precincts:
 - i. Resort and Village Precinct;
 - ii. Tourist Villa Precinct;
 - iii. Service Infrastructure and Access Precinct; and
 - iv. Environmental and Open Space Precinct.

The overall outcomes applicable to each precinct are described in sub-sections 3.2.1 to 3.2.4.

- (b) Infrastructure:
 - a. Development is serviced by on-site water supply, sewage treatment, energy and telecommunication facilities that is commensurate with the intended scale of the resort;
 - b. Development provides safe and efficient access to Lindeman Island by sea and air; through the existing barge landing facility, upgraded jetty and upgraded airstrip;
 - c. Infrastructure is designed to promote environmental sustainability and minimise on and off-site environmental impacts;
 - d. Infrastructure provides for connectivity throughout the resort precincts for pedestrians, cyclists, electric golf carts and service vehicles.
- (c) Built form and visual impacts:
 - a. Buildings integrate with the landscape setting in terms of scale, bulk, materials and height;
 - b. Building colours match and blend with the existing natural landscape palette;
 - c. Development provides high quality tourist resort design outcomes that are responsive to the island's tropical climate;
 - d. Development ensures that building design is responsive to the effects of climate change, including sea level rise and storm surge impacts;

- (d) Natural hazards:
 - a. Development minimises the risk and exposure of people and buildings to natural hazards including bushfires, cyclones, flooding and storm tide inundation;
- (e) Environment and sustainability:
 - a. Development maintains and enhances the ecological integrity of environmentally significant features on the site, including avoiding impacts on the Littoral rainforests and coastal vine thickets of eastern Australia;
 - b. Development maintains the ecological integrity of the adjoining Lindeman Island National Park and the Great Barrier Reef Marine Park;
 - c. Development responds to site contours and physical attributes of the land;
 - d. Development improves stormwater quality through the use of water sensitive urban design measures including grassed swales, vegetated buffer strips, rainwater tanks and gross pollutant traps;
 - e. The resort retains and enhances native vegetation, including the use of endemic plant species in new landscaping; and
 - f. Best practice environmentally sensitive design outcomes are incorporated into development design including solar orientation, passive ventilation, roof water harvesting, energy efficiency, solar energy generation and storage.

3.2.1 Resort and Village Precinct

The overall outcomes of the Resort and Village Precinct are to:-

- (a) Provide integrated tourism resort accommodation and a village precinct within a high quality built environment incorporating:
 - a. Beach Resort - redevelopment of the existing resort to achieve a new 5 star Beach Resort with 136 suites, conference centre, beach club, lagoon and a central facilities building with restaurants, bars and lounges;
 - b. Spa Resort - a new 6 star Spa Resort with 59 villas, central facilities, entry lounge, spa, sea view restaurant, pool and a signature rock bar providing spectacular alfresco dining close to the sea;
 - c. Eco Resort - a new 5 star Eco Resort consisting of 14 villas, 20 village accommodation apartments and 7 hilltop villas;
 - d. Village - a central activity node comprising restaurants, bar, night club, conference facility buildings, arrival centre, shops, sport and recreation centre and staff village; and
 - e. National Park and Great Barrier Reef Education Centre – provide for the establishment of an Environment Facility to show case the natural and cultural heritage values of the island;
- (b) Promote a low-rise built form with the following maximum height limits:
 - a. Beach Resort – provide for a maximum building height of four storeys;
 - b. Spa Resort - provide for a maximum building height of two storeys;
 - c. Eco Resort – provide for a maximum building height of two storeys;
 - d. Village – provide for a maximum building height of two storeys, except for Staff Accommodation with a maximum building height of three storeys.
- (c) Protect the Littoral rainforests and coastal vine thickets of eastern Australia ecological community by avoiding vegetation disturbance and ensuring adequate setback distances to this community.

3.2.2 Tourist Villa Precinct

The overall outcomes of the Tourist Villa Precinct are to:-

- (a) Provide accommodation in the form of up to 89 resort villas as indicated on **Map 2 – Indicative Masterplan** located to the east of the air strip;
- (b) Promote a low-rise visually unobtrusive built form with a maximum height of two storeys with colours drawn from the surrounding landscape;
- (c) Provide access via narrow electric golf cart tracks generally following the natural contours to minimise site and environmental impacts;
- (d) Protect the Littoral rainforests and coastal vine thickets of eastern Australia ecological community by avoiding vegetation disturbance and ensuring adequate setback distances to this community.

3.2.3 Service Infrastructure and Access Precinct

The overall outcomes of the Service Infrastructure and Access Precinct are to:-

- (a) Provide on-site physical infrastructure (energy, water treatment, sewage treatment and waste management facilities) in accordance with the needs of the development and operated in a way that minimises on and off site environmental impacts;
- (b) Provide safe and efficient access to the island by sea for staff, visitors and goods, including an upgraded jetty and existing barge landing/ handling area; and
- (c) Provide safe and efficient access to the island by air through upgrading the existing airstrip, the provision of an airport lounge and hangars for private aircraft.

3.2.4 Environment and Open Space Precinct

The overall outcomes of the Environment and Open Space Precinct are to:-

- (a) Protect the ecological values and ecological function of the Environment and Open Space Precinct;
- (b) Provide for consistent uses such as the recreation and open space facilities, including parks, tennis courts and the extension and upgrade of the existing golf course;
- (c) Provide for the extension of Gap Creek Dam to increase the reliability of this water resource for the resort;
- (d) Provide for the management of the Broad Leaf Tea-tree (*Melaleuca viridiflora*) Woodlands in High Rainfall Coastal North Queensland, including undertaking essential vegetation clearing and trimming to ensure that the airstrip meets aviation transitional safety surfaces;
- (e) Provide for the irrigation of the golf course using Class A+ recycled water in such a way that protects water quality of Gap Creek Dam and adjacent marine waters;
- (f) Rehabilitate previously degraded areas using endemic native vegetation and remove pest plant species; and
- (g) Provide environmental and cultural education opportunities, including passive recreational walking trails for nature appreciation within the precinct in a manner that ensures the ecological significance of the area is not negatively impacted.

3.3 Assessment Benchmarks

This section provides a Code for the Plan of Development area as indicated on **Map 1 – Precinct Plan**.

The code provides alternative Performance Outcomes and Acceptable Outcomes to the use and overlay codes identified in the Mackay Region Planning Scheme.

The purpose of this code is to ensure that development in the Plan of Development area is consistent with the Purpose and Overall Outcomes of this Plan of Development.

Performance outcomes	Acceptable Outcomes
Uses	
<p>PO1</p> <p>The Lindeman Great Barrier Reef Resort accommodates sustainable tourist and visitor accommodation, leisure facilities (e.g. bars, meeting and function facilities, restaurants, sporting and fitness facilities), staff accommodation, infrastructure, transport facilities and environmental uses.</p>	<p>AO1.1</p> <p>The Resort and Village Precinct provides for resort accommodation and a village node within a high quality built environment generally in accordance with Maps 2 – 6, comprising:</p> <ul style="list-style-type: none"> (a) Beach Resort - redevelopment of the existing resort to achieve a new 5 star Beach Resort with 136 suites, conference centre, beach club, lagoon and a central facilities building with restaurants, bars and lounges; (b) Spa Resort - a new 6 star Spa Resort with 59 villas, central facilities, entry lounge, spa, sea view restaurant, pool and a signature rock bar providing spectacular alfresco dining close to the sea; (c) Eco Resort - a new 5 star Eco Resort consisting of 14 villas, 20 village accommodation apartments and 7 hilltop villas; (d) Village - a central activity node comprising restaurants, bar, night club, conference facility buildings, arrival centre, shops, sport and recreation centre and staff village; and (e) National Park and Great Barrier Reef Education Centre – provide for the establishment of an Environment Facility to show case the natural and cultural heritage values of the island. <p>AO1.2</p> <p>The Tourist Villa Precinct provides for the establishment of a maximum of 89 detached villas.</p> <p>AO1.3</p> <p>The Service Infrastructure and Access Precinct provides for on-site physical infrastructure in accordance with the needs of the development.</p> <p>AO1.4</p> <p>The Environment and Open Space precinct provides for consistent uses such as recreation and open space facilities, parks, tennis courts, environment facilities,</p>

Performance outcomes	Acceptable Outcomes
	conservation and the extension and upgrade of the existing golf course.
<p>PO2 Development is to be carried out in accordance with conditions of approval imposed by the Coordinator-General for the Lindeman Great Barrier Reef Resort, including:</p> <ul style="list-style-type: none"> (a) Conditions of approval; (b) applicable Management Plans (refer to Schedule 1); and (c) Proponent Commitments. 	No acceptable outcome prescribed.
Infrastructure	
<p>PO3 Development is serviced by all essential infrastructure, through connection to appropriate on-site systems.</p>	<p>AO3.1 Water from Gap Creek Dam is treated using membrane microfiltration to produce potable water in accordance with the Australian Drinking Water Guidelines and the <i>Drinking Water Quality Management Plan</i> prepared for the resort.</p> <p>AO3.2 Waste water treatment facilities are designed and constructed to achieve Class A+ standards. Treated water is disposed of on the golf course in accordance with the <i>Golf Course Management Plan</i> and <i>Irrigation Management Plan</i> to ensure the protection of environmental values and the quality of Gap Creek Dam.</p> <p>AO3.3 Site based stormwater management systems are provided in accordance with the <i>Stormwater Management Plan</i> prepared for the resort, incorporating water sensitive urban design and utilising water harvesting to:</p> <ul style="list-style-type: none"> (a) ensure there are no adverse upstream or downstream impacts; (b) optimise the prevention of pollutant mobilisation and transportation; (c) minimise the production of runoff; (d) promote natural drainage to surface and groundwater; (e) allow the capture and reuse of water where appropriate; and (f) minimise erosion and sedimentation. <p>AO3.4 Roof and ground mounted solar panels and associated batteries are installed, to reduce reliance on the use of diesel generators.</p>

Performance outcomes	Acceptable Outcomes
	<p>AO3.5 Development is connected to telecommunications infrastructure installed in accordance with the standards of the relevant telecommunications provider.</p> <p>AO3.6 Waste collection, loading docks and service vehicle storage areas are: <ul style="list-style-type: none"> (a) separated from guest accommodation; (b) screened from view from common areas; and (c) designed to accommodate the relevant design vehicle. </p> <p>AO3.7 Development incorporates measures to avoid, reduce, and recycle waste in accordance with the <i>Waste Management Plan</i> prepared for the resort.</p>
Built Form and Visual Impacts	
<p>PO4 Building location, scale, design and appearance integrates with surrounding natural landscapes, is not visually obtrusive and does not exceed the island's carrying capacity.</p>	<p>AO4.1 Development is located generally in accordance with the Indicative Masterplan for the resort as identified in Map 2 – Indicative Masterplan.</p> <p>AO4.2 Development does not exceed the maximum building height, maximum number of suites, units or villas and gross floor area numbers identified in Table 3-1 – Lindeman Great Barrier Reef Resort Code - Development Parameters.</p> <p>AO4.3 The design of buildings incorporates the following elements: <ul style="list-style-type: none"> (a) articulated facades and balconies, rather than a continuous line in one plane; (b) deep overhangs to increase shadowing and reduce building size and mass; (c) variation in building alignment; (d) variation in the horizontal roof line; (e) variation in materials, colours and/or textures; (f) landscaping to ensure effective visual screening. </p> <p>AO4.4 The design of earthworks and infrastructure includes: <ul style="list-style-type: none"> (a) visually exposed retaining walls to be gabion walls using natural site rocks with screening shrubs and vines; and (b) irregular native planting along both sides of each roadway and golf cart paths at average spacing of no greater than 10 metres, </p>

specified and maintained so as to achieve 5 metres height within 5 years.

AO4.5

Built form exhibits colours from the natural landscape palette as indicated in **Figure 3-1** (e.g. marine, dark, medium and light non-reflective shades).

Figure 3-1. Colour palette for resort buildings.



AO4.6

Non-reflective materials and finishes are in keeping with the visual character of Lindeman Island as shown in **Figure 3-2**, including:

- (a) recycled timber,
- (b) natural stone,
- (c) timber or fibre cement weatherboards,
- (d) rendered or painted brickwork,
- (e) face brick; and
- (f) pre-finished metal sheeting.

Figure 3-2. Non-reflective materials and finishes.



AO4.7

Central facility buildings are designed to be iconic and incorporate architectural elements of outstanding design intent.

Performance outcomes	Acceptable Outcomes
	<p>AO4.8 External building service elements, such as air conditioners, are appropriate located and adequately screened from view.</p>
<p>PO5 Passive thermal design principles are incorporated into building design to improve climatic responsiveness, thermal comfort and optimise the energy efficiency of heating, ventilation and air-conditioning systems.</p>	<p>AO5.1 Building designs incorporate the following design elements:</p> <ul style="list-style-type: none"> (a) orientation to optimise passive solar design and natural lighting; (b) eaves, window hoods, verandahs, screens, awnings or other external shading devices to all glazed areas; and (c) provision for natural cross ventilation.
<p>PO6 Development incorporates high quality landscape design, commensurate with natural and architectural settings.</p>	<p>AO6.1 Landscaping incorporates predominantly endemic species and is designed to:</p> <ul style="list-style-type: none"> (a) create an attractive visual addition to a building or place; (b) soften the built form; (c) provide a space for on-site recreation; and (d) mitigate bushfire hazards. <p>AO6.2 Water elements are used to provide interest, recreational opportunities and a refreshing ambience to the tropical island setting. Pool areas will be carefully integrated into the design and will range from large lagoon resort pools to more intimate and private plunge pools or water features.</p> <p>AO6.3 Shade trees are provided throughout the development to cast shade onto buildings, recreation areas and pathways.</p>

Performance outcomes	Acceptable Outcomes
<p>PO7 Lighting, other than an aid to navigation, for marine facilities is installed in a way to ensure security and safety without causing significant adverse effects on the amenity or environmental values of the resort's setting.</p>	<p>AO7.1 Lighting, other than aids to navigation, is hooded and directed downwards.</p> <p>AO7.2 Outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> in order to restrict light spill.</p> <p>AO7.3 Movement sensitive and/or timer-controlled lighting is provided along pathways.</p> <p>AO7.4 Timers, motion-sensors and wall card slots are used throughout buildings to reduce unnecessary light spillage.</p>
Natural Hazards	
<p>PO8 Development in or adjacent areas subject to bushfire hazard is located and designed to minimise the risk of harm to people and property.</p>	<p>AO8.1 The siting and design of buildings and structures complies with an approved <i>Bushfire Management Plan</i> prepared in accordance with the Coordinator General's conditions.</p> <p>AO8.2 Road and lot layouts facilitate easy and safe movement in the event of encroaching fire and provide for alternative safe access or safe refuge if one direction is blocked in the event of fire.</p>
<p>PO9 Buildings and infrastructure are designed to improve resilience to impacts associated with climate change, including storm surge, coastal erosion, sea level rise and flooding.</p>	<p>AO9.1 Buildings have finished floor levels above AHD levels that comprise the projected ARI 100 storm surge level for 2100 accounting for projected sea level rise.</p> <p>AO9.2 Buildings and/or structures constructed within erosion prone areas, including potential erosion prone areas associated with projected sea level rise, are built with foundations designed to withstand erosion.</p> <p>AO9.3 Essential coastal infrastructure within the coastal hazard zone is designed to adapt to the effects of 0.8 metres of sea level rise by 2100.</p> <p>AO9.4 No buildings are located within the area affected by a Dam Failure Event and the existing earth bund downstream of Gap Creek Dam is to be raised through earthworks by 500 mm.</p>

Performance outcomes	Acceptable Outcomes
<p>PO10 Minimise risk to staff and visitors associated with cyclones.</p>	<p>AO10.1 Cyclone shelters are provided within the resort with such shelters to be designed and constructed in accordance with the <i>Design Guidelines for Queensland Public Cyclone Shelters and Evacuation and Emergency Management and Response Plan</i>.</p>
<p>Environment and sustainability</p>	
<p>PO11 Development protects the sensitive ecological communities that occur on the site.</p>	<p>AO11.1 Development is setback a minimum of five metres from <i>Coastal Vine Thickets of Eastern Australia</i> vegetation community.</p> <p>AO11.2 The Broad Leaf Tea-tree (<i>Melaleuca viridiflora</i>) Woodlands in High Rainfall Coastal North Queensland ecological community is protected and restored, except where essential clearing and trimming is required adjacent to the airstrip to maintain aviation transitional safety surfaces.</p> <p>AO11.3 Development is undertaken in accordance with the following approved Management Plans: (a) <i>Biosecurity Management Plan</i>; (b) <i>Fauna Management Plan</i>; and (c) <i>Vegetation Management Plan</i>.</p>
<p>PO12 Areas are managed to enhance the ecological values of the land.</p>	<p>AO12.1 Land subject to an existing perpetual lease is restored and rehabilitated in accordance with the <i>Vegetation Management Plan</i>.</p>
<p>PO13 Stormwater quality is improved through the incorporation of water sensitive urban design principles and on-site stormwater harvesting.</p>	<p>AO13.1 Development is undertaken in accordance with the <i>Stormwater Management Plan</i> prepared for the resort.</p>
<p>PO14 The design, construction and operation of the resort seeks to promote ecological sustainability.</p>	<p>AO14.1 Buildings and infrastructure are designed to harvest rainfall (e.g. rainwater tanks) and reduce water consumption through the installation of water efficient devices and fittings.</p> <p>AO14.2 Buildings and infrastructure are designed to reduce energy consumption through the installation of energy efficient fixtures and devices (e.g. LED lighting).</p>

Performance outcomes	Acceptable Outcomes
Site Sensitive Design of Roads and Infrastructure	
<p>PO15 The potential for roads, cuttings and infrastructure to create visual scarring is limited by the appropriate placement and design of roads and infrastructure.</p>	<p>AO15.1 Roads and internal access corridors are located generally in accordance with Map 2 – Indicative Master Plan.</p> <p>AO15.2 The alignment of roads is selected to avoid linear hillside scarring.</p> <p>AO15.3 Road cuttings on hillsides minimise vegetation clearing and earthworks footprint by dark-coloured retaining walls with planted terraces, soil nailing or gabion supports, instead of vegetated cut batters.</p> <p>AO15.4 During construction, the area of bare earth exposed at any one time, and the period of exposure, is limited.</p>
Accessibility	
<p>PO15 The resort provides a high level of accessibility for pedestrians, cyclists, electric buggies and service vehicles.</p>	<p>AO16.1 Development is provided with a system of constructed vehicular carriageways, cycle paths and pedestrian paths that achieve a high level of permeability and connectivity provided generally in accordance with Map 2 – Indicative Master Plan.</p> <p>AO16.2 Traffic signs and pavement markings are provided and/or modified in accordance with <i>Australian Standard AO1742.1 “Manual of Uniform Traffic Control Devices”</i> and the <i>Manual of Uniform Traffic Control Devices – Queensland</i>.</p>
Operational Works - Filling and Excavation	
<p>PO17 Filling, excavation and the construction of retaining walls are undertaken to ensure slope and structural stability, minimise erosion and minimise impacts on visual amenity.</p>	<p>AO18.1 Works associated with excavation, filling and/or the construction of retaining walls are undertaken in accordance with the <i>Australian Standard AO3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>AO18.2 Earthworks are undertaken to provide for the development of areas located generally in accordance with Map 2 – Indicative Masterplan.</p> <p>AO18.3 Excavation, filling and/or the construction of retaining walls does not:</p> <ul style="list-style-type: none"> (a) adversely impact upon the stability of land or existing buildings or structures;

Performance outcomes	Acceptable Outcomes
	(b) increased, concentrate or divert stormwater into an adjoining site; (c) adversely affect the visual character of the locality and areas of high scenic amenity and visibility. AO18.4 Development that has the potential to involve: (a) disturbance of the existing ground surface including that which arises from clearing, levelling, shaping, installation of services, filling or excavation; or (b) changes in the velocity of runoff flowing overland or entering directly or indirectly into any waters; complies with: (a) an approved <i>Erosion and Sediment Control Plan</i> prepared by a Registered Professional Engineer Queensland and <i>Dust Management Plan</i> .
PO19 Natural or built environments and human health are not harmed by the production of acid sulfate soils by: (a) avoiding disturbance to areas of acid sulfate soils that would produce or contribute to acidic leachate; (b) treating and managing the disturbance of acid sulfate soils to minimise the generation of acidic leachate within manageable levels; (c) treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm.	AO19.1 No potential or actual acid sulfate soils are disturbed by the development. OR AO19.2 Where soil is disturbed in areas that host potential or actual acid sulfate soils, impacts are appropriately managed in accordance with an approved <i>Acid Sulfate Soil Management Plan</i> prepared by a Registered Professional Engineer Queensland using levels of testing commensurate with the level of risk.
Operational Works - Vegetation Clearing	
PO20 Development minimises vegetation clearing to protect the visual integrity, ecological features, biological processes and habitat values of the natural environment.	AO20.1 Vegetation clearing is undertaken in accordance with the <i>Vegetation Management Plan</i> prepared for the resort.
Operational Works - Advertising devices / On-premises Signs	
PO21 Advertising devices and/or On-premises Signs are designed and constructed in a manner that complements building design and is in keeping with the natural and cultural setting of Lindeman Island.	AO21.1 Advertising devices/on-premises signs are designed, constructed and sited in a manner that: (a) results in a size, appearance or level of illumination that does not adversely impact on: a. the visual amenity and character of the resort or its natural landscape setting;

Performance outcomes	Acceptable Outcomes
	b. the operations of the airstrip; (b) is constructed of durable materials.
Reconfiguring a Lot	
<p>PO22 Lots are located, designed, oriented, sized and dimensioned to be suitable for their intended purpose and avoid detrimental impacts on other existing and planned development, having regard to factors including but not limited to the need for all development within the Plan of Development area to operate as a resort complex managed by one entity:</p> <ul style="list-style-type: none"> (a) accommodation of buildings, structures and on-site facilities; (b) environmentally significant areas; (c) landscaping and open space; (d) set back of buildings for natural light, ventilation and visual amenity; (e) vehicular access, manoeuvring and parking; (f) non-vehicular access; (g) topography and geophysical conditions; and (h) provision of appropriate utility services. 	No acceptable outcome.
<p>PO23 Lot reconfiguration is not undertaken in association with any aspect of development that is inconsistent with or not contemplated within the Plan of Development.</p>	No acceptable outcome.

3.3.1 Resort and Village Precinct

Performance outcomes	Acceptable outcomes
<p>PO1 Development in the Resort and Village Precinct incorporates the provision of high quality, architecturally designed buildings, which are configured in a manner that positively contributes to:</p> <ul style="list-style-type: none"> (a) ecological sustainability; (b) climatic responsiveness; (c) energy and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) integration with the island's natural and visual setting. 	No acceptable outcome.

3.3.2 Tourist Villa Precinct

Performance Outcomes	Acceptable Outcomes
<p>PO1 Development in the Tourist Villa Precinct incorporates the provision of high quality, architecturally designed buildings.</p>	<p>AO1.1 The design of Tourist Villas exhibits the following design elements:</p> <ul style="list-style-type: none"> (a) roofs that display pale/dull colours and finishes (not reflective white or silver); (b) articulated facades and balconies, with deep overhangs shading large picture windows; (c) buildings that are cantilevered (slabs limited to a maximum of 50% of building footprint), or built on pier footings to minimise earthworks and vegetation removal. <p>AO1.2 Building designs that have the potential to impact on a natural setting (refer to Figure 3-3) are avoided and instead development incorporates measures to minimise the visual impacts on the natural setting (refer to Figure 3-4).</p> <p>AO1.3 Villa locations are managed by a building envelope plan that appropriately limits the footprint of each individual villa.</p> <p>AO1.4 Villas are limited to a maximum height of two storeys with a maximum gross floor area of 200m² per villa.</p>

Figure 3-3. Built form treatments to be avoided.

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



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

Figure 3-4. Built form treatments to be incorporated into the villa design.

REFERENCE IMAGERY : EXAMPLES OF APPROPRIATE TYPOLOGIES



METHODOLOGIES USED TO NEGATE VISUAL IMPACTS



NOTE: THE BASIC FORMS OF 2 TOURIST VILLAS DEPICTED IN FIGURES 3 & 4 ARE THE SAME. ONLY THE TREATMENTS AND LANDSCAPE COLOUR APPLICATIONS DIFFER

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

3.3.3 Service and Access Precinct

Performance Criteria	Acceptable Solutions
Land Use	
PO1 The nature, scale and location of infrastructure and transport services supports the functioning of the Lindeman Island Resort.	AO1.1 The Service and Access Precinct contains the uses and facilities identified for the precinct on Map 2 – Indicative masterplan.
Amenity	
PO2 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect adjoining or nearby site containing a sensitive land use.	AO2.1 Development is designed, constructed and operated in compliance with environmental authorities issued by the Department of Environment and Heritage Protection.
Jetty and Barge Landing Area	
PO3 The barge landing area and upgraded jetty is structurally sound and safe for use, having regard to: <ul style="list-style-type: none"> (a) relevant engineering standards; (b) the impact of flooding, tidal influences and hydrodynamic changes; (c) intended working loads; and (d) slip and trip hazards. 	AO3.1 The design, construction and operation of the jetty and barge landing area complies with the: <ul style="list-style-type: none"> (a) <i>Marine Execution Plan;</i> (b) <i>Aids to Navigation Management Plan;</i> (c) <i>Vessel-sourced Pollution Prevention Management Plan;</i> (d) <i>Marine Pest Management Plan;</i> (e) <i>Resort Tours Management Plan;</i> (f) <i>Spill Management Plan;</i> and (g) <i>Vessel Traffic Management Plan.</i>
PO4 Buildings, works and marine facilities are designed and constructed in a way to ensure the work does not adversely affect the water quality of the marine environment as a result of: <ul style="list-style-type: none"> (a) release into the tidal water of materials used in the construction of the work; or (b) disturbance to the sediment on the bed and banks of the tidal water; or (c) exposure to acid sulfate soils. 	AO4.1 Development is designed, constructed and operated in accordance with: <ul style="list-style-type: none"> (a) <i>Acid Sulfate Soils Management Plan;</i> (b) <i>Biosecurity Management Plan;</i> (c) <i>Erosion and Sediment Control Plan;</i> (d) <i>Marine Pest Management Plan.</i>

Performance Criteria	Acceptable Solutions
Airstrip	
<p>PO5</p> <p>The visual and environmental impact of the runway is mitigated.</p>	<p>AO5.1</p> <p>Earthworks, outside of the landing surface and aircraft and vehicle manoeuvring areas, are shaped to create surface variations with a natural appearance.</p> <p>AO5.2</p> <p>The Broad Leaf Tea-tree (<i>Melaleuca viridiflora</i>) Woodlands in High Rainfall Coastal North Queensland ecological community is protected and restored, except where essential clearing and trimming is required adjacent to the airstrip to maintain aviation transitional surfaces.</p>

3.3.4 Environment and Open Space Precinct

Performance outcomes	Acceptable outcomes
Ecological Protection	
<p>PO1 Any development within the Environment and Open Space Precinct must not detrimentally impact on the National Park or adjacent marine environment.</p>	<p>AO1.1 The Environment and Open Space Precinct provides for:</p> <ul style="list-style-type: none"> (a) recreational opportunities such as golf course, tennis courts and parks; (b) protection of environmentally sensitive areas and/or culturally significant places; (c) educational opportunities associated with the recreation and/or conservation values of the island; (d) irrigation management for the sewage treatment plant in accordance with the <i>Irrigation Management Plan</i>; (e) water storage and supply to the resort in accordance with the <i>Water Contingency Action Plan</i>; and (f) protection of water quality in Gap Creek Dam in accordance with <i>Drinking Water Quality Management Plan</i> and <i>Stormwater Management Plan</i>. <p>AO1.2 Fairways will be integrated with adjacent native vegetation by informal edges of local native plant species.</p> <p>AO1.3 Existing native vegetation will be retained where possible and supplemented with additional native vegetation in accordance with the <i>Vegetation Management Plan</i>.</p>

Table 3-1. Lindeman Great Barrier Reef Resort Code – Development Parameters.

Column 1 Aspect of Development	Column 2 Maximum Height (Refer to notes 1, 2 and 3)	Column 3 Maximum No. of suites, units, villas	Column 4 Approximate Maximum Aggregate GFA (m ²)
Resort and Village Precinct			
Five Star Beach Resort (including Central Facilities, Pool Bar, Hilltop Suites and Pool Suites)	4 storeys	136 suites	11,626m ²
Six Star Spa Resort (including Central Facilities, Villas) Day Spa	2 storeys	59 villas	9,200m ² 1,190m ²
Five Star Eco Resort	2 storeys	Villas (14); Apartments (20); Hilltop villas (7)	6,120m ²
Central Facility			350m ²
Village (including Airport Lounge, Conference Centre, Retail, Maintenance, Sport Centre and Open Space and recreation*) (Note: 100m ² may occur as part of the Environment and Open Space Precinct)	2 storeys	-	8,583m ²
Rock Bar	1 storey	-	20m ²
Chapel	1 storey	-	140m ²
Staff Accommodation	3 storeys	-	10,051m ²
Tourist Villa Precinct			
Resort villas	2 storeys	89 villas	17,800m ²
Service Infrastructure and Access Precinct			
Hangars	1 storey	-	5,304m ²
National Park and Great Barrier Visitor and Education Centre	1 storey	-	200m ²
Retail/Beach Club	1 storey	-	200m ²
Maintenance	1 storey	-	3,381m ²
Environment and Open Space Precinct			
Open space and recreation* (Note: 100m ² may occur as part of the Resort and Village Precinct)	1 storey	Nil	100m ²
Totals	-	325	74,265m²

Notes:

- Maximum building heights specified in the Lindeman Plan of Development are determined by the number of storeys and are not calculated by other means such as metres above natural ground level. A storey is defined under Schedule 24 of the *Planning Regulation 2017*:
 - means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—
 - a space containing only a lift shaft, stairway or meter room; or
 - a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or
 - a space containing only a combination of the things stated in subparagraph (i) or (ii); or
 - a basement with a ceiling that is not more than 1m above ground level; and
 - includes—
 - a mezzanine; and
 - a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
- With regard to 1(a) an understorey created by the cantilevering of buildings due to site topography, does not constitute a storey, provided that the space is not enclosed.
- With regard to 1(b)(ii) a roofed structure does not include an open framed structure used for shading such as a pergola, vergola, retractable canvases, shade sails or a frame covered in a water permeable material, provided that it is no greater than 10m².

Schedule 1: Management Plans

The proponent has committed to preparing the following management plans for the project:

- Acid Sulfate Soils Management Plan
- Asbestos Management Plan
- Biosecurity Management Plan
- Bushfire Management Plan
- Construction Environmental Management Plan
- Contractor Wellbeing Plan
- Cultural Heritage Management Plan
- Drinking Water Quality Management Plan
- Dust Management Plan
- Emergency Response Plan
- Environmental, Health and Safety Management Plan
- Erosion and Sediment Control Plan
- Evacuation and Emergency Management and Response Plan
- Fauna Management Plan
- Golf Course Management Plan
- Irrigation Management Plan
- Marine Execution Plan, Aids to Navigation Management Plan and Vessel-sourced Pollution Prevention Management Plan
- Marine Pest Management Plan
- Natural Disaster Strategy
- Noise and Vibration Management Strategy
- Odour Management Plan
- Onsite Health Management Plan
- Pest Management Plan
- Pool Management Plan
- Resort Tours Management Plan
- Risk and Hazard Management Plan
- Spill Management Plan
- Stormwater and Water Management Plan
- Traffic Management Plan
- Vessel Traffic Management Plan
- Waste Management Plan
- Water Contingency Action Plan



LEGEND

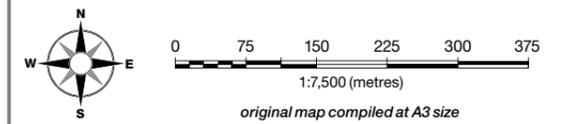
- Resort and Village Precinct
- Tourist Villa Precinct
- Service Infrastructure and Access Precinct
- Environment and Open Space Precinct

Protected Vegetation Communities

- Coastal Vine Thicket
- Broad Leaf Tea-Tree

Other

- Site Boundary



DRAWING TITLE	Proposed Precinct Plan_v1.ai
DRAWING DATE	30 October 2017
DRAWING VERSION	3.0
COORDINATE SYSTEM	Unprojected Geographics
MAP PRODUCED BY	Cardno QLD Pty Ltd
JOB NUMBER	HRP15078

DATA SOURCE
 Basemap: DBI Masterplan; Date: 24/10/2017.

**Lindeman Great Barrier Reef Resort & Spa
 PLAN OF DEVELOPMENT**

Proposed
 Precinct Plan
 Map 1

LEGEND

- 1. EXISTING JETTY RETAINED AND UPGRADED
- 2. 5 STAR BEACHSIDE RESORT
- 3. VILLAGE - RETAIL & STAFF ACCOMMODATION
- 4. TOURIST VILLA PRECINCT
- 5. 6 STAR SPA RESORT & VILLAS
- 6. DAY SPA
- 7. FUTURE RESORT EXPANSION
- 8. BEACHSIDE RESORT POOL
- 9. LAKE
- 10. EXISTING GOLF COURSE SERVICE ROAD
- 11. LUXURY VILLA / APARTMENT ACCOMMODATION
- 12. EXTENDED RUNWAY
- 13. AIRCRAFT HANGARS
- 14. HELIPAD
- 15. MAINTENANCE & SERVICES
- 16. GOLF COURSE
- 17. DRIVING RANGE
- 18. SPORTS & RECREATION ZONE
- 19. WATER & SEWER TREATMENT PLANTS
- 20. AIR STRIP TERMINAL
- 21. SPORTS CENTRE
- 22. LAKE EXTENSION
- 23. PROTECTED VEGETATION

-  PROTECTED VEGETATION (COMMONWEALTH)
-  PROTECTED VEGETATION (MELALEUCA THREATENED)
-  PROTECTED VEGETATION (MELALEUCA NON EPBC)

Coral Sea



*Proposed Masterplan
- DBI Design*

Map 2 - Indicative Masterplan

Map 3 – Indicative Masterplan - Beach Resort



Map 4 – Indicative Masterplan - Spa Resort.


Map 5 - Indicative Masterplan - Tourist Villa Precinct



Map 6 - Indicative Masterplan – Village and Eco Resort

