



DOC17/508941-4
06_0310 MOD 2

Ms Nuray Duran
DA Coordinator
Industry and Key Sites
Department of Planning and Environment
nuray.duran@planning.nsw.gov.au

Dear Ms Duran

Emirates One&Only Wolgan Valley 06_0310 MOD 2

Thank you for your letter dated 6 October 2017 requesting comments from the Office of Environment and Heritage (OEH) regarding the proposed modification of the Emirates One&Only Wolgan Valley Resort project approval.

OEH understands that the proposal involves moving the existing helipad to a new internal location; increasing the number of allowed helicopter trips from four per week to 18 trips per week and 36 trips per week in peak demand periods; and adding six bee hives for local production of honey.

The modification proposal states that no excavation or disturbance is proposed for the helipad and the area will be maintained by mowing. No threatened fauna or flora or threatened ecological communities are present or are likely to be disturbed by the activities. The proponent has confirmed that the bee hives will not be located on any NSW National Park estate.

The Environmental Assessment Requirements (EARs) that OEH provided to the Department of Planning and Environment (DPE) dated 23 March 2017 stated that the Framework for Biodiversity Assessment (FBA) must be used to assess all biodiversity values on the development site. We note that the FBA has not been applied to this proposal and no site-based information has been collected for this modification proposal with regards to the biodiversity values of the site.

Section 5.2 of the Modification of Concept Plan and Project Application August 2017 document refers to the Flora and Fauna Impact Assessment prepared in 2005, however this document was not appended to the main report. The relevant information from the 2005 document was referenced in very broad terms with Section 5.2.1.1, stating that the proposed helipad location is located on open pasture dominated with exotic plant species; however, no specific floristic plot information was provided to support this statement.

OEH recommends that the proponent provide information specific to the new proposed helipad site regarding the flora species that are present and the condition state of the vegetation.

If the proponent provides information to confirm that the vegetation at the proposed helipad site is non-native, then given the negligible impact of the proposed activity on biodiversity values this project modification should not require a biodiversity offset strategy.

If you have any questions regarding this response please contact Renee Shepherd, Conservation Planning Officer on 02 6883 5355 or renee.shepherd@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Christie', with a stylized flourish at the end.

PETER CHRISTIE
Director North West
Regional Operations Division

24 October 2017

Contact officer: RENEE SHEPHERD
02 6883 5355