



**ADVISORY COMMITTEE**

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**The Emirates One&Only Wolgan Valley Resort  
Application No: MP 05\_0079 MOD 2 (Concept Plan) and MP 06\_0310 MOD 2 (Project Approval)**

The Greater Blue Mountains World Heritage Area (GBMWhA) Advisory Committee is jointly appointed by the Commonwealth and State Environment Ministers to advise on matters relating to the protection, conservation, presentation and management of the GBMWhA, which was inscribed on the World Heritage List in 2000 for its outstanding natural values.

Thank you for the opportunity to comment on the modification request. The Committee has always taken a strong position that it is essential to consider any adverse direct and indirect impacts on World Heritage listed values, and other important values which complement its World Heritage values, from developments that occur adjacent to the GBMWhA. Other values, as described in the GBMWhA Strategic Plan (which has been prepared to assist in meeting Australia's responsibilities under the World Heritage Convention), include geodiversity, cultural heritage, landscape, wilderness, natural beauty and aesthetic values.

The proposal is adjacent to the Wollemi and Gardens of Stone National Parks. Complementary management of adjoining land is critical to the long term maintenance of the World Heritage Area's integrity given that the biodiversity of the World Heritage Area is reliant, at least in part, on maintenance of habitat values in surrounding areas.

The Committee suggests that approval to the actions proposed in the modification include conditions that address the potential for any impacts and an obligation on the proponent to monitor such likely impacts and amend the planned operations so as to avoid such impacts.

Based on the need to avoid disturbance of a bat roosting site on the escarpment above the resort, the Committee reiterates the EPBC Act approval condition (June 2007) that the action may only allow helicopters to operate in the area of the resort or the GBMWhA, from half an hour after sunrise to half an hour prior to sunset.

The GBMWhA Strategic Plan notes potential threats to the appreciation of the area's aesthetic values include .... overflights by helicopters, low-flying jets and other aircraft. Visitors to this natural landscape can have their experiences degraded by the intrusion of the loud mechanical noise that is associated with low altitude aircraft use. This potential for adverse aural impact should be recognised and the impact mitigated against in any conditions related to the activity.

The Committee recommends the government reviews and implements the following management response outlined in the GBMWhA Strategic Plan Key Issue 7 Landscape, natural beauty and aesthetic values:

*7.5 Continue to work with the relevant agencies, aviation industry and military to implement and monitor the existing Fly Neighbourly program to ensure that any impact of aircraft on the GBMWhA (especially wilderness areas), park visitors and neighbouring communities is minimised.*

The Committee would like to be assured that, given the risk of likely adverse impacts on the World Heritage Area, that the matter has been referred to the Australian Government Department of the Environment and Energy for assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Should you require further information, please do not hesitate to contact our Executive Officer, Jacqueline Reid via email to [jacqueline.reid@environment.nsw.gov.au](mailto:jacqueline.reid@environment.nsw.gov.au) or by telephone to 0419 307 099.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Leaver', enclosed within a circular scribble.

**Bruce Leaver**  
**Chair**  
**Greater Blue Mountains World Heritage Area Advisory Committee**

1 November 2017