

Emirates  
*One&Only*  
WOLGAN VALLEY  
*Australia*

Tuesday, March 21, 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 CP\_0079 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 12<sup>th</sup> 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 approx. 7,000 acre reserve, bordered by the Gardens of Stone National Park and the Wollemi National Park, approx. 45 kms 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

EMIRATES ONE&ONLY WOLGAN VALLEY, 2600 WOLGAN ROAD, WOLGAN VALLEY, NSW 2790, AUSTRALIA

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- 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 modify the following areas of the resorts concept approval:

Modify the map showing the location of the new helicopter pad, if the approval is granted for modifications to P 06\_0310 Part3A Mod 17\_8340 (Part3A 91).

## 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 and will only occur should the modifications to the project approval be granted:

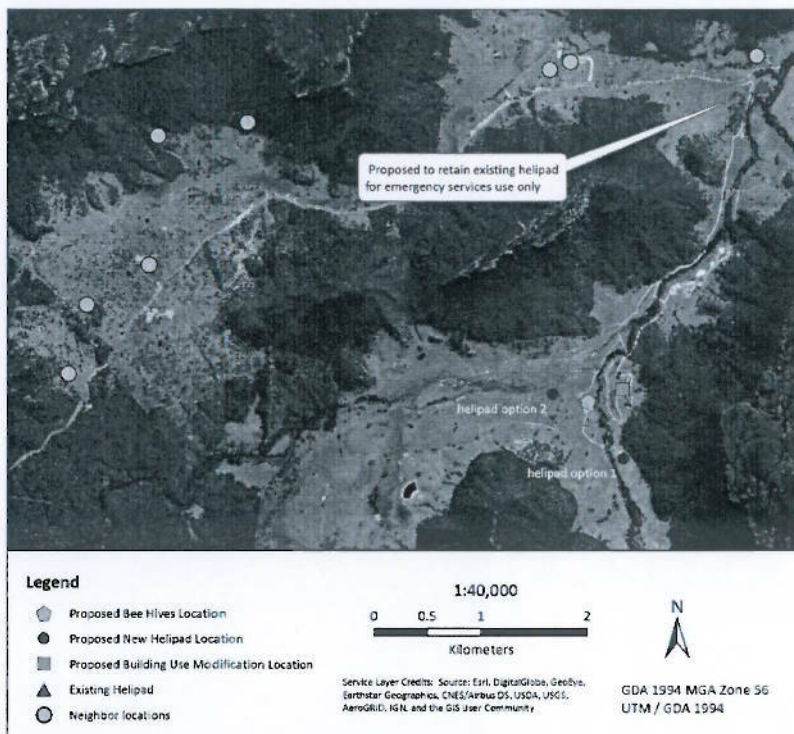


Figure 2: Proposed modification locations

#### 4.0 Key Environmental Aspects to be assessed

- None Required

#### 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 any queries about this matter please do not hesitate to contact myself on 02 6350 1989 or at [brendan.millett@oneandonlywolganvalley.com](mailto:brendan.millett@oneandonlywolganvalley.com)

Kind regards,

A handwritten signature in blue ink, appearing to be 'Brendan Millett', written over a faint circular stamp.

Brendan Millett  
Special Projects Manager