



Mr Brendan Millett  
Special Projects Manager  
Emirates Hotels (Australia) Pty Ltd  
2600 Wolgan Road  
Wolgan Valley NSW 2790

Dear Mr Millett

**Emirates Luxury Tourist Resort  
MP 05\_0079 MOD 2 (Concept Plan) and MP 06\_0310 MOD 2 (Project Approval)  
Environmental Assessment Requirements (EARs)**

I refer to your request of 21 March 2017 seeking environmental assessment requirements (EARs) for a modification request to the Concept Plan and Project Approval for the Emirates Luxury Tourist Resort, Wolgan Valley (MP 05\_0079 and MP 06\_0310, respectively) under section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with section 75F(3) of the EP&A Act, the EARs for the request are included within **Attachment 1**. The modification request should be accompanied by an Environmental Assessment (EA) which addresses the EARs in **Attachment 1**. The EARs have been prepared in consultation with Lithgow City Council and relevant agencies (see **Attachment 2**) and are based on the information provided to date. Your assessment must address the EARs below as well as the matters raised in the agencies' responses.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly, evidence of a genuine community consultation engagement process must be provided as part of the EA. This process must ensure that the community is both informed of the proposal and actively engaged in issues of concern to them. Sufficient information must be provided to the community so it has a good understanding of what is proposed and any potential impacts.

If the proposal is likely to have a significant impact on matters of National Environmental Significance, it may require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary EARs may need to be issued. This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment and Energy to determine if an approval under the EPBC Act is required for your proposal.

If you have any enquiries, please contact Ms Rebecca Sommer on (02) 9274 6184 or via email at [Rebecca.Sommer@planning.nsw.gov.au](mailto:Rebecca.Sommer@planning.nsw.gov.au).

Yours sincerely

Chris Ritchie  
Director  
Industry Assessments  
as delegate of the Secretary

13/4/17.

### ATTACHMENT 1

<b>Application Number</b>	<u>Concept Plan</u> – MP 05_0079 MOD 2 <u>Project Approval</u> – MP 06_0310 MOD 2
<b>Proposed Modification</b>	Modification to: <ul style="list-style-type: none"> <li>• relocate the existing helicopter landing pad;</li> <li>• increase the number of helicopter movements per week;</li> <li>• construct six bee hives for local production of honey; and</li> <li>• internal alterations to the existing Pool House building.</li> </ul>
<b>Location</b>	2600 Wolgan Road, Wolgan Valley.
<b>Applicant</b>	Emirates Hotels (Australia) Pty Ltd
<b>Date of Issue</b>	April 2017
<b>General Requirements</b>	<ul style="list-style-type: none"> <li>• A detailed description of the modification;</li> <li>• a description of all land to which the existing approvals apply and details of any proposed consolidation or subdivision of land;</li> <li>• detailed assessment, where relevant, of the key issues below, and any other potential significant issues identified, which must include: <ul style="list-style-type: none"> <li>– a description of the existing environment;</li> <li>– an assessment of the potential impacts of the modification, including any cumulative impacts as a result of the existing development; and</li> <li>– measures to avoid, minimise and if necessary, offset the predicted potential impacts, including strategies for adaptive management and/or contingency plans to manage any significant risks to the environment; and</li> </ul> </li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EA.</li> </ul>
<b>Key issues</b>	<p>The EA must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>strategic context</b> – including: <ul style="list-style-type: none"> <li>– need and justification of the modification, including consideration of alternatives; and</li> <li>– a land use conflict assessment including reference to best management practices.</li> </ul> </li> <li>• <b>noise and vibration</b> – including a noise impact assessment of both construction and operation of the requested modifications prepared by a qualified acoustic professional, which addresses: <ul style="list-style-type: none"> <li>– suitable noise assessment criteria for all sensitive receivers, including any threatened fauna;</li> <li>– the type of aircraft to be used, flight paths, frequency and hours of operation;</li> <li>– potential noise impacts on sensitive receivers including private properties and users of nearby National Parks and recreational areas, including the impacts of start-ups, take off, flight paths, approach, landing and power down; and</li> <li>– suitable noise mitigation measures to reduce potential noise impacts during both construction and operation.</li> </ul> </li> <li>• <b>civil aviation safety</b> – including: <ul style="list-style-type: none"> <li>– an appraisal of the proposed helipad against the Civil Aviation Safety Authority's <i>Guidelines for the establishment and operation of onshore Helicopter Landing Sites</i>; and</li> <li>– details of any associated fuel and chemical storage systems to be installed to support the operations of the proposed helipad.</li> </ul> </li> <li>• <b>biodiversity</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the biodiversity values potentially impacted by the modification request that is to include identification of species impacted, potential impacts and management measures to mitigate/offset these impacts;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Aboriginal and non-Aboriginal cultural heritage</b> – including: <ul style="list-style-type: none"> <li>– a detailed description of any heritage values that exist across the area affected by the modification request; and</li> <li>– where identified, heritage assessment/s must be prepared by a suitably qualified archaeologist/s, which details: <ul style="list-style-type: none"> <li>▪ any potential impacts on heritage values, proposed management and mitigation measures; and</li> <li>▪ consultation with relevant Aboriginal community groups, if applicable.</li> </ul> </li> </ul> </li> <li>• <b>soil and water</b> – including: <ul style="list-style-type: none"> <li>– an assessment of potential impacts on floodplain and stormwater management as a result of the modification request;</li> <li>– details of sediment and erosion controls associated with the modification request; and</li> <li>– a description and appraisal of impact mitigation and monitoring measures</li> </ul> </li> <li>• <b>waste management</b> – including: <ul style="list-style-type: none"> <li>– details of waste handling associated with the modification request including, transport, identification, receipt, stockpiling and quality control including off-site reuse and disposal; and</li> <li>– the measures that would be implemented to ensure that the modification is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i>.</li> </ul> </li> <li>• <b>hazards and risks</b> including: <ul style="list-style-type: none"> <li>– a preliminary risk screening in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>, and <i>Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity, package size, and location of all dangerous goods and hazardous materials associated with the development; and</li> <li>– should the preliminary risk screening indicate that the project is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011), and <i>Multi-Level Risk Assessment</i> (DoP, 2011).</li> </ul> </li> <li>• <b>visual</b> – including an impact assessment at relevant sensitive locations and/or public vantage points.</li> </ul>
<p><b>Consultation</b></p>	<p>During the preparation of the EA, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Lithgow City Council;</li> <li>• Office of Environment and Heritage;</li> <li>• NSW National Parks and Wildlife Service;</li> <li>• Advisory Committee of the Greater Blue Mountains World Heritage Area;</li> <li>• NSW Heritage Council;</li> <li>• NSW Rural Fire Service;</li> <li>• Airservices Australia;</li> <li>• Civil Aviation Safety Authority; and</li> <li>• Environment Protection Authority.</li> </ul> <p>The EA must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>

**ATTACHMENT 2**

Public Authority Responses to Request for Key Issues

ECM:1479193:JKR

14 March 2017



Rebecca Sommer  
Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Rebecca

**Request for Key Issues and Assessment Requirements - Emirates Resort,  
Wolgan Valley, Lithgow LGA (MP 06\_0310)**

I refer to your email dated 8 March 2017 in relation to the abovementioned modification and request for input into the SEARs under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The following information/matters are requested to form part of the SEARs:

- Assessment of proposal in accordance with Lithgow Local Environmental Plan 2014, appropriate Acts, SEPP's and REP's.
- Detail of the proposal including:
  - Flight paths of helicopters.
  - Maximum number of movements per day and per week for helicopters
  - beehives and their purpose onsite.
- Site plan for beehive locations.
- Acoustic assessment detailing impact to receptors within a minimum 2km radius from the proposed helicopter pad and detailed impacts of flight paths.
- A Construction Certificate will be required for the proposed works to the Pool House and helipad construction (if proposed).
- Existing floor plan of the Pool House and comparison floor plan of proposed Pool House coloured to show proposed changes.
- Section Plan through proposed works of the Pool House.
- Material's list of proposed works.

Please do not hesitate to contact me between 2:00pm and 4:30pm Monday to Friday on (02) 63549999, in Council's Environment & Development Department should you have any queries in relation to this matter.

Yours sincerely



J K Ramsden  
**DEVELOPMENT PLANNER**



Department of Planning & Assessment  
Industry Assessments  
GPO Box 39  
SYDNEY NSW 2001

Attention: Rebecca Sommer



Notice Number 1550162  
File Number EF13/4933;DOC17/153235-01  
Date 13-Mar-2017

**EMIRATES ONE & ONLY RESORT - WOLGAN VALLEY - LITHGOW LGA (MP06\_0310 MOD 2)**

I refer to your request for the Environment Protection Authority (EPA) input for the Secretary Environmental Assessment Requirements (SEARs) in regard to the above proposal received by EPA on 8 March 2017.

Schedule 1 of the Protection of the Environment Act 1997 (Act) declares helicopter-related activities to be a scheduled activity for the purpose of the Act if the following applies:


- (a) that has an intended use of more than 30 flight movements per week (where take-off and landing are separate flight movements), and
- (b) that is conducted within 1 kilometre of a dwelling not associated with the landing, taking-off or parking of helicopters

If the above conditions are met, the proposal is integrated development for the purposes of the EPA. The EPA would provide its general terms of approval (GTA's) and require the proponent to obtain an environment protection licence should the proposal receive development approval.

The EPA considers that noise and vibration and fuel storage are the key issues associated with the abovementioned proposal, based on the information provided. Further details are provided at Attachment A in respect of these two key issues as well as other matters that the EPA believes should be included in any final SEARs.

Should you have any further enquiries in relation to this matter please contact Mr Nino Di Falco at the Central West (Bathurst) Office of the EPA by telephoning (02) 6332 7609.

Yours sincerely

  
**Darryl Clift**

Head Regional Operations

Central West Region

(by Delegation)

## ATTACHMENT A

### EPA Secretary Environmental Assessment Requirements

#### Emirates One&Only Wolgan Valley Resort S75W Mod 2

##### **General comment**

The Draft Secretary Environmental Assessment Requirements cover most of the issues that the EPA has a statutory responsibility or concern for and therefore the EPA will not duplicate these matters other than as contained herein.

The EPA appreciates the consideration given to these matters.

##### **Noise and Vibration**

###### Detailed Noise Impact Assessment:

The EPA requires that a detailed Noise Impact Assessment be undertaken by a duly qualified person in accordance with the relevant Government Policies and Guidance Material, particularly the Industrial Noise Policy (EPA, 2000).

This Noise Impact Assessment needs to also focus on separating that noise associated with flight movements from that noise associated with any maintenance and or testing not associated with flight movements.

The Noise Impact Assessment should also identify relevant Federal Aviation Laws that overrule or supersede any State laws in respect of noise limitations.

##### **Waste Management**

The EPA requires that waste management practices be assessed in accordance with the waste management hierarchy under the *Waste Avoidance and Resource Recovery Act 2001*.

##### **Fuel and Chemical Storage**

The EPA requires that details be provided regarding the proposed fuel storage (i.e. above ground storage or underground petroleum storage system) as well as ancillary chemical storages (i.e. oils etc).

## Rebecca Sommer

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**From:** Airport Developments <Airport.Developments@AirservicesAustralia.com>  
**Sent:** Thursday, 16 March 2017 2:37 PM  
**To:** Rebecca Sommer  
**Cc:** airspace.protection@casa.gov.au  
**Subject:** AIRSERVICES RESPONSE (NSW-MA-394) - Helipad, Emirates One&Only Resort, Wolgan Valley, Lithgow (MP 06\_0310) [SEC=UNCLASSIFIED]

Hi Rebecca,

I refer to your request for an Airservices assessment of relocation of the helipad at 2600 Wolgan Rd, Wolgan Valley NSW.

Airservices has no comment regarding the relocation of the helicopter landing pad as there are no procedures designed by Airservices to it. Similarly, no comment can be provided regarding an increase in helicopter movements.

With respect to procedures designed by Airservices in accordance with ICAO PANS-OPS and Document 9905, the proposed modifications will not affect any sector or circling altitude, nor any instrument approach or departure procedure at the nearby Bathurst Airport.

Notes that procedures not designed by Airservices at Bathurst Airport were not considered in this assessment.

Kind regards,

**William Ningzhou Zhao**  
Advisor Airport Development | Service Strategy  
**Airservices Australia**

Phone: +61 3 9339 2504  
Email: [airport.developments@airservicesaustralia.com](mailto:airport.developments@airservicesaustralia.com)

[www.airservicesaustralia.com](http://www.airservicesaustralia.com)

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**From:** [rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au) [<mailto:rebecca.sommer@planning.nsw.gov.au>]  
**Sent:** Thursday, 9 March 2017 4:39 PM  
**To:** Airport Developments <[Airport.Developments@AirservicesAustralia.com](mailto:Airport.Developments@AirservicesAustralia.com)>  
**Subject:** RE: NSW-MA-394 - Helipad, Emirates One&Only Resort, Wolgan Valley, Lithgow (MP 06\_0310) [SEC=UNCLASSIFIED]

Hi William,

Thanks for your fast response.

At this stage, the Department is currently seeking input from key agencies and authorities with regards to the information that would be required from the applicant. This information will then be compiled by the applicant and the Department will provide this to agencies and authorities to undertake an assessment of the proposed modifications (e.g. the helipad re-location and increase in movements).

If you could give me a call to discuss, that would be appreciated.

My number is 02 9274 6184.

Cheers,  
Rebecca

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**From:** Airport Developments [<mailto:Airport.Developments@AirservicesAustralia.com>]  
**Sent:** Thursday, 9 March 2017 4:31 PM  
**To:** Rebecca Sommer <[rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au)>  
**Subject:** NSW-MA-394 - Helipad, Emirates One&Only Resort, Wolgan Valley, Lithgow (MP 06\_0310)  
[SEC=UNCLASSIFIED]

Hi Rebecca,

I have received your proposal and commenced the Airservices assessment which will take normally 6 weeks for completion however we will attempt to meet your requirement of 23 March 2017.

If you have any questions, please contact the Airport Developments team and quote assessment code: *NSW-MA-394*

Please note that all completed Airservices assessments are also forwarded to CASA.

Regards,

**William Ningzhou Zhao**  
Advisor Airport Development | Service Strategy  
**Airservices Australia**

Phone: +61 3 9339 2504  
Email: [airport.developments@airservicesaustralia.com](mailto:airport.developments@airservicesaustralia.com)

[www.airservicesaustralia.com](http://www.airservicesaustralia.com)

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**From:** [rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au) [<mailto:rebecca.sommer@planning.nsw.gov.au>]  
**Sent:** Thursday, 9 March 2017 10:12 AM  
**To:** Airport Developments <[Airport.Developments@AirservicesAustralia.com](mailto:Airport.Developments@AirservicesAustralia.com)>  
**Subject:** Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310)  
**Importance:** High

Dear Sir/Madam

**Request for Key Issues and Assessment Requirements  
Modification Request  
Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310 MOD 2)**

The Department has received a request for Secretary Environmental Assessment Requirements (SEARs) from Emirates One&Only Resort, Wolgan Valley in the Lithgow local government area, pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The request seeks to modify the conditions relating to the helicopter landing pad location, number of helicopter movements, internal alteration of a building and the addition of bee hives at the resort.

It would be appreciated if you could provide input on the SEARs for the request. I therefore request that you review the attached information and provide details of any key issues and assessment requirements by **Thursday 23 March 2017**.

Please mark all correspondence regarding the proposal to myself. I can be contacted on the below details.

Kind regards  
Rebecca

**Rebecca Sommer**

Senior Planner

Industry Assessments


Department of Planning & Environment

GPO Box 39 | Sydney NSW 2001

T 02 9274 6184 E [rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au)



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Level 22, 320 Pitt St, Sydney, 2000*

## Rebecca Sommer

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**From:** Shayne Kneen <shayne.kneen@industry.nsw.gov.au>  
**Sent:** Tuesday, 21 March 2017 10:05 AM  
**To:** Rebecca Sommer  
**Cc:** Landuse Minerals  
**Subject:** Re: Request for SEARs - Modification Request - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310 MOD 2) - GSNSW Response (OUT17/12106)

Dear Rebecca

Thank you for the opportunity to provide advice on the: **Request for Key Issues and SEARs Requirements - Modification Request - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310 MOD 2)**.

The New South Wales Department of Industry Geological Survey of New South Wales (GSNSW) has no SEARs to issue as the Modification Application should have no impact upon mineral, coal or petroleum resources.

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the GSNSW Land Use team at [landuse.minerals@industry.nsw.gov.au](mailto:landuse.minerals@industry.nsw.gov.au).

Regards

Shayne Kneen | Geoscientist | Minerals and Land Use Assessment | Geological Survey of NSW

NSW Department of Industry | Division of Resources & Energy

516 High St | Maitland | NSW 2320 | PO Box 344 | Hunter Region Mail Centre | NSW 2310

T: 02 4931 6731 | F: 02 4931 6726 | E: [shayne.kneen@industry.nsw.gov.au](mailto:shayne.kneen@industry.nsw.gov.au)

W: [www.industry.nsw.gov.au](http://www.industry.nsw.gov.au) | [www.resources.nsw.gov.au](http://www.resources.nsw.gov.au)

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Our Ref: DOC17/181361  
Your Ref: MP 06\_0310 MOD 2

Ms R Sommer  
Senior Planner  
Industry Assessments  
Department of Planning & Environment  
Rebecca.Sommer@planning.nsw.gov.au

Dear Ms Sommer

**Emirates One&Only Resort, Lithgow – MP 06\_0310 MOD 2**

I refer to your email dated 8 March 2017 seeking input into the Environmental Assessment Requirements (EARs) for the Emirates One&Only Resort Modification (MP 06\_0310).

OEH has considered your request and provides the following requirements for the proposed development in **Attachments A, B and C** and guidance material in **Attachment D**.

OEH recommends the EA needs to appropriately address the following:

1. Biodiversity and offsetting
2. Aboriginal cultural heritage
3. Historic heritage
4. Water and soils
5. Flooding

Please note that the NSW Biodiversity Offsets Policy for Major Projects <http://www.environment.nsw.gov.au/resources/biodiversity/140672biopolicy.pdf> is now being implemented. The policy provides a standard method for assessing impacts of major projects on biodiversity and determining offsetting arrangements.

The policy is underpinned by the Framework for Biodiversity Assessment (FBA) <http://www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf> which contains the assessment methodology that is adopted by the policy to quantify and describe the impact assessment requirements and offset guidance that applies to Major Projects. The FBA must be used by a proponent to assess all biodiversity values on the development site.

If you have any questions regarding this matter further please contact Liz Mazzer on 02 6883 5325 or email [liz.mazzer@environment.nsw.gov.au](mailto:liz.mazzer@environment.nsw.gov.au).

Yours sincerely,

**STEVEN COX**  
**Senior Team Leader Planning**  
**North West Region**

Date: 23 March 2017

Contact officer: LIZ MAZZER  
6883 5325

Attachment A – Standard Environmental Assessment Requirements

Attachment B – Species/Populations/Ecological Communities which Require Further Consideration

Attachment C - Critically Endangered Entities Specifically Excluded from Requiring Further Consideration

Attachment D - Guidance Material

## Attachment A – Standard Environmental Assessment Requirements

<p><b>Biodiversity</b></p>
<p>1. Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the <a href="#">Framework for Biodiversity Assessment</a>, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>.</p>
<p><b>Aboriginal Cultural Heritage</b></p>
<p>2. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the <a href="#">Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</a> and consultation with OEH regional officers.</p>
<p>3. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <a href="#">Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</a>. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.</p>
<p>4. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.</p>
<p><b>Historic Heritage</b></p>
<p>5. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to <i>State and local heritage</i> including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:</p> <ol style="list-style-type: none"> <li>a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996),</li> <li>b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria),</li> <li>c. include a statement of heritage impact for all heritage items (including significance assessment),</li> <li>d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and</li> <li>e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.</li> </ol>

<b>Water and Soils</b>	
6.	The EIS must map the following features relevant to water and soils including: <ol style="list-style-type: none"> <li>Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).</li> <li>Rivers, streams, wetlands, estuaries (as described in Appendix 2 of the <a href="#">Framework for Biodiversity Assessment</a>).</li> <li>Groundwater.</li> <li>Groundwater dependent ecosystems.</li> <li>Proposed intake and discharge locations.</li> </ol>
7.	The EIS must describe background conditions for any water resource likely to be affected by the development, including: <ol style="list-style-type: none"> <li>Existing surface and groundwater.</li> <li>Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.</li> <li>Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.</li> <li>Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <a href="#">ANZECC (2000) Guidelines for Fresh and Marine Water Quality</a> and/or local objectives, criteria or targets endorsed by the NSW Government.</li> </ol>
8.	The EIS must assess the impacts of the development on water quality, including: <ol style="list-style-type: none"> <li>The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.</li> <li>Identification of proposed monitoring of water quality.</li> </ol>
9.	The EIS must assess the impact of the development on hydrology, including: <ol style="list-style-type: none"> <li>Water balance including quantity, quality and source.</li> <li>Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.</li> <li>Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.</li> <li>Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (eg river benches).</li> <li>Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</li> <li>Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</li> <li>Identification of proposed monitoring of hydrological attributes.</li> </ol>

<b>Flooding</b>	
10.	The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including: <ol style="list-style-type: none"> <li>a. Flood prone land</li> <li>b. Flood planning area, the area below the flood planning level.</li> <li>c. Hydraulic categorisation (floodways and flood storage areas).</li> </ol>
11.	The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.
12.	The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios: <ol style="list-style-type: none"> <li>a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.</li> </ol>
13.	Modelling in the EIS must consider and document: <ol style="list-style-type: none"> <li>a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.</li> <li>b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.</li> <li>c. Relevant provisions of the NSW Floodplain Development Manual 2005.</li> </ol>
14.	The EIS must assess the impacts on the proposed development on flood behaviour, including: <ol style="list-style-type: none"> <li>a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.</li> <li>b. Consistency with Council floodplain risk management plans.</li> <li>c. Compatibility with the flood hazard of the land.</li> <li>d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.</li> <li>e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.</li> <li>f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</li> <li>g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.</li> <li>h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.</li> <li>i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.</li> <li>j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.</li> </ol>

## Attachment B – Species/Populations/Ecological Communities which require further consideration

Class	Scientific Name	Common Name	NSW status	Comm. status
None identified				

**Attachment C – Species/Populations/Ecological Communities which  
are specifically excluded from requiring further  
consideration**

<b>Class</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>NSW status</b>	<b>Comm. status</b>
Aves	<i>Lathamus discolor</i>	Swift Parrot	Endangered	Critically Endangered
Aves	<i>Anthochaera phrygia</i>	Regent Honeyeater	Critically Endangered	Critically Endangered
Flora	<i>Pultenaea sp.</i> <i>Genowlan Point</i>		Critically Endangered	Critically Endangered

## Attachment D – Guidance material

Title	Web address
<b><u>Relevant Legislation</u></b>	
<i>Coastal Protection Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+13+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+13+1979+cd+0+N</a>
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	<a href="http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/">http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N</a>
<i>Fisheries Management Act 1994</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N</a>
<i>Marine Parks Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N</a>
<i>National Parks and Wildlife Act 1974</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N</a>
<i>Threatened Species Conservation Act 1995</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+101+1995+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+101+1995+cd+0+N</a>
<i>Water Management Act 2000</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<i>Wilderness Act 1987</i>	<a href="http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N">http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N</a>
<b><u>Biodiversity</u></b>	
NSW Biodiversity Offsets Policy for Major Projects (OEH, 2014)	<a href="http://www.environment.nsw.gov.au/biodivoffsets/bioffsetspol.htm">http://www.environment.nsw.gov.au/biodivoffsets/bioffsetspol.htm</a>
Framework for Biodiversity Assessment (OEH, 2013)	<a href="http://www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf">http://www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf</a>
Fisheries NSW policies and guidelines	<a href="http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation">http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation</a>
List of national parks	<a href="http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx">http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx</a>
Revocation, recategorisation and road adjustment policy (OEH, 2012)	<a href="http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm">http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm</a>
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm">http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm</a>
<b><u>Heritage</u></b>	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	<a href="http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf">http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf</a>
Statements of Heritage Impact 2002 (HO & DUAP)	<a href="http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf">http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf</a>
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	<a href="http://www.environment.nsw.gov.au/Heritage/publications/">http://www.environment.nsw.gov.au/Heritage/publications/</a>

Title	Web address
<b><u>Aboriginal Cultural Heritage</u></b>	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf</a>
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf</a>
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf</a>
Aboriginal Site Recording Form	<a href="http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf">http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf</a>
Aboriginal Site Impact Recording Form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf</a>
Aboriginal Heritage Information Management System (AHIMS) Registrar	<a href="http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm">http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm</a>
Care Agreement Application form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf</a>
<b><u>Water and Soils</u></b>	
<b>Acid Sulphate Soils</b>	
Acid Sulfate Soils Planning Maps via Data.NSW	<a href="http://data.nsw.gov.au/data/">http://data.nsw.gov.au/data/</a>
Acid Sulfate Soils Manual (Stone et al. 1998)	<a href="http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf">http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf</a>
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	<a href="http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf">http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf</a> This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
<b>Flooding and Coastal Erosion</b>	
Reforms to coastal erosion management	<a href="http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm">http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm</a>
Floodplain development manual	<a href="http://www.environment.nsw.gov.au/floodplains/manual.htm">http://www.environment.nsw.gov.au/floodplains/manual.htm</a>
Guidelines for Preparing Coastal Zone Management Plans	Guidelines for Preparing Coastal Zone Management Plans <a href="http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf">http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf</a>
NSW Climate Impact Profile	<a href="http://climatechange.environment.nsw.gov.au/">http://climatechange.environment.nsw.gov.au/</a>
Climate Change Impacts and Risk Management	<a href="#">Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation</a>
<b>Water</b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	<a href="http://www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1">www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1</a>
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	<a href="http://deccnet/water/resources/AWQGuidance7.pdf">http://deccnet/water/resources/AWQGuidance7.pdf</a>

<b>Title</b>	<b>Web address</b>
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	<a href="http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf">http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf</a>



OUT17/12444

Ms Rebecca Sommer  
Industry Assessments  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Rebecca.sommer@planning.nsw.gov.au

Dear Ms Sommer

**Emirates One & Only Resort, Wolgan Valley (MP 06\_0310 MOD 2)  
Request for Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 8 March 2017 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant divisions of DPI. Views were also sought from NSW Department of Industry - Lands that are now a division of the broader Department and no longer within NSW DPI. Any further referrals to DPI can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

DPI has reviewed the request for SEARs and advises that the Environmental Assessment should be required to include:

- An assessment of the potential impacts of the additional helicopter movements proposed on sensitive receptors and on any agricultural operations in the region, such as aerial spraying, including:
  - Consideration of the route of movements so that impacts on sensitive receptors is minimised.
  - Strategies to manage impacts on any aerial spraying in the area.
- An assessment of any volumetric water requirements for the proposed works including the proposed source and supply arrangements and any licensing requirements.
- Details of works within 40 metres of a watercourse and measures put in place to mitigate impacts to the watercourse. Works should be undertaken in accordance with DPI Water's [Guidelines for Controlled Activities \(2012\)](#).

Yours sincerely

Mitchell Isaacs  
**Director, Planning Policy & Assessment Advice**  
22 March 2017

*DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:*  
<https://goo.gl/o8TXWz>



File No: SF17/13634  
Ref No: DOC17/153014  
Your reference: MP 16\_0310 MOD 2

Ms Rebecca Sommer  
Senior Planner  
Industry Assessments,  
Department of Planning and Environment  
320 Pitt Street  
SYDNEY NSW 2001

Sent by email to: [rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au)

Dear Ms Sommer

**Request for Secretary's Environmental Assessment Requirements (SEARs) for a s.75W Modification to the project approval for Emirates Luxury Resort (now known as Emirates One&Only Wolgan Valley), 2600 Wolgan Valley Road, Wolgan Valley, Lithgow LGA (MP 16\_0310 MOD 2)**

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Reference is made to your email received on 8 March 2017 requesting SEARs input from the Heritage Council of NSW for the above proposal.

The proposal includes moving the helicopter landing pad from its location near Wolgan Road to a location internal to the property (yet to be decided); increasing the number of allowed helicopter movements from the existing allowance of four movements per week (with no nomination of the magnitude of change); minor modification to the Pool House building to separate it into two areas; and the addition of six bee hives.

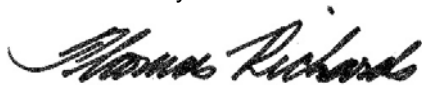
The accompanying letter from James Wyndham, General Manager, Emirates One and Only Resort, outlining the background, the proposal, the planning context and key Environmental Aspects to be assessed, dated 3 March 2017, has been reviewed and it does not consider heritage issues. The following recommendation is provided:

- It is recommended that the EIS should address the impact of the modification against a historical archaeological assessment for the subject site to identify whether any archaeological resources (relics) of local or state heritage significance may be present within the land and could potentially be harmed by the proposed works. If impacts are identified, appropriate mitigation measures or alteration of the proposed impact areas should be discussed and addressed in the EIS based on the significance of any archaeological resources which may be present. Where possible archaeological zoning plans or archaeological management plans held by Local Councils should be referenced.

Please note that this advice does not relate to Aboriginal archaeological and cultural heritage values. A request for SEARs regarding Aboriginal cultural heritage and archaeology should be separately referred to the Regional Operations Planning Unit of the Office of Environment & Heritage.

If you have any questions regarding the above matter, please contact James Quoye, Heritage Officer, at the Heritage Division, Office of Environment and Heritage on telephone (02) 9873 8612 or by email: [james.quoye@environment.nsw.gov.au](mailto:james.quoye@environment.nsw.gov.au).

Yours sincerely



**Dr Thomas Richards**  
Senior Team Leader, State Heritage Assessments  
Heritage Division  
Office of Environment & Heritage  
23 March 2017  
**As Delegate of the Heritage Council of NSW**

## Rebecca Sommer

---

**From:** Windebank, Matthew <Matthew.Windebank@casa.gov.au>  
**Sent:** Tuesday, 28 March 2017 1:46 PM  
**To:** Patrick Copas  
**Cc:** Rebecca Sommer  
**Subject:** RE: Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310) [SEC=UNCLASSIFIED]

### UNCLASSIFIED

Hi Patrick,

As advised by Teraya, CASA does not currently regulate helipads or heliports. We provide advice for the appropriate design of the pad itself in the way of an Advisory Circular (recommended dimension of the actual pad, clear areas on approach and departure etc) but it is not mandatory to comply with this advice.

CASA does not regulate or control the location or number of helicopter movements to and from a helipad and is not able to regulate the noise from such developments.

Therefore CASA does not have any key issues or assessment requirements in regard to this proposal.

Regards

### Matthew Windebank

Aerodrome Engineer  
Air Navigation, Airspace & Aerodromes Branch  
CASA \ Aviation Group  
GPO BOX 2005 CANBERRA ACT 2601

T - 02 6217 1183

F - 02 6217 1500



---

**From:** Patrick.Copas@planning.nsw.gov.au [mailto:Patrick.Copas@planning.nsw.gov.au]  
**Sent:** Tuesday, 28 March 2017 11:34 AM  
**To:** Windebank, Matthew  
**Cc:** rebecca.sommer@planning.nsw.gov.au  
**Subject:** FW: Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310) [SEC=UNCLASSIFIED]  
**Importance:** High

Hi Matthew

Following on from the emails below, would you be able to confirm if CASA will be providing a response to the request for key issues and assessment requirements for the One&Only Resort in the Wolgan Valley?

Thanks and regards

**Patrick Copas**

Student Planner  
Industry Assessments  
320 Pitt Street | GPO Box 39 | Sydney NSW 2001  
T 02 9274 6273 E [patrick.copas@planning.nsw.gov.au](mailto:patrick.copas@planning.nsw.gov.au)



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*I wish to acknowledge the Traditional Custodians of the land and pay respect to all Elders past and present.*

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**From:** Miller, Teraya [<mailto:TERAYA.MILLER@casa.gov.au>]

**Sent:** Wednesday, 8 March 2017 2:42 PM

**To:** Rebecca Sommer <[rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au)>

**Cc:** Windebank, Matthew <[Matthew.Windebank@casa.gov.au](mailto:Matthew.Windebank@casa.gov.au)>

**Subject:** RE: Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310) [SEC=UNCLASSIFIED]

**UNCLASSIFIED**

Hi Rebecca,

I would suggest you talk to our aerodrome section. CASA does not currently regulate helipads or heliports, however for more detailed information I suggest you contact Matthew Windebank on [Matthew.Windebank@casa.gov.au](mailto:Matthew.Windebank@casa.gov.au) . I have copied him in on this email trail so he has the background to your enquiry

Kind regards

Teraya

**Teraya Miller**

Aviation Safety Advisor  
Safety Promotion and Communication Branch

**CASA\Stakeholder Engagement Group**

**p:** 02) 6217 1716 **m:** 0434 558088

16 Furzer Street, Phillip ACT 2606

GPO Box 2005, Canberra ACT 2601

[www.casa.gov.au](http://www.casa.gov.au)

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**From:** [rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au) [<mailto:rebecca.sommer@planning.nsw.gov.au>]

**Sent:** Wednesday, 8 March 2017 12:30 PM

**To:** Miller, Teraya

**Subject:** FW: Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310)

**Importance:** High

Hi Teraya,

I'm not sure if you are the correct person to contact with regards to a potential re-location of a helipad and increase in helicopter movements as part of the One&Only Resort, Wolgan Valley...

If you could either give me a call to have a chat about it, or let me know the correct contact, that would be very much appreciated.

Cheers,  
Rebecca

---

**From:** Rebecca Sommer  
**Sent:** Wednesday, 8 March 2017 11:43 AM  
**To:** EPA Planning Matters Mailbox <[planning.matters@epa.nsw.gov.au](mailto:planning.matters@epa.nsw.gov.au)>; OEH Planning Matters Mailbox <[PlanningMatters@environment.nsw.gov.au](mailto:PlanningMatters@environment.nsw.gov.au)>  
**Subject:** Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310)  
**Importance:** High

Dear Sir/Madam

**Request for Key Issues and Assessment Requirements  
Modification Request  
Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310 MOD 2)**

The Department has received a request for Secretary Environmental Assessment Requirements (SEARs) from Emirates One&Only Resort, Wolgan Valley in the Lithgow local government area, pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The request seeks to modify the conditions relating to the helicopter landing pad location, number of helicopter movements, internal alteration of a building and the addition of bee hives at the resort.

It would be appreciated if you could provide input on the SEARs for the request. I therefore request that you review the attached information and provide details of any key issues and assessment requirements by **Thursday 23 March 2017**.


Please mark all correspondence regarding the proposal to myself. I can be contacted on the below details.

Kind regards  
Rebecca

**Rebecca Sommer**  
Senior Planner  
Industry Assessments  
Department of Planning & Environment  
GPO Box 39 | Sydney NSW 2001  
T 02 9274 6184 E [rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au)



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Level 22, 320 Pitt St, Sydney, 2000

## Rebecca Sommer

---

**From:** Jacqueline Reid  
**Sent:** Tuesday, 11 April 2017 11:57 AM  
**To:** Patrick Copas; OEH Planning Matters Mailbox  
**Cc:** Rebecca Sommer; David Crust  
**Subject:** RE: Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310)

Hi Patrick and thank you for your email reminder.

The GBMWhA Advisory Committee makes the following comments:

“It is a concern that there is no mention of the proposed new number of helicopter overflights, this should be addressed and assessed in the Environmental Assessment referred to in the letter. Option 1 helipad location is also a concern, as it is possibly within the WHA boundary, on one of the bits of the proposed ‘land swap’ land, although the scale of Figure 2 makes it difficult to determine, and very close to the proposed new park boundary. Option 2 helipad location would be less likely to be of concern. Flight routes over the GBMWhA are relevant and should also be specified and assessed in the Environmental Assessment. Note also the EPBC Act approval condition below, apparently based on the need to avoid disturbance of a bat roosting site on the escarpment above the resort:

‘4) The person undertaking the action may only allow helicopters to operate in the area of the resort or the Greater Blue Mountains World Heritage Area (GBMWhA), from half an hour after sunrise to half an hour prior to sunset.’

The proposed beehives and changes to the interior of one of the buildings are unlikely to be of concern.”

Please don't hesitate to contact me should you require further information or clarification.

With thanks and regards

Jacq



**Jacqueline Reid**  
Senior World Heritage Officer  
NSW National Parks & Wildlife Service  
**W** [Greater Blue Mountains World Heritage Area](#)

Bruce Rd (PO Box 6) Glenbrook 2773  
**T** 02 4720 6205 **F** 02 4720 6250  
**M** 0419 307 099  
**W** [nationalparks.nsw.gov.au](http://nationalparks.nsw.gov.au)

---

**From:** Patrick Copas  
**Sent:** Tuesday, 28 March 2017 11:38 AM  
**To:** OEH Planning Matters Mailbox <PlanningMatters@environment.nsw.gov.au>; Jacqueline Reid <Jacqueline.Reid@environment.nsw.gov.au>  
**Cc:** Rebecca Sommer <rebecca.sommer@planning.nsw.gov.au>  
**Subject:** FW: Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310)  
**Importance:** High

Good morning

Following on from the email below, would OEH be able to confirm if the **Advisory Committee for the Greater Blue Mountains World Heritage Area** will be providing a separate response to the request for key issues and assessment requirements for the One&Only Resort in the Wolgan Valley? To date, the Department has only received a response from OEH itself and the Heritage Council of NSW.

Thanks and regards

**Patrick Copas**

Student Planner  
Industry Assessments  
320 Pitt Street | GPO Box 39 | Sydney NSW 2001  
T 02 9274 6273 E [patrick.copas@planning.nsw.gov.au](mailto:patrick.copas@planning.nsw.gov.au)



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**From:** Rebecca Sommer

**Sent:** Wednesday, 8 March 2017 11:43 AM

**To:** EPA Planning Matters Mailbox <[planning.matters@epa.nsw.gov.au](mailto:planning.matters@epa.nsw.gov.au)>; OEH Planning Matters Mailbox <[PlanningMatters@environment.nsw.gov.au](mailto:PlanningMatters@environment.nsw.gov.au)>; EPA RSD Central West Mailbox <[central.west@epa.nsw.gov.au](mailto:central.west@epa.nsw.gov.au)>; 'council@lithgow.nsw.gov.au' <[council@lithgow.nsw.gov.au](mailto:council@lithgow.nsw.gov.au)>; OEH HD Heritage Mailbox <[HERITAGEMailbox@environment.nsw.gov.au](mailto:HERITAGEMailbox@environment.nsw.gov.au)>; Jacqueline Reid <[Jacqueline.Reid@environment.nsw.gov.au](mailto:Jacqueline.Reid@environment.nsw.gov.au)>; 'landuse.enquiries@dpi.nsw.gov.au' <[landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au)>

**Subject:** Request for Key Issues and Assessment Requirements - Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310)

**Importance:** High

Dear Sir/Madam

**Request for Key Issues and Assessment Requirements  
Modification Request  
Emirates One&Only Resort, Wolgan Valley, Lithgow LGA (MP 06\_0310 MOD 2)**

The Department has received a request for Secretary Environmental Assessment Requirements (SEARs) from Emirates One&Only Resort, Wolgan Valley in the Lithgow local government area, pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The request seeks to modify the conditions relating to the helicopter landing pad location, number of helicopter movements, internal alteration of a building and the addition of bee hives at the resort.

It would be appreciated if you could provide input on the SEARs for the request. I therefore request that you review the attached information and provide details of any key issues and assessment requirements by **Thursday 23 March 2017**.

Please mark all correspondence regarding the proposal to myself. I can be contacted on the below details.

Kind regards  
Rebecca

**Rebecca Sommer**

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