

# Director-General's Requirements

## Section 75W of the *Environmental Planning and Assessment Act 1979*

<b>Application number</b>	05_0079 MOD 1
<b>Project</b>	<p>Modification of the Concept Plan Approval including:</p> <ul style="list-style-type: none"> <li>• Changes to the layout of the resort;</li> <li>• Incorporation of National Parks and Wildlife Services land to accommodate the relocation of the resort facilities and buildings;</li> <li>• Additional infrastructure including a feral fence, electricity line including fibre optic cable, gatehouse and stables;</li> <li>• Relocation of the staff accommodation and maintenance areas, the approved dam and the helipad; and</li> <li>• Changes to the water supply.</li> </ul>
<b>Site</b>	Wolgan Road, Wolgan Valley
<b>Proponent</b>	Urbis JHD on behalf of Emirates Resorts (Australia) Pty Ltd
<b>Date of Issue</b>	10 November 2006
<b>Date of Expiration</b>	10 November 2008
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project including the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered; and</li> <li>– various components and stages of the project;</li> </ul> </li> <li>• consideration of any relevant statutory provisions;</li> <li>• a general overview of the environmental impacts of the proposal, taking into consideration any issues raised during consultation;</li> <li>• a detailed assessment of the key issues specified below and any other significant issues identified in the general overview of the environmental impacts of the proposal (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment;</li> <li>– an assessment of the potential impacts of the project, including any cumulative impacts;</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> </ul> </li> <li>• a revised Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>• a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the costs and benefits of the proposal;</li> <li>• a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> <li>• <b>Flora and Fauna</b> – including an assessment of any impacts on critical habitats, protected species, threatened species, populations or ecological communities and their habitats in the region;</li> <li>• <b>Aboriginal Heritage</b>;</li> <li>• <b>Surface and Groundwater</b> - including details of potential surface and groundwater impacts and a revised site water balance;</li> <li>• <b>Access</b> – including details of potential fire and emergency impacts associated with the re-alignment of the internal roads; and</li> <li>• <b>Visual</b>.</li> </ul>

<b>References</b>	The Environmental Assessment must take into account relevant State government technical and policy guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached list.
<b>Consultation</b>	During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. The consultation process and the issues raised should be described in the EA.
<b>Deemed Refusal Period</b>	60 days

## State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
<b>Aboriginal Heritage</b>	
	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)
<b>Flora and Fauna</b>	
	Guidelines for Assessment of Aquatic Ecology in EIA (DEPT Planning, 1998)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries 1999)
	Policy and Guidelines for Bridges, Roads, Causeways, Culverts and Similar Structures (NSW Fisheries 1999)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
<b>Soil and Waters</b>	
	Managing Urban Stormwater: Soils & Construction (Landcom)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC, 2001)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC, 2000)
	Australian Drinking Water Guidelines. National Water Quality Management Strategy, National Health and Medical Research Council and the Natural Resource Management Ministerial Council (ADWG 2004)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)