

Major Project application



NSW GOVERNMENT
Department of Planning

Date received: 20,09,2007.

Project Application No. 06-0310 MOD 1

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting (PFM) may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a PFM is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

All applications must be lodged with the Director-General, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
DX 10181 Sydney Stock Exchange
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency

ABN

Emirates Hotels (Australia) Pty Limited

26113608414

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Joost

Family name

Heymeijer

Position

Hotel Project Manager

STREET ADDRESS

Unit/street no.

1

Street name

York Street

Suburb or town

Sydney

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

As above

Suburb or town

State

Postcode

Daytime telephone

02 9290 9711

Fax

02 9290 9796

Mobile

0408 604421

Email

joost.heymeijer@emirates.com

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

"Wolgan Homestead"

Suburb, town or locality

Wolgan Valley

Postcode

2845

Local government area(s)

Lithgow City Council

State electorate(s)

REAL PROPERTY DESCRIPTION

Please refer to letter of consent

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached. ☐

MAP: A map of the site and locality should also be submitted with this application.

4. Major Project description and other requirements

Provide a brief title for your project.

Emirates, Wolgan Valley Resort and Spa

Modification to Consent applies to the staff accommodation only. The Consent granted by the Minister on 13 April 2007 included the development of the following staff accommodation:

- 12 single storey dwellings (single, double and quad bedroom units).

The modification to the Consent, includes:

- development of five double storey dwellings; and
- development of four single storey dwellings.

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

☐ Yes ☒ No

Is the application related to part only of a project?

☐ Yes ☒ No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

☐ Yes ☒ No

Is a project application being made concurrently for all or part of the project?

☐ Yes ☒ No

You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description attached?

☒ Yes ☐ No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

☒ Yes ☐ No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$60 million

EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

150

Operational jobs (full-time equivalent)

90 staff

5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- ☐ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☐ a consent under section 138 of the *Roads Act 1993*
- ☐ a licence under the *Pipelines Act 1967*

6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the proponent:

Land

Please see attached
landowner's consent letter.

Signature

Name

Land

Signature

Name



GPO Box 5278 Sydney 2001
Level 21, 321 Kent Street,
Sydney NSW 2000 Australia

Tel +612 8233 9900
Fax +612 8233 9966

info@urbis.com.au
www.urbis.com.au

Urbis Pty Ltd ABN 50 105 256 228
Australia • Asia • Middle East

16 September 2005

Director General
Department of Infrastructure Planning and Natural Resources
23-33 Bridge Street
SYDNEY NSW 2000

Dear Madam,

**Emirates Resort Wolgan Valley
Consent of Owner to Lodgement of Application/s**

/I/we are the registered owners of the property upon which the above project is proposed. This property is legally described as:

- Lots 4, 5, 6A, 7A, 8A, 8B, 9A, 9B, 10, 10A, 11, 11B, 12B, 12C, 18, 19, 26, 43, 46 in DP 751666
- Lots 1 in DP 726429
- Lots 4, 5, 13, 14, 15, 16, 17, 26 in DP751624
- Lots 1, 2, 3 in DP 751634

/I/we hereby authorise the lodgement of any and all statutory applications required in association with the project, including, but not limited to a Concept Plan under the Environmental Planning and Assessment Act 1979, by Emirates Resorts (NSW) or their agents.

Yours faithfully,

Name/s

M. M. Webb
Negla
Andrew Webb



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Sydney NSW 2000 Australia

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Urbis Pty Ltd ABN 50 105 256 228
Australia • Asia • Middle East

20 September 2007

David Kitto
Director Major Development Assessment
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sir,

Emirates Luxury Resort - Wolgan Valley

On 13 April 2007, the Minister for Planning (the Minister) approved the Emirates Luxury Resort in accordance with Section 75J of the Environmental Planning and Assessment Act 1979 (the Act). On Wednesday 5 September 2007 Coffey Projects on behalf of Emirates (Australia) Hotels Pty Limited (Emirates), presented to the Department of Planning (the Department) plans for minor revisions to the approved Project Application. Subsequently, the Department decided that the minor revisions constitute a modification under Section 75W of the Act.

Therefore, we request that the Minister or a delegate of the Minister approve the modification in accordance with Section 75W of the Act. A discussion is provided on the proposed modification including its justification and an assessment of relevant environmental issues below.

The Proposed Modification

The key elements of the proposed modification are presented in Table 1. Please refer to Attachment 1 for detailed plans of the proposal. Further, please refer to Attachment 2 for details of the approved staff accommodation.

Table 1 – Proposed Modification

Approved Project Application	Project as Modified	Comparison
<ul style="list-style-type: none">▪ 14 single storey units.▪ Staff accommodation comprise of a combination of single, double and quad bedroom units.▪ Maximum developable footprint of units is approximately 2,060m².▪ Accommodation for 90 staff.	<ul style="list-style-type: none">▪ Four single storey units.▪ Five double storey units.▪ Staff accommodation comprise of a combination of single, double and quad bedroom units.▪ Maximum developable footprint of units is approximately 1,230m².▪ Accommodation for 90 staff.	<ul style="list-style-type: none">▪ Reduction in number of units.▪ The overall developable footprint of the units is reduced.▪ The overall gross floor area is slightly increased.▪ No change to number of staff.

Proposed Modification Justification and Assessment

Emirates made a commercial decision to make minor amendments to the approved staff accommodation following a value assessment of the architectural design. The approved staff accommodation included 14 single storey buildings. Specifically, the proposed modification includes the redesign of the approved 'type A' buildings from a single storey building into a two storey building thereby reducing the number of buildings from ten to five. In addition, four single storey buildings are being proposed as part of the modification. Consequently, the proposal is a better outcome for the site from an environmental perspective as the proposal calls for the reduction in the number of buildings, which will see an overall reduction in the developable footprint of the staff accommodation.

The reduction of the number of buildings on the site will reduce the width of the development area on which the staff buildings are situated from approximately 170 metres to 120 metres, as measured parallel to the contours. Further, the orientation of the buildings will not alter significantly. Therefore, there will be a slight reduction in the field of view of the staff accommodation.

Additionally, the height of the buildings have increased however given the location of the staff accommodation in relation to main resort and access to Wolgan Road (which is located approximately 200 metres away) there will be no impacts generated from the additional height.

Therefore, the proposed modification should be considered for approval because:

- There is no increase in the combined gross floor area of all the total buildings that have been approved; and
- The proposed height of the staff accommodation will be within the maximum approved height of the overall development.

The key environmental issues associated with the proposed modification have been assessed below in Table 2.

Table 2 - Environmental Assessment

Key Environmental Issue	Positive Impact	Negative Impact	Management
Bushfire management	Buildings will be further away from the nearest Asset Protection Zone (60m setback) compared to approved layout.	There are no negative impacts.	Management of bushfire issues shall be undertaken in accordance with the Landscape Management Plan and proposed fire management strategy.
Ecology	Staff accommodation area has not been identified as having any significant flora and fauna species. However, there is a positive outcome from reduction in developable footprint which reduces potential disturbance.	No negative impacts will be generated on flora and fauna from the modification.	Management of ecological issues will be undertaken in accordance with the approved Flora and Fauna Management Plan.

Key Environmental Issue	Positive Impact	Negative Impact	Management
Aboriginal Heritage	Staff accommodation area has not been identified as having any significant aboriginal heritage items or impacts. However, there is a positive outcome from reduction in developable footprint which reduces potential disturbance.	No negative impact on aboriginal heritage as the location of the buildings will approximately be the same as previously approved.	Management of aboriginal heritage issues will be undertaken in accordance with the approved Aboriginal Heritage Management Plan.
Surface and Groundwater	Approved staff accommodation area has not been identified as having any significant impact in surface water of groundwater. However, there is a positive outcome from reduction in developable footprint which allows for nature flows to occur.	No negative impact on surface and groundwater.	Management of surface and groundwater issues will be undertaken in accordance with the Soil and Water Management Plan, and Construction Environmental Management Plan (CEMP).
Access	The proposal includes a reduction in the quantity of road/pavement required to access buildings. General access to the staff accommodation will remain unchanged.	No negative impact on access.	Management of access will be undertaken in accordance the CEMP, relevant Australian Standards and WorkCover requirements.
Traffic	The modification will not generate any additional traffic on the site from either construction Nor will the modification generate any traffic impacts as the number of staff remains unchanged.	No negative traffic impacts will be generated.	Management of construction traffic issues will be undertaken in accordance with the approved Construction Traffic Management Plan and the Construction Environmental Management Plan.
Water Supply	The modification will not generate any additional impacts on water supply.		Management of

Summary

In general, the proposed modification is consistent with the Project Approval granted by the Minister on 13 April 2007 and the approved Statement of Commitments. The proposed modification to the staff accommodation will have a beneficial outcome for the site via the reduction in the developable footprint. Additionally, the proposal will not provide a combined increase in the gross floor area of all the total buildings that have been approved and is within the maximum approved height of the overall development.

Therefore, we request that the proposal be recommended for approval by the Minister or a delegate of the Minister.

If you have any queries please do not hesitate to contact the undersigned on (02) 8233 9900

Thank you.

Yours sincerely,

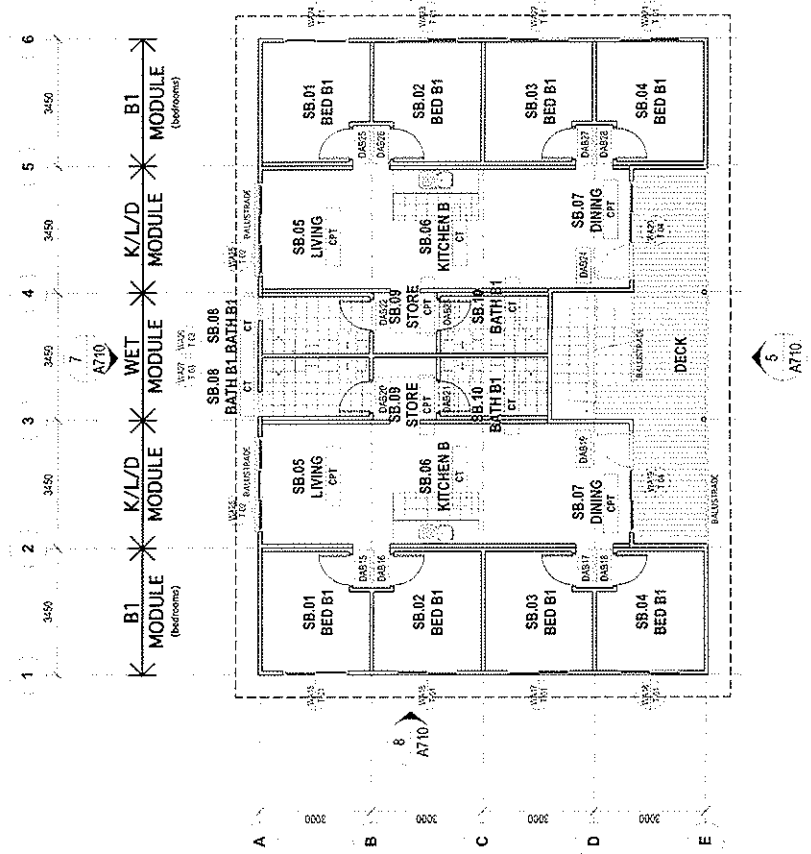
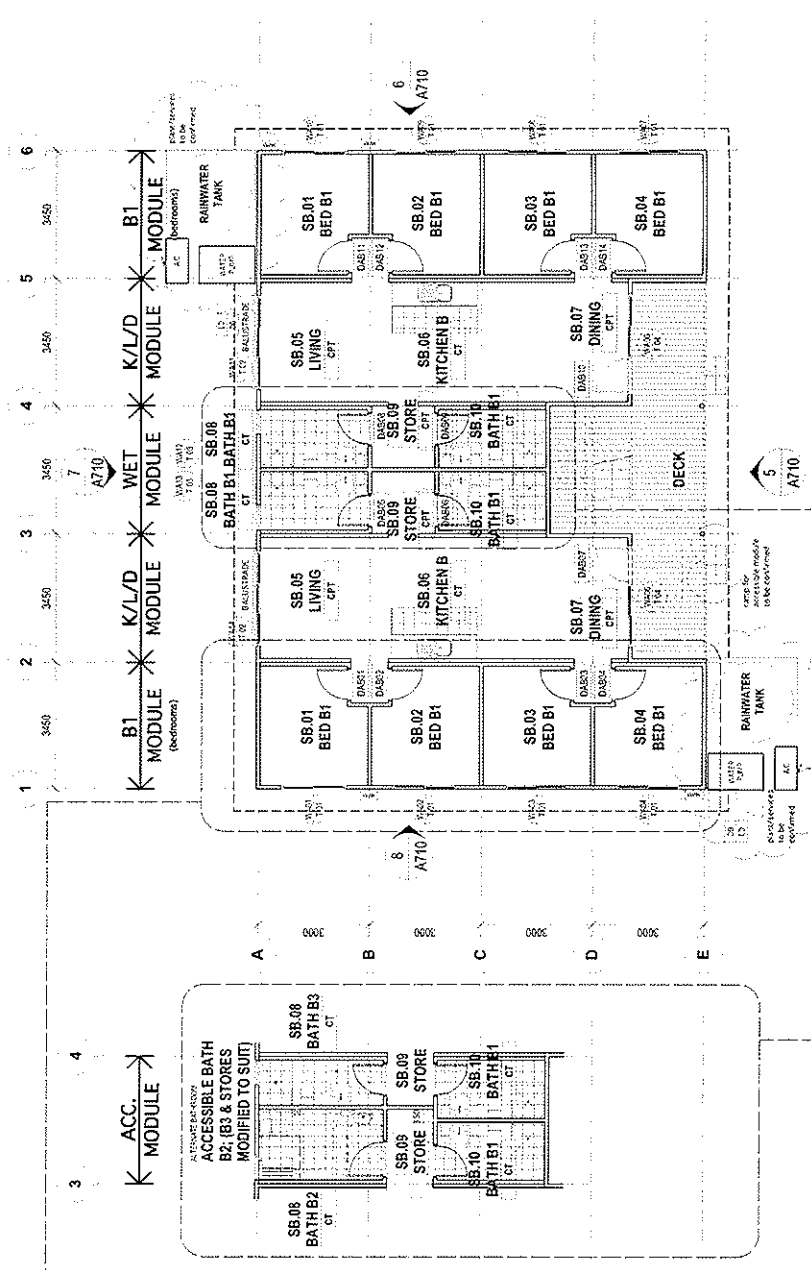
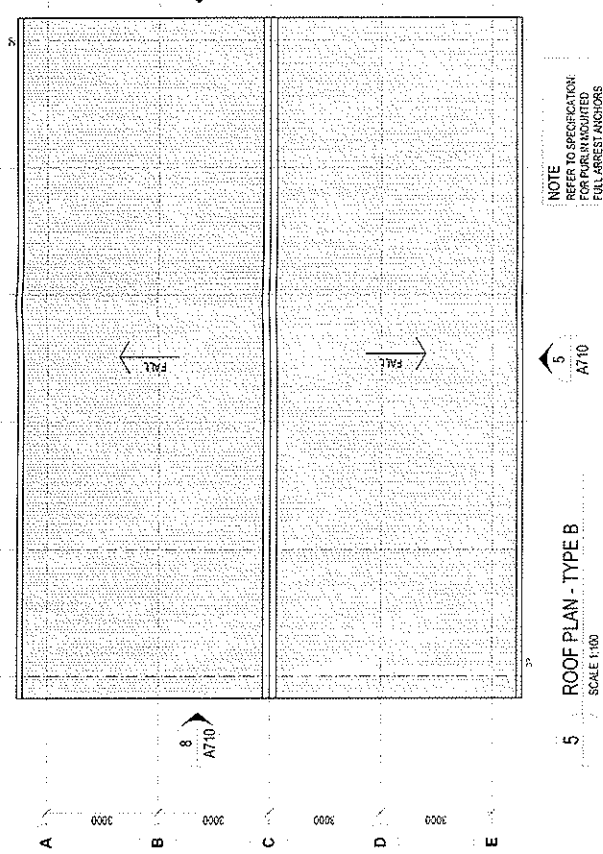
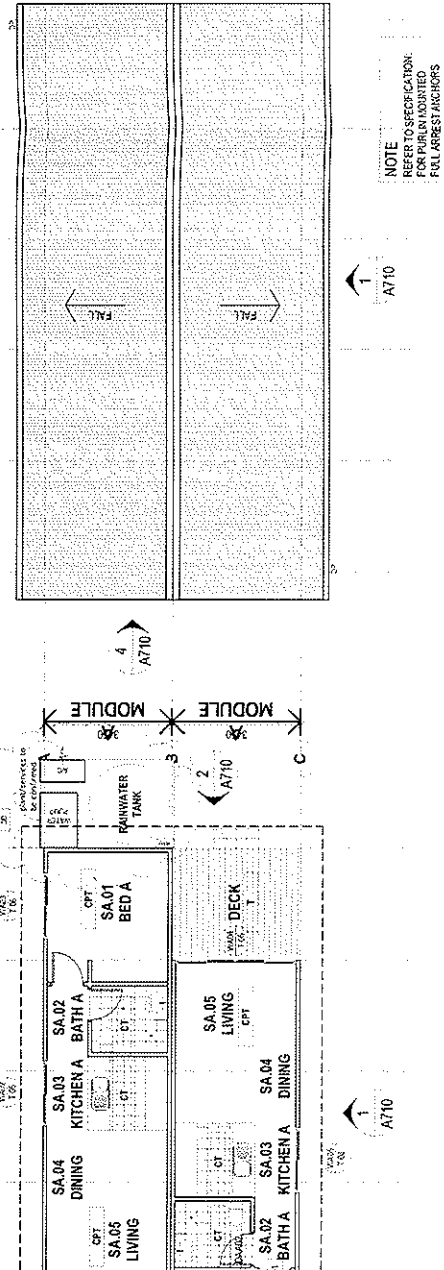


Michael Gheorghiu
Urban Planner

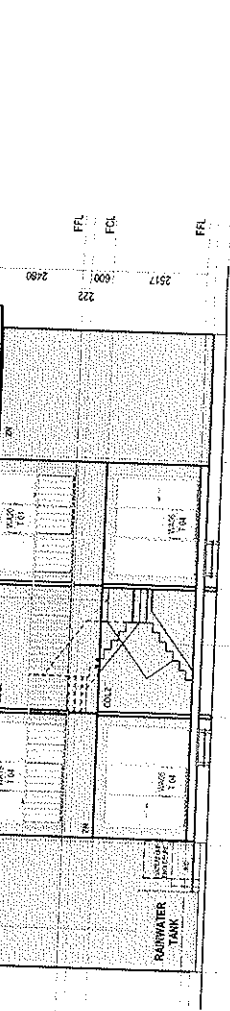


Attachment 1 – Proposed Staff Accommodation Modification Plans





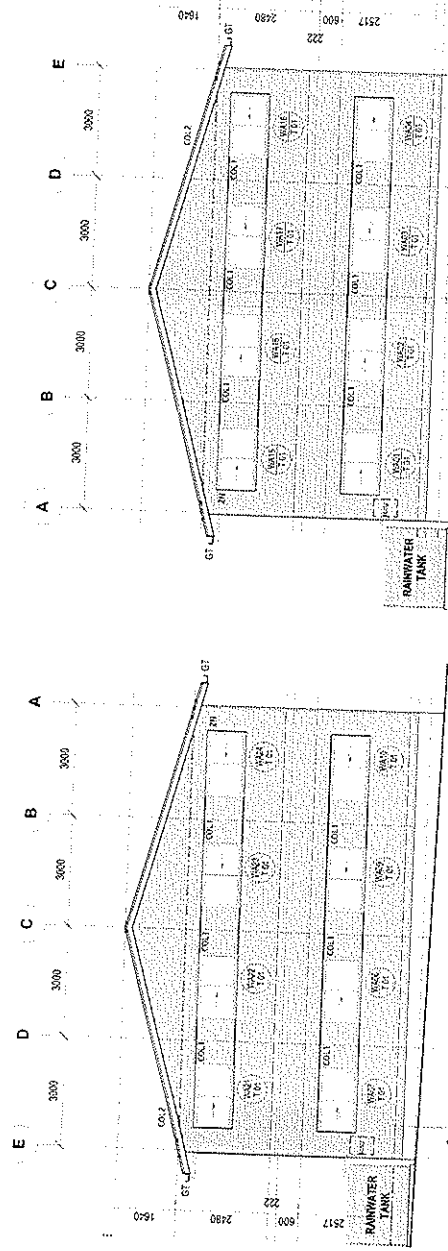
REFER TO PRECINCT DRAWING FOR LOCATIONS
NOTE: ALL FINAL FLOOR LEVELS TO BE DETERMINED AND VERIFIED ON-SITE.



1 TYPE A ELEVATION 1
SCALE 1:100

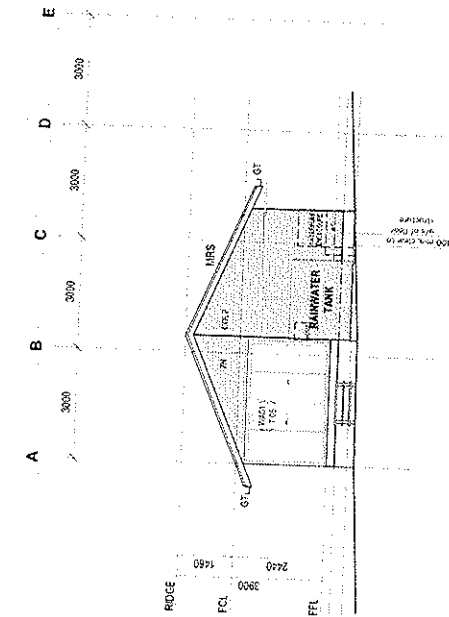
STAIR

5 TYPE B ELEVATION 1
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6 TYPE B ELEVATION 2
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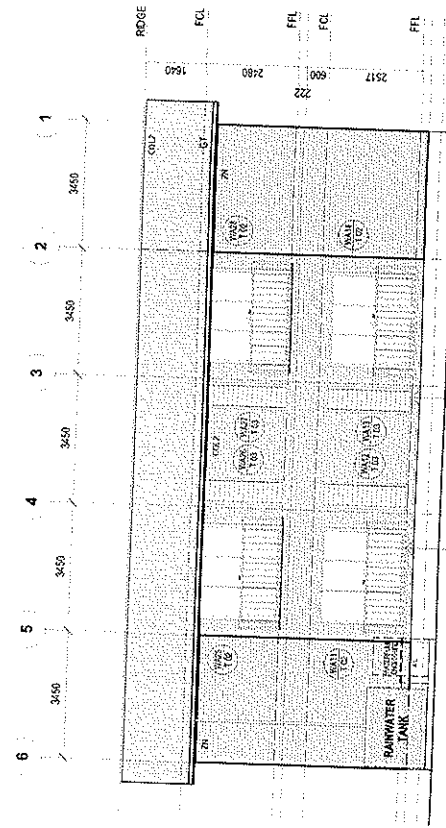
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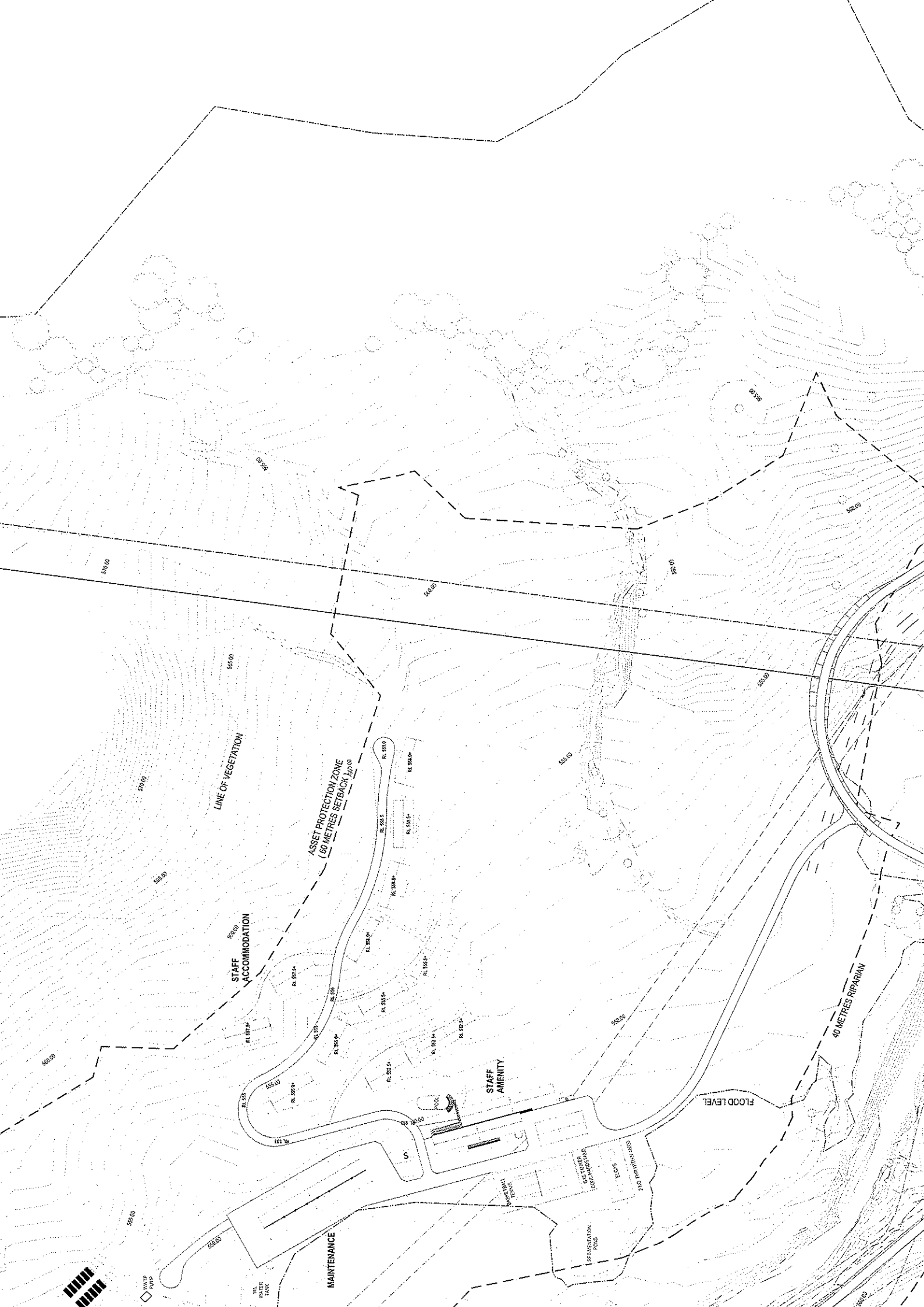


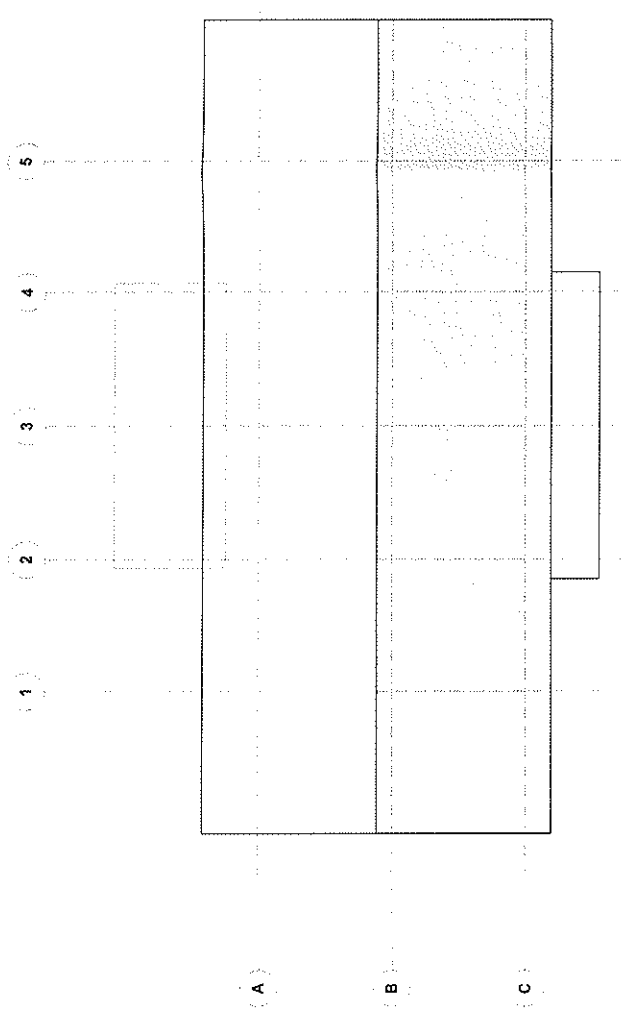
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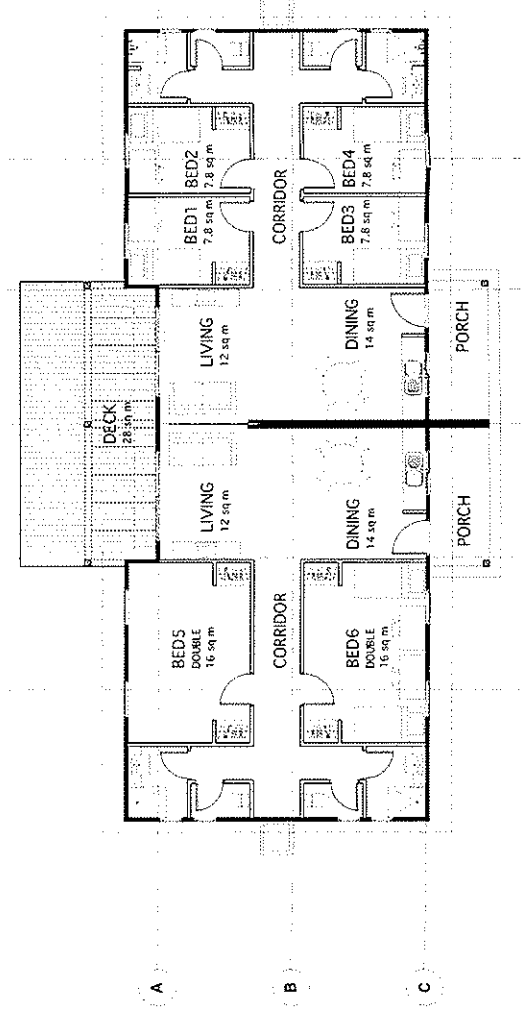
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SCALE 1:100



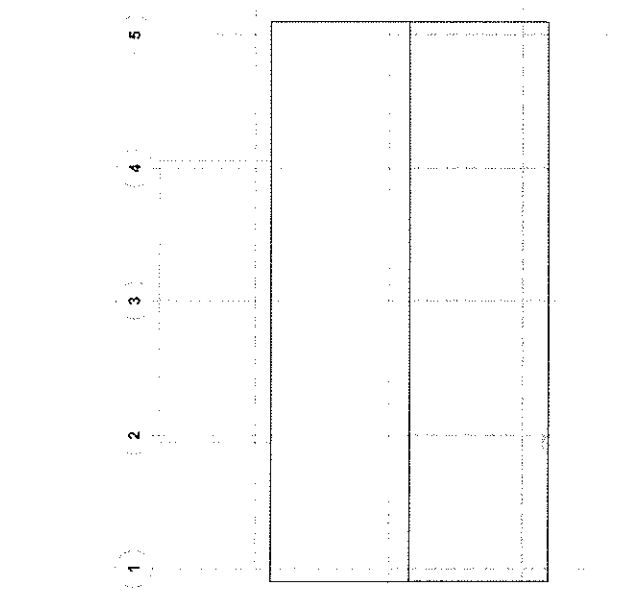




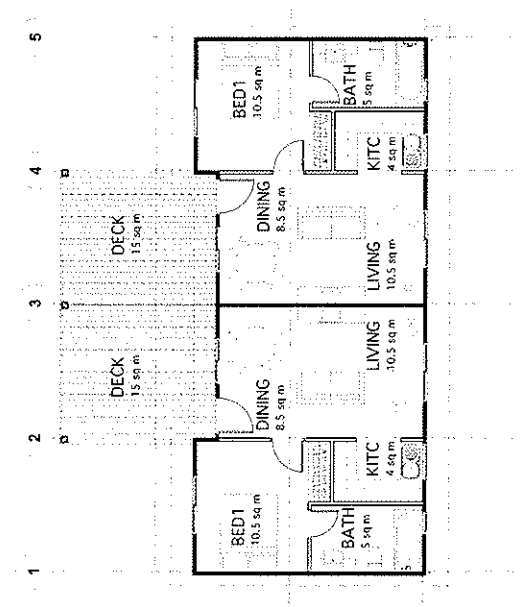
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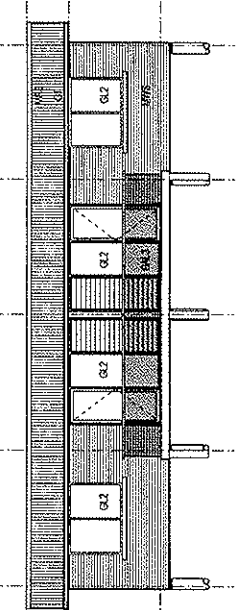
3 FLOOR PLAN - TYPE B



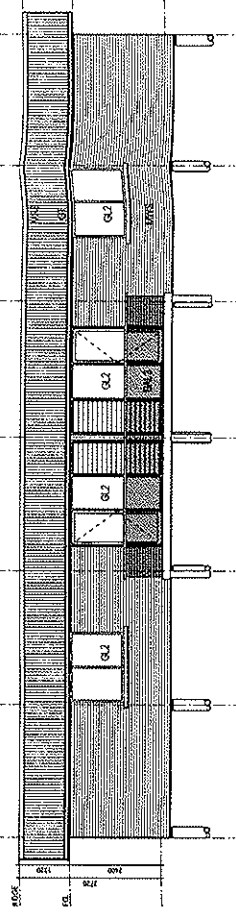
4 - TYPE A



N - TYPE A

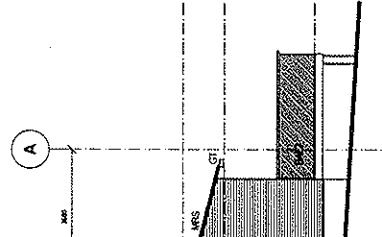


TYPE A ELEVATION 3
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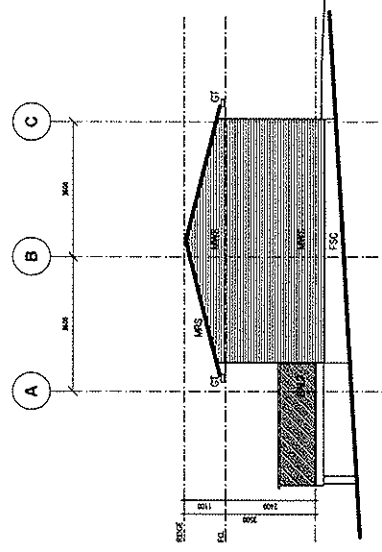
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SCALE 1:100

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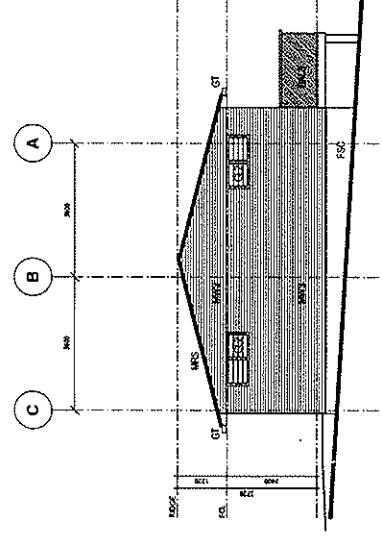
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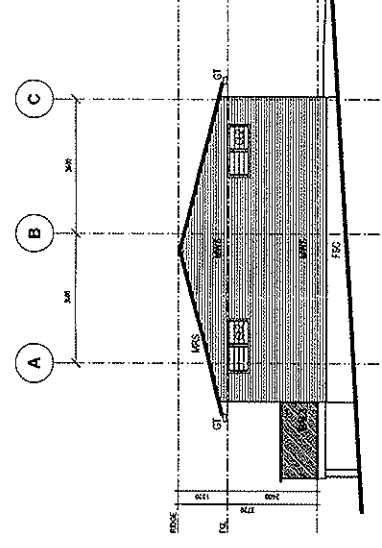
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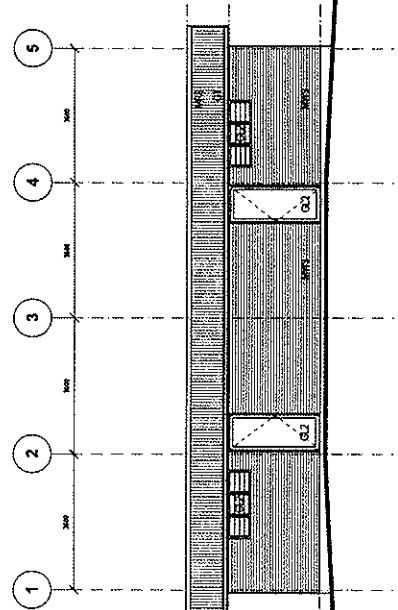
6 TYPE B ELEVATION 2
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8 TYPE B ELEVATION 4
SCALE 1:100

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