

**Application No: SSD - 86456706**

NSW Planning Dept  
HDA

R. Johnston

23/ 4/ 2026

**RE: 142 - 150 NarrowNeck Rd (Blue Alpine Retreat & Residences)  
Proposal Katoomba**

To whom it may concern,

Thankyou for the opportunity to submit to this proposal.

- I object to the proposal.
- I respectfully request that The NSW Government acts urgently to exclude the Blue Mts Region from the HDA Authority pathway, in a determined and conscionable effort to protect the Blue Mts Region from an explosion in innapropriate and untenable overdevelopment.

I urge the NSW Government to consider my objections, to this innapropriate application, in relation to what should be its core responsibility in the preservation and protection of the Blue Mountains environment, its World Heritage National Park status.

The Blue Mountains is a unique and remaining ancient natural environment. A fragment in comparison to what has been lost elsewhere in Australia.

The Blue Mountains has just been listed as the most visited natural environment in NSW. Its economy is bolstered and attracts tourism because of the natural environment, with its small build and historic Victorian villages.

Other existing and recent building proposals and recent construction for housing have accepted and complied with the Blue Mountains Council LEP. A protective legislated code, formed over 30 years, to maintain and protect the natural beauty of the Region and its integrity as a natural environment, and ecosystems, to protect its World Heritage Listing.

The Katoomba built environs of mostly low single and two storey built structure, sits as an established protective built buffer along the ridges of the mountain scape. As does the majority of built structure following the Great Western Highway from Penrith to the west of the mountains. A series of small villages. This is an established and historical construct which adjoins the World Heritage National park, and one which sits within the local LEP.

This region should be a valued and significant core responsibility of both the Federal and NSW Government.

However this Government has consistently failed to act in time to protect many of our natural assetts, which are in its NSW portfolio of responsibility. Examples of failures are NSW who has the highest Australian rate of losses to ancient native forests, with recent and ongoing sanction of uninhibited logging in NSW risking entire ecosystems and endangered species. Ongoing approvals of coal mines, Water NSW who caused recent drying up of wetlands resulting in

hundreds of deaths of turtles and other freshwater reliant species, or the repeat assessments of gas pipelines proposals, where weak legislation and powerful lobbying by vested corporate interests have influence, risking undisturbed farmlands and the health of our river systems. Multiple negative influences on natural systems in a time of great vulnerability to climate change.

This Government risks its reputation, and more often acts like a Liberal Government, whose denial of climate change and the need to protect the natural environment for a healthy future was absent from much of its deliberations.

Unless pushed by the public voice to act, this is a short sighted and dangerous view of the future. Token public announcements, often too late, do not repair the damage. This Government needs to think and plan for the long term, not risk the environment for short term interests, and the profits of developers who seek to evade current planning codes.

This Development proposal will set a dangerous precedent if it gains approval from the NSW Government. The proposal is for a huge development site of 218 dwellings and 52 serviced apartments, with a 4-5 story building housing a restaurant, art gallery, conference rooms and a mix of residential.

This proposal at Narrow Neck Rd seeks concurrently to double its height ratio (from 8m - 15.6m), and density (from 0.6:1 - floor space ratio to 1.17:1) of the existing Local Environment Plan controls. Will they push for more? Developers will always push to maximise their profits.

The proposal claims to have designed a stepped building plan which is surrounded by a landscaping solution to set it in place, within the existing natural setting.

- Smart design principles do not outweigh the awful and risky precedent this will embed in the NSW Planning Departments work, through the Housing Delivery Authority pathway.

Nor will it prevent environmental damage, where paved areas and underpinnings will cover pervious surfaces, increase storm water runoff downhill, disrupt ecosystems, and undermine ecological values that underpin our World Heritage listing.

Nor can its claim to provide 218 homes and additional built structure, plus its promotional advertising as "Blue Alpine Retreat and residences" sweeten relevant objections to the disruption of the area around the development. Such as damage to the ecosystems below the construction area, the fact that it is proposed in a bushfire risk zone, and that in its current application, has the potential to act as a precedent to permanently change the landscapes and environment of the Greater Region.

This development proposal overrides current controls, ignores what is best for the Blue Mts environment and could, if it succeeds, set in place permanent ongoing over development process across the Blue Mts.

This region is not an urban landscape, is set apart from Sydney itself by its natural intact environments, and should not be seen through the eyes of a developers plans to profit from the Region.

Nor for this Government to claim it is supporting increased housing to satisfy the public need, at the expense of such a unique and precious environment.

- There are more appropriate environments to build on such a huge scale as this highrise development of nine 4-5 story buildings.

*This developer has made the wrong choice in choosing this site for multiple dwellings and commercial ventures within the site area.*

Any site which holds important environmental values, and especially one which adjoins a World Heritage Listing, should not be subject to a developers bid to maximise profits who in ignoring and overriding the natural status of the site area, pushes to win approval. There are already other developers waiting, who will replicate this oversized development application, should it be succesful.

- Please reject this application. Please act to protect the Blue Mountains Region and its World Heritage Listing.

This application through the Housing Delivery Authority overrides critical local LEP Protections, which, if succesful, will forever damage the Blue Mountains environment and its capacity as a stronghold for protecting the natural environment.

The resulting spread of oversized developments will undermine the natural beauty and quaint feel of the Mountains Region, already an important economic drawcard of natural attractions, with its World Heritage Listing, which draws international and national tourism.

This development proposal will not add benefit to that, it will undermine those values.

Yours sincerely,  
R Johnston.