



Blue Mountains Conservation Society Inc

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Nature Conservation Saves for Tomorrow

21 April 2026

Submission Guide

Development proposal for 142-150 Narrow Neck Road, Katoomba

How to have your say - April 2026

1. What is being proposed?

The proposal is for nine four-storey buildings to be constructed on the 1.6hectare site at 142-150 Narrow Neck Road, Katoomba.

Eight of the four-storey buildings would contain:

- 214 residential flats, including 15% designated as affordable housing, and
- 52 serviced apartments

This results in a total of 266 apartments.

The ninth four-storey building will be for commercial purposes, including a restaurant.

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 Developments (SSD).

2. Why does this proposal matter?

What does this mean for you?

This development is larger than anything currently permitted in the Blue Mountains. If approved, it would:

- Diminish the character of Katoomba, including views towards the escarpment
- Increase pressure on local infrastructure, particularly roads
- Worsen traffic congestion, including evacuation routes during emergencies
- Increase bushfire risk, particularly during evacuation
- Degrade the natural environment, including sensitive and protected ecosystems.

What does this mean for the Blue Mountains more broadly?

If this proposal is approved, it would set a powerful precedent. It would effectively give the green light for similar high-density developments across the Blue Mountains Local Government Area (LGA), regardless of:

- Local planning controls
- Environmental sensitivity
- Bushfire risk
- Community character

Once a precedent is set, it is very difficult to reverse.

3. The Society's position

The Blue Mountains Conservation Society opposes the proposed development at 142-150 Narrow Neck Road Katoomba.

We oppose the proposal because it would:

- **Have adverse environmental impacts**
- **Increase bushfire risk**
- **Degrade the area's character and amenity**
- **Set a dangerous planning precedent for the entire Blue Mountains**

We also oppose the use of the Housing Delivery Authority (HDA) approval in the Blue Mountains. The Society believes that the Blue Mountains LGA should be explicitly excluded from the HDA and SSD pathways.

4. Your opportunity to have a say

What is a submission?

While the Environmental Impact Statement (EIS) is on public exhibition, any member of the public can make a submission.

A submission is a written response in which you can:

- Support, oppose or suggest changes to a proposal
- Raise concerns about its impacts or risks
- Request further information or assessment

You do not need to be an expert.

Every submission is formally recorded and considered. The more submissions received, the stronger the community voice.

5. Timing - this is critical

The exhibition period closes on 30th April 2026.

****The submission period will only be 14 days****

This is a very short timeframe, so preparation now is essential.

Please keep an eye on the Society's campaign webpage for the confirmed exhibition dates and submission deadline.

6. How to write your submission

Make it personal

Your submission should be personal, in your own words and reflect what matters to you.

You may wish to include:

- Why you live here, or care about the Blue Mountains
- How long you have lived here or your connection to the area
- What you value, or what matters most to you about the environment or character of the Mountains
- How this proposal would affect you, your family or your community

Key points to clearly state

In your submission, you should clearly state that you:

- **Oppose the proposed development at 142-150 Narrow Neck Road,**
- **Oppose the use of the Housing Delivery Authority (HDA) pathway in the Blue Mountains**

You can also:

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.

Important tips

Use your own words - submissions must be individual to be counted

Be respectful, clear and factual

You can focus on one or many issues - all concerns are valid

More information about the issues can be found on the Society's campaign webpage.

7. Help with writing your submission

You are not on your own.

The Society will host drop-in sessions to help with writing submissions. For support, please contact us at: housing@bluemountains.org.au

8. How to lodge your submission

The EIS is on public exhibition and can be viewed here: <https://www.planningportal.nsw.gov.au/major-projects/projects/residential-flat-buildings-142-150-narrow-neck-road-katoomba>

Submissions must be lodged by the closing date - 30th April 2026.

Please note the submission period is very short.

Keep an eye on the Society's campaign web page for this date.

You can lodge your submission:

- **Online via the Department of Planning, Housing and Infrastructure online portal.**

Keep a copy of your submission for your records.

After lodging we'd appreciate if you could please let us know via: housing@bluemountains.org.au

This helps us track overall community participation.

9. Issues you may wish to raise in your submission

(You may choose one or more. You don't need to include everything)

Scale and Zoning

- The proposed development is significantly larger than anything currently permitted in the Blue Mountains Local Government Area.
- The site is zoned **R3 Medium Density**, with a maximum height of 8 metres (approximately 2 storeys) under the Blue Mountains LEP (Local Environment Plan).
- **The developer is seeking rezoning** to allow a four-storey, high density development
- **The Society opposes the rezoning of this site.**

Undermining local planning and democracy

- The HDA pathway **overrides the Blue Mountains Local Environment Plan (LEP)** and sidelines local Council and community input
- The LEP reflects **years of expert planning and community consultation** and is tailored to the Mountains' unique environmental context and includes strong environmental provisions to ensure that any new development is appropriately designed, scaled and sited.

Environmental impacts

- The site is adjacent to **Blue Mountains Swamps, a Threatened Ecological Community**

- These swamps feed the **Katoomba Falls catchment** - one of a handful of areas supporting the **Critically Endangered Dwarf Mountain Pine (*Pherosphaera fitzgeraldii*)**.
- Increased hard surfaces **would change water flow to the swamps, increase stormwater velocity and reduce groundwater infiltration**, severely degrading these ecosystems.
- **Polluted runoff and weed spread would impact the Blue Mountains World Heritage Area (BMWHA) and Sydney's drinking water catchment.**

Bushfire risk

- The site is located within **bushfire prone land**, with limited evacuation routes
- **Only one main evacuation route leads to the Great Western Highway**, and this is vulnerable during fires.
- The Blue Mountains is one of the most bushfire prone areas in Australia - currently, 26% of homes in the area are exposed to high bushfire risk; This figure is expected to increase to 90% by 2090, due to climate change.
- Adding hundreds of new residents would **increase risk to life and hamper emergency response**.
- The Blue Mountains City Council has stated that housing more people in high bushfire-risk areas is reckless and dangerous.

Traffic and infrastructure

- The development would add **several hundred additional vehicles** to the narrow local roads.
- Public transport is limited, increasing car dependence.
- **Sewer, electricity and other infrastructure are already near capacity** and cannot sustainably support large population increases.

Cultural, aesthetic and economic values

- The proposal threatens the **distinctive character of Katoomba**, and surrounding visitor destinations.
- High density, multi-storey, urban-style development is incompatible with the Mountains' scale, landscape and cultural identity.
- Tourism, liveability and community wellbeing would be adversely affected.

Thank you

Thank you for taking the time to have your say.

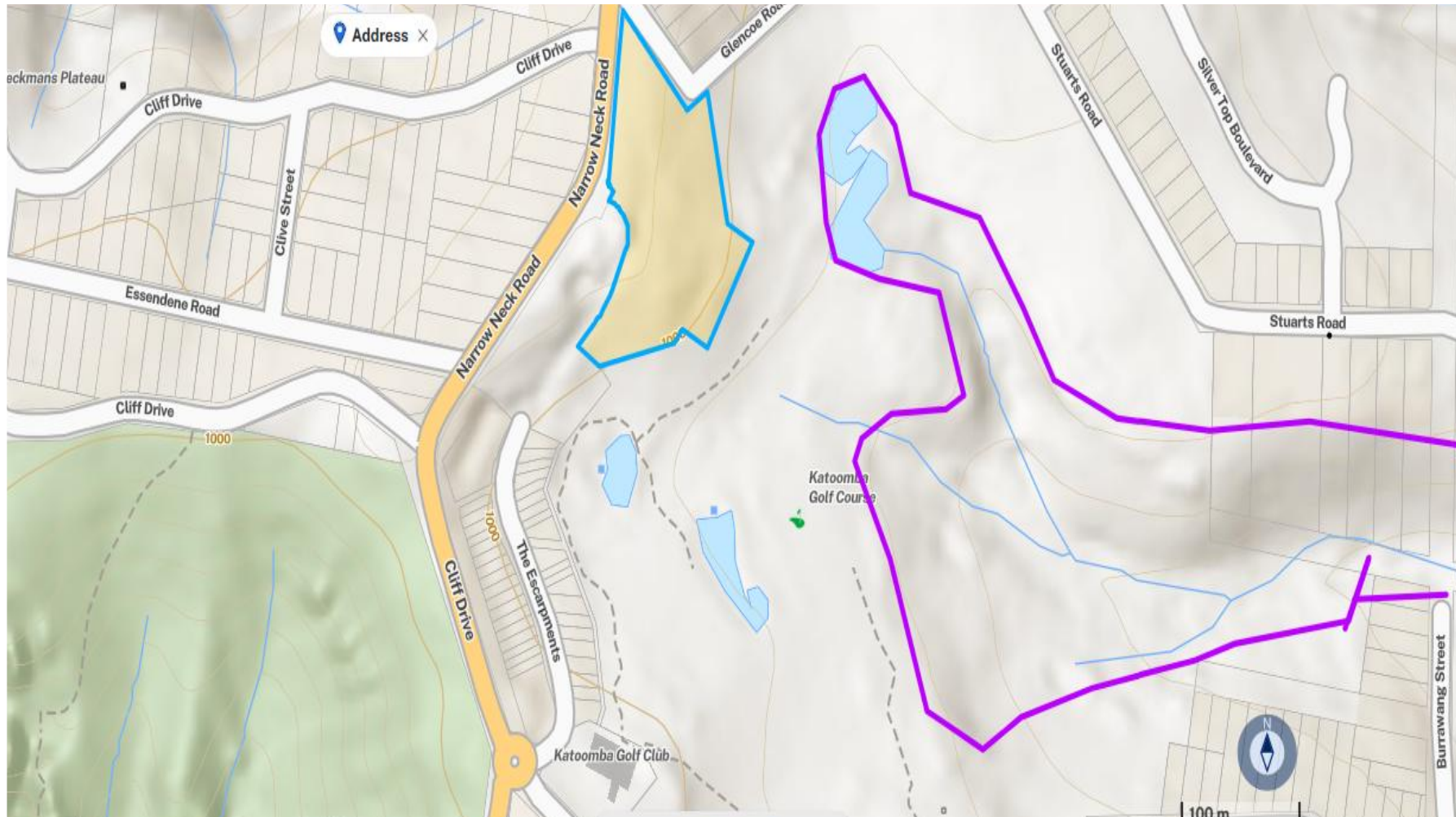
Community participation is essential to protecting the Blue Mountains - its environment, safety character and future.

Map of the development site in relation to Katoomba town centre, Katoomba Railway Station and the Great Western Highway



Key: Development site outlined in blue, showing location relative to Katoomba town centre (star), Katoomba Railway Station and Great Western Highway. Narrow Neck Road, Cliff Drive and Katoomba Street are shaded yellow. Source: Department of Customer Services NSW, Spatial Services (2026).

Map of the development site in relation to the neighbourhood and downslope swamps.



Key: Development site outlined in blue; downslope swamps and watercourses outlined in purple. Source: Department of Customer Services NSW, Spatial Services (2026).