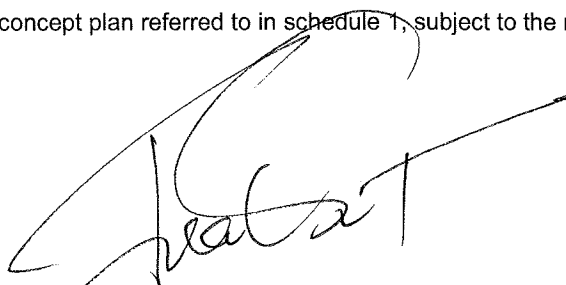


Modification to Concept Plan Approval

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

I, the Minister for Planning, approve the concept plan referred to in schedule 1, subject to the modifications in schedule 2.



Frank Sartor MP
Minister for Planning

Sydney

13 | 4

2007

SCHEDULE 1

Application Number: 05-0079-MOD 1

Applicant: Emirates Hotels (Australia) Pty Ltd

Consent Authority: Minister for Planning

Land:

DP 751666:	Lots, 4, 5, 6A, 7A, 8A, 8B, 9B, 10, 10A, 11, 11B, 12B, 12C, 18, 19, 26, 43, 46;
DP 726429:	Lot 1;
DP 751624:	Lots 4, 5, 13, 14, 15, 16, 17, 26;
DP 751634:	Lots 1, 2, 3;
Lot B:	See Drawing 111202004 Rev 00 (within the Wollemi National Park – see figure in Appendix 2); and
	Land identified as Wolgan Road reserve (see Appendix 3).

Concept Plan: Construction and use of a tourist resort and associated infrastructure

SCHEDULE 2

DEFINITIONS

Concept Plan	Concept plan for the proposed tourist resort and associated infrastructure, depicted generally in the figures in Appendices A, B, & C, and described in the environmental assessment in support of the original concept plan prepared by urbis JHD, and dated October 2005, and the subsequent environmental assessment for the modified concept plan, prepared by urbis JHD, and dated November 2006
Council	Lithgow City Council
Director-General	Director-General of the Department (or delegate)
Minister	Minister for Planning
Proponent	Emirates Hotels (Australia) Pty Ltd
Site	Land to which the concept plan application applies (see Schedule 1)

GENERAL TERMS OF APPROVAL

1. Approval is granted for the:
 - (a) demolition of the 1957 homestead;
 - (b) construction and use of a tourist resort and associated infrastructure on the site in general accordance with the:
 - design objectives and principles in section 7.1 of the concept plan; and
 - conceptual layout of the buildings and infrastructure in the concept plan (see Appendix 1);
 - (c) conservation of the existing slab house and wattle daub house (including the curtilage);
 - (d) implementation of the landscape strategy for the 5 landscape precincts in the concept plan (see Appendix 3); and
 - (e) provision of an electricity transmission line to the site (see Appendix 4).

PLANNING AGREEMENT

2. Prior to the commencement of construction, the Proponent shall make suitable arrangements for Wolgan Road to be upgraded to the satisfaction of the Director-General. These arrangements must:
 - (a) be prepared in consultation with Council and any relevant State government agencies; and
 - (b) consider the recommendations in the *Transport Review and Road Safety Audit* of the proposed resort, which was prepared by Samsa Consulting, and dated March 2006.

CONSISTENCY OF FUTURE DEVELOPMENT

3. The Proponent shall ensure that any development associated with this approval is carried out generally in accordance with the:
 - (a) modified concept plan; and
 - (b) statement of commitments (see Appendix 5).
4. If there is any inconsistency between the above, the most recent plan/document shall prevail to the extent of the inconsistency.

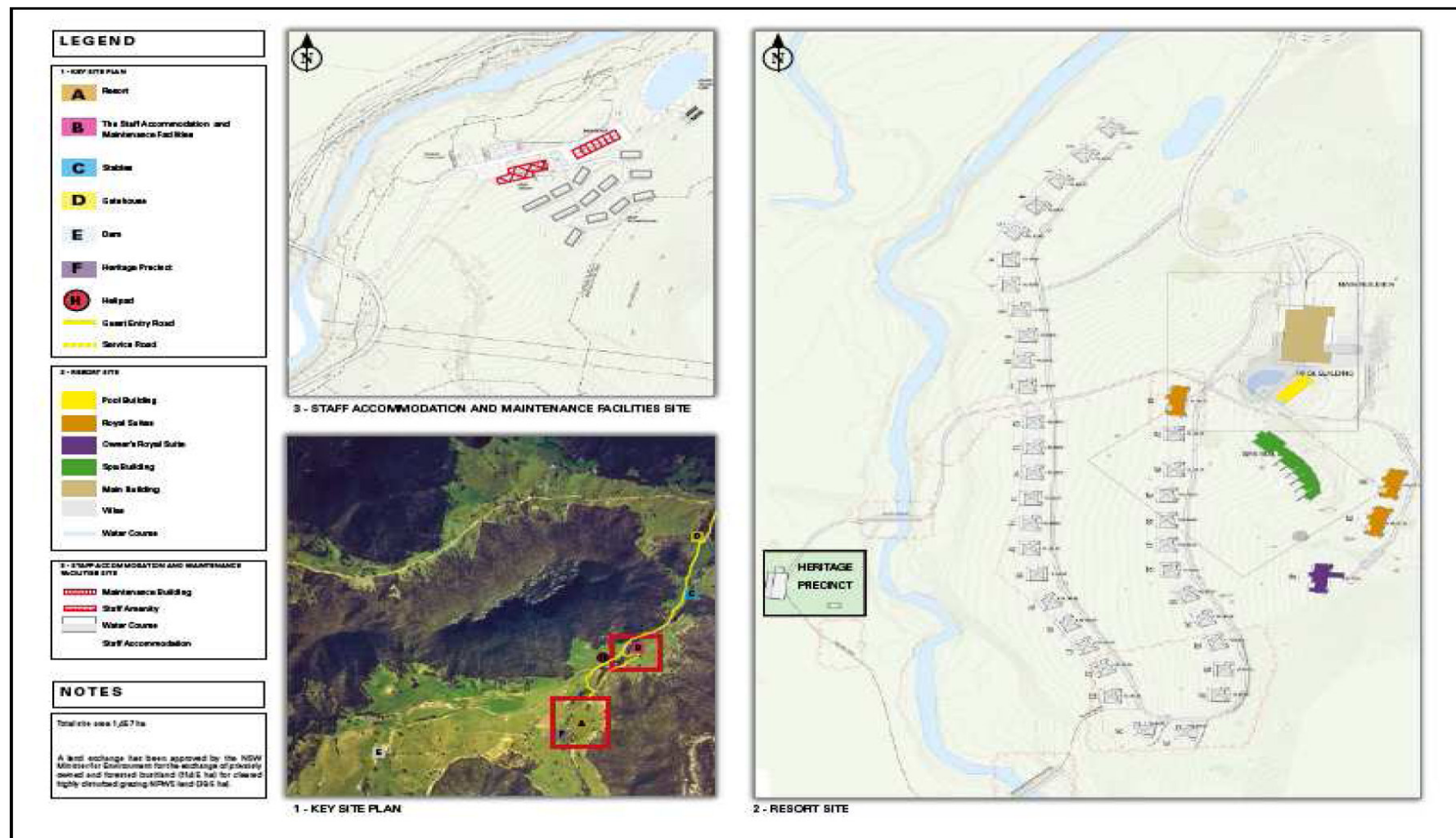
LIMITS ON APPROVAL

5. This approval does not allow any development to be carried out. The Proponent shall submit detailed project applications to the Minister for the implementation of the approved concept plan.

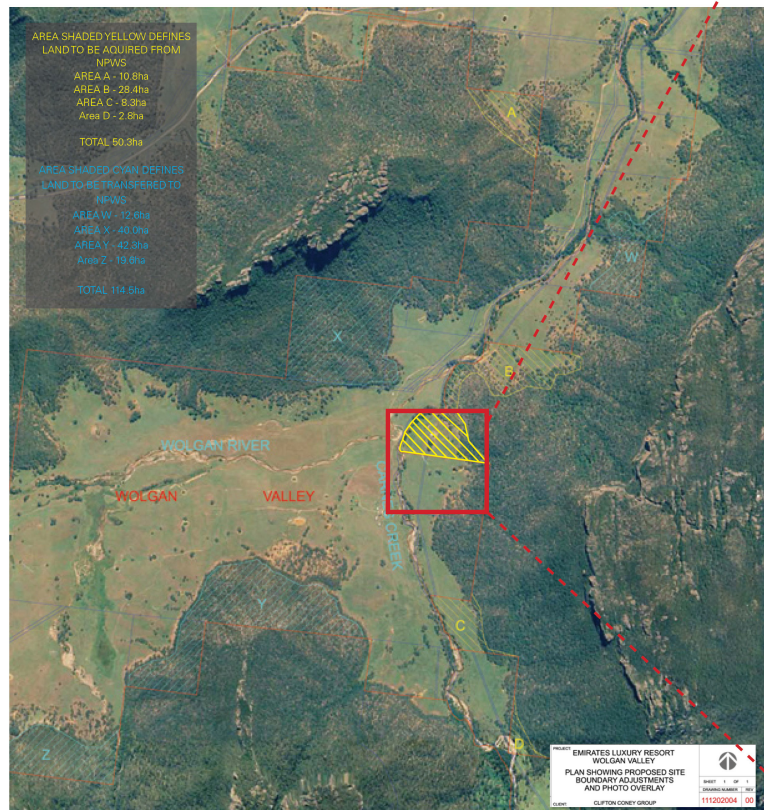
LIABILITY TO LAPSE

6. This approval shall lapse if the Proponent does not physically commence the development associated with the concept plan within 5 years of the date of this approval.

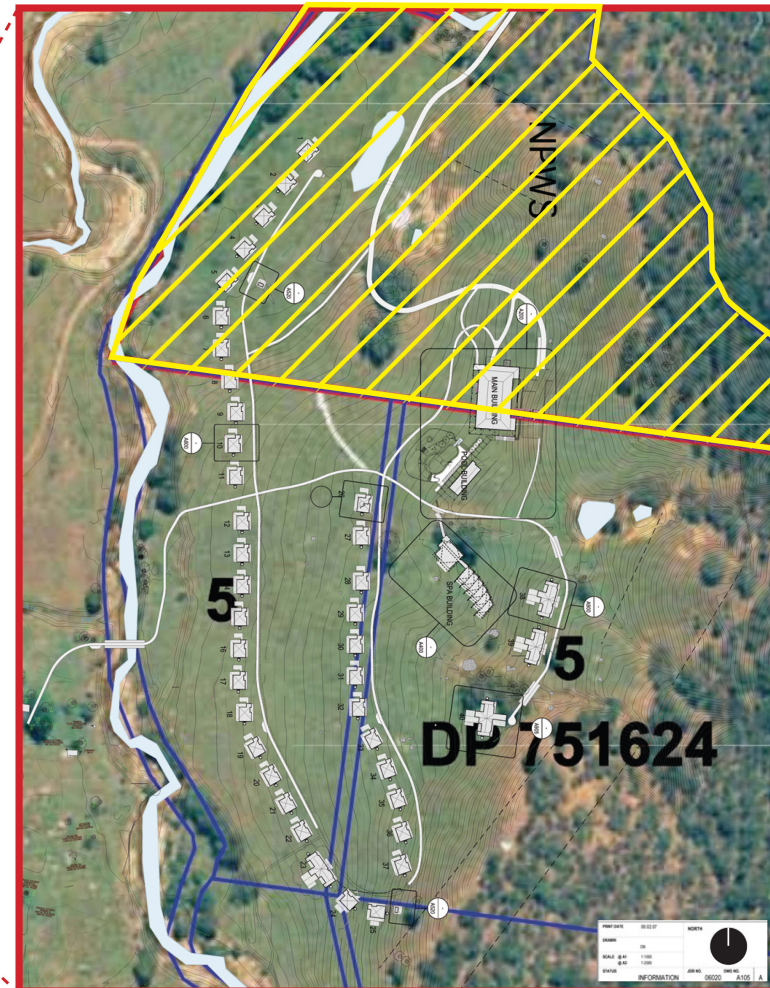
**APPENDIX 1:
CONCEPTUAL LAYOUT OF PROPOSED TOURIST RESORT**



**APPENDIX 2:
LAND WITHIN THE WOLLEMI NATIONAL PARK**

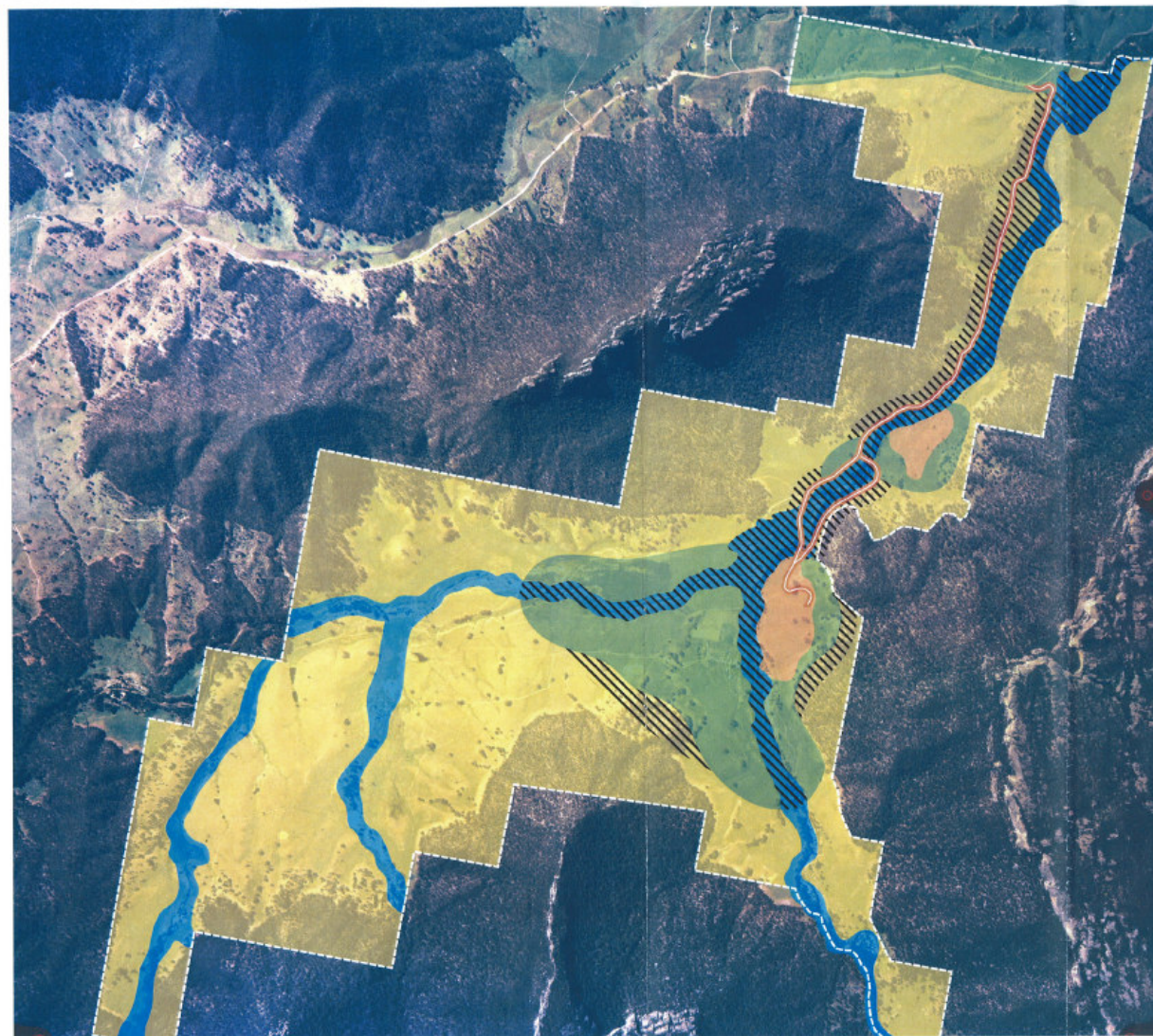


Land Exchange Parcels - Entire Site

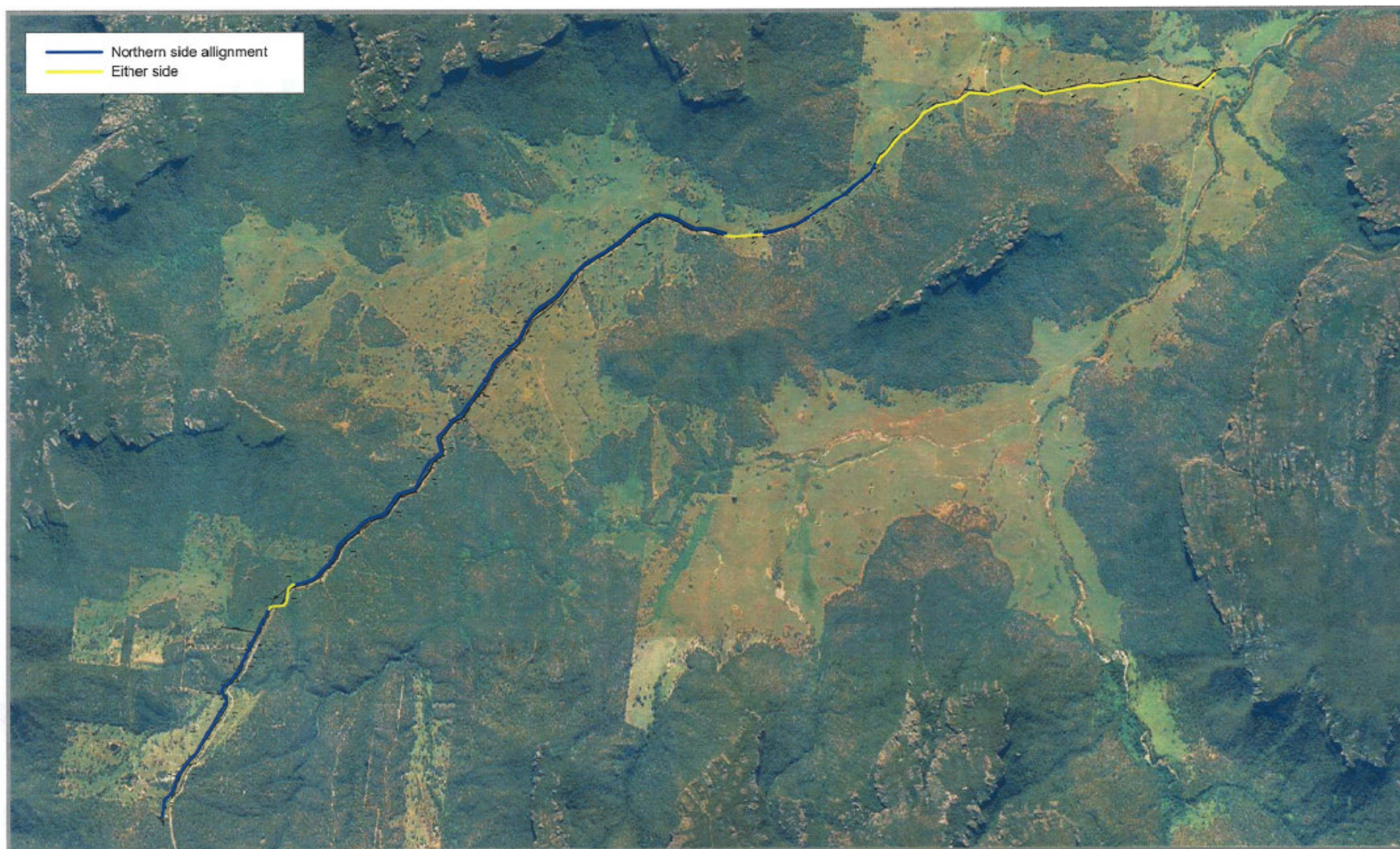


Resort Precinct

**APPENDIX 3:
CONCEPTUAL LANDSCAPE PRECINCTS**



**APPENDIX 4:
CONCEPTUAL LAYOUT OF PROPOSED TRANSMISSION LINE**



NSI
Def



0 1 2
Kilometres

Figure 4.1

Preferred Powerline Corridor Location

Cumberland Ecology