

Emirates
One&Only
WOLGAN VALLEY
Australia

Friday, March 03, 2017

Ms. Rebecca Sommer
Senior Planner
Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Rebecca,

Request of Secretary's Environmental Assessment Requirements - S75W Modification to Project Approval 06-0310 Emirates Luxury Resort, 2600 Wolgan Road Wolgan Valley.

I am writing to request Secretary's Environmental Assessment Requirements (SEARS) for the preparation of an Environmental Assessment for the proposed S75W Modification Application to the Concept Plan Approval for the Emirates Luxury Resort Wolgan Valley.

Under Schedule 6a of the Environmental Planning and Assessment Act 1979, the Secretary of the Department may continue to issue environmental assessment requirements for modifications to an approved Part 3A development in accordance with S75w(3) of the Act.

This letter provides some background to the Concept Approval, describes the proposed modifications to Development Approval and provides a preliminary description of the planning and environmental assessment issues that are likely to inform the preparation of SEARS.

1.0 Background

The Concept Approval for the Development of a Luxury Resort at Wolgan Valley (now trading as Emirates One&Only Wolgan Valley) was approved by John Hatziergos MLC, Acting Minister of Planning on 12th May 2006. The construction of the resort commenced in 2008, with the resort opening to the public in October 2009.



The resort is located on an approximately 7,000 acre reserve (Figure 1), boarded by the Gardens of Stone National Park and the Wollemi National Park, approximately 45 km to the North West of Lithgow.

The resort consists of the following buildings:

- Main homestead housing 2 restaurants, kitchens, meeting rooms and administration offices
- 36 x 1 Bedroom Guest villa with individual swimming pool
- 2 x 2 Bedroom Guest villa with individual swimming pool
- 1 x 3 Bedroom Guest villa with individual swimming pool
- Spa with 6 treatment rooms
- Pool house containing steam room, sauna, plunge pool, amenities and guest gym
- 5 staff apartment buildings consisting of 16 apartments and shared amenities per building
- 3 management apartment buildings consisting of 2 individual self-contained apartments each.
- 1 2-bedroom manager's apartment.
- 1 administration building consisting of staff gym, administration office and warehouse building.
- 1 staff amenities building consisting of storeroom, staff kitchen, staff dining and staff lounge.
- Maintenance building consisting of water treatment plant, various workshops, administration office and amenities.
- Various structures related to a waste water treatment plant.
- Stables building consisting of horse boxes, administration, storage, guest lounge and amenities.
- A guest arrival gatehouse.
- Various farm related structures.
- Two heritage buildings constructed in the 1830's and restored as part of the concept approval in 2009.

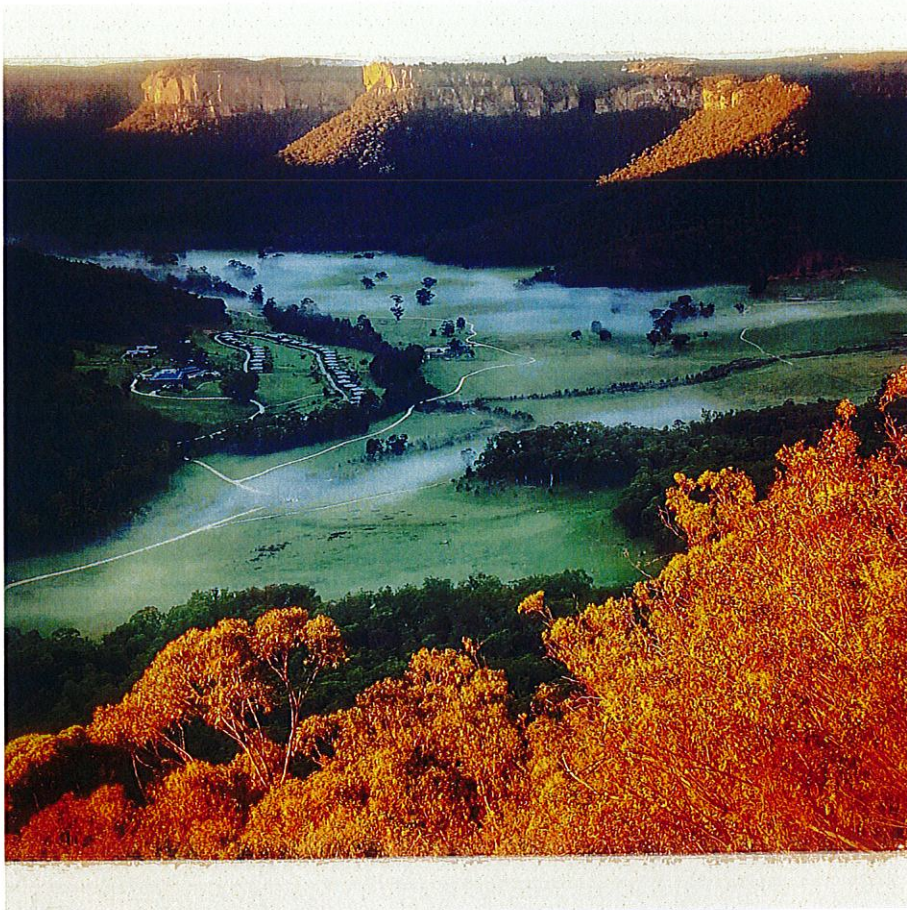


Figure 1. The resort precinct in Wolgan Valley.

2.0 Description of the proposed Modification

The proposed 75W modification seeks to improve the following areas of the resort (Figure 2):

1. Move the helicopter landing pad from its location near Wolgan Road to a location internal to the property.
2. Increase the number of allowed helicopter movements from its existing 4 movements per week.
3. Minor modification to the Pool House building to allow the current gym space to be separated into two areas: Guest gym and Activity centre. See attached concept plan.
4. The addition of 6 bee hives for local production of honey to be used in the resort and as guest interaction with the culinary team.

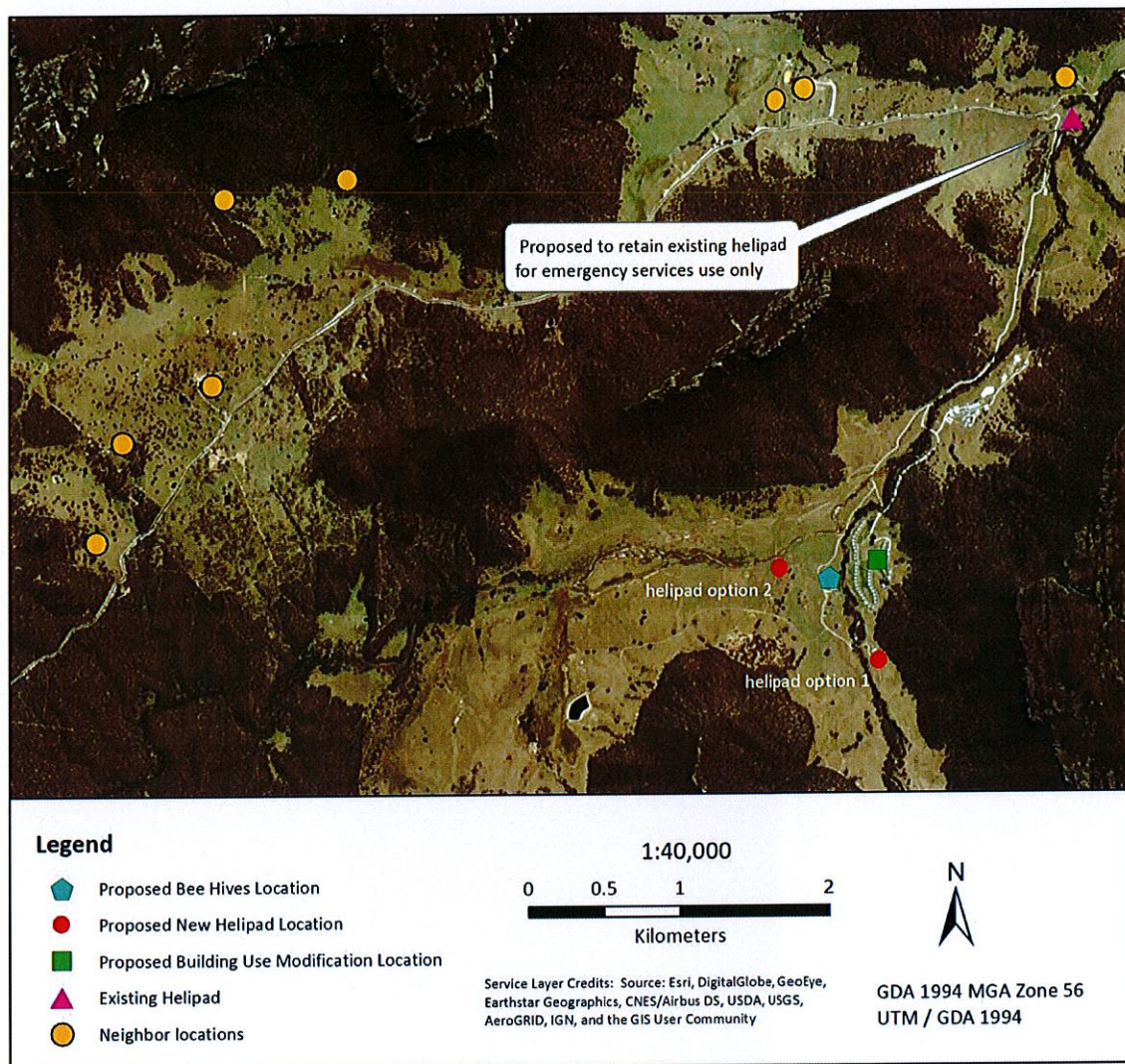


Figure 2: Proposed modification locations

3.0 Planning Context

3.1 Environmental Planning and Assessment Act 1979

The Emirates One&Only Wolgan Valley resort was approved under Part 3A of the EP&A Act which has since been repealed. As such, the proposed modification is subject to assessment in accordance with the transitional part 3a provisions included in Schedule 6A of the Act. Under Schedule 6A, a development approved under Part 3A may continue to be modified in accordance with the provisions of S75W of the Act.

The proposed modifications are consistent with the objectives of the act as follows and would not significantly increase the environmental impacts of the total development:

- No changes to the footprint, height or disturbance area of buildings for the change in use. Primarily internal building changes.

- Helipad relocation is farther away from residents, will be located in an existing disturbed area and is unlikely to require the removal of any trees or native vegetation.
- Will include CASA consultation and will be in compliance with CASA guidelines
- Will be engaging a professional noise consultant
- Unlikely to result in any adverse impacts on significant flora and fauna and ecological communities located in the broader site and adjoining National Parks and Greater Blue Mountain World Heritage Area.

4.0 Key Environmental Aspects to be Assessed

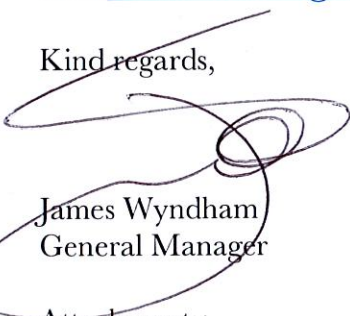
- Acoustic report documenting any potential impacts of noise from the relocation of the helicopter landing pad and increase to the allowed number of helicopter movements.
- Potential Biodiversity impacts from the relocation of the helicopter landing pad.
- Potential Biodiversity impacts from the introduction of a small number of non-native bee species to the reserve and surrounding areas.

5.0 Conclusion

The purpose of this letter is to request the SEARS for the preparation of an S75W Modification Application to the Emirates One&Only Wolgan Valley resort.

We trust the information detailed in this letter is sufficient to enable the Secretary to issue SEARS for the preparation of S75W Modification Application. Should you have a queries both this matter please do not hesitate to contact myself or Brendan Millett on 02 6350 1989 or at brendan.millett@oneandonlywolganvalley.com.

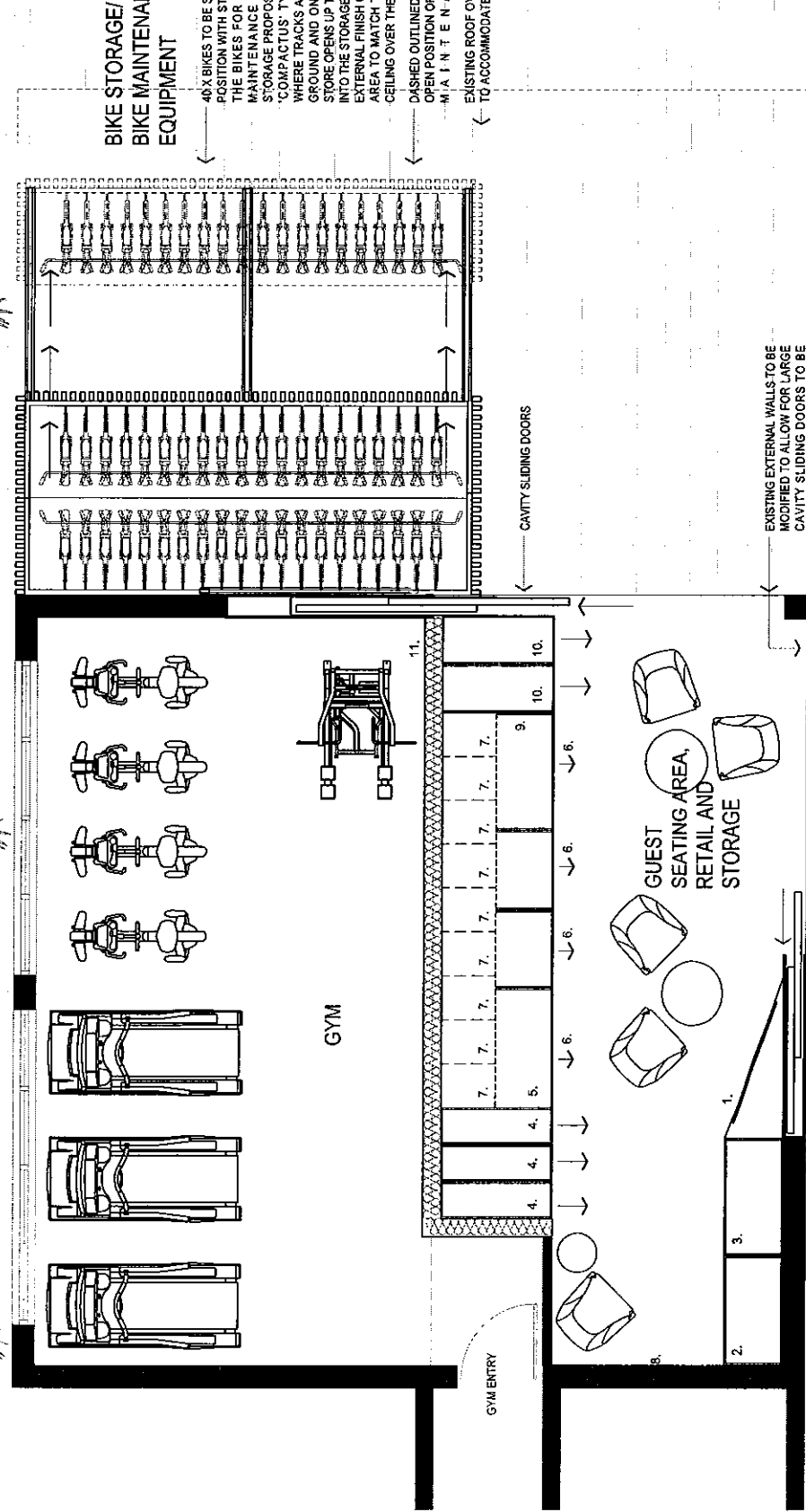
Kind regards,



James Wyndham
General Manager

Attachments:

- Attachment A: Concept plans for the change of use to the current guest gym.



- 1. TV UNIT MOUNTED IN CUSTOM TIMBER, SURROUND WITH BUILT IN MAP/ACTIVITY BOOKS/ BIRD GUIDES, DISPLAY STORAGE IS TO BE SLOPED
- 2. JOINERY TO HOUSE ADMINISTRATION CUPBOARD WITH BIFOLD CAVITY DOORS, THIS CUPBOARD IS TO HOUSE THE DESKTOP COMPUTER, PHONE, FOLDER STORAGE AND GENERAL OFFICE SUPPLIES, THE BACK AND SIDES TO BE PIN BOARD FOR STAFF TO BE ABLE TO HANG NOTICES, UNIT WILL HAVE STORAGE ABOVE
- 3. STORAGE AND DISPLAY BOX WITH FEATURE LIGHTING FOR RETAIL DISPLAY
- 4. 2100MM HIGH PULL OUT STORAGE CUPBOARDS WITH HAMPER STORAGE ABOVE
- 5. LONG BENCH SEATING
- 6. STORAGE DRAWERS FOR TELESCOPES AND LONG STORAGE ITEMS
- 7. BENCH SEATING WITH FEATURE LIGHTING
- 8. VINYL WALL MOUNTED MOTHERBOARD MAP
- 9. HAMPER STORAGE ABOVE FOR BULKY ITEMS SUCH AS HOODED FLEECE LINED PONCHOS AND BLANKETS, ACCESSED VIA LADDER
- 10. PULL OUT STORAGE CUPBOARD
- 11. SOUND INSULATED WALL TO DAMPEN MUSIC FROM GYM ROOM

EXISTING EXTERNAL WALLS TO BE MODIFIED TO ALLOW FOR LARGE CAVITY SLIDING DOORS TO BE INSTALLED, SLIDING DOORS TO BE TIMBER FRAMED GLASS DOORS

THIS ALLOWS THE CORNER OF THE ACTIVITY CENTRE TO OPEN UP TO PASSING GUESTS AND PROVIDES A GOOD CONNECTION BETWEEN GUESTS AND THE FIELD GUIDES

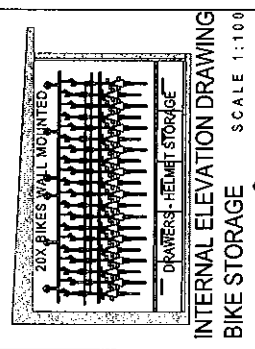
CAVITY SLIDING DOORS

BIKE STORAGE/
BIKE MAINTENANCE
EQUIPMENT

40-X BIKES TO BE STORED IN A VERTICAL POSITION WITH STORAGE UNDERNEATH THE BIKES FOR BIKE HELMETS AND MAINTENANCE EQUIPMENT. BIKE STORAGE PROPOSAL IS MODELED ON A 'COMPACTUS' TYPE STORAGE UNIT WHERE TRACKS ARE INSTALLED IN THE GROUND AND ONE SIDE OF THE BIKE STORE OPENS UP TO ALLOW FOR ACCESS INTO THE STORAGE / MAINTENANCE AREA. EXTERNAL FINISH OF THE BIKE STORAGE AREA TO MATCH THE TIMBER SLATTED CEILING OVER THE WALKWAY ADJACENT

DASHED OUTLINED AREA INDICATES THE OPEN POSITION OF THE BIKE STORAGE / MAINTENANCE AREA

EXISTING ROOF OVER TO BE EXTENDED TO ACCOMMODATE BIKE STORAGE AREA



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CLIENT

TOTAL FIT OUTS

PROJECT

ONE AND ONLY, WOLGAN VALLEY
NEW ACTIVITY CENTRE

DRAWING TITLE

CONCEPT DESIGN - FLOOR PLAN

SCALE 1:50 AT A3

DATE 15 DEC 2016

STATUS SKETCH DESIGN

CHECKED BY KM

PROJECT NO.

16 025

DRAWING NO.

AR. SK 01

ISSUE

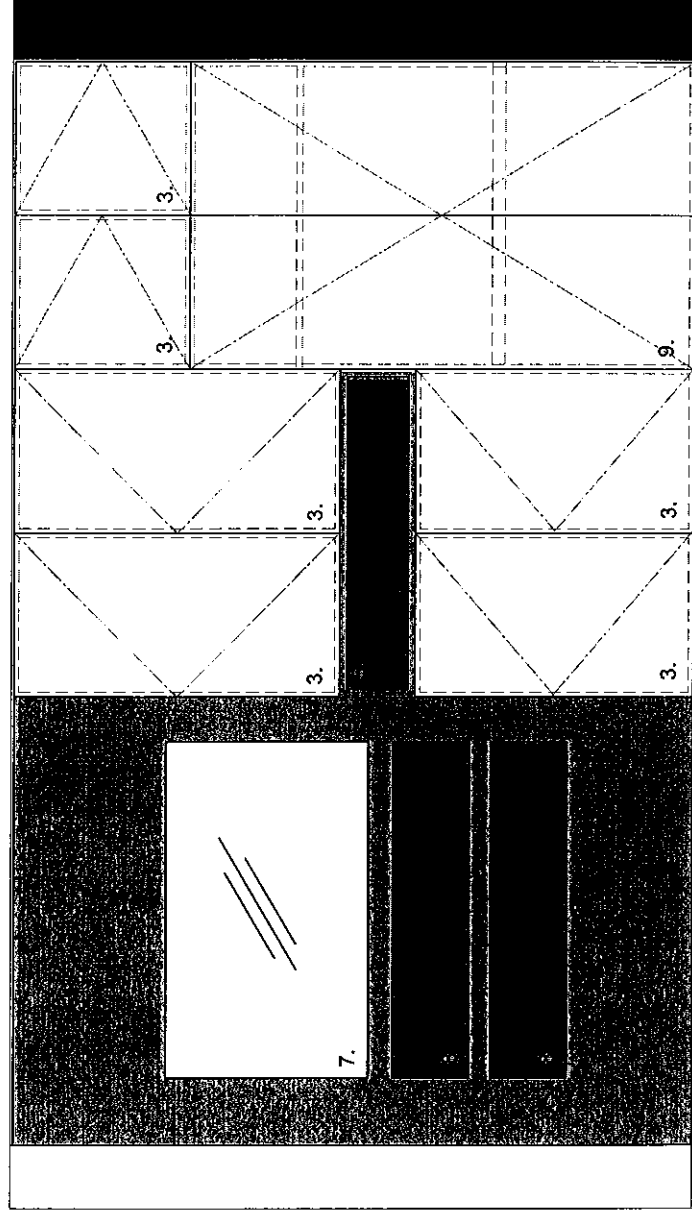
B



1. 2100MM HIGH PULL OUT STORAGE CUPBOARDS WITH HAMPER STORAGE ABOVE
2. LONG BENCH SEATING WITH BENCH CUSHIONS PROVIDED FOR COMFORT; CUSHIONS TO BE IN A CANVAS MATERIAL
3. STORAGE DRAWERS FOR TELESCOPES AND LONG STORAGE ITEMS;
4. STORAGE CUPBOARDS
5. RETAIL DISPLAY BOX WITH FEATURE LIGHTING RECESSED ABOVE
6. HAMPER STORAGE ABOVE FOR BULKY ITEMS SUCH AS PONCHOS AND BLANKETS; ACCESSSED VIA LADDER
7. PULL OUT STORAGE CUPBOARD
8. ACCESS LADDER FOR HIGH STORAGE

NOTE: REFER TO CONCEPT IMAGES FOR MORE INFORMATION IN RELATION TO STORAGE AND DISPLAY CONCEPTS

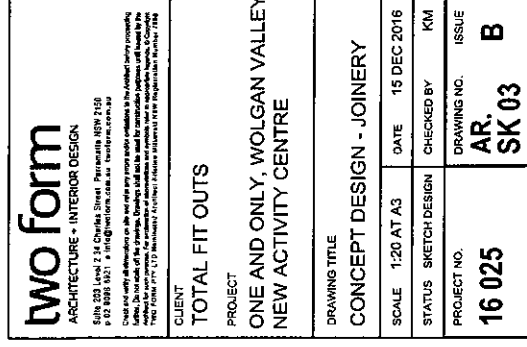
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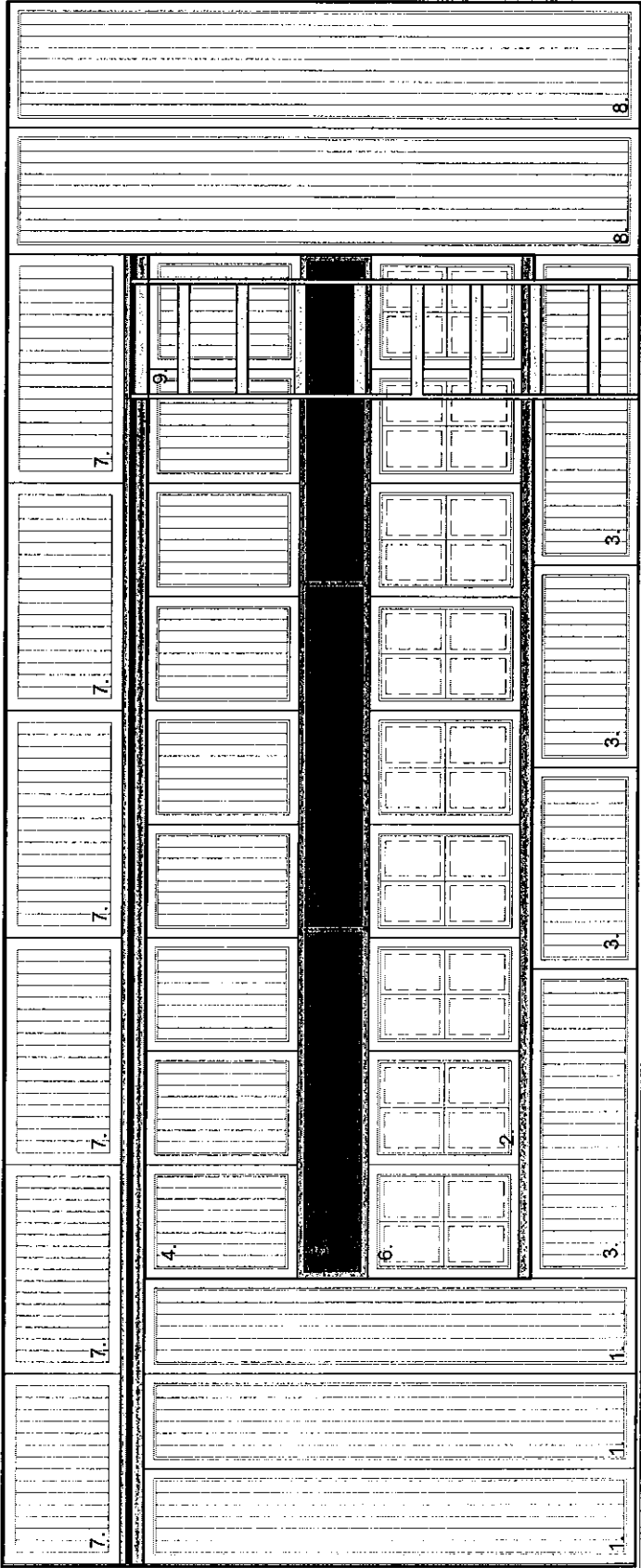


SCALE 1:20

- NOTE: REFER TO CONCEPT IMAGES FOR MORE INFORMATION IN RELATION TO STORAGE AND DISPLAY CONCEPTS**

SCALE 1:20





JOINERY ELEVATION RENDER
SCALE 1:20

1. 2100MM HIGH PULL OUT STORAGE CUPBOARDS WITH HAMPER STORAGE ABOVE
2. LONG BENCH SEATING WITH BENCH CUSHIONS PROVIDED FOR COMFORT; CUSHIONS TO BE IN A CANVAS MATERIAL
3. STORAGE DRAWERS FOR TELESCOPES AND LONG STORAGE ITEMS;
4. STORAGE CUPBOARDS WITH BLACK TIMBER DOORS
5. RETAIL DISPLAY BOX WITH FEATURE LIGHTING RECESSED ABOVE
6. STORAGE CUPBOARDS WITH INLAID LEATHER AS FEATURE DETAIL ON DOORS
7. HAMPER STORAGE ABOVE FOR BULKY ITEMS SUCH AS HOODED FLEECE LINED PONCHOS AND BLANKETS; ACCESSED VIA LADDER
8. PULL OUT STORAGE CUPBOARD;
9. ACCESS LADDER FOR HIGH STORAGE

NOTE: REFER TO CONCEPT IMAGES FOR MORE INFORMATION IN RELATION TO STORAGE AND DISPLAY CONCEPTS

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DRAWING TITLE	
CONCEPT DESIGN - RENDER	
SCALE 1:20 AT A3	DATE 15 DEC 2016
STATUS SKETCH DESIGN	CHECKED BY KM
PROJECT NO. 16 025	DRAWING NO. AR. SK 04 ISSUE B

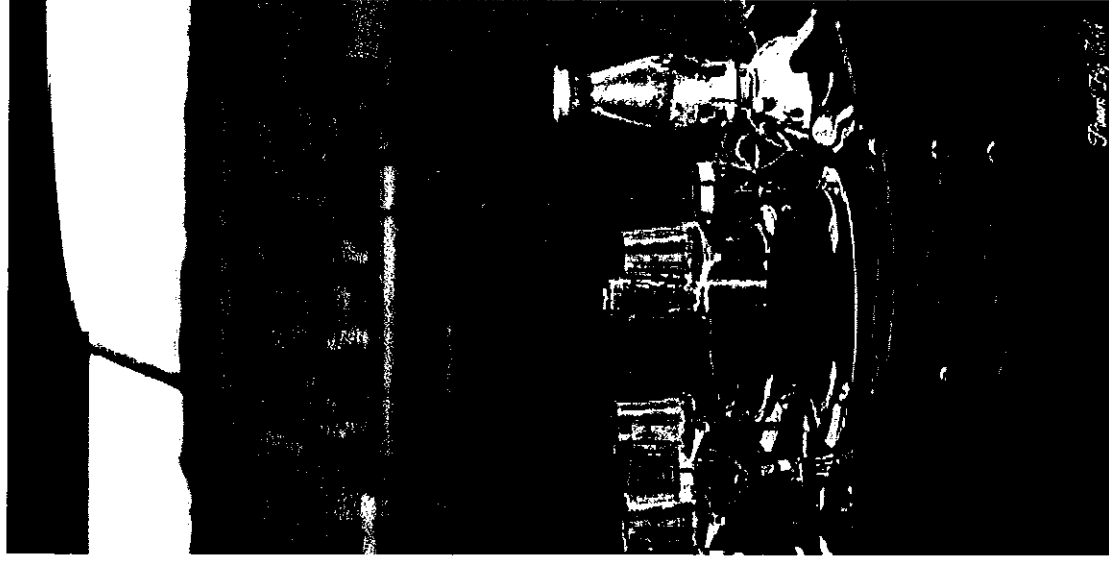


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WOLGAN VALLEY

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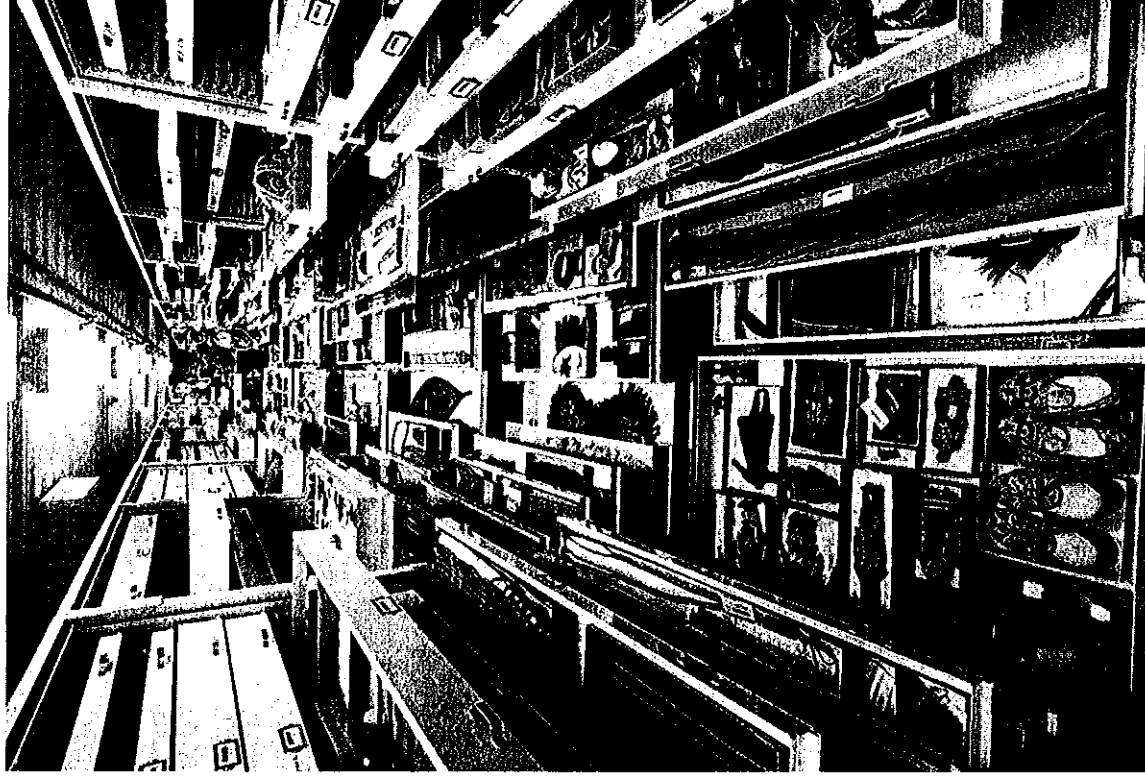
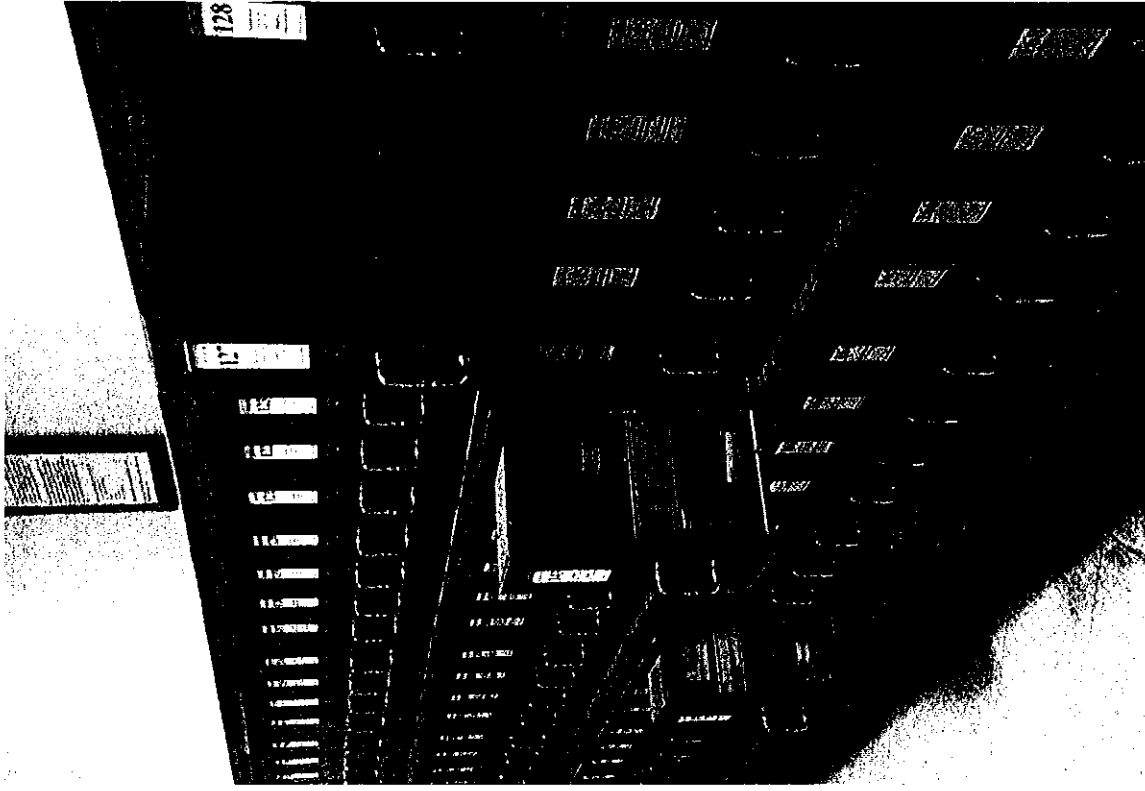
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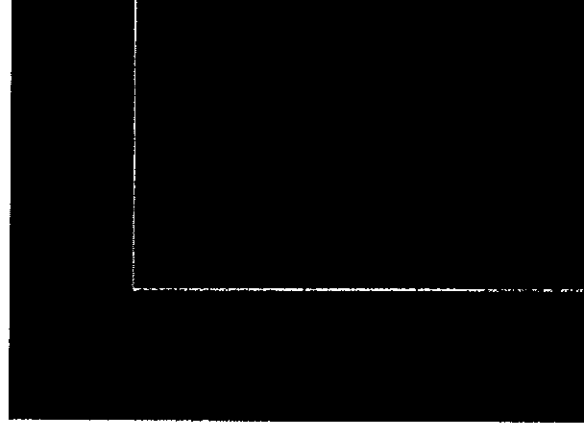
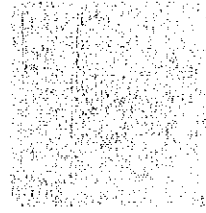
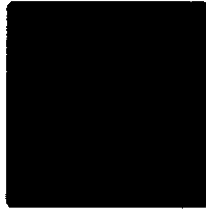
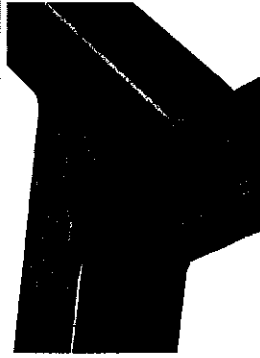
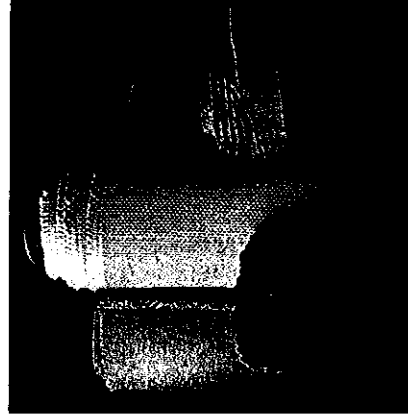
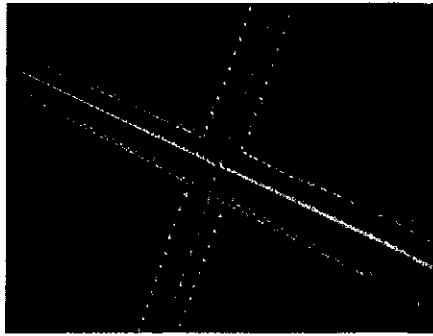
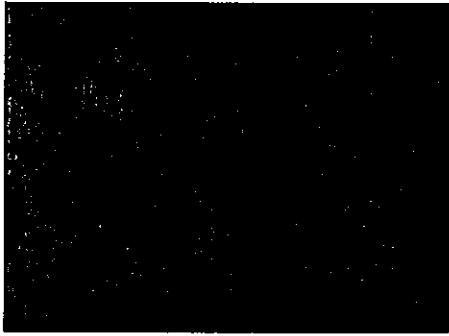
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CONCEPT IDEA 2: SCIENCE AND DISCOVERY

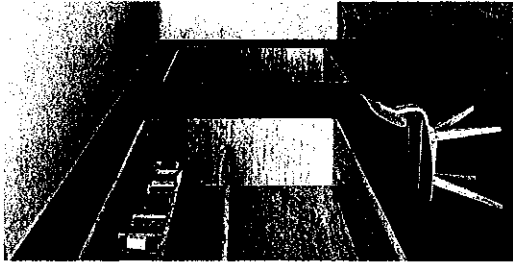
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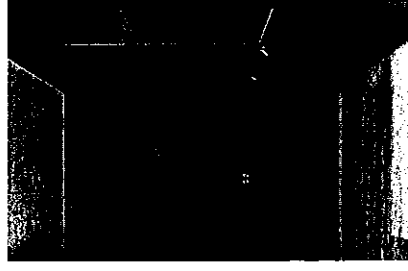
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MATERIALS; FINISHES AND COLOURS

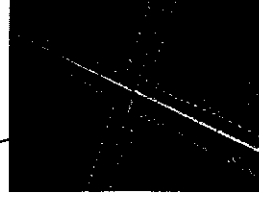
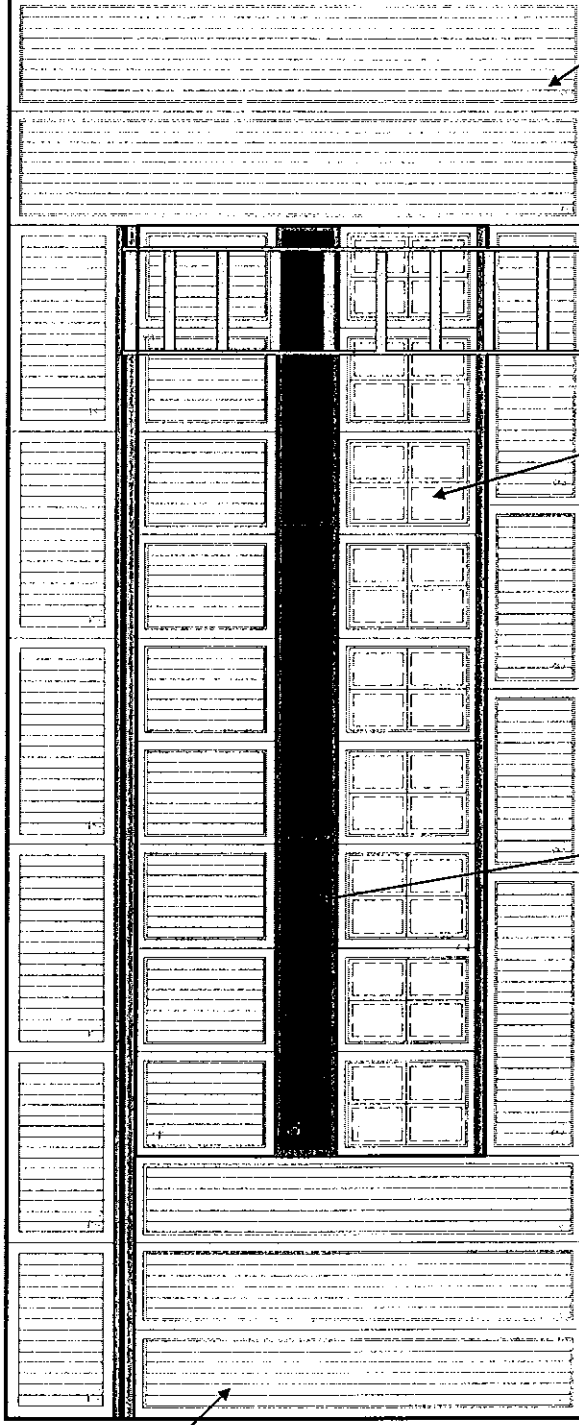
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INSIDE OF ALL JOINERY TO BE
LIGHT TIMBR TO BE A CONTRAST
TO THE BLACK /LEATHER
EXTERNAL JOINERY DOORS



PANELED TIMBER JOINERY
FINISHED IN BLACK

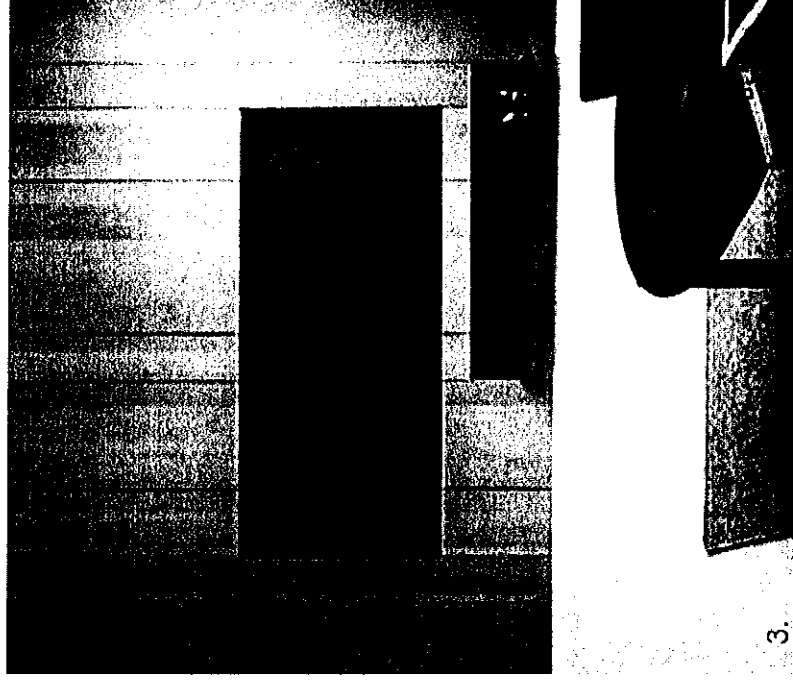
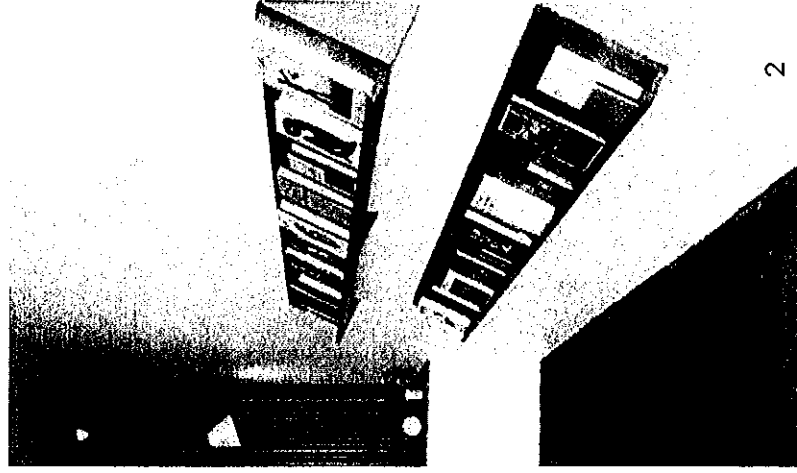
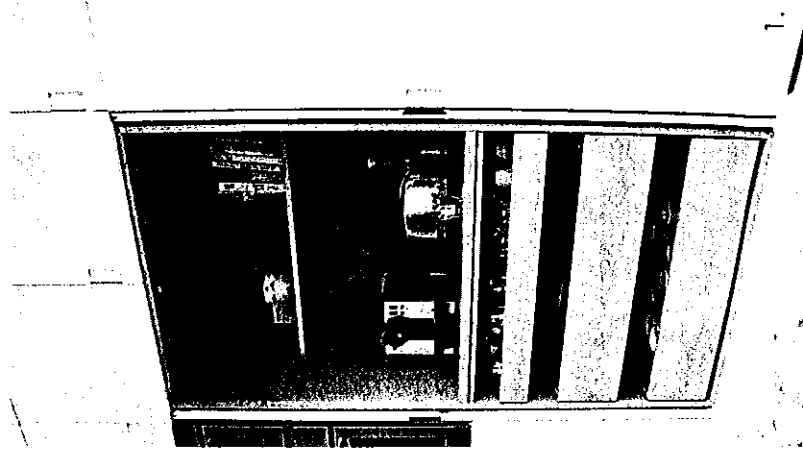


1. PULL OUT STORAGE DETAIL; 2. BENCH SEATING WITH RECESSED CUSHION; 3. PULL OUT DRAWS FOR TELESCOPE AND LONG STORAGE; 4. STORAGE CUPBOARDS WITH PUSH CLOSURE; 5. RETAIL DISPLAY SHELF UNIT, TO BE BUILT IN LIGHT TIMBER TO CONTRAST BLACK JOINERY; 6. LEATHER DETAIL FOR JOINERY CUPBOARDS; 7. HAMPER CUPBOARDS ABOVE; 8. PULL OUT LARGER STORAGE.

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JOINERY DETAILS

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1. CAVITY BIFOLD DOOR DETAIL TO BE USED FOR ADMIN/COMPUTER AREA CUPBOARD; 2. SLOPING DETAIL TO BE USED IN MAGAZINE/BOOKLET STORAGE TO BE IN UNIT UNDER TV RECESSED IN; 3. TV TO BE RECESSED BEHIND JOINERY WITH MAGAZINE STORAGE BELOW

