



artefact

18 December 2025

Mahesh Mora
Planning
Fides Environmental Planning & Development Services
225 Castlereagh Street
Sydney, NSW, 2000

Dear Mahesh,

Re: 142-150 Narrow Neck Road, Katoomba – Non-Aboriginal Heritage Advice Memo

Artefact Heritage and Environment (Artefact) has been engaged by Fides Environmental Planning & Development Services (the proponent) to prepare a letter of historical heritage advice in relation to proposed development at 142-150 Narrow Neck Road, Katoomba. The following presents a summary of heritage constraints identified through desktop research and a review of statutory heritage registers.

1.1 Project background

The proposed works include the construction of eight main buildings across the site, each being four storeys above existing ground level with basement parking below (Figure 1). This will accommodate:

- 218 residential apartments, noting 15% of the residential GFA is allocated to the provision of in-fill affordable housing; and 52 serviced apartments.
- Resident facilities (ancillary wellness centre) within Building H.
- Corner building that accommodates a restaurant and various information & education facilities; and
- Associated siteworks, accessways, subdivision, and landscaping.

The project was declared a State Significant Development (SSD) on 23 June 2025, and the Planning Secretary's Environmental Assessment Requirements (SEARs) were issued (SSD- 86456706). Condition 22 of SSD-86456706 states that an assessment of non-Aboriginal Heritage should be completed to advise if a Statement of Heritage Impacts (SoHI) and Historic Archaeological Assessment (HAA) are required to support the SSD application (C).

Artefact proposed to write a Non-Aboriginal Heritage Advice Memo to address this requirement. The Non-Aboriginal Heritage Advice Memo will provide a preliminary assessment of non-Aboriginal heritage items and resources to identify any known or potential heritage constraints on the project. The findings of this report will advise whether further reporting or investigations are required to address SEAR 22.

1.2 The Study Area

The study area is defined as a 1.62-hectare parcel of land located at 150 Narrow Neck Road, Katoomba, lot number L 1 DP 1026915 (Figure 2). The study area is bordered by Glencoe Road to the North-East, Cliff Drive to the North-West, Narrow Neck Road to the West, and The Escarpments Housing Development to the southwest. The study area is located within the Blue Mountains Local Government Area (LGA), County of Cook in the historic parish of Megalong. The study area lies within the boundaries of the Deerubbin Local Aboriginal Land Council (LALC).

Table 1: SEAR Requirements

SEAR	Supporting Documentation	Response
22. Environmental Heritage		
<ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines. 	If required: SoHI & HAA	This report has been prepared as a preliminary assessment to determine if a SoHI and HAA is needed.

This report has been prepared as a desktop assessment only and is not supported by a physical inspection of the study area.

A Non-Aboriginal Heritage Advice Memo is intended as a high-level, preliminary assessment that identifies potential heritage issues within a defined area. The analysis relies on available data such as heritage registers, previous studies, and historical mapping and may not capture unlisted or subsurface heritage values. As such, the report advises if any further investigations or assessments are required.

Figure 1: Master plan of proposed works (Antoniades Architects, 2025)

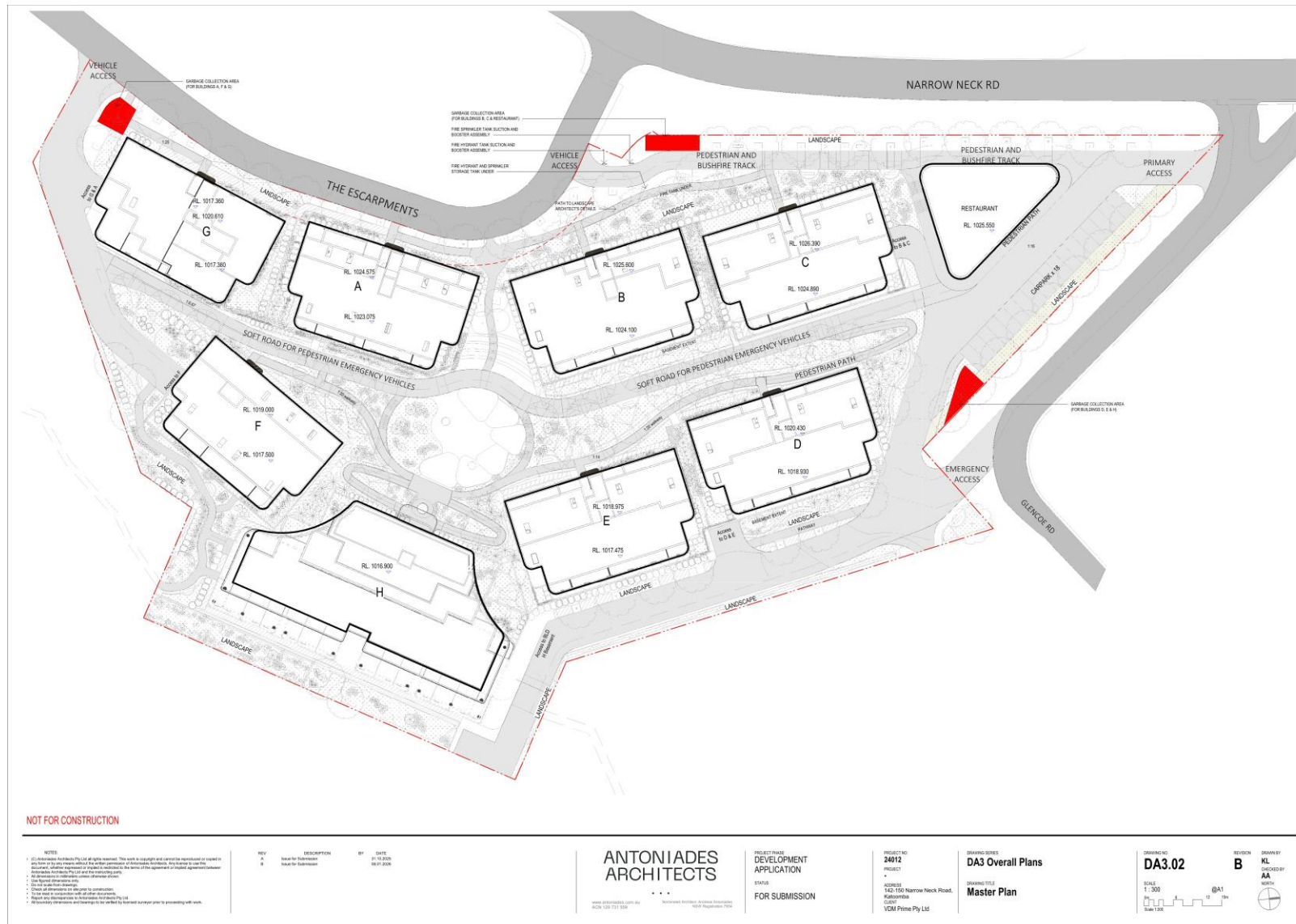


Figure 2: Study Area



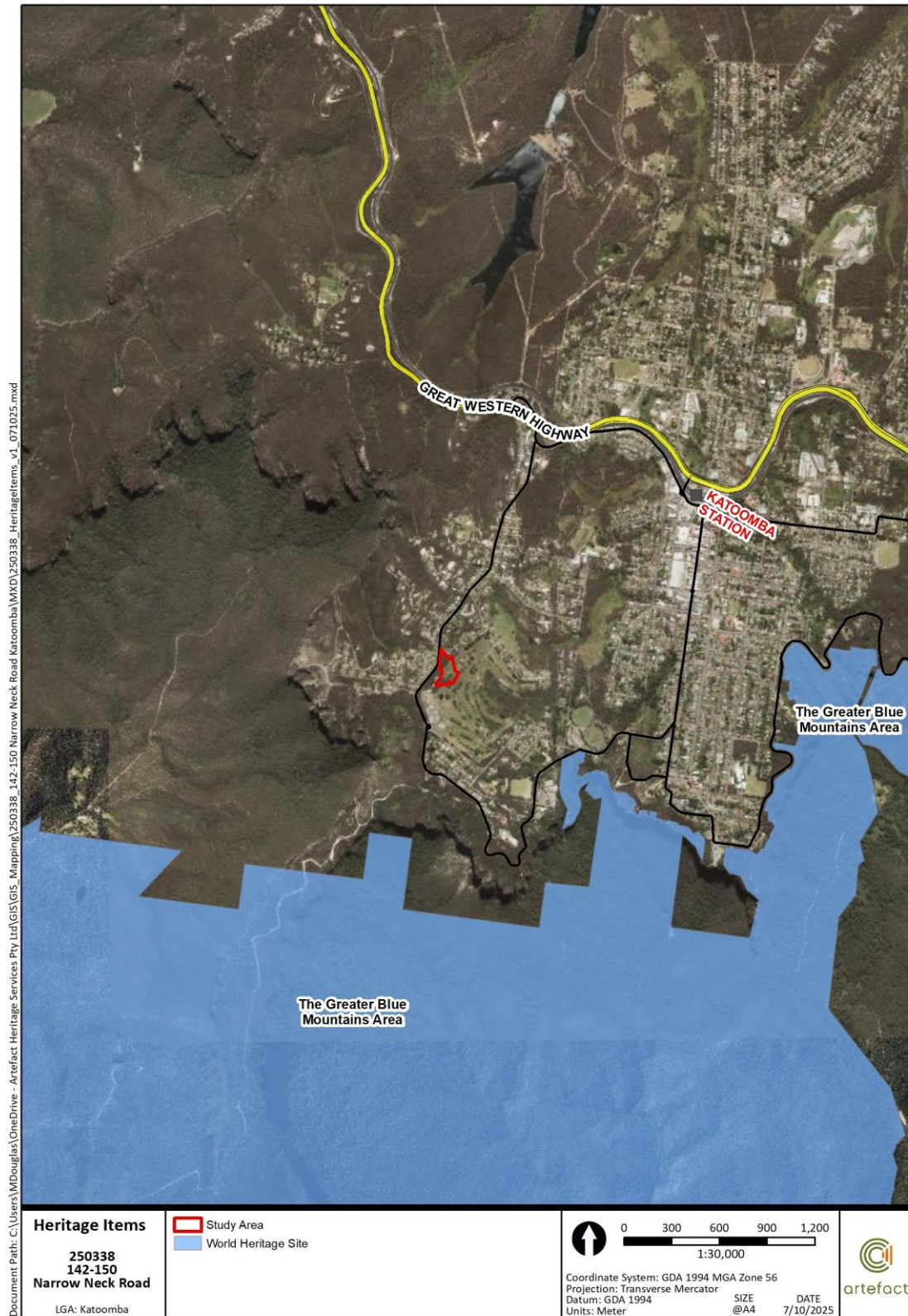
1.3 Statutory register search results

A review of publicly available statutory and non-statutory heritage registers within a 150m buffer of the study area was undertaken on 26 September 2025 to inform this project. The results of the register search are presented in Table 2. The closest heritage item identified was Gracehill Lodge and Garden (#K061), listed on the Blue Mountains City Council 2015 Local Environmental Plan (LEP), located 245m from the study area. Though the Greater Blue Mountains Area is registered as a World Heritage Site, the study area is demonstrably located more than 150m from the study area (Figure 3).

Table 2: Summary of statutory register searches within and within a 150m buffer to the study area

Register	Identified Items	Distance from study area	Significance
World Heritage List	Nil	Nil	N/A
National Heritage Register	Nil	Nil	N/A
Commonwealth Heritage List	Nil	Nil	N/A
State Heritage Register	Nil	Nil	N/A
Blue Mountains City Council Local Environmental Plan (LEP)	Nil	Nil	N/A
Register of the National Estate (non-statutory)	Nil	Nil	N/A

Figure 3: World Heritage Site Boundary in Relation to the Study Area



1.4 Historical context

1.4.1 Aboriginal History of Katoomba

The earliest evidence of occupation in the Blue Mountains dates to 22,240 years before present (yBP). There is a consistent pattern of low intensity occupation from around 14,000 to 12,000 yBP followed by a hiatus, with occupation intensifying again around 3-4 000 yBP (Bowdler 1981). The archaeological material record provides evidence of this long occupation but also provides evidence of a dynamic culture that has changed through time.

The boundaries of the Wiradjuri traditional custodians extend from Nyngan to Albury, and from Bathurst to Hay (Comber 2012: 29). The boundaries of the Gundungurra traditional owners extend west and north of the Georges River and into the southern Blue Mountains. The boundaries of the Darug traditional owners extend from the mouth of the Hawkesbury River inland to Windsor, Penrith, and Campbelltown and then to Mount Victoria (Attenbrow 2010). Some areas, particularly resource rich ones, had shared boundaries or reciprocal rights with bordering and neighbouring groups. With appropriate permission and protocols, people could travel through and hunt on other groups' lands.

Contact between Aboriginal people and colonists in the Blue Mountains area appears to have been minimal and initially amicable. In the nineteenth and early twentieth centuries Aboriginal people were no longer able to survive on their traditional resources and came under pressure from government authorities. Many were forced onto missions and reserves such as Kurranburrock Reserve on Pulpit Hill Creek in the Megalong Valley. Some local groups, however, took refuge at Katoomba Falls Creek Valley (The Gully) and avoided the attention of the Aboriginal Protection Board and the strict conditions that would have been imposed on them should they have been forced to move elsewhere.

Among the places where the local Aboriginal people settled, there was a camp at Nellies Glen in the 1890s, just to the west of Katoomba (Hooper & Marloo 2007). This is thought to have been located off the Six-Foot Track, which was marked out at a horse track in the 1880s but may have been at least partly based on a traditional Aboriginal travel route across the valley. There is evidence of the historical use of the track by Aboriginal people living in the Megalong Valley (Hooper & Marloo 2007).

After the closure of the Nellies Glen shale mine in 1897, the people from the nearby camp moved to Kurranburrak Reserve on Pulpit Hill Creek, to the north-west (Hooper and Marloo 2007). By 1900 most Aboriginal people in this area had moved to The Gully in Katoomba. This area had been a traditional summer camp prior to European settlement and became home to Aboriginal people, and also non-Indigenous people, who lived on the outskirts of mainstream society.

The census taken by the Aboriginal Protection Board in 1897 recorded 21 Aboriginal people living in Katoomba (Comber 2009). The 1901 NSW census records eight households in Katoomba with Aboriginal occupants. Up to four generations of some Aboriginal families lived in The Gully. The population of The Gully was evicted in the 1950s after Council acquired the land. The Gully was declared an Aboriginal Place (under the *National Parks and Wildlife Act 1974*) in May 2002.

Despite dispossession and ongoing impacts of colonisation, Darug and Gandangarra people today have an enduring connection to Ngurra (Country) that remains integral to the significance of the tangible and intangible heritage of the Blue Mountains (BMCC 2021: 1).

1.4.2 Early History of Katoomba

Development of Katoomba started in the early 19th century as traffic passed through on the western road from Penrith to Bathurst (Merriman 2008). Inns were developed to accommodate the increasing rates of travellers stopping to rest (BMCC 2021). An early name for the town was 'The Crushers' due

to the opening of a shale quarry providing rail ballast (Merriman 2008). In 1878, John Britty North opened a coal mine near the base of Katoomba Falls, establishing Katoomba as a prevalent mining town within NSW (BMCC 2020).

The population of Katoomba grew in tandem with the boom of its coal industry, which required the construction of amenities to support the burgeoning population. Schools, newspapers, and houses were developed. Katoomba was first gazetted as a municipality in 1889 (Merriman 2008). In 1882 Katoomba Street was opened and saw the early development of the extant Katoomba Town Centre (Merriman 2008). At the same time, Katoomba was identified as an ideal tourist destination. The iconic Carrington Hotel was opened in 1883 and quickly became a landmark tourist destination for the Sydney elite, rivalling Raffles Hotel in Singapore (BMCC 2020). Following the Carrington, recreational facilities to support holiday goers were built, such as the Anita Villa Guest House (BMCC 2020). Thus, before the turn of the century, Katoomba consisted of a socially mixed population, divided between the large coal mining industry, and the bustling tourism industry centred around the Carrington Hotel resort.

1.4.3 Katoomba in the 20th Century

From 1895 the coal seams started to exhaust, and the mining industry began to decline. By 1903 mining in Katoomba gradually ceased (Merriman 2008). Although the industry was reinstated in 1925 following the re-opening of North's abandoned coal mine, primarily supplying local buildings, the Depression in the 1930s threatened to close off the coal mining industry for good. In response, the newly upgraded coal transportation system was incorporated into the vibrant tourism industry, forming the beginning of the famous Scenic Railway still active today.

The tourism industry of Katoomba continued to excel during the early 20th century. Over 60 guesthouses were in operation by the 1920's. The Katoomba Golf Course located south of the town centre, is another example of recreational space developed to support the touring elite (BMCC 2023). The Carrington was later bought by entrepreneur Sir James Joynton Smith, who in 1913, commissioned the lavish renovations of The Carrington, the construction of an onsite bank, and the Katoomba Power Station, now an iconic landmark in present day Katoomba (BMCC 2020) The Katoomba Power Station provided operated until 1925, when Katoomba Council constructed their own building. The Carrington experienced its most affluent period under the ownership of Smith, hosting many famous and influential guests (Merriman 2008).

Urbanisation of Katoomba increased during the 1930's and continued well after the War ended. Families moved from Sydney to Katoomba allured by its cheaper housing industry. Many of the houses constructed during this period remain to this day. The tourism industry of Katoomba gradually declined along with its hotels following the cheaper costs associated with overseas travel, and the tourist industry boom along Australia's east coast (Merriman 2008).

1.5 Archaeological potential and significance

A review of past land titles and historical documents demonstrates that the study area has an extensive history regarding past ownership, summarised in (Table 3). As confirmed by crown grant Vol. 783 Fol. 126, the study area was first granted to the London Chartered Bank of Australia in 1886, contained within portion 77, confirmed by an 1893 parish map of Megalong (Figure 4). The grant notes that the London Chartered Bank purchased the land under "conditional selection for the purpose of mining other than gold mining". Regarding the history of Katoomba, this is likely to be shale or coal mining (Merriman 2008). The land was subdivided, with the study area contained within lots 1-9 in section C2, and across lots 1-23 in section E2 (Figure 5). In 1889, a land title confirms that Sections C2 and E2 were purchased by John Britty North, a prominent figure within the coal mining

industry of Katoomba (BMCC 2020, Table 3). This further emphasises that the study area was likely intended for coal / shale mining.

In 1894, the land was acquired by Louisa Frances Wilson and Alfred Lee, by “virtue of an order for foreclosure”, indicating that North defaulted on his mortgage (Table 3). This corresponds approximately with Katoomba's declining coal industry (Merriman 2008).

Between 1894 and 1912, the land containing the study area changed hands several times, largely down through the Wilson family. In 1913 ownership of sections C2 and E2 was transferred to The South Katoomba Land Company Limited, who with funding from the Katoomba Council, transformed the land into the former Katoomba Golf Course (Table 3, Figure 6). From 1928 – 1933, The South Katoomba Land Company Limited transferred ownership of section C2 lots 1-6 and section E2 lots 5-23 to Katoomba Council, with the intent of expanding the size of the golf course (Table 3). By 1933, historic aerials demonstrate that much of the surrounding land had been cleared to facilitate the development of the golf course (Figure 7).

A government gazette from 1944 indicates that the lots owned by The South Katoomba Land Company Limited had overdue payments, including section C2 lots 7-9, the northmost subdivision containing the study area (Figure 8). In 1945, section C2 lots 7-9 were put up for sale and sold to Marjorie Grace Harrison. In 1951, all lots containing the study area were resumed by the Blue Mountains City Council, though no government gazette was identified explaining the resumption (Table 3). In recent years, the study area was zoned for housing development.

Parish maps and town plans indicate that the study area remained undeveloped, whilst adjacent lots were developed into housing or the former Katoomba golf course (Figure 9). Several roads previously intersected the study area, though they were eventually absorbed by the golf course (Figure 10). Moreover, historical aerials from as far back as 1933 indicate that no structures were built within the study area (Figure 7, Figure 11). Therefore, the study area has little to no potential to contain significant historical archaeological remains.

Table 3: Summary of Land Titles / Grants (Source: Historical Land Records Viewer)

Date	Land Ownership / Occupation	Ref/Note
Lot 1 DP 1026915		
1886	London Chartered Bank of Australia	Portion 77 Vol. 783 Fol. 126
1889	John Britty North	Sec C2 Lots 1-9 Sec E2 Lots 4-23 Vol. 908 Fol. 148
1894	Louisa Frances Wilson, Alfred Lee	Sec C2 Lots 1-9 Sec E2 Lots 4-23 Vol. 1136 Fol. 131

Date	Land Ownership / Occupation	Ref/Note
1913	The South Katoomba Land Company Limited	Sec C2 Lots 1-9 Sec E2 Lots 4-23 Vol. 2334 Fol. 37
1928 - 1933	The Council of the Municipality of Katoomba	Sec C2 Lots 1-6 Sec E2 Lots 7-23 Vol. 4212 Fol. 101
1941	Henry Selwyn Siems	Sec E2 Lots 4-6 Vol. 5264 Fol. 106
1945	Marjorie Grace Harrison	Sec C2 Lots 7-9 Vol. 5468 Fol. 197
1951	Blue Mountains City Council	All Secs / Lots resumed, Evidenced in Vol. 5468 Fol. 197

Figure 4: Map of the Parish of Megalong, 1893. The study area lies within portion 77.

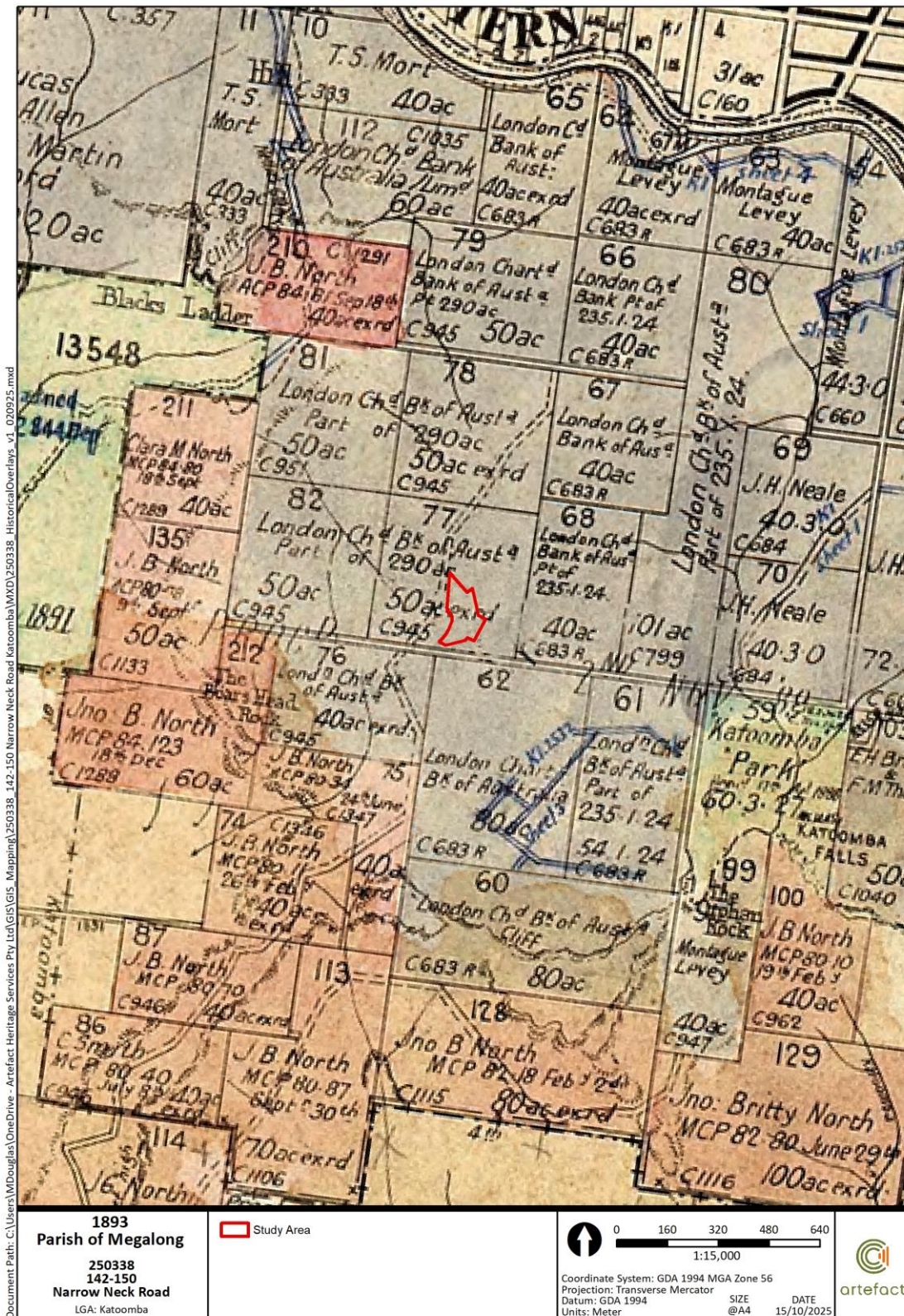


Figure 5: Development Plan (DP) 2060, 1890

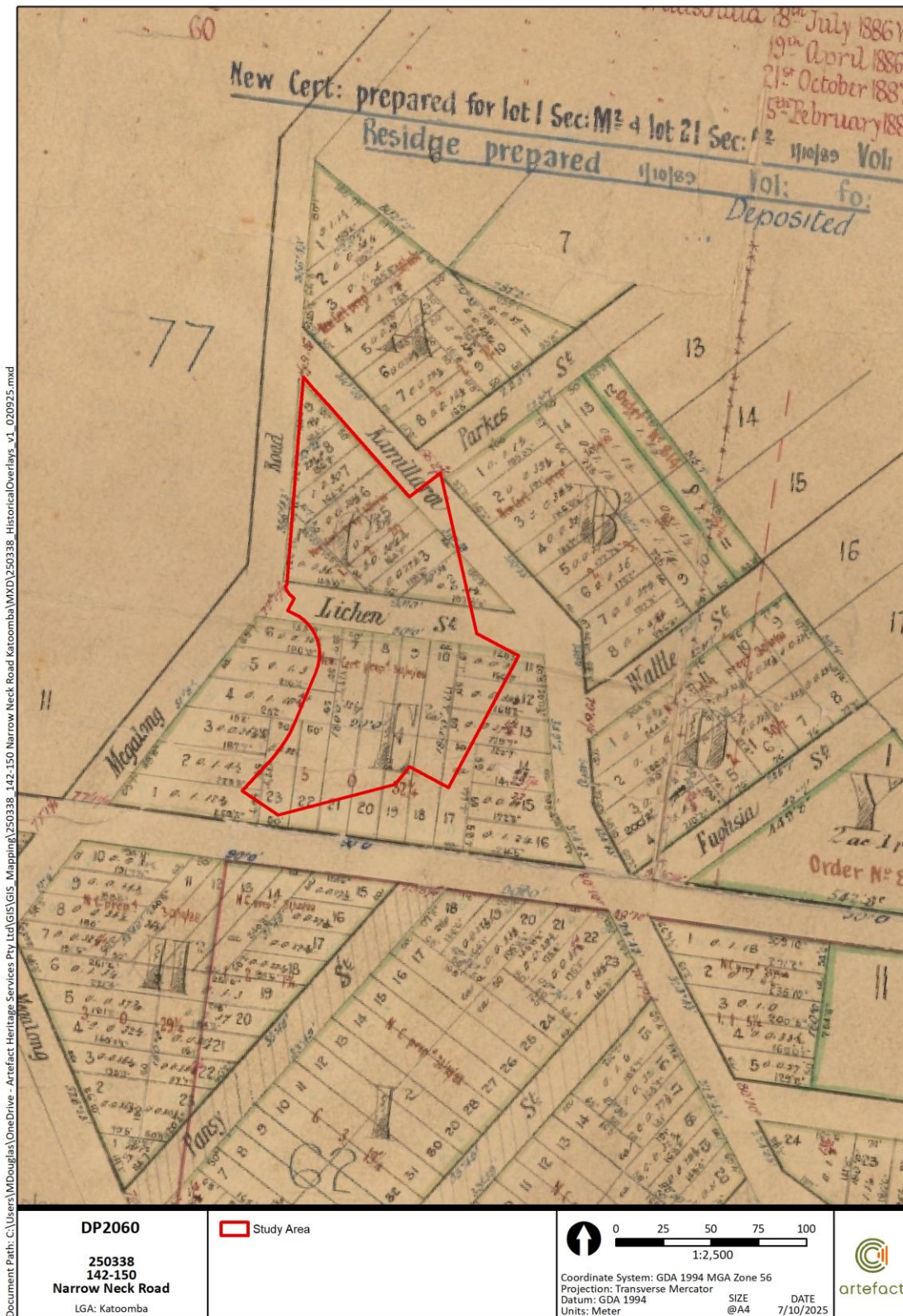


Figure 6: Darling Down Gazette (Qld: 1881-1922), Monday 14th October 1918, pg. 4 – Reference to development of the Katoomba Golf Links with financial assistance from Council (Source: The National Library of Australia)

MUNICIPAL GOLF LINKS.

Katoomba (New South Wales) has decided to establish a golf links in the town. The object is, of course, to add to its attractions as a tourist resort. The South Katoomba Land Company has offered the council 50 acres of land, cleared and fenced. The Mayor pointed out that the links could be financed partly from the general fund and partly from a small local rate on land in the immediate vicinity. It was also stated that Leura had won its advancement largely through its nearness to its golf links. Another alderman said that the various mountain centres entered on a new prosperity when they established golf links, tennis courts, and other attractions. It is hard to understand the hesitancy with which places which are tourist resorts regard the establishment of new attractions. The lessons of England and America seem to be disregarded. The council must take the view that it is a board of directors representing the owners of the land of the whole district. If a private company were in the same position what attractions would it provide?

Figure 7: 1933 Historical Aerial



Figure 8: 1944 Government Gazette, Overdue Payments for lots 7-9 C2. Source: National Library of Australia

10/3/25, 10:34 AM Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 10 March 1944 (No.25), page 460

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 10 March 1944 (No.25), page 460

19, section 7, d.p. 1,175, Quinns-avenue, Katoomba.

William Thomas Dash, of Sydney, and Lawson Dash Limited (In Liquidation); overdue rates, £55 8s.; land, lot 1, section 2, d.p. 6,567, Coomassie-street, Katoomba.

William Thomas Dash, of Sydney, and Lawson Dash Limited (In Liquidation); overdue rates, £47 12s. 11d.; land, lot 2, section 2, d.p. 6,567, Coomassie-street, Katoomba.

William Thomas Dash, of Sydney, and Lawson Dash Limited (In Liquidation); overdue rates, £55 17s. 3d.; land, lot 7, section 2, d.p. 6,567, Govett-street, Katoomba.

William Thomas Dash, of Sydney, and Lawson Dash Limited (In Liquidation); overdue rates, £57 9s. 4d.; land, lot 18, section 2, d.p. 6,567, Clarence-street, Katoomba.

William Thomas Dash, of Sydney, and Lawson Dash Limited (In Liquidation); overdue rates, £72 13s. 7d.; land, lot 20, section 2, d.p. 6,567, Clarence-street, Katoomba.

William Thomas Dash, as executor of the will of William Lawson Dash, deceased, and Lawson Dash Limited (In Liquidation); overdue rates, £73 7s. 5d.; land, lot 3, d.p. 4,482, Lett-street, Katoomba.

The South Katoomba Land Company Limited; overdue rates, £52 18s.; land, lots 1/11, section A2, d.p. 2,060, Glencoe, Kamillaroi and Narrow Neck roads, South Katoomba.

The South Katoomba Land Company Limited; overdue rates, £10 11s. 1d.; land, lot 22, section N2, d.p. 2,060, Oak-street, South Katoomba.

The South Katoomba Land Company Limited; overdue rates, £19 0s. 5d.; land, lots 1/2 and pts. lots 3/10, section V2, d.p. 2,060, Laurel and Cliff streets, South Katoomba.

The South Katoomba Land Company Limited; overdue rates, £17 11s. 9d.; land, lots 7/9, section C2, d.p. 2,060, Kamillaroi-road, South Katoomba.

The South Katoomba Land Company Limited; overdue rates, £17 1s. 11d.; land, lots 14/18 and pts. lots 12/13, section F2, d.p. 2,060, Essendene-road, South Katoomba.

The South Katoomba Land Company Limited; overdue rates, £13 8s. 9d.; land, pt. lots 8/12, section G2, d.p. 2,060, Essendene-road, South Katoomba.

The South Katoomba Land Company Limited; overdue rates, £36 13s. 11d.; land, lots 2/4, section M2, d.p. 2,060, Kamillaroi-road, South Katoomba.

The South Katoomba Land Company Limited; overdue rates,

National Library of Australia

<http://nla.gov.au/nla.news-article225094122>

Figure 9: 1964 Town Plan

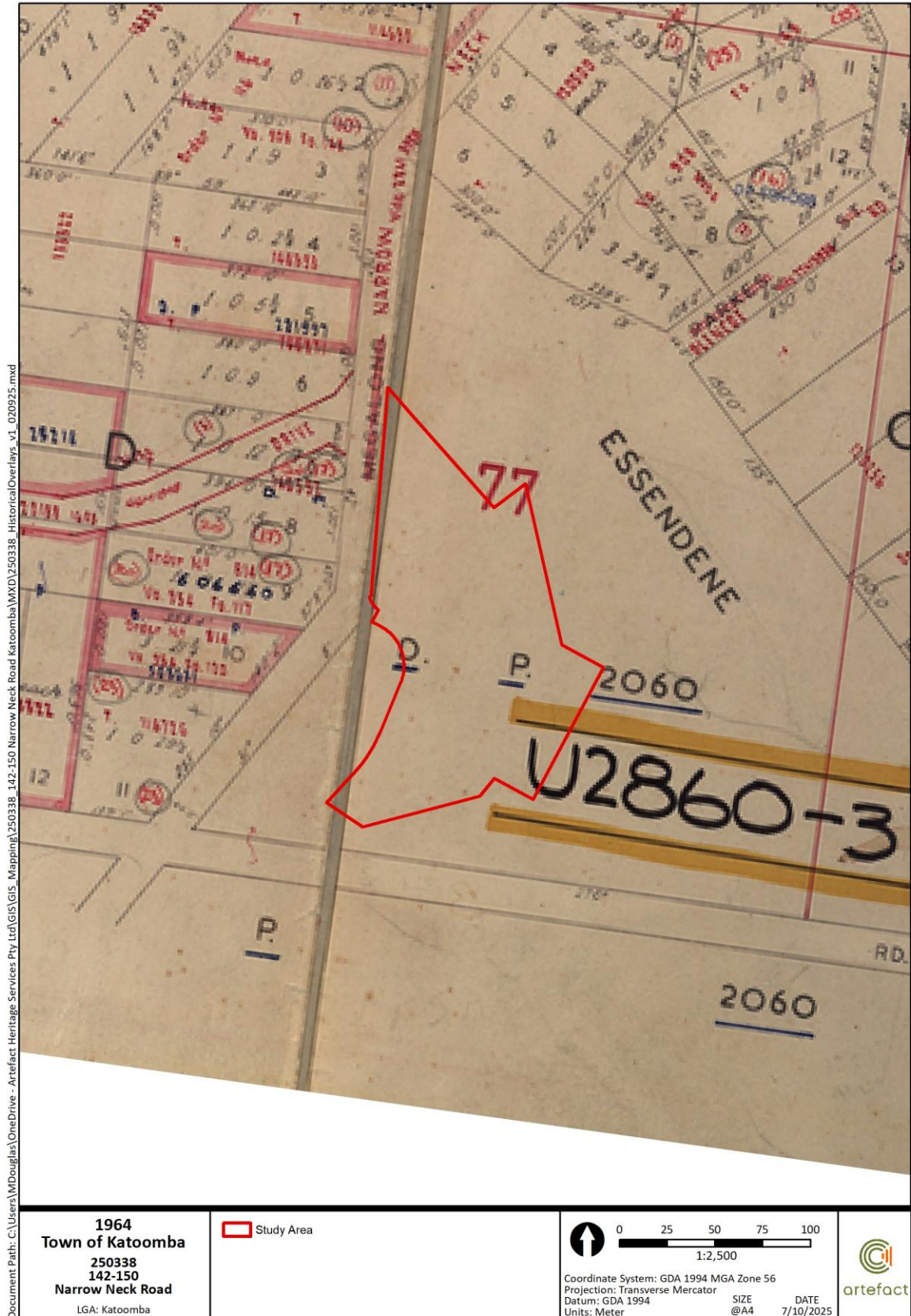
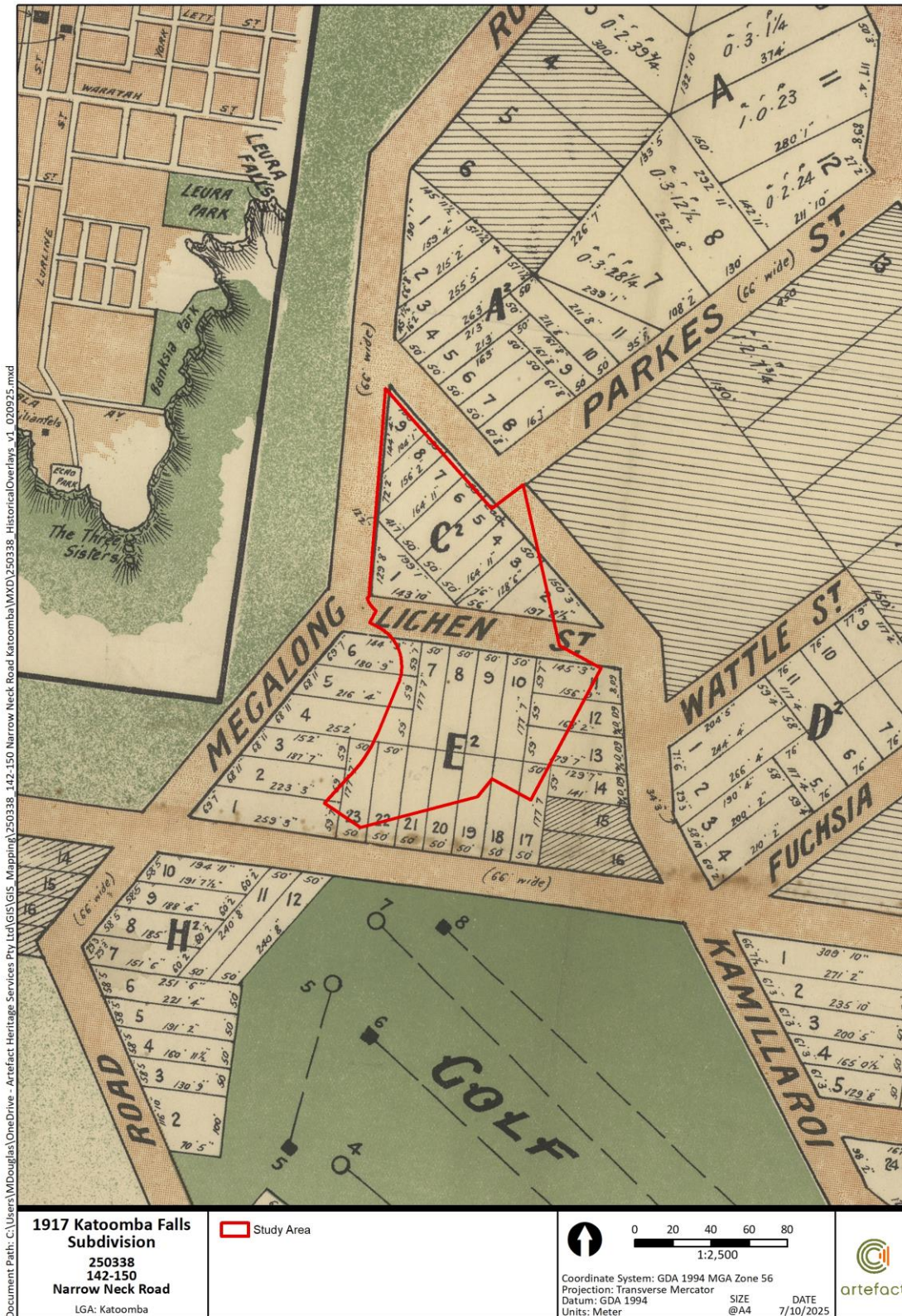


Figure 10: 1917 Advertisement for Sale of the Golf Links Estate



Document Path: C:\Users\MDouglas\OneDrive - Artefact Heritage Services Pty Ltd\GIS\GIS_Mapping\250338_142-150 Narrow Neck Road Katoomba\MXD\250338_HistoricalOverlays_v1_020925.mxd

1917 Katoomba Falls Subdivision
 250338
 142-150
 Narrow Neck Road
 LGA: Katoomba

Study Area



0 20 40 60 80
 1:2,500

Coordinate System: GDA 1994 MGA Zone 56
 Projection: Transverse Mercator
 Datum: GDA 1994
 Units: Meter
 SIZE @A4
 DATE 7/10/2025



Figure 11: 1958 Historical Aerial



1.6 Potential heritage impacts

A review of the relevant statutory bodies found no listed heritage items within the 150m buffer of the study area. A study of historical aerials, parish maps, and town plans, found no evidence of potential archaeological works or relics within the study area. Tracing the ownership of the land containing the study area through land titles and grants found no indication of any developments occurring within the study area. Though the land was potentially marked for coal and shale mining, there is no visible evidence that it occurred.

The preliminary historical archaeological assessment has identified that the within the study area, there is no potential to contain significant archaeological works or 'relics' as protected by the NSW *Heritage Act 1977*. The proposed works are not expected to impact on known heritage items. Therefore, a SoHI and Historic Archaeological Assessment (HAA) are not required to support the SSD application.

1.7 Conclusions and recommendations

1.7.1 Conclusions

This report has concluded that:

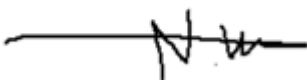
- Consultation of the appropriate statutory bodies identified that there are no heritage items listed within the 150m buffer around the study area.
- The desktop study, considering historical aerial photographs, historic records, and maps, found no evidence of any potential archaeological remains within the study area
- In accordance with Condition 22 of SSD-86456706, further heritage assessments and archaeological investigations are not required, as the study area has been assessed as having no potential to contain significant archaeological works or 'relics'

1.7.2 Recommendations

Based on these findings, the following recommendations are made:

- No additional historical reporting is required
- The proposed works can proceed with caution. However, if any potential historical archaeological 'relics' are identified during the proposed works, all operations in the area should cease, and a suitably qualified archaeologist must be notified to carry out an investigation and assessment. If the find is deemed to be a 'relic', under section 146 of the *Heritage Act 1977* Heritage NSW must be notified.

Kind Regards,



Nicholas Turvey
Graduate Heritage Consultant

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2.0 REFERENCES

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