

Michael Coates

Director, Wolgan Valley Farm Co
1180 Wolgan Road
Wolgan Road, NSW, 2790

17/05/2026

Department of Planning, Housing and Infrastructure

Dear Jeffrey Peng,

Re: Objection to Emirates Wolgan Valley Resort – Modification 4
Project Number: MP06_0310 Mod 4



I write as a member of a seven-generation farming family that has lived and worked in the Wolgan Valley since 1869. As a full-time resident, and the owner and operator of a working farm within the valley, I strongly object to the proposed helicopter flight path and operational modifications associated with Emirates Wolgan Valley Resort.

The scale of the proposed increase in helicopter activity is substantial. The current approval permits a maximum of 14 helicopter trips per week. This modification seeks approval for up to 15 return trips per day, equating to 105 return trips per week, or 210 individual helicopter movements. This represents a dramatic escalation in aircraft activity within what is otherwise a quiet rural valley environment surrounded by national parks and World Heritage wilderness.

Equally concerning is the proposed alteration to the approved flight path. The originally approved route largely avoided direct impacts on surrounding private properties. The newly proposed route, shifting from the south-east via Carne Creek to an approach from the south-west, has the potential to directly impact a large number of permanently inhabited rural properties throughout the south-western section of the valley.

Our property is located approximately 2.6 kilometres from the proposed flight corridor. Due to the unique geography of the Wolgan Valley, helicopter noise cannot be assessed in the same manner as noise in open or flat terrain. The steep sandstone escarpments and confined valley topography create a pronounced acoustic amplification effect, causing aircraft noise to echo and reverberate throughout the valley well beyond the immediate flight path.

As a consequence, the actual noise impacts associated with the proposed increase in helicopter movements are likely to be substantially greater than suggested within the application material. The repeated intrusion of helicopter noise will directly diminish the amenity of our property and undermine the quiet rural character of the valley, which is one of its defining environmental and cultural attributes.

Based on my understanding of the proposed route, at least 20 permanently inhabited rural properties are likely to experience significant aircraft noise impacts. Many of these properties are occupied by long-term residents and farming families who rely upon the valley's peaceful environment for their livelihood, wellbeing, and quality of life.

I am also concerned that the documentation accompanying the modification application lacks sufficient clarity regarding the precise flight path alignment, operating altitudes, and projected noise impacts at individual properties. This lack of detail makes it difficult for affected residents and landholders to properly assess the full extent and consequences of the proposal.

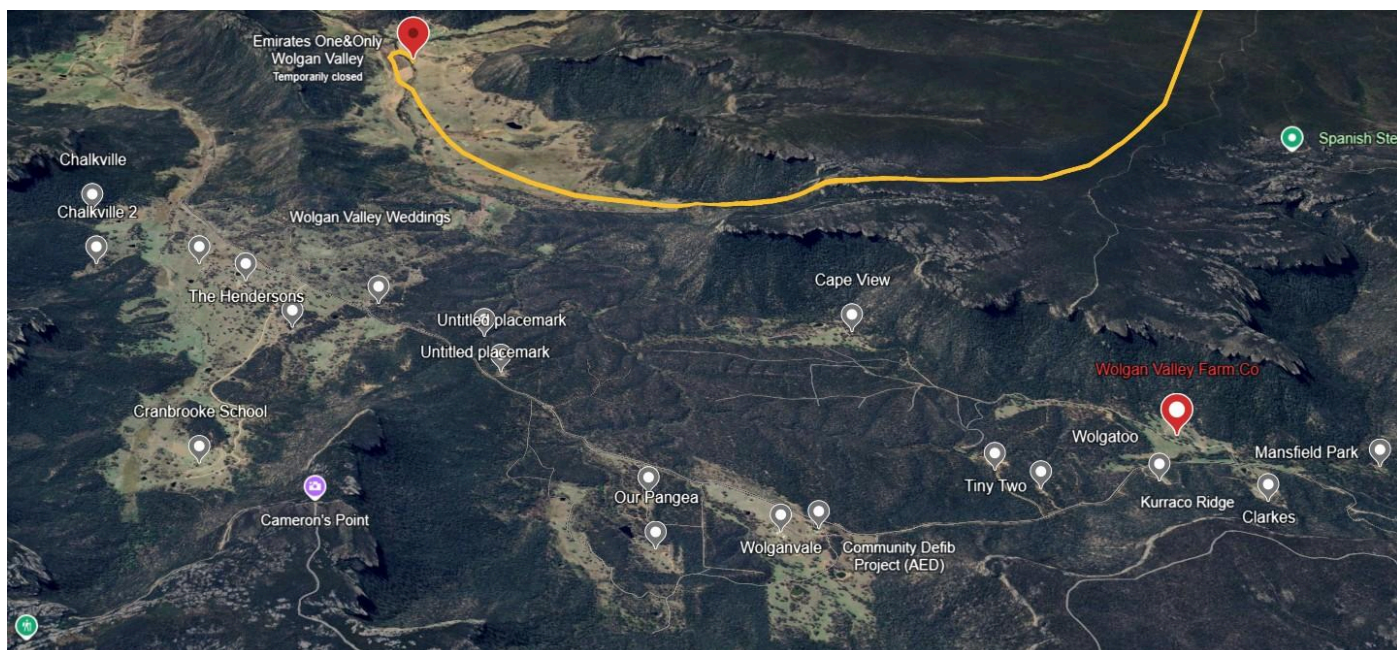


Figure 1- The illustration shown above identifies the approximate proposed flight path (in yellow) and the private properties most likely to be affected by aircraft noise.

In addition to the impacts on residents, the proposal will inevitably disturb wildlife and degrade the natural tranquillity of the valley and surrounding landscape. The Wolgan Valley is widely recognised for its quietness, scenic beauty, and proximity to internationally significant wilderness and World Heritage areas. The scale of helicopter activity now proposed is fundamentally inconsistent with those environmental values.

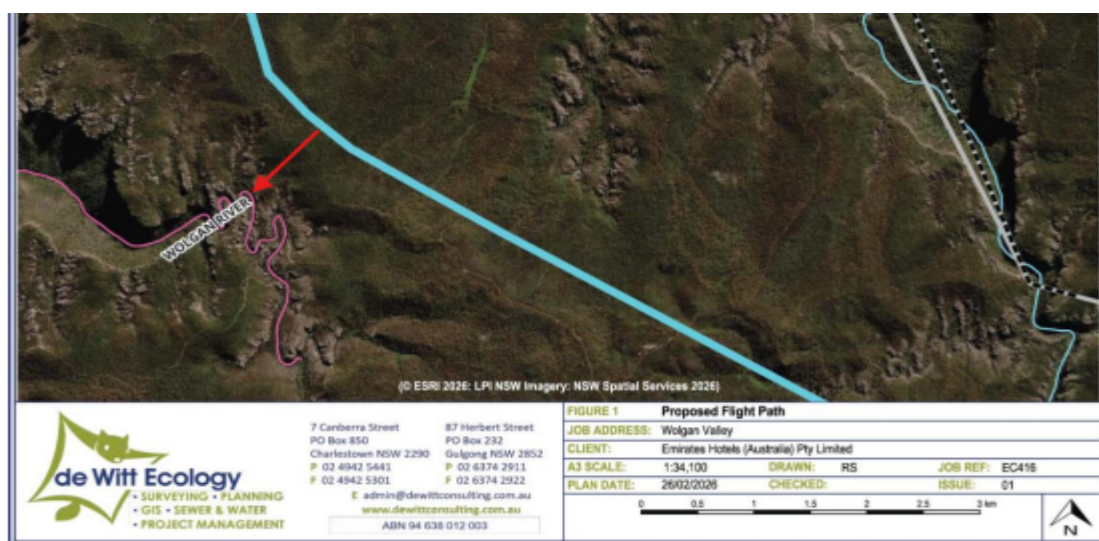


Figure 2- It is particularly alarming to see that the proposed flight path passes within 1300m from the Wolgan Falls Canyon. An area of the national park widely recognised for its exceptional beauty, tranquillity, and environmental sensitivity.

While I acknowledge the operational difficulties currently facing the resort due to ongoing road access issues, those circumstances should not justify transferring substantial amenity and environmental impacts onto surrounding residents and private landholders who were not previously affected by the approved flight operations.

I also note that, to my knowledge, there has been no meaningful consultation with affected residents prior to the lodgement of this application.

I understand that significant consultation may have occurred with the National Parks and Wildlife Service (NPWS), which may in part explain the proposed departure from the currently approved flight path along Carne Creek. The existing approved route appears to conflict with the recently established Gardens of Stone Pagoda Walk and associated visitor experience within the national park system.

While I acknowledge the importance of protecting national park amenity and visitor experience, it is unreasonable for the resulting impacts to now be transferred onto permanently inhabited private rural properties within the valley.

In addition, the relatively short public exhibition period has made it difficult for community members to prepare informed and detailed submissions.

I respectfully submit that the proposed modification should either be refused or, at minimum, subjected to significantly greater scrutiny, comprehensive impact assessment, meaningful mitigation measures, and extensive consultation with all affected parties prior to any determination being made.

Thank you for considering this objection.

Yours Sincerely

Michael Coates

Director, Wolgan Valley Farm Co

