

18 May 2026

Jeffrey Peng
Department of Planning and Environment
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Dear Jeffrey,

**State Significant Development – Application No. MP06_0310-Mod-4
Emirates One & Only MOD 4 – Temporary Changes to Helicopter Transport**

Thank you for providing Lithgow City Council with an opportunity to comment in relation to the abovementioned application.

Council notes that the proposed modification consists of two parts:

1. Modifying the approved flight path to and from the approved and operating helipad.

Specifically, clause 5.1 of the modification application states that the approved flight path *"is proposed to be modified by avoiding flying along the Carne Creek valley south/southeast to the helipad and resort (and the associated escarpment) and moving it to and from the west and then the flight path travels to and from south as altitude is gained/lost respectively";* and

2. Modifying the maximum number of daily and weekly helicopter trips to and from the helipad.

Specifically, clause 5.2 of the modification application states that the *"application seeks to temporarily increase the number of helicopter trips above that currently approved. The increase would be up to 15 movements a day / 105 a week and, upon restoration of all-weather two wheel drive road access to Wolgan Valley, drop to a maximum of 50 trips a week and a maximum of 10 trips in a day"*.

At a glance, the table below identifies the change to the number of helicopter trips proposed:

Helicopter trips (Monday to Sunday)	Current	Proposed – temporary change (until restoration of all weather two wheel drive road access)	Proposed – permanent change (post restoration of all weather two wheel drive road access)
Maximum number of trips per day	5 (2 on public holidays)	15	10
Maximum number of trips per week	14 (20 during peak holiday tourism periods – Easter, School holidays, Bathurst car races, gen Feb & Oct)	105	50

The modification application indicates that:

- a scheduled arrival and departure is treated as 2 helicopter trips; and
- flights will only occur during daylight hours and where over the Greater Blue Mountains World Heritage Area at least 30 mins after sunrise and 30 mins prior to sunset.

Based on the above information Council estimates that fifteen trips per day between sunrise and sunset could amount to approximately one trip per hour during the summer months and closer to two trips per hour during the winter months.

Council's position

Council acknowledges that the closure of the Wolgan Road and now the Great Western Highway at Mitchell's Pass have presented challenges for access to the Resort. The continuing road access constraints clearly warrants the need for some increase in the number of helicopter trips as a legitimate means of controlled access to the Resort. However, Council does not support the higher end number of trips proposed and therefore objects to the modification application in its present form.

While Council strongly supports the continued operation of the Resort, the increased number of flights (both temporary and permanent changes) should be resolved with key local stakeholders to a level that recognises the site characteristics, resident concerns and the impact on the character and destination features of the Wolgan Valley and surrounding natural areas. Naturally, the change to the flight path is intrinsic to determining the number of helicopter trips and the impact.

If the Department approves the modification application despite the above concerns, Council requests that a condition be included on the consent authorising the Department to review the maximum number of trips at anytime having regard to the extent of any noise or amenity impacts and substantiated complaints received.

Please do not hesitate to contact Lauren Stevens during business hours on (02) 6354 9999, in Council's Development Department if you have any queries in relation to this matter.

Yours sincerely,



Sandra Politi
DEVELOPMENT MANAGER