



NSW GOVERNMENT
Department of Planning

Contact: Ann-Maree Carruthers
Phone: (02) 9228 6550
Fax: (02) 9228 6466
Email: Ann-Maree.Carruthers@planning.nsw.gov.au

Our ref: 9038619

Ian Cady
Urbis JHD
Level 21 321 Kent Street
Sydney NSW 2000

Dear Mr Cady

**Director General's Requirements
Luxury Tourist Facility, Wolgan Valley - s75 W Modification**

The Department has received your application for the modification of the Concept Plan Approval for the Emirates Luxury Tourist Facility in the Lithgow local government area (Application Number: 05_0079).

I have attached a copy of the Director-General's requirements (DGRs) for the modification.

Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the draft Environmental Assessment for the modification to determine the:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

As you may know, the Department will review the draft Environmental Assessment to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers, on 02 9228 6550.

Yours sincerely

10.11.06

Chris Wilson
Executive Director
As delegate of the Director-General

Director-General's Requirements

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

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

References	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.
Consultation	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.
Deemed Refusal Period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Aboriginal Heritage	
	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)
Flora and Fauna	
	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)
Soil and Waters	
	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)