



2.0

PROPOSAL OUTLINE

2.1 GENERAL DESCRIPTION

Lindeman Island was one of the first islands in the 74 Whitsunday Islands to be used as a tourist resort.

Although in 1905 the island was initially a sheep grazing lease it was not long after in 1923 when Angus Nicholson established a camp for visitors making it the oldest of all the resort islands in the Whitsundays.

The major investment on the island occurred after Club Med established their first Australian resort in 1992. It was a 225 room 3 star resort with an emphasis on families, adventure and entertainment. Club Med spent in the order of \$85M in 1990 on the redevelopment of the Resort.

It had a somewhat troubled history and following substantial damage from Cyclone Yasi and the fact that the resort no longer reflected the evolving Club Med brand, the Company elected to sell the island which was purchased by an Australian company, White Horse Australia, late in 2011.

Since then White Horse Australia has been exploring a wide range of potential development scenarios for the island.

A driving principle behind the purchase of the island by the family owned company is a desire to create a resort that is in empathy with the intrinsic beauty of the Whitsundays which captivated the new owners from their very first visit to the islands.



2.1 GENERAL DESCRIPTION CONT'D

Whilst the development strategy is to create a resort that will compete at the highest International level, White Horse Australia recognise the provenance of the region, and the over-riding tenet to ensure that the architecture, landscaping and operation of the facility pay homage to the natural attributes of the island and its surroundings.

The core features of the resort have evolved through careful consideration by the partners in the project coupled with advice gleaned from tourism industry leaders, specialist consultants and potential hotel operators.

The end result is that there are three key initiatives.

The first initiative is a wholesale revamp of the badly damaged existing beachfront resort from a 218 room 3 star resort to a stellar 5 star resort immediately adjacent to the beach. This will include removal of damaged buildings and construction of a new central facilities over 4 levels inclusive of two stellar restaurants, expansive lagoon pools and hotel suites designed to an international standard.

The second initiative involves a completely new product on the higher portions of the currently leased land. White Horse Australia wish to establish a new pinnacle in Australian tourism - a true six-star boutique resort and spa. The company also wishes to offer a wider choice in accommodation styles and intend to develop residential enclaves flanking the resort.

The new 6 star Resort and Spa is carefully set amongst trees and natural rocky outcrops in the general location of the old Club Med Golf Course which is currently maintained as areas cleared of natural grasses and woodland.

The third initiative is the installation of an environmentally friendly 5 star Eco Resort generally in the area of the northern end of the existing run down golf course.

Wherever possible White Horse Australia intend to revegetate and rehabilitate the cleared areas.



2.2 LOCATION & TENURE

Lindeman Island is one of 74 islands in the Whitsunday Group. Only eight of the islands have been developed with resorts or associated tourist facilities.

Lindeman is located approximately 40 kilometres south east from Shute Harbour on the mainland and some 15 kilometres from Hamilton Island.

The Whitsundays are located off the Queensland coastline north of Mackay, south of Bowen and east of Airlie Beach.

The Whitsundays have regular air transport access via Whitsunday Coast Airport at Proserpine and Hamilton Island Airport. Both airports are capable of handling jet aircraft as used by the domestic airlines. International connections are from Cairns and the Capital Cities.

Road access to Airlie Beach via coach or private vehicle plug into a comprehensive water ferry network servicing all resort islands as well as tourist reef and island destinations.

The Whitsundays also have a large number of day maritime operators, extended voyage vessels, charter boats and private craft.

Lindeman Island is approximately 637 hectares in area and the resort leases consist of one perpetual lease of 71.2 ha. and four term leases totalling 66.7 ha.

White Horse Australia are currently in negotiations with National Parks to amend the perpetual lease boundaries by offering back approximately 10.4 hectares to National Parks as areas worthy of protection and rehabilitation. White Horse Australia are also proposing to give back a further 38.8 ha of term lease in favour of converting the residual 27.9 ha of term lease to a perpetual lease

The existing resort has all the accommodation wings on the southern end of the island adjacent to a small beach. The current central facilities building is also on the lower portion of the site.

Staff accommodation and facilities, workshops, power generation plant, sewerage plant, water treatment, and general Back of House structures are located on the higher portion of the island adjacent to the airstrip.

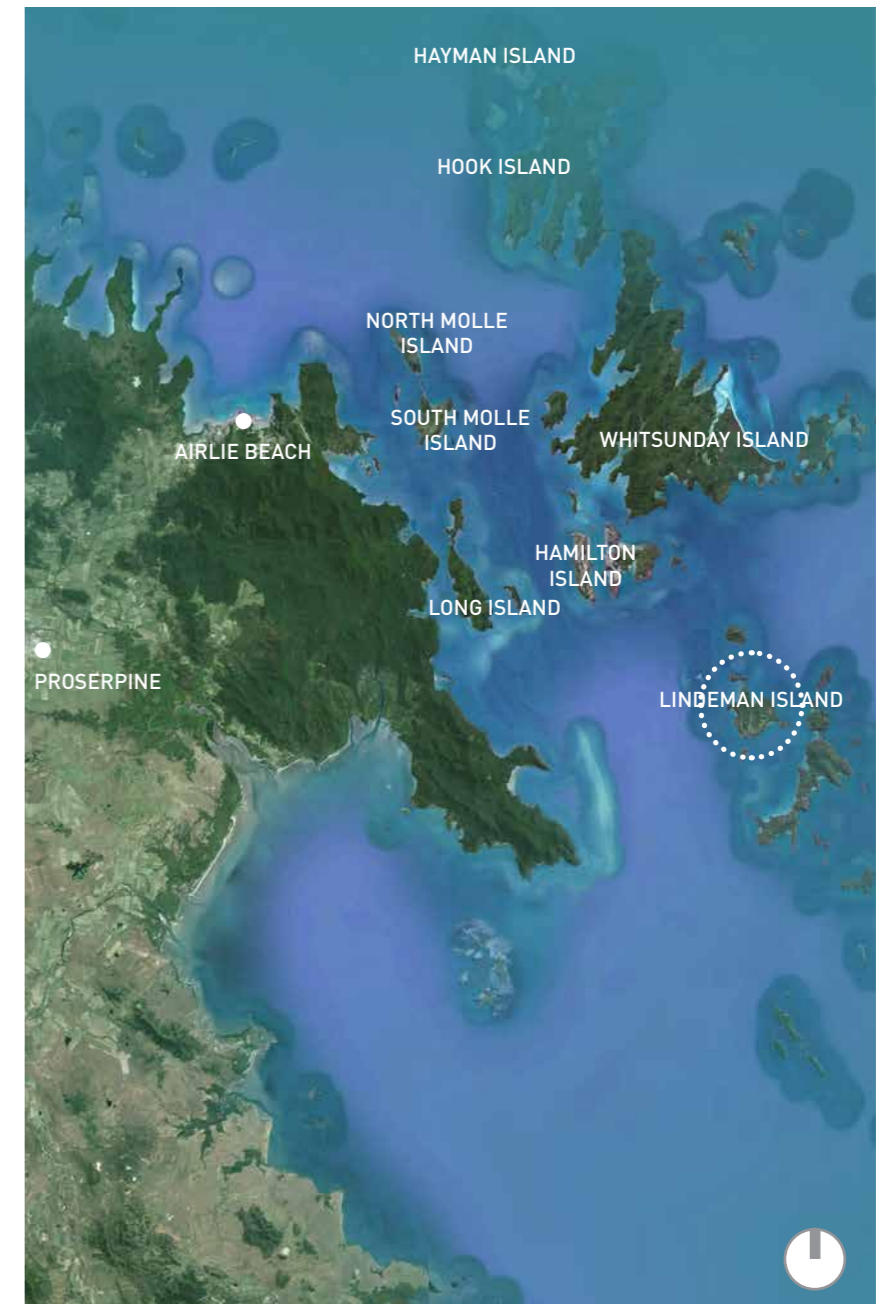
Lindeman Island is located within the Mackay Regional Council Local Government jurisdiction.

The real property description for the leases are :

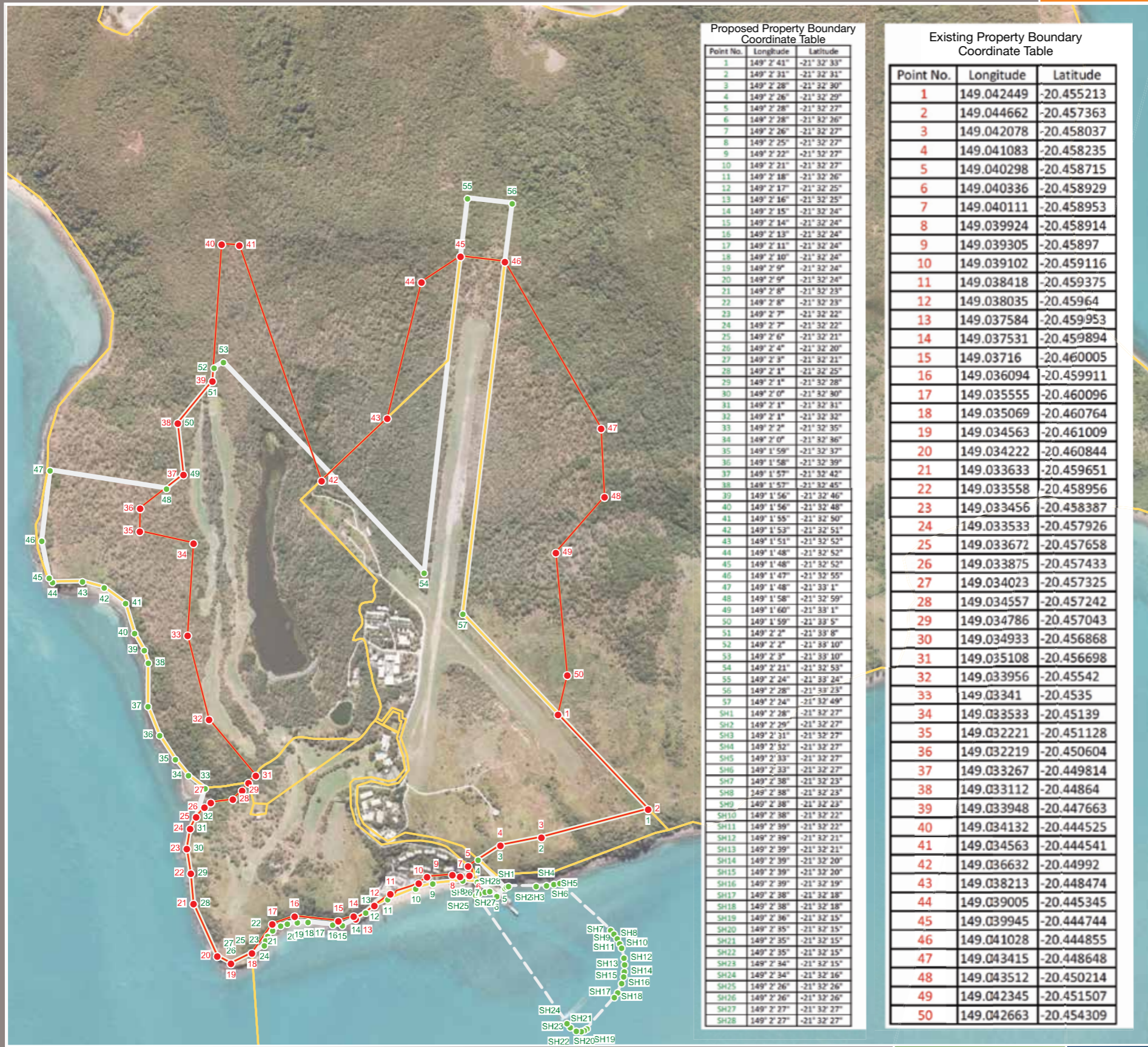
Lot 2 CP858366, B HR2029, C HR2029 and D HR 2029

The lots are zoned Special Activities (Tourism) and Open Space.

The leaseholder is White Horse (Australia) Holdings Pty Limited.



2



Proposed Property Boundary Coordinate Table

Point No.	Longitude	Latitude
1	149° 2' 41"	-21° 32' 33"
2	149° 2' 31"	-21° 32' 31"
3	149° 2' 28"	-21° 32' 30"
4	149° 2' 26"	-21° 32' 29"
5	149° 2' 28"	-21° 32' 27"
6	149° 2' 28"	-21° 32' 26"
7	149° 2' 26"	-21° 32' 27"
8	149° 2' 25"	-21° 32' 27"
9	149° 2' 22"	-21° 32' 27"
10	149° 2' 21"	-21° 32' 27"
11	149° 2' 18"	-21° 32' 26"
12	149° 2' 17"	-21° 32' 25"
13	149° 2' 16"	-21° 32' 25"
14	149° 2' 15"	-21° 32' 24"
15	149° 2' 14"	-21° 32' 24"
16	149° 2' 13"	-21° 32' 24"
17	149° 2' 11"	-21° 32' 24"
18	149° 2' 10"	-21° 32' 24"
19	149° 2' 9"	-21° 32' 24"
20	149° 2' 9"	-21° 32' 24"
21	149° 2' 8"	-21° 32' 23"
22	149° 2' 8"	-21° 32' 23"
23	149° 2' 7"	-21° 32' 22"
24	149° 2' 7"	-21° 32' 22"
25	149° 2' 6"	-21° 32' 21"
26	149° 2' 4"	-21° 32' 20"
27	149° 2' 3"	-21° 32' 21"
28	149° 2' 1"	-21° 32' 25"
29	149° 2' 1"	-21° 32' 28"
30	149° 2' 0"	-21° 32' 30"
31	149° 2' 1"	-21° 32' 31"
32	149° 2' 1"	-21° 32' 32"
33	149° 2' 2"	-21° 32' 35"
34	149° 2' 0"	-21° 32' 36"
35	149° 1' 59"	-21° 32' 37"
36	149° 1' 58"	-21° 32' 39"
37	149° 1' 57"	-21° 32' 42"
38	149° 1' 57"	-21° 32' 45"
39	149° 1' 56"	-21° 32' 46"
40	149° 1' 56"	-21° 32' 48"
41	149° 1' 55"	-21° 32' 50"
42	149° 1' 53"	-21° 32' 55"
43	149° 1' 51"	-21° 32' 52"
44	149° 1' 48"	-21° 32' 52"
45	149° 1' 48"	-21° 32' 52"
46	149° 1' 47"	-21° 32' 55"
47	149° 1' 48"	-21° 33' 1"
48	149° 1' 58"	-21° 32' 59"
49	149° 1' 60"	-21° 33' 1"
50	149° 1' 59"	-21° 33' 5"
51	149° 2' 2"	-21° 33' 8"
52	149° 2' 2"	-21° 33' 10"
53	149° 2' 3"	-21° 33' 10"
54	149° 2' 21"	-21° 32' 53"
55	149° 2' 24"	-21° 33' 24"
56	149° 2' 28"	-21° 33' 23"
57	149° 2' 24"	-21° 32' 49"
SH1	149° 2' 28"	-21° 32' 27"
SH2	149° 2' 29"	-21° 32' 27"
SH3	149° 2' 31"	-21° 32' 27"
SH4	149° 2' 32"	-21° 32' 27"
SH5	149° 2' 33"	-21° 32' 27"
SH6	149° 2' 33"	-21° 32' 27"
SH7	149° 2' 38"	-21° 32' 23"
SH8	149° 2' 38"	-21° 32' 23"
SH9	149° 2' 38"	-21° 32' 23"
SH10	149° 2' 38"	-21° 32' 22"
SH11	149° 2' 39"	-21° 32' 22"
SH12	149° 2' 39"	-21° 32' 21"
SH13	149° 2' 39"	-21° 32' 21"
SH14	149° 2' 39"	-21° 32' 20"
SH15	149° 2' 39"	-21° 32' 20"
SH16	149° 2' 39"	-21° 32' 19"
SH17	149° 2' 38"	-21° 32' 18"
SH18	149° 2' 38"	-21° 32' 18"
SH19	149° 2' 36"	-21° 32' 15"
SH20	149° 2' 35"	-21° 32' 15"
SH21	149° 2' 35"	-21° 32' 15"
SH22	149° 2' 35"	-21° 32' 15"
SH23	149° 2' 34"	-21° 32' 15"
SH24	149° 2' 34"	-21° 32' 16"
SH25	149° 2' 26"	-21° 32' 26"
SH26	149° 2' 26"	-21° 32' 26"
SH27	149° 2' 27"	-21° 32' 27"
SH28	149° 2' 27"	-21° 32' 27"

Existing Property Boundary Coordinate Table

Point No.	Longitude	Latitude
1	149.042449	-20.455213
2	149.044662	-20.457363
3	149.042078	-20.458037
4	149.041083	-20.458235
5	149.040298	-20.458715
6	149.040336	-20.458929
7	149.040111	-20.458953
8	149.039924	-20.458914
9	149.039305	-20.45897
10	149.039102	-20.459116
11	149.038418	-20.459375
12	149.038035	-20.45964
13	149.037584	-20.459953
14	149.037531	-20.459894
15	149.03716	-20.460005
16	149.036094	-20.459911
17	149.035555	-20.460096
18	149.035069	-20.460764
19	149.034563	-20.461009
20	149.034222	-20.460844
21	149.033633	-20.459651
22	149.033558	-20.458956
23	149.033456	-20.458387
24	149.033533	-20.457926
25	149.033672	-20.457658
26	149.033875	-20.457433
27	149.034023	-20.457325
28	149.034557	-20.457242
29	149.034786	-20.457043
30	149.034933	-20.456868
31	149.035108	-20.456698
32	149.033956	-20.45542
33	149.03341	-20.4535
34	149.033533	-20.45139
35	149.032221	-20.451128
36	149.032219	-20.450604
37	149.033267	-20.449814
38	149.033112	-20.44864
39	149.033948	-20.447663
40	149.034132	-20.444525
41	149.034563	-20.444541
42	149.036632	-20.44992
43	149.038213	-20.448474
44	149.039005	-20.445345
45	149.039945	-20.444744
46	149.041028	-20.444855
47	149.043415	-20.448648
48	149.043512	-20.450214
49	149.042345	-20.451507
50	149.042663	-20.454309

LEGEND

- Existing Property Boundary
- Existing Property Boundary Coordinate Point
- Proposed Property Boundary
- Proposed Property Boundary Coordinate Point
- Proposed Safe Harbour Lease Boundary






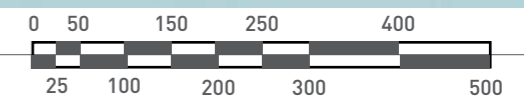
LINDEMAN ISLAND
EPBC Act and IAS Referral
Site Location

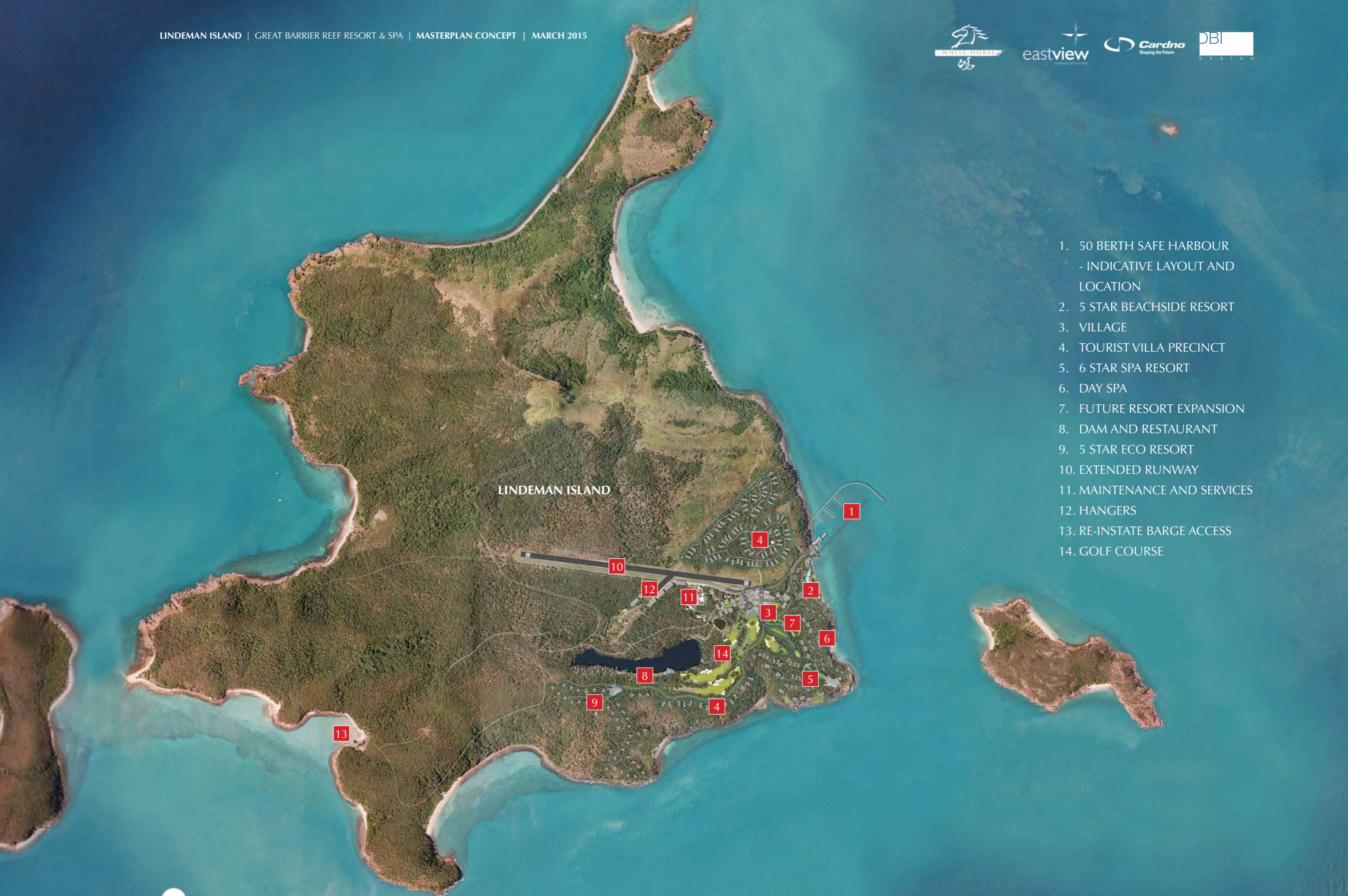
FILENAME >	SITE LOCATION	DATE >	02 APRIL 2015
JOB No. >	HRP15078	AMENDED >	N/A
SCALE >	1:10,000	VERSION >	1

FIGURE 2



-  EXISTING PROPERTY BOUNDARY
-  PROPOSED PROPERTY BOUNDARY
-  PROPOSED SAFE HARBOUR LEASE BOUNDARY
- INDICATIVE LAYOUT AND LOCATION ONLY





- 1. 50 BERTH SAFE HARBOUR
- INDICATIVE LAYOUT AND LOCATION
- 2. 5 STAR BEACHSIDE RESORT
- 3. VILLAGE
- 4. TOURIST VILLA PRECINCT
- 5. 6 STAR SPA RESORT
- 6. DAY SPA
- 7. FUTURE RESORT EXPANSION
- 8. DAM AND RESTAURANT
- 9. 5 STAR ECO RESORT
- 10. EXTENDED RUNWAY
- 11. MAINTENANCE AND SERVICES
- 12. HANGERS
- 13. RE-INSTATE BARGE ACCESS
- 14. GOLF COURSE





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|---|--|
| 1. 50 BERTH SAFE HARBOUR - INDICATIVE LAYOUT AND LOCATION | 7. HANGERS |
| 2. 5 STAR BEACHSIDE RESORT (APPROX 130 SUITES) | 8. EXTENDED RUNWAY |
| 3. VILLAGE - RETAIL, CONFERENCE AND BUSINESS CENTRE | 9. GOLF COURSE |
| 4. VILLAGE - SPORT CENTRE | 10. 6 STAR SPA RESORT (APPROX 54 VILLAS) |
| 5. VILLAGE - STAFF ACCOMMODATION AND AIRPORT LOUNGE | 11. HEALTH RETREAT AND DAY SPA |
| 6. MAINTENANCE AND SERVICES | 12. TOURIST VILLA PRECINCT |
| | 13. 5 STAR ECO RESORT (APPROX 49 VILLAS) |
| | 14. "H2O" RESTAURANT |
| | 15. ROCK BAR |

