



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

Emirates One&Only Resort, Wolgan Valley

Application No	MP06_0310-Mod-4
Location	2600 Wolgan Road, Wolgan Valley
Applicant	Emirates Hotels (Australia) Pty Limited
Council Area	Lithgow City
Consent Authority	Minister for Planning and Public Spaces

Description of development consent (as last modified under the former Part 3A of the EP&A Act)

Construction and operation of a luxury tourist resort and associated infrastructure. The approval currently permits:

- daily helicopter trips – 5 trips per day (5 in, 5 out);
- weekly helicopter trips (holiday and peak periods) – 28 trips per week (28 in, 28 out); and
- weekly helicopter trips (all other times) – 14 trips per week (14 in, 14 out).

Description of proposed modification

The modification application seeks to modify the approved helicopter flight path and temporarily increase the number of helicopter movements to/from the resort, until such time as two-wheel drive (2WD) access is restored to Wolgan Valley. The proposed modification would permit:

- daily helicopter trips – increase to a total of 15 trips per day (15 in, 15 out); and
- weekly helicopter trips – increase to a total of 105 trips per week (105 in, 105 out).

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (Department) has received an application to modify the abovementioned approved State significant development. The application and accompanying documents (including the modification report) are on exhibition from **Tuesday 5 May 2026** until **Monday 18 May 2026**. You can view these documents online at planningportal.nsw.gov.au/major-projects.

At the time of publishing this notice, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require further assistance making a submission through the portal, please contact customer support on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the Department's:

- disclaimer and declaration at planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration; and
- privacy statement at planning.nsw.gov.au/privacy.

When making a submission you will be required to include:

- your name and address;
- the name of the project and the application number;



Department of Planning, Housing and Infrastructure

- a statement on whether you 'support' or 'object' to the application or if you are simply providing comment;
- the reasons why you support or object to the application;
- a declaration of any reportable political donations you have made in the last two years (visit planning.nsw.gov.au/assess-and-regulate/development-assessment/planning-approval-pathways/donations-and-gift-disclosure or phone 1300 305 695 to find out more); and
- an acknowledgement that you accept the Department's disclaimer and declaration, including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to planningportal.nsw.gov.au/major-projects/have-your-say.

Please note that if the application is approved, there is no right of a merit appeal to the NSW Land and Environment Court by an objector.

For more information about the project: Contact (02) 9995 6685

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call customer support on 1300 305 695.
