



Blue Mountains Conservation Society Inc

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Nature Conservation Saves for Tomorrow

1 July, 2026

Letter writing Guide:

Development 142-150 Narrow Neck Road, Katoomba

Your voice can still make a difference.

The proposed Narrow Neck Road development is now awaiting a decision by the NSW Minister for Planning and Public Spaces. While the public exhibition has closed, the Minister can still consider community views before making his decision.

We're encouraging everyone who cares about the future of the Blue Mountains to write a short, respectful letter asking the Minister to:

- **not approve the proposed development at 142–150 Narrow Neck Road, Katoomba;**
- **exempt the Blue Mountains from the Housing Delivery Authority (HDA) pathway; and**
- **request a public hearing by the Independent Planning Commission.**

This guide explains what to include in your letter and how to send it. Every letter counts.

1. What is being proposed?

The proposal is for nine four-storey buildings to be constructed at 142-150 Narrow Neck Road, Katoomba.

Eight of the buildings would contain 218 residential flats and 52 serviced apartments, a total of 270 apartments. The ninth building would be for commercial purposes, including a restaurant and information/education centre.

This is the first development application to be assessed under the NSW Government's new Housing Delivery Authority (HDA). This process bypasses the Blue Mountains City Council, which normally assesses development applications unless they are declared a State Significant Development (SSD).

2. What happens now?

The public exhibition period for this proposal closed on 7 May, 2026. The Department of Planning received 767 submissions, with 738 (96%) of these opposing the development. The developer has been asked to respond to issues raised during the public exhibition. A decision about the proposal is likely to be made late in 2026, or early 2027.

3. You can continue having a say

Why write a letter?

Community opposition to this development proposal was clearly voiced during the public exhibition period. It is important for Minister Paul Scully to know that these concerns have not gone away. An open letter has been published in the Sydney Morning Herald and Blue Mountains Gazette, signed by prominent community organisations urging Minister Scully not to approve this development.

In addition, the number of submissions objecting to this development well exceeds the 50 objections that would require a decision by the Independent Planning Commission (IPC) for other forms of State Significant Development (SSD). This requirement was not included when the HDA was formed to introduce residential accommodation as a form of SSD. Nevertheless, the Minister can call for a public hearing conducted by the IPC, in the public interest. The Blue Mountains City Council has written to Minister Scully calling for a public hearing into the development proposal to be conducted by the IPC.

Your letter will add further weight to this call, letting Minister Scully know that we expect him to take notice of the overwhelming community opposition to this proposal. It is also an opportunity to have a say about the inappropriateness of the HDA pathway for the Blue Mountains.

4. How to write your letter

Make it personal

A letter is less formal than a submission and it is important to keep it brief.

It should be personal, in your own words and reflect what matters to you. You may wish to reiterate your concerns about this development proposal.

Key points to clearly state:

- Urge Minister Scully to act in accordance with the community's objections and instruct the Independent Planning Commission to conduct a public hearing into the State Significant Development proposal at 142-150 Narrow Neck Road, Katoomba
- Urge Minister Scully to NOT APPROVE the proposed development at 142-150 Narrow Neck Road, Katoomba
- Request that the Blue Mountains Local Government Area be exempted from the HDA pathway.

Recommend that the Consent Authority visit the development site, including the surrounding visitor destinations and environmentally sensitive areas.

5. Issues you may wish to reiterate in your letter

- **Inappropriate planning pathway** - the Housing Delivery Authority pathway overrides the Blue Mountains Local Environment Plan (LEP) developed over 30 years to protect the Mountains unique environment and heritage.
- **Increased bushfire risk** – high density, multi-storey housing within a highly bushfire prone area, with limited evacuation routes would put lives at risk and seriously hinder emergency response.
- **Adverse environmental impacts** - increased hard surfaces, increased stormwater runoff and reduced groundwater infiltration would severely degrade nearby threatened species and ecosystems and undermine ecological values of the Blue Mountains World Heritage Area.
- **Traffic and infrastructure** - increased pressure on local infrastructure, particularly roads will worsen traffic congestion, including evacuation routes during emergencies.
- **Cultural, aesthetic and economic values** - high density, multi-storey development would irreversibly degrade the distinctive character, amenity, landscape and cultural identity of the Blue Mountains. Tourism, liveability and community wellbeing would be adversely affected.
- **Housing targets** - housing supply is important and there are appropriate areas for development. The Blue Mountains Local Government Area is already meeting its state residential housing targets through development that complies with the Blue Mountains Local Environment Plan.

6. How to send your letter

You can send your letter using the **online form** found at <https://www.nsw.gov.au/nsw-government/ministers/minister-for-planning-and-public-spaces>

Keep a copy of your letter for your records. You can indicate on the form if you would like a response. If you receive a reply, we would appreciate if you could please let us know via: **housing@bluemountains.org.au**

Please send your letter by **31 July, 2026**.

Thank you

Blue Mountains Conservation Society