

COMMUNITY AND STAKEHOLDER ENGAGEMENT REPORT



MELIORA
PROJECTS

DESCRIPTION: **Mountains Blue Alpine Retreat and Residences**
State Significant Development

ADDRESS: **142-150 Narrow Neck Road Katoomba, NSW, 2780**

PROJECT#: Meliora Projects - J19793
NSW Planning Portal (Major Projects) – **SSD-86456706**



ACKNOWLEDGEMENT OF COUNTRY

Meliora Projects acknowledges and pays our respects to Aboriginal and Torres Strait Islander peoples – Traditional Custodians and Elders past and present – and to their cultural, spiritual, and educational practices. We recognise the deep and ongoing connections to Country – land, water, and sky – and the knowledge, memories, and diverse values of past and contemporary communities.

In particular, we acknowledge the Gundungurra and Dharug peoples as the Traditional Custodians of the land on which this project is situated, and we honour their enduring connection to Country, culture, and community.

Meliora Projects is committed to learning from and working respectfully with Aboriginal and Torres Strait Islander peoples in all aspects of our planning and engagement work.

QUALITY CONTROL AND REVISIONS

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INTRODUCTION

This Community and Stakeholder Engagement Report (CASE) has been prepared by Meliora Projects on behalf of the Proponent to support a State Significant Development Application (SSDA) for the proposed residential and lifestyle precinct at 142–150 Narrow Neck Road, Katoomba – known as the Mountains Blue Alpine Retreat and Residences.

The purpose of this report is twofold:

1. To outline the methods, timing, and scope of engagement and consultation activities carried out during the pre-lodgement and early design phases of the project; and
2. To identify how feedback received from stakeholders, including community members, government agencies, and service providers, has influenced the planning and design of the development proposal.

In preparing this engagement report, the project team has adopted the principles of transparency, inclusivity, and responsiveness. Engagement activities were designed to be proportionate to the scale and potential impacts of the proposed development and aimed to inform, consult, and collaborate with individuals and groups most likely to be affected by or interested in the proposal.

This report forms part of the documentation submitted in response to the Planning Secretary's Environmental Assessment Requirements (SEARs) issued for the project, and it demonstrates the project's commitment to responsible development through genuine and traceable stakeholder engagement.

THE SEARS REQUIREMENTS

In accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs) issued on 23 June 2025 for the subject development proposal (SSD-86456706), the following matters are required to be addressed as part of the Development Application documentation:

Item 4 – Engagement

Demonstrate that engagement and consultation activities have been undertaken in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* and identify how issues raised, and feedback received have been considered in the design of the project.

If the development would have required an approval or authorisation under another Act but for the application of section 4.41 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), or requires an approval or authorisation under another Act to be applied consistently by section 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted

A comprehensive program of stakeholder and community engagement was undertaken to ensure transparency, early participation, and genuine opportunities for feedback throughout the planning and design process. Engagement activities were guided by the principles of the *Undertaking Engagement Guidelines for State Significant Projects* and aligned with the Department's expectations for proportionate, evidence-based consultation.

This report summarises all community and stakeholder engagement undertaken in preparing the SSDA, addressing Item 4 of the SEARs (dated 23 June 2025). It outlines the key issues raised during consultation, the responses provided, and how stakeholder feedback influenced the evolution of the proposal.

Based on the supplied SEARs response, a Planning Proposal is to be lodged concurrently with this State Significant Development Application. The Planning Proposal seeks to amend the applicable development standards to facilitate the proposed development and introduce revised planning controls to the site.

Meliora Projects was not commissioned to provide services in relation to the Planning Proposal component of the project. Accordingly, these elements were excluded from the scope of the engagement activities and the associated engagement report, which has been prepared to document activities undertaken directly by the client.

Ongoing engagement with the community, relevant agencies, and local stakeholders will continue throughout the assessment process following lodgement of the SSDA, ensuring open communication and accountability at all stages.

PROJECT OVERVIEW

The proposed residential and lifestyle precinct at 142–150 Narrow Neck Road, Katoomba, named the Mountains Blue Alpine Retreat and Residences, represents a significant opportunity to revitalise the area through the delivery of a thoughtfully designed mixed-use precinct that harmonises with Katoomba's distinctive character, natural setting, and cultural identity. The development integrates high-quality architecture, landscaped open spaces, and accessible community facilities that promote social connection, wellbeing, and local economic growth.

The project scope was refined during the engagement process as a result of consultation with the Department of Planning, Housing and Infrastructure, relevant government agencies, key stakeholders, immediate neighbours, the wider community, and ongoing feedback from the project team.

The final proposal scope comprises the following components:

Eight main buildings across the site, comprising seven residential flat buildings and one mixed use building, each up to four storeys above existing ground level, with basement parking below, including accessible parking spaces, to support residents, visitors and staff.

Residential Development

- A total of 218 residential apartments, noting that 15% of the residential gross floor area is allocated to the provision of in-fill affordable housing.
- 52 serviced apartments, integrated within the development.

Public Facilities and Community-Facing Uses

A corner building accommodating:

- A publicly accessible restaurant.
- Information and education facilities, including an art gallery.

Public-facing uses are designed to contribute to activation of the site and integration with the surrounding parkland and broader precinct.

Ancillary Resident and Guest Facility

Ancillary resident wellness centre is located within Building H.

Site Works and Infrastructure

- Associated site works, internal accessways, landscaping and public domain interfaces.
- Subdivision and a concurrent rezoning review to facilitate the revised built form outcomes.

The proposed development is to be delivered progressively over an estimated five-year period, ensuring coordinated implementation, efficient infrastructure delivery, and minimal disruption to the surrounding locality. The staging framework has been designed to prioritise essential civil and infrastructure works prior to the commencement of vertical construction, supporting an orderly and functional build-out of the site.

CONSULTATION APPROACH

As the project meets the threshold for State Significant Development (SSD), community and stakeholder engagement must respond to the NSW Government *Undertaking Engagement Guidelines for State Significant Projects*.

To facilitate effective engagement, proponents will be expected to:

- *provide clear and concise information about the project and its impacts*
- *implement activities that encourage and facilitate participation*
- *report back on what was heard, what has or hasn't changed, and why.*

Proponents should tailor their engagement activities, so information is appropriate in content and context for the audience. Engagement also needs to be proportionate to the scale, likely

The engagement process for this project has been designed in accordance with the NSW Government's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024). These Guidelines set out clear expectations for proponents to ensure engagement is early, inclusive, transparent, and proportionate to the project's potential impacts.

In line with the Guidelines, the proponent has sought to:

- Plan early – identify stakeholders and design engagement activities that are both appropriate and effective.
- Engage as early as possible – to identify, avoid, or manage potential issues before finalising the proposal.
- Ensure engagement is effective – by providing accessible information and genuine opportunities for stakeholders to participate meaningfully.
- Ensure proportionality – tailoring engagement methods to reflect the scale, complexity, and potential impacts of the project.
- Be innovative – employing creative and flexible approaches to reach a diverse cross-section of the community.
- Be open and transparent – clearly communicating what aspects of the proposal can be influenced through feedback.
- Implement the community participation objectives outlined under the *Environmental Planning and Assessment Act 1979* and the Department's *Engagement Guidelines*.

The Community and Stakeholder Engagement Strategy for this project was developed to fully meet these requirements. It adopts a comprehensive, inclusive, and proportionate approach that provides multiple opportunities for community members, agencies, and stakeholders to understand the proposal, raise issues, and contribute feedback to inform the project's refinement and final design.

PRINCIPLES OF THE MEANINGFUL COMMUNITY AND STAKEHOLDER ENGAGEMENT

Engaging with communities and stakeholders is a fundamental aspect of responsible project planning and delivery. Meaningful engagement ensures that the project reflects the needs, values, and expectations of those it may affect. It is not a one-off consultation, but an ongoing process that encourages dialogue, builds trust, enhances project outcomes, and helps to identify and manage potential issues early.

The engagement process for this project was guided by the following key principles:

1. Early and Ongoing Engagement – Engagement commenced as early as practicable and continued throughout the project lifecycle to ensure that feedback informed each stage of project development.
2. Inclusive Representation – A broad spectrum of stakeholders was identified and involved, including individuals, community groups, local organisations, and relevant government agencies at various levels.
3. Equity and Fairness – The engagement process was inclusive, accessible, and non-discriminatory, ensuring that all voices were heard and that no group was disproportionately impacted or excluded.
4. Adequate Resourcing – Sufficient time, staff, and financial resources were dedicated to support effective and meaningful engagement activities.
5. Transparency and Clarity – Engagement activities were conducted transparently, with clear information provided about the purpose, scope, and influence of consultation on project decisions.
6. Accessible Information – Stakeholders were provided with relevant and factual information in plain language and accessible formats suited to their needs and contexts.
7. Respectful Dialogue – Engagement was conducted in an environment that encouraged open discussion, mutual respect, and freedom from intimidation or coercion. Differing opinions were acknowledged and valued as part of the decision-making process.
8. Confidentiality and Protection – Confidentiality was maintained where requested or where there was potential for adverse consequences. Stakeholders were supported to express their views without fear of retaliation.
9. Purposeful and Efficient Engagement – Engagement activities were designed to be meaningful and outcome-focused, respecting participants' time and avoiding consultation that lacked a clear purpose or deliverable.
10. Continuous Improvement – Feedback received through the engagement process was reviewed and used to refine both the project and future engagement practices, ensuring that lessons learned informed ongoing improvements.

SOCIAL IMPACT ASSESSMENT CONSIDERATIONS

As part of the State Significant Development Application, a Social Impact Assessment (SIA) has been prepared for the project. The Social Impact Practitioner within Meliora Projects team has been directly involved in the design and implementation of the Community and Stakeholder Engagement Strategy (CaSE), ensuring that community feedback gathered through various engagement activities meaningfully informs the project's social impact considerations.

The project has sought to embed social impact principles throughout all stages of planning and engagement, beginning with the early identification of stakeholders most likely to be affected by the proposal. This integrated approach has ensured that engagement outcomes directly inform social baseline understanding, impact identification, and the development of appropriate mitigation and enhancement measures.

Social impact integration within the engagement process has included:

- Co-design of the community and stakeholder engagement strategy, ensuring alignment between engagement objectives and social impact priorities.
- Co-design of the online community survey, to capture diverse community perspectives and experiences.
- Review and analysis of community feedback obtained through all engagement channels, ensuring findings are systematically considered within the SIA and reflected in the final assessment of impacts and benefits.

IDENTIFICATION OF THE STAKEHOLDERS AND THE RELEVANT COMMUNITY GROUPS

The following table outlines the stakeholders that were targeted for engagement. Engagement with stakeholders will be ongoing throughout various stages of the SSDA and delivery of the proposed upgrades.

Stakeholder or relevant community group	Reason for inclusion/potential interest
Projects Consultants	Multi-disciplinary coordination to ensure integration of environmental, social, architectural, traffic, infrastructure, and cultural considerations in project design. Collaborative input supports consistency across all technical assessments and design responses.
Department of Planning, Housing and Infrastructure (DPHI)	Assessment authority for the SSD. Oversight of compliance with the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policies (Housing, Sustainable Buildings).
Fire and Rescue NSW (FRNSW)	To address fire safety, emergency access and operational requirements relevant to the proposal.
Department of Climate Change, Energy, the Environment and Water (DCCEEW)	In relation to environmental matters, sustainability considerations and potential environmental approvals.
Transport for NSW (TfNSW)	To consider transport, traffic, access arrangements and impacts on the surrounding road network.
Other Government agencies and asset owners	To coordinate infrastructure connections, manage potential upgrades and ensure the protection of existing assets during construction.
Blue Mountains City Council (BMCC)	As the local government authority responsible for administering local planning controls, including the LEP and DCP, providing place-based planning input, and advising on local infrastructure, servicing, public domain, and community considerations relevant to the proposal.
Local residents	Residents in immediate proximity to the site: directly affected by construction noise, traffic, views, solar access, and amenity changes. Consultation ensures early awareness and opportunities to address potential concerns.



Wider local community	Broader Katoomba and Blue Mountains community likely to experience indirect effects such as increased visitation, workforce movement, and social infrastructure demand. Engagement supports transparency and trust-building.
Local Aboriginal community	Gundungurra and Dharug Traditional Custodians, recognised as the Traditional Owners of the land. Engagement ensures that cultural values, connection to Country, and heritage considerations are respected and appropriately reflected in design and implementation.

SELECTED FORUMS AND METHODS FOR THE CONSULTATION PROCESS

These complementary approaches ensure that engagement is both comprehensive and inclusive, allowing for varied input and collaboration throughout the project lifecycle.

Methodology/Forum	The purpose & additional notes
Direct consultation with the consultants	To facilitate inter-disciplinary collaboration and ensure alignment between social, environmental, architectural, and technical assessments. Regular coordination meetings enabled timely exchange of findings and identification of cumulative impacts.
Direct consultation with the relevant authorities	To confirm statutory and advisory requirements relevant to the SSD process. Engagement focused on agencies with regulatory or advisory roles (e.g. DPPI, TfNSW, Sydney Water, EPA, and Blue Mountains City Council where applicable).
Targeted Aboriginal and cultural engagement	To ensure that the engagement process respected cultural protocols and included appropriate consultation with Gundungurra and Darug Traditional Custodians.
Neighbours' consultation letters	- Request for feedback: the letters are dropped in the mailboxes of the selected neighbouring properties (potentially directly affected) as a priority. - Maintaining an open dialog with those directly affected as early as possible.
Website	- Sharing the information about the project publicly - Community enquiries - The ongoing community consultations - Link to the Broader community Engagement Survey - Provide ongoing updates, timelines, and key project milestones online.
Social Media and Other Media Platforms	To increase accessibility and awareness, project updates and key engagement materials were shared through the project's online platforms, including Facebook and the official website.
Broader community Engagement Survey	- Active and ongoing consultation - Exchanging emails/written correspondence to provide a response if needed.
Wider community flyer	The flyer to include information about the proposal, a link to the project website and community survey.



	• Invite the directly affected community and the wider community to the interview sessions
Interview sessions	• Flexible interview sessions to be offered • Open ongoing dialog through both preparation and assessment process. • Responses to requests for further information/feedback
Direct Notification	Letters and Emails to Impacted individuals and groups/authorities: Send targeted notifications to individuals and groups directly affected by the project with details on upcoming activities and changes.
Public Notification	Public Notification will be organised by the DPHI as part of the SSDA process.
Project focus groups with the relevant consultations	Facilitate small-group discussions to allow stakeholders/consultants to share ideas, ask questions, and discuss impacts.

COMMUNITY AND STAKEHOLDER ENGAGEMENT ACROSS VARIOUS PROJECT STAGES

Ongoing engagement with the community, relevant agencies, and local stakeholders will continue throughout the assessment process following lodgement of the SSDA, ensuring open communication and accountability at all stages.

STAGE 1 – CONCEPT AND PREPARATION STAGE

- Initial Preparation and Early Engagement: Engaging with the community and stakeholders in the preparatory phase leading up to the approval process.
- Integrating Early Feedback: Incorporating initial community and stakeholder input into the development proposal.

STAGE 2 – APPROVAL PROCESS

- SSDA Submission and Public Notification period.
- Request for Information (RFI) and SSDA Decision-Making: Addressing information requests and progressing through the SSDA determination stage.
- Preparing for Construction Certificate (CC) Stage and Continued Engagement: Engaging with stakeholders as the project moves toward the CC stage.

STAGE 3 – CONSTRUCTION STAGE

- CC Approval and Start of Construction: Receiving CC approval and commencing construction work.
- Throughout Construction: Maintaining engagement with stakeholders during the construction phase.
- Completion of Construction: Finalising construction and informing stakeholders.

STAGE 4 – OPERATIONAL USE

- Ongoing Operations: Continuing engagement during the operational phase.



COMMUNITY AND STAKEHOLDER ENGAGEMENT REGISTER AND TIMELINE

A summary register of stakeholder engagement activities completed during the concept and SSDA preparation stages is provided below. This register has been prepared for the purpose of completion of this report and supporting the application lodgement and is based on information supplied and verified by the client.

Date	Stakeholder	Purpose of engagement, Methodology and the Outcome
2023-2024	Project Consultants	Approximately 80% of the project consultants involved in the local development application engaged between 2023-2024 to inform the project's design. The proposal has evolved through continuous collaboration and technical input from each specialist discipline.
January 2024	Sydney Water	Confirmation of water servicing capacity and pressure. Pressure and flow applications submitted; formal statements issued. Statements confirm available pressure and flow subject to conditions and further detailed design. Consultation completed; servicing feasibility established. Refer to the Appendix 5.
April 2025	Housing Delivery Authority/Project Consultants	EOI is lodged to check eligibility of the project for the new HDA approval pathway
02 May 2025	Minister's Cabinet	Declared SSD by Minister (HDA Pathway)
23 June 2025	Department of Planning Housing and Infrastructure	SEARs was received.
July-October 2025	Transport for NSW (TfNSW)	Review of access, road safety, and active transport connectivity to Narrow Neck Road. Negotiations regarding the public transport stops and extended bus services to provide a public benefit.
July – August 2025	Additional consultants	Additional consultants were engaged to support the application as per SEARs requirements.

August 2025	Project Consultants	Early project concept adjustments as per SSD requirements.
July-November 2025	Relevant authorities, agencies and asset owners	A range of consultation sessions between the relevant authorities, agencies and asset owners were arranged by the project engineers.
August-November 2025	Project Consultants	Focus groups to discuss the project initiatives and improvements based on the gained data analysis.
September-October 2025	The Blue Mountains Council's First Nations Communication & Engagement Co-ordinator AND the Gundungurra and Dharug peoples as the Traditional Custodians of the Land	Emails were sent to the relevant communities direct and via the Blue Mountains Council's First Nations Communication & Engagement Co-ordinator (specifically the Gundungurra people (Burraandii, Yanguu, Burraanduu)) The Gundungurra and Dharug communities were also contacted directly by the project team independently.
September 2025 – November 2025	General Public, anyone interested in the project	An online survey was made available to enable community members to provide feedback and contribute to the project. At the time of reporting, no responses were received from the broader community beyond those submitted by immediate neighbouring properties.
September 2025	Immediate neighbours (Residential)	Notification of proposed development via letter box drops 50 Notification letters containing a QR code for the Online survey were distributed. A limited response has been received at time of reporting.. A summary of the response included in the next chapter of this report.
17 October 2025	General Public, anyone interested in the project	A dedicate webpage was made available at https://mountainsblue.com.au/ providing information about the project details and inviting community to participate in the survey or contact the engagement lead directly. Refer to the Appendix 4. No responses received at time of reporting.
25 October 2025	General Public, anyone interested in the project Blue Mountains Community	Social media account (Facebook Public profile) was organised to support the ongoing engagement with the community – this account is managed by the proponent independently.



		https://www.facebook.com/blue.mountains.alpine.recreation.and.residences
30 October 2025	Wider community, immediate locality	Based on the information provided by the proponent: • Community flyers printed & distributed: 1,600 • Distribution radius: Approximately 1-2 km from the site • Date of distribution: 30 October 2025 • Distribution method: Letterbox drop by a third-party provider following the approved coverage map (refer to the Appendix 3)
November 2025 & ongoing	Wider community, immediate locality, general public interested in the project	Interview days and timeslots were scheduled by the project team to maintain open communication with community members who expressed interest in the project and wished to contribute their feedback. Response pending at time of reporting.
06-11 November 2025	Department of Planning Housing and Infrastructure - Test of Adequacy (TOA)	The SSD package was submitted via email for test of the adequacy. (minor updates made to TOA package 7 th and 11 th November)
24 November 2025	Department of Planning Housing and Infrastructure - Test of Adequacy (TOA)	TOA (test of adequacy) response received via email from DPHI.
03 December 2025	Department of Planning Housing and Infrastructure	Pre-lodgement meeting via Teams with DPHI
December 2025	Fire and Rescue NSW (FRNSW)	Consultation completed for EIS stage. FRNSW advised no comment at this stage; will provide advice through DPHI. An ongoing engagement to occur through statutory processes. Refer to the Appendix 5.
December 2025	Department of Climate Change, Energy, the Environment and Water (DCCEEW)	Statutory consultation during EIS preparation, including biodiversity matters. Formal referral via BOS Help Desk (email submission with BDAR, architectural plans and engagement report). Enquiry acknowledged and logged in BOS Help Desk system; standard response timeframe advised (15 business days); matter allocated for internal assessment



		Consultation initiated and formally logged. Response pending at time of reporting. Refer to the Appendix 5.
December 2025	Transport for NSW (TfNSW) – Additional engagement round.	Traffic, transport, access and parking consultation during EIS. Formal written request with Traffic and Parking Impact Report provided. Consultation initiated; response pending at time of reporting. Refer to the Appendix 5.
19 December 2025	Architect	The architectural plans were revised as per the feedback received from Department of Planning Housing and Infrastructure and distributed to the wider project team.
December 2025 - January 2026	Blue Mountains City Council (BMCC)	Strategic and technical consultation regarding SSD and proposal design. Written meeting request and follow-up correspondence included in the Appendix 5. Council indicated preference for face-to-face meeting; acknowledged receipt of WIP plans (not for circulation). Arrangements are currently underway to coordinate a meeting with Council in late January.
January 2026	Deerubbin Local Aboriginal Land Council (LALC) - Aboriginal community consultation and opportunity for cultural input	Email and telephone follow-up by project team. Consultation initiated; response pending at time of reporting Refer to the Appendix 5.
January 2026	Darug Aboriginal Corporation, Gundungurra Community (via Blue Mountains City Council)	Follow ups were sent regarding the engagement process as no response was received. Refer to the Appendix 5.
January 2026	Architect and the selected consultants within the project team.	The revised plans were finalised in accordance with the feedback received based on the DPHI TOA comments and the projects' team response.
January 2026	Town Planner	A final EIS has been prepared based on the revised documentation.

ENGAGEMENT OUTCOME DATA ANALYSIS

Consultation summary by method/forum selected for engagement

The consultation activities undertaken for the project reflect a layered and inclusive engagement approach consistent with the NSW Undertaking Engagement Guidelines (DPIE, 2022) and the NSW Social Impact Assessment Guideline. A combination of direct, digital, and targeted methods was used to ensure relevant stakeholders were provided equitable opportunities to access information and contribute feedback. The following summary outlines the key engagement forums, their purposes, and the outcomes achieved to date.

Methodology / Forum	Summary of Outcomes and Key Insights
Direct Consultation with Project Consultants & Project Focus Groups with Consultants	Multi-disciplinary coordination was maintained throughout all design and preparation stages. Regular meetings between planners, architects, engineers, and environmental specialists ensured that social, environmental, and technical impacts were consistently reviewed and integrated. The approach strengthened cumulative impact assessment and design alignment across disciplines.
Direct Consultation with Relevant Authorities	Discussions focused on compliance, infrastructure coordination, and alignment with State and regional transport and sustainability frameworks. The proponent has negotiated an installation of two public bus stops in a close proximity to the site as a wider community benefit associated with the development project.
Targeted Aboriginal and Cultural Engagement	Contact was established with the Blue Mountains City Council's First Nations Communication & Engagement Coordinator and directly with the Gundungurra and Dharug Traditional Custodians. The project team unfortunately hasn't received a response prior to lodgement of the application. However, the proponent is committed to the appropriate protocols honoured by the relevant communities, acknowledgement of Country, and opportunities for ongoing collaboration beyond that point.
Neighbours Consultation Letters	The notification letters provided early awareness of the proposal and invited direct feedback from those most affected by the development. The feedback received via the online survey has been taken into consideration as part of the various technical studies and design review as the project progressed through the preparation stage.
Website	It serves as a central, transparent communication platform.

Social media and Other Media Platforms	It serves as a central, transparent communication platform. No particular feedback was received via this platform to date.
Broader Community Engagement Survey	The online survey collected feedback from community members on project design, amenity, and perceived benefits or concerns. Responses informed the social impact baseline and community sentiment analysis.
Wider Community Flyer	The flyer contained a summary of the proposal, project website link, and survey access details, ensuring inclusive coverage across the local catchment.
Interview Sessions	The community was invited to participate in interview sessions, as promoted in the distributed community flyer. These flexible interview sessions are designed to provide community members and interest groups with opportunities for ongoing dialogue, clarification of project details, and direct feedback during both the preparation and assessment stages. However, at the time of preparing this final report, the interviews had not yet been conducted and are therefore not reflected in the current revision.

Community Survey Snapshot and Summary of Feedback

An online community survey was made available between September and November 2025 (active at the time of production of the final revision of this report) via the project website, and QR codes distributed in community flyers and neighbour letters (refer to the Appendix 1 & 2). The purpose of the survey was to gather local feedback regarding awareness, perceived benefits, and concerns associated with the proposed development.

The survey was designed to allow both qualitative and quantitative input, capturing local sentiment, priorities, and suggestions for improvement.

Direct neighbours Survey Snapshot

Survey period: 5 September–26 October 2025

Number of responses received: 6

Primary respondent type: Nearby residents (all within proximity to Narrow Neck Road, Katoomba)

All six responses were received from residents living in the immediate area surrounding the project site. The general sentiment across responses was strongly negative, reflecting significant concern about the scale, environmental sensitivity, and character compatibility of the proposed development.

While several participants recognised potential benefits such as improved amenity and access, these were outweighed by concerns regarding traffic, bushfire risk, construction disruption, and perceived incompatibility with Katoomba's character and environmental values.

KEY ISSUES AND PROJECT RESPONSE

Community feedback indicates strong concern regarding scale, amenity, traffic, and environmental compatibility, alongside high expectations for transparency and mitigation.

The proponent's design refinements, technical assessments, and management plans have been developed in direct response to these concerns, demonstrating commitment to minimising social risk while maximising community benefit.

Key Theme	Nature of Concern	Stakeholder Perspective (Summary of Feedback)	Project Response / Consideration
Scale, Density, and Character	Concern that the proposal is excessive in height and scale relative to the surrounding low-density residential context.	All respondents opposed the scale, stating it would dominate the escarpment, alter the visual landscape, and conflict with Katoomba's character.	The design team has reviewed building massing and height interfaces to minimise visual intrusion, with stepped forms and landscaping treatments proposed to integrate with the surrounding topography.
Traffic, Parking, and Access	Fear of significant increases in local traffic volumes and parking overflow on Narrow Neck Road.	Participants reported the road is already narrow, steep, and unsafe for increased vehicles. Concerns extended to congestion, safety during construction, and bushfire evacuation routes.	A Traffic and Transport Assessment (TEF Consulting, 2025) identifies upgraded access points, intersection treatments, and pedestrian linkages to improve safety and flow. Construction traffic is envisaged to be managed under a dedicated Construction Traffic Management Plan (CTMP).
Environmental and Scenic Character	Concern about vegetation loss, stormwater runoff, and visual intrusion within a World Heritage-adjacent landscape.	Respondents stressed the site's environmental sensitivity and importance of maintaining Katoomba's visual and ecological integrity.	The landscape and WSUD strategies include native replanting, stormwater retention basins, and ecological buffer zones to manage runoff and preserve local biodiversity.
Bushfire Safety and Evacuation	Perceived risk of increased population density within a bushfire-prone setting with limited evacuation routes.	Several respondents questioned the feasibility of safe evacuation and firefighting access along Narrow Neck Road.	The site has been reclassified as non-bushfire prone, but the proponent remains committed to maintaining best-practice bushfire safety design, emergency access compliance, and fire resilience measures.
Construction Impacts	Concern about prolonged noise, vibration, and dust impacts from excavation and	Residents feared years of disruption, particularly given the steep terrain and limited site access.	A Construction Environmental Management Plan (CEMP) will regulate hours of work (no weekends/public holidays), implement dust suppression, and



	construction activities.		provide resident notification protocols.
Infrastructure Capacity	Concern that local infrastructure cannot accommodate additional population and development intensity.	Participants noted strain on stormwater, waste, and public services, and questioned whether upgrades would accompany the development.	The proposal includes on-site stormwater detention, upgraded sewer infrastructure, and contributions consistent with service capacity. Coordination with service authorities is ongoing. In addition to this, a bus stop was provided to accommodate for the needs of the growing community.
Community Engagement and Transparency	Perceived lack of transparency in the SSD process and concern that community voices are not adequately represented.	Participants expressed mistrust towards the fast-tracked approval pathway and sought greater transparency and updates.	The proponent will continue engagement through public exhibition and assessment process, provide regular project updates via the website and social media, and ensure transparency during DPHI exhibition and review phases.
Socio-Economic and Local Benefit	Perception that the project offers limited benefit to the local community.	Respondents doubted that local trades or labour would be used and were concerned about short-term rentals displacing permanent residents.	The project will prioritise local employment and procurement opportunities where feasible and encourage permanent occupancy over short-term accommodation to strengthen community stability.

CONCLUSION

A comprehensive engagement program was undertaken to ensure that impacted residents, the local community, and local businesses were provided with multiple opportunities to hear about the proposed development, view project information, and provide feedback directly to the project team. Engagement activities included surveys, letterbox notifications, online information sessions, a dedicated website, social media updates, and targeted stakeholder correspondence.

The majority of participants in the engagement comprising nearby residents, local property owners, and members of the Blue Mountains community provided feedback reflecting strong local knowledge and a deep attachment to the character and environmental values of Katoomba.

The engagement process has provided valuable insights into local community priorities and sensitivities. While there is clear interest in sustainable design and the provision of new amenities, there remains strong concern about ensuring that any development aligns with the Blue Mountains' unique character and environmental identity.

This feedback has directly informed the project's design refinements and the preparation of the Social Impact Assessment, ensuring that community perspectives are incorporated into the evaluation of impacts and the ongoing development process.

Recommendations for Post-Lodgement and Ongoing Engagement

In alignment with the *Undertaking Engagement Guidelines (2023)*, it is recommended that engagement continue throughout the assessment, construction, and operational phases to maintain transparency and trust with the community.

Recommended actions include:

1. Maintain a dedicated project website
 - Provide regular updates about project milestones, assessment progress, and construction activities.
 - Ensure information is presented in plain English, supported by translated and accessible materials where relevant.
 - Include downloadable resources, FAQs, and contact details for community enquiries.
2. Provide direct notifications to affected stakeholders
 - Issue letterbox drops or targeted notices to adjoining property owners, nearby residents, and businesses directly impacted by construction activities.
 - Ensure notices include clear timeframes, likely disruptions, and contact information for feedback or complaints.
3. Facilitate ongoing feedback and response mechanisms
 - Maintain an email and phone contact for community liaison.

- Monitor and document community feedback, responding promptly to any concerns raised during the post-lodgement and construction phases.
4. Publish engagement outcomes
- Report back to the community on how feedback has influenced the project design and management approach ("you said, we did" summary).
 - Incorporate engagement outcomes into the post-approval Social Impact Management Plan (SIMP) to demonstrate compliance and accountability.

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APPENDIX 1 – NEIGHBOUR CONSULTATION LETTER



Neighbour Consultation Letter

Proposed State Significant Development - 142-150 Narrow Neck Road Katoomba, NSW, 2780

Dear Neighbour,

On behalf of the proponent, Meliora Projects is contacting nearby residents regarding a proposal for a new State Significant Development in Katoomba — a thoughtfully designed residential and lifestyle precinct at 142–150 Narrow Neck Road, Mountains Blue Alpine Retreat and Residences.

This proposal represents a new chapter for the area, blending contemporary architecture, vibrant community spaces, and carefully considered design that complements Katoomba's unique character and natural beauty. The proposed development seeks to deliver:

- A diverse range of new homes – 224 residential apartments and 52 serviced apartments designed for comfort, accessibility and luxury living, with a mix of sizes to suit different households.
- Vibrant dining and social spaces – 3 welcoming restaurants and Internet Café, offering quality dining and gathering places for locals and visitors alike.
- A Wellness and Arts Hub – featuring a wellness centre, conference and art gallery facilities designed to bring creativity, culture and wellbeing together in one place.
- Convenient and secure parking – on-site parking for residents, staff and guests, with smart design to manage access smoothly.
- Green connections – new landscaped walking and cycling paths linking to nearby destinations such as the Golf Course, the Escarpment, and Narrow Neck and Glencoe Roads.

As part of the early engagement process, we are seeking feedback from local neighbours and the community on key issues such as:

- The overall scale, height, and design of the proposed buildings.
- Integration with the local character and surrounding land uses.
- Traffic, parking, and access arrangements.
- Potential amenity impacts, including noise and privacy.
- Opportunities for community benefit.

Your views are important and will help shape the proposal as it progresses through the assessment process. A summary of key themes raised through this consultation will be included in the Social Impact Assessment and considered in the EIS submitted to the Department of Planning, Housing and Infrastructure.



You can provide feedback in the following ways:

- Online survey: Scan the QR code on the next page to complete a short survey.
- By email: anna@meliora-projects.com.au
- By post: Meliora Projects Australia Pty Ltd, 2 Locomotive Street, Eveleigh NSW 2015
- By phone: 1300 713 581 (Contact: Anna Sharikova, 9 am – 5 pm, Monday to Friday)

All responses will be treated confidentially and reported in summary form only.

We thank you for taking the time to consider this proposal and encourage you to share your views to ensure the project responds to community needs and expectations.

Yours sincerely,
Anna Sharikova
Director – Meliora Projects



Proposed State Significant Development

142-150 Narrow Neck Road
Katoomba, NSW, 2780

SCAN ME



The Community And Stakeholder Engagement Survey



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APPENDIX 2 – COMMUNITY FLYER



Mountains Blue Alpine Retreat and Residences – Community and Stakeholder Engagement

As part of the ongoing engagement process for the proposed Mountains Blue Alpine Retreat and Residences at 142–150 Narrow Neck Road, Katoomba, Meliora Projects has been engaged to capture the community feedback through the preparation stage and conduct a series of community and stakeholder interviews.

This proposal represents a new chapter for the area, blending contemporary architecture, vibrant community spaces, and carefully considered design that complements Katoomba's unique character and natural beauty. The proposed development seeks to deliver – please refer to <https://mountainsblue.com.au> for more information and projects updates:

- A diverse range of new homes – 224 residential apartments and 52 serviced apartments designed for comfort, accessibility and luxury living, with a mix of sizes to suit different households.
- Vibrant dining and social spaces – 3 welcoming restaurants and Internet Café, offering quality dining and gathering places for locals and visitors alike.
- A Wellness and Arts Hub – featuring a wellness centre, conference and art gallery facilities designed to bring creativity, culture and wellbeing together in one place.
- Convenient and secure parking – on-site parking for residents, staff and guests, with smart design to manage access smoothly.
- Green connections – new landscaped walking and cycling paths linking to nearby destinations such as the Golf Course, the Escarpment, and Narrow Neck and Glencoe Roads.

These interviews form an important part of the Community and Stakeholder Engagement (CASE) process supporting this State Significant Development Application (SSDA). They aim to ensure that the voices of local residents, community organisations, and key stakeholders are meaningfully considered in the project's planning and design.

The interviews will help:

- Identify community values, priorities, and expectations.
- Understand potential opportunities and concerns associated with the proposal.
- Inform the project's design and mitigation measures in a transparent and evidence-based manner.

When and How

Interviews will be conducted via online meetings for convenience.

Each session will be facilitated by the Meliora Projects team in accordance with the Undertaking Engagement Guidelines for State Significant Projects.

Have Your Say

If you would like to participate in an interview, please contact the Meliora Projects team:

- By email: anna@meliora-projects.com.au
- By post: Meliora Projects Australia Pty Ltd, 2 Locomotive Street, Eveleigh NSW 2015
- By phone: 1300 713 581 (Contact: Anna Sharikova, 9 am – 5 pm, Monday to Friday)

In addition to it, you can provide feedback via a short online survey – please scan a QR code available on the next page.

All responses will be treated confidentially and reported in summary form only. We thank you for taking the time to consider this proposal and encourage you to share your views to ensure the project responds to community needs and expectations. Your insights will contribute to a transparent, inclusive, and balanced assessment process.

Proposed State Significant Development

142-150 Narrow Neck Road
Katoomba, NSW, 2780

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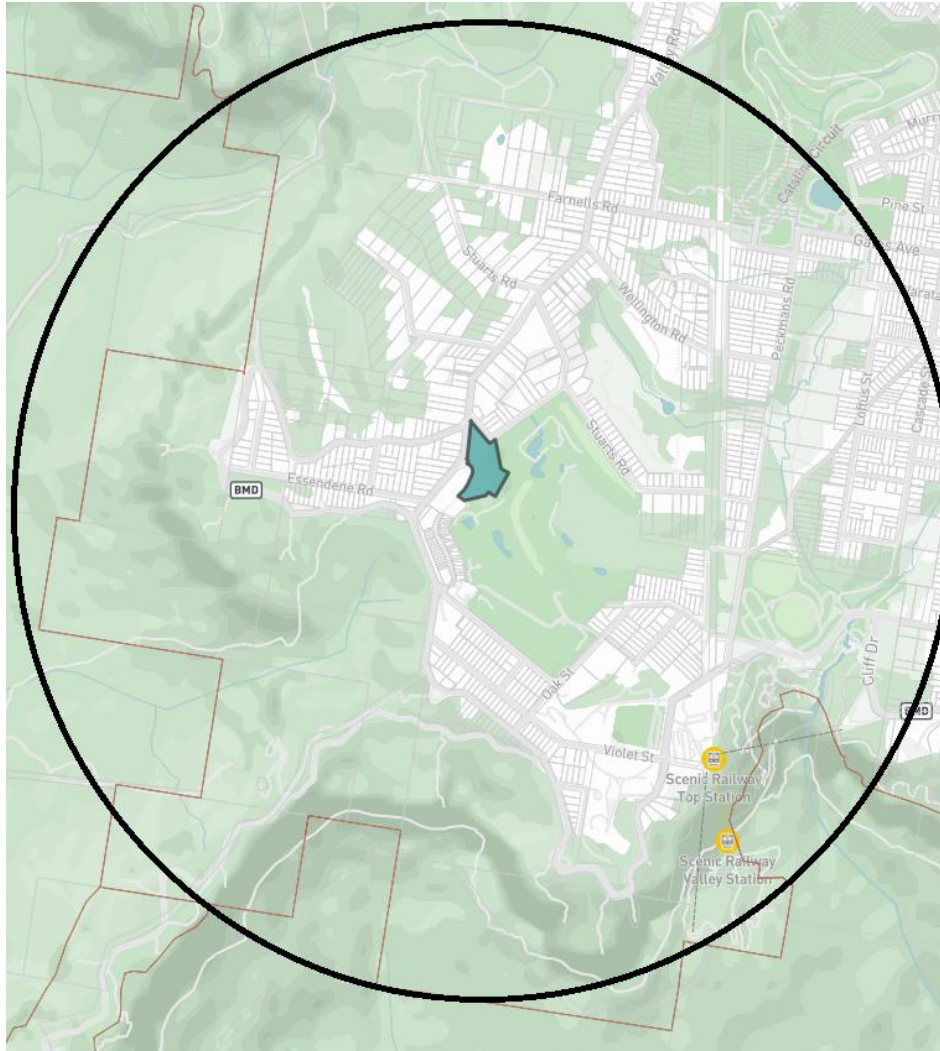
The Community And Stakeholder Engagement Survey



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APPENDIX 3 – COMMUNITY FLYER DISTRIBUTION AREA





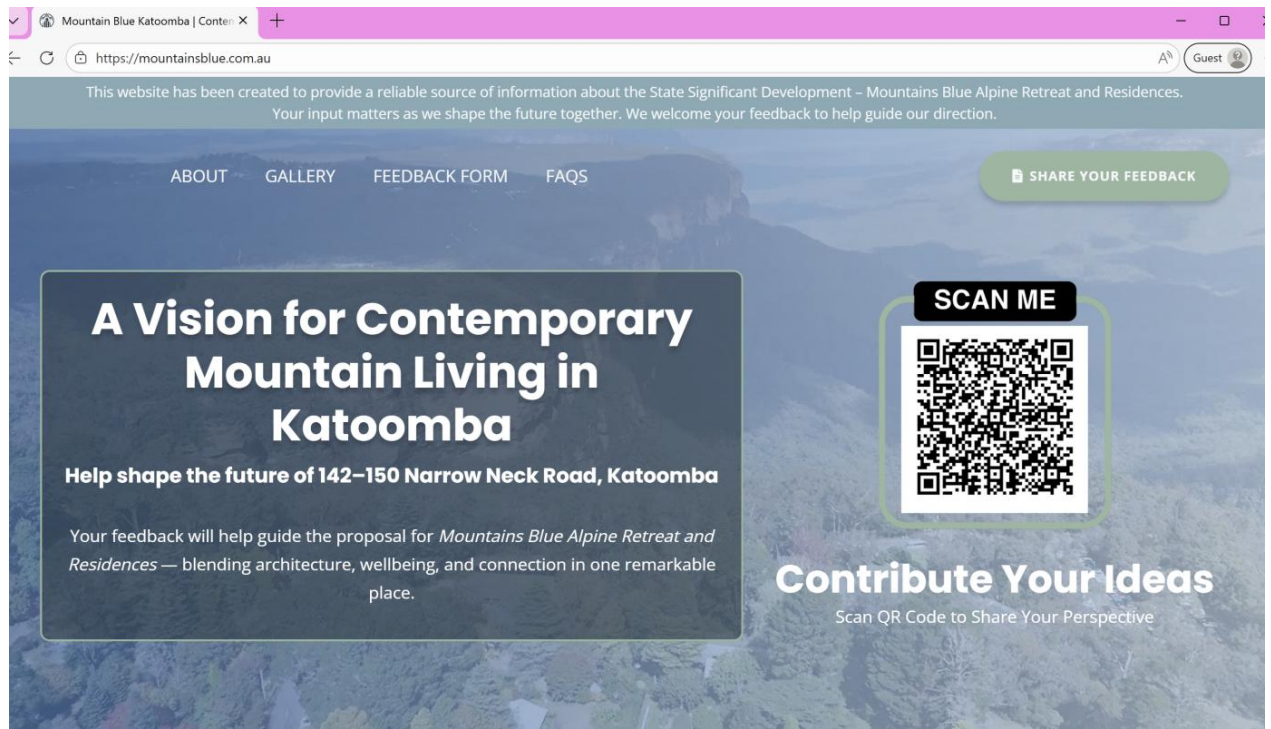
Properties within 1-2 km from the subject site.

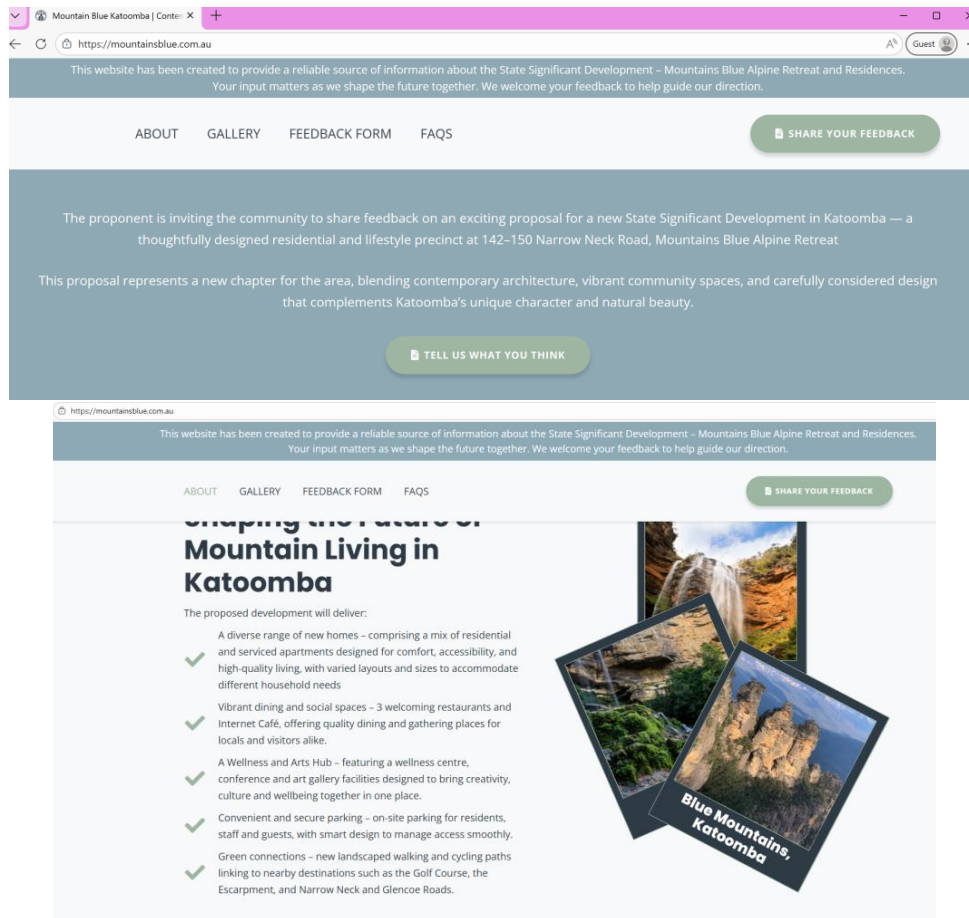


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APPENDIX 4 – THE PROJECT WEBSITE









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https://mountainsblue.com.au

This website has been created to provide a reliable source of information about the State Significant Development – Mountains Blue Alpine Retreat and Residences. Your input matters as we shape the future together. We welcome your feedback to help guide our direction.

[ABOUT](#) [GALLERY](#) [FEEDBACK FORM](#) [FAQS](#)

[SHARE YOUR FEEDBACK](#)

Built for community, designed with care – have your say

This project is still in the early planning stage, and we want to hear from you. Your feedback will help guide the design and ensure it reflects the needs, values, and aspirations of the Katoomba community.

You can share your thoughts by:

- ✉ Emailing anna@meliora-projects.com.au
- ✉ Posting to: Meliora Projects Australia Pty Ltd, 2 Locomotive Street, Eveleigh NSW 2015
- ☎ Calling 1300 713 581 (Contact: Anna Sharikova, Monday – Friday 9 am – 5 pm)
- 📄 Completing the Feedback Form

All feedback is treated confidentially and summarised within the Engagement Report, Social Impact Assessment and Environmental Impact Statement submitted to the NSW Department of Planning, Housing and Infrastructure.

SCAN ME



We'd Love to Hear From You

We value your voice. Simply scan the QR code to take part in our quick survey and help guide the design of *Mountains Blue Alpine Retreat and Residences* — a place inspired by nature, community, and contemporary mountain living.

<https://mountainsblue.com.au>

This website has been created to provide a reliable source of information about the State Significant Development – Mountains Blue Alpine Retreat and Residences. Your input matters as we shape the future together. We welcome your feedback to help guide our direction.

[ABOUT](#) [GALLERY](#) [FEEDBACK FORM](#) [FAQS](#)

[SHARE YOUR FEEDBACK](#)

Frequently Asked Questions



Why is this development being proposed here? ▼

How will the design respect Katoomba's local character? ▼

Is the proposal finalised yet? ▼

How will the proposal protect the environment and local character? ▼

Will this cause traffic or parking issues? ▼

How will noise and amenity be protected? ▼

How will potential impacts such as noise or privacy be managed? ▼

Will construction affect the neighbourhood? ▼

Will this impact Katoomba's economy and community wellbeing? ▼



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APPENDIX 5 – CONSULTATION WITH RELEVANT AUTHORITIES & TARGETED ABORIGINAL AND CULTURAL ENGAGEMENT



Anna Sharikova

From: Anna Sharikova
Sent: Wednesday, 7 January 2026 1:47 PM
To: 'Tanya Chivers Mein'
Subject: RE: EXTERNAL: the Gundungurra (Burraandii, Yanguu, Burraanduu) community

Hi Tanya
I hope you had a wonderful break.

May I please follow up on the email below and check whether you have received any response to date?

Thank you.

Kind regards,

Anna Sharikova | Director – Development and Social Planning



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E: anna@meliora-projects.com.au

P: 1300 713 581

Calendly: [Book a meeting](#)

www.meliora-projects.com.au

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From: Anna Sharikova
Sent: Thursday, 16 October 2025 12:32 PM
To: 'Tanya Chivers Mein' <tmein@bmcc.nsw.gov.au>
Subject: RE: EXTERNAL: the Gundungurra (Burraandii, Yanguu, Burraanduu) community

Hi Tanya,

No dramas! Thank you so much for the response and guidance, I really appreciate that – all well noted.

Please find the below. Would you please forward this to the Gundungurra (Burraandii, Yanguu, Burraanduu) people for considerations/consultation process?

I note that we already contacted the Dharug Corporation earlier but we would appreciate if you could please facilitate the consultation process with them also as we haven't heard from them yet.

Good afternoon,

Meliora Projects has been engaged to prepare the Community and Stakeholder Engagement (CaSE) reports for a proposed State Significant development at 142–150 Narrow Neck Road, Katoomba.

We acknowledge the Gundungurra (Burraandii, Yanguu, Burraanduu) people as the Traditional Custodians of the land on which the proposal is situated, and we recognise their enduring cultural and spiritual connections to Country.

As part of our early consultation process, we would like to invite your input regarding any cultural values, heritage considerations, or community perspectives that may be relevant to the site and surrounding area. Your insights are invaluable in ensuring that the assessment process appropriately reflects the cultural significance of the land and supports respectful engagement with Traditional Custodians.

If possible, we would appreciate the opportunity to arrange a meeting or discussion at a time convenient to you. Please let us know your preferred date, time, and format for this consultation, or feel free to suggest any specific protocols we should follow when engaging with your community.

Alternatively, please provide a response to this email, if preferred.

The proposed development seeks to deliver:

- A diverse range of new homes – 224 residential apartments and 52 serviced apartments designed for comfort, accessibility and luxury living, with a mix of sizes to suit different households.
- Vibrant dining and social spaces – 3 welcoming restaurants and Internet Café, offering quality dining and gathering places for locals and visitors alike.
- A Wellness and Arts Hub – featuring a wellness centre, conference and art gallery facilities designed to bring creativity, culture and wellbeing together in one place.
- Convenient and secure parking – on-site parking for residents, staff and guests, with smart design to manage access smoothly.
- Green connections – new landscaped walking and cycling paths linking to nearby destinations such as the Golf Course, the Escarpment, and Narrow Neck and Glencoe Roads.

We sincerely appreciate your time and consideration and look forward to the opportunity to listen and learn from you.

If any further information might be required for your considerations, please let us know.

Kind regards,

Anna Sharikova | Director – Development and Social Planning



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E: anna@meliora-projects.com.au

P: 1300 713 581

Calendly: [Book a meeting](#)

www.meliora-projects.com.au

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From: Tanya Chivers Mein <tmein@bmcc.nsw.gov.au>
Sent: Thursday, 16 October 2025 12:06 PM
To: Anna Sharikova <anna@meliora-projects.com.au>
Subject: Re: EXTERNAL: the Gundungurra (Burraandii, Yanguu, Burraanduu) community

Hi Anna,

Apologies for not getting back to you sooner.

I've forwarded your request to one of the elders and they asked that it come through Council first.

Kind regards
Tanya

Tanya Chivers Mein | e tmein@bmcc.nsw.gov.au

First Nations Communication & Engagement Co-ordinator | t 02 4780 5560 | m 02 0488 487 464

Blue Mountains City Council ● council@bmcc.nsw.gov.au ● www.bmcc.nsw.gov.au ● Locked Bag 1005 Katoomba NSW 2780

Working on Gundungurra and Dharug Ngurra (Country), I recognise the deep and ongoing spiritual connection to, and custodianship of, Ngurra.

From: Anna Sharikova <anna@meliora-projects.com.au>
Sent: Tuesday, October 7, 2025 4:43 PM
To: Tanya Chivers Mein <tmein@bmcc.nsw.gov.au>
Subject: RE: EXTERNAL: the Gundungurra (Burraandii, Yanguu, Burraanduu) community

BMCC Cyber Security advice: EXTERNAL EMAIL - This email was sent by a person from outside your organization. Please exercise caution and do not open links or attachments if sender's email not known.

Hi Tanya,

Thank you so much for responding so quickly.

May I please clarify – does this mean the only way to engage with the Gundungurra community regarding this matter is through yourself and Council, and that there is no direct contact avenue available with the Gundungurra organisation?

Kind regards,

Anna Sharikova | Director – Development and Social Planning



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E: anna@meliora-projects.com.au

P: 1300 713 581

Calendly: [Book a meeting](#)

www.meliora-projects.com.au

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From: Tanya Chivers Mein <tmein@bmcc.nsw.gov.au>

Sent: Tuesday, 7 October 2025 4:33 PM

To: Anna Sharikova <anna@meliora-projects.com.au>

Subject: RE: EXTERNAL: the Gundungurra (Burraandii, Yanguu, Burraanduu) community

Hi Anna,

Please provide more detail about your request so that can be included when it is sent on.

You might like to include a project overview such as:

- Timeframes
- History/context
- Outcomes and Benefits
- Challenges
- Limitations

What level of engagement you intend to provide?

- Providing information only
- Obtaining feedback
- Listening to understand and take into consideration
- Develop alternatives and prioritise preferences
- Implement their decisions

You may also like to think about how the Indigenous Cultural & Intellectually Property Protocols will be provided for, as well as budget for consultation beyond committee meetings if needed.

Kind regards

Tanya

Tanya Chivers Mein | e tmein@bmcc.nsw.gov.au

First Nations Communication & Engagement Co-ordinator | t 02 4780 5560 | m 02 0488 487 464

Working on Gundungurra and Dharug Ngurra (Country), I recognise the deep and ongoing spiritual connection to, and custodianship of, Ngurra.

From: Anna Sharikova <anna@meliora-projects.com.au>
Sent: Tuesday, 7 October 2025 3:58 PM
To: Blue Mountains Corporate E-Mail <council@bmcc.nsw.gov.au>
Subject: EXTERNAL: the Gundungurra (Burraandii, Yanguu, Burraanduu) community
Importance: High

BMCC Cyber Security advice: EXTERNAL EMAIL - This email was sent by a person from outside your organization. Please exercise caution and do not open links or attachments if sender's email not known.

Good afternoon,
We would like to get into the consultation with the Gundungurra (Burraandii, Yanguu, Burraanduu) community. Unfortunately, we couldn't find any reliable contact information online. Would you be able to provide us these details please?
Thank you
Kind regards,

Anna Sharikova | Director – Development and Social Planning

E: anna@meliora-projects.com.au
P: 1300 713 581
Calendly: [Book a meeting](#)



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From: Kim Barrett <kbarrett@bmcc.nsw.gov.au>
Subject: RE: EXTERNAL: MEETING REQUEST - 142-150 Narrow Neck Road, Katoomba (SSDA)
Date: 7 January 2026 at 10:27:23 am AEDT
To: George Karavanas <George@gsaplanning.com.au>
Cc: Tanya Wallis <tanya@gsaplanning.com.au>, "operations@fidesenvironmental.com.au" <operations@fidesenvironmental.com.au>

Dear Mr Karavanas,

Thank you for your email. Apologies for the delayed reply, staff have been away over the Xmas period.

A meeting face to face would be preferred if possible. Please let me know when you are back in the office and we anticipate being able to organise a meeting in the coming week if you are available.

Thank you for the WIP plans. These will not be circulated, as you have requested.

Kind Regards

Kim Barrett | City Planning Manager | t 4780 5591 / 0414 195 591 |
e council@bmcc.nsw.gov.au

Blue Mountains City

Council ● council@bmcc.nsw.gov.au ● www.bmcc.nsw.gov.au ● Locked Bag
1005 Katoomba NSW 2780

Working on Gundungurra and Dharug Ngurra (Country), I recognise the deep and ongoing spiritual connection to, and custodianship of, Ngurra.

From: George Karavanas <George@gsaplanning.com.au> **Sent:**
Tuesday, 16 December 2025 9:14 AM **To:** Blue Mountains Corporate
E-Mail <council@bmcc.nsw.gov.au> **Cc:** Tanya Wallis
<tanya@gsaplanning.com.au>; operations@fidesenvironmental.com.au
Subject: EXTERNAL: MEETING REQUEST - 142-150 Narrow Neck

Road, Katoomba (SSDA)

BMCC Cyber Security advice: This is the first time you received an email from this sender (George@bmc.org.au) when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Blue Mountains City Council,

I am writing on behalf of the Applicant for the abovementioned SSD application, at No. 142-150 Narrow Neck Road, Katoomba. **We are seeking a meeting with Council at your earliest availability to discuss and obtain feedback on this matter. Please advise suitable dates/times and if Council's preference is via Teams or in-person.**

The project team have been liaising with DPHI to develop a scheme that achieves the intent and yield of the HDA-supported EOI for the site, which has resulted in a proposal that:

- Relies upon a height and FSR uplift of 15.6m and 1.17:1, to be sought via a concurrent rezoning request;
- Proposes eight main buildings across the site, each being four storeys above existing ground level with basement parking below, accommodating:
 - 218 residential apartments, noting 15% of the residential GFA is allocated to the provision of in-fill affordable housing;
 - 52 serviced apartments;
 - Resident facilities (ancillary wellness centre) within Building H.
- Corner building that accommodates a restaurant and various information & education facilities; and
- Incorporates associated siteworks, accessways, subdivision and staging, and landscaping.

Work-in-progress key plans are provided in the link below for review, **on a Without Prejudice (WP) basis**. We kindly request that these WP plans are not circulated to any persons or organisations outside the relevant officers providing feedback on this matter.

https://www.dropbox.com/scl/fo/mc9742j5niay9kkaiqdjf/AM3u4AKgpMY_Blfq8tj_nCQ?rlkey=fgtuan83ql50id9v0sgrsyov3&st=4ozuoarr&dl=0

We look forward to further discussing this matter with Council, and await reply with suitable meeting dates.

Regards,

g e o r g e **k a r a v a n a s**

BTP MEngSc FPIA CPP MAITPM

managing director

95 paddington street, paddington nsw 2021

ph: 02 9362 3364 mob: 0414 389 996

insta: gkaravanas

e: george@gsaplanning.com.au

www.gsaplanning.com.au

We're on the move! From 14 December 2025, we'll be settling into our new home at 467 Oxford Street, Paddington. We're also taking a little festive break. The office will close on 18 December 2025, and we'll be back, refreshed, and ready for 2026, on 5 January.

Please note that I spend significant portions of the day in Court, panel meetings, design sessions and on site. I may not reply to emails immediately.

If you need to speak with me urgently and I haven't got back to you, please contact the planner in my office looking after your project or email info@gsaplanning.com.au with your enquiry...thank you.

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Anna Sharikova

From: Anna Sharikova
Sent: Tuesday, 7 October 2025 3:56 PM
To: 'info@darugcorporation.com.au'
Subject: 142-150 Narrow Neck Road Katoomba, NSW, 2780

Good afternoon,

Meliora Projects has been engaged to prepare the Community and Stakeholder Engagement (CaSE) and Social Impact Assessment (SIA) reports for a proposed development at 142-150 Narrow Neck Road, Katoomba.

We acknowledge the Gundungurra (Burraandii, Yanguu, Burraanduu) and Dharug (Barraandjii, Yaguu, Barraabuuguu) peoples as the Traditional Custodians of the land on which the proposal is situated, and we recognise their enduring cultural and spiritual connections to Country.

As part of our consultation process, we would like to invite your input regarding any cultural values, heritage considerations, or community perspectives that may be relevant to the site and surrounding area. Your insights are invaluable in ensuring that the assessment process appropriately reflects the cultural significance of the land and supports respectful engagement with Traditional Custodians.

If possible, we would appreciate the opportunity to arrange a meeting or discussion at a time convenient to you. Please let us know your preferred date, time, and format for this consultation, or feel free to suggest any specific protocols we should follow when engaging with your community.

Alternatively, please provide a response to this email, if preferred.

The proposed development seeks to deliver:

- New residential flat buildings designed to contemporary standards and providing a range of dwelling types, including affordable housing.
- Two ground-floor restaurants, offering new dining opportunities for the neighbourhood and contributing to local activation.
- Wellness Centre
- Conference /Art gallery Facilities
- Basement/onsite parking for residents, staff, and visitors.
- Internet Café
- Concierge and tourist services
- New accessible landscape and walking / bicycles roads connected with Golf Cours, The Escarpment, Narrow Neck and Glencoe Roads.
- A design that aims to integrate positively with the existing character and enhance the streetscape.

We sincerely appreciate your time and consideration and look forward to the opportunity to listen and learn from you.

Kind regards,

Anna Sharikova | Director – Development and Social Planning



MELIORA
PROJECTS

E: anna@meliora-projects.com.au

P: 1300 713 581

Calendly: [Book a meeting](#)

** Formerly known as Ryan Planning and Development, our evolution into Meliora Projects reflects a renewed commitment to continuous improvement, collaborative partnerships, and community-conscious planning. **

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Anna Sharikova

From: Mahesh Mora <planning@fidesenvironmental.com.au>
Sent: Wednesday, 17 December 2025 4:47 PM
To: BOS.helpdesk@environment.nsw.gov.au
Subject: SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral

Good afternoon,

I hope this email finds you well.

We have submitted our SEARs application for the project at 142–150 Narrow Neck Road, Katoomba, with ref. SSD-86456706. As part of the requirements, we have been advised to undertake consultation with Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Please see the link below for the documents for your reference:

Architectural drawings: [142-150 Narrow Neck Road Katoomba](#)

BDAR : [BDAR FINAL 1.0 2.pdf](#)

Engagement report: [SSD-86456706 Engagement report by MELIORA PROJECTS.pdf](#)

Kind regards,



MAHESH MORA – PLANNING

Mobile: +61 456 998 718

Email: planning@fidesenvironmental.com.au

Suite 1 / Level 2, 255 Castlereagh Street, Sydney, NSW 2000

Fides Environmental, Planning & Development Management Services – ABN 28 655 238 958



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Anna Sharikova

From: Shey Smith <jira@boshelpdeskdpsw.atlassian.net>
Sent: Thursday, 18 December 2025 9:54 AM
To: Mahesh Mora
Subject: DPE-8948 SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral

Reply above this line.

Shey Smith commented:

Hi [Mahesh Mora](#),

Thank you for your enquiry. It has been logged in the BOS Help Desk enquiry management system (JIRA) and is currently in the status '*On Hold / SMO Assignment*' while it is being actioned.

Please note that there may be delays in responding to enquiries due to current workloads. We appreciate your understanding and patience.

The standard response timeframe is **15 business days** from the date your enquiry was received. This may vary depending on the complexity of the enquiry and the current volume of requests.

If you have a specific deadline, please let us know. For time-sensitive matters, we encourage you to mark your enquiry as '*Urgent*' and provide the required timeframe and a brief explanation for the urgency. This will help us prioritise accordingly.

Kind Regards
The BOS Help Desk Team.

[View request](#) · [Turn off this request's notifications](#)

You can view your enquiries via the [customer portal](#) or by clicking on the 'View request' button within this email. Once you are in the customer portal, you can send us a follow up message, or add attachments by using the 'add a comment' feature at the bottom of your enquiry. If you are having trouble viewing a response from the BOS Help Desk Team, please try the following troubleshooting measures:

1. Refresh the [customer portal](#) to view any new messages from our team.
2. Check your junk/spam mailbox for the email with our response and link to the customer portal.

Biodiversity Offset Scheme Help Desk Team

BOS Help Desk Portal <https://boshelpdeskdpsw.atlassian.net/servicedesk/customer/portals>

BOS Help Desk Mailbox BOS.helpdesk@environment.nsw.gov.au

www.dcceew.nsw.gov.au

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

This is shared with Mahesh Mora.

Powered by Jira Service Management



From: Oxana Alexandra <oxanaalexandra.pr@gmail.com>
Subject: FW: Katoomba
Date: 6 January 2026 at 4:07:01 pm AEDT
To: Irina Rosinska <irina@7bbh.com.au>

Deerubbin's response and my follow up from today

From: Oxana Alexandra <oxanaalexandra.pr@gmail.com>
Date: Tuesday, 6 January 2026 at 3:58 pm **To:** Deerubbin
Reception <Reception@deerubbin.org.au> **Subject:** Re:
Katoomba

Hi there,

I have tried calling today and left a message for you. If you are back in the office, feel free to give me a call on 0424 407 556 or alternatively I can be contacted on this email. We would love to discuss this with you and get the local community involved in the process.

Looking forward to your response!

Kind Regards,

Oxana Alexandra

PROJECT DEVELOPMENT MANAGER

MANAGEMENT 7BBH

M: 0424 407 556

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From: Deerubbin Reception <Reception@deerubbin.org.au>

Date: Monday, 5 January 2026 at 5:02 pm **To:** Oxana

Alexandra <oxanaalexandra.pr@gmail.com> **Subject:**

Automatic reply: Katoomba

Thank you for your email to Deerubbin Local Aboriginal Land Council. We receive a significant number of emails and we are reviewing yours for a reply. One of our team will be in touch with you in a minimum of 10 business days.

If your enquiry is about a booking for an event at Old Parramatta Gaol, please email events@deerubbin.org.au

Anna Sharikova

From: Operational Liaison <OpsLiaison@fire.nsw.gov.au>
Sent: Tuesday, 16 December 2025 9:30 AM
To: Mahesh Mora
Cc: Fire Safety; Operational Liaison
Subject: RE: SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - Fire and Rescue Referral

Good morning Mahesh,

Thank you for your email regarding preparation of the EIS.

FRNSW will not comment on this project at this time, however, will provide advice through the Dept. of Planning or other consent authority as the project progresses.

FRNSW and DPHI have established processes for review and recommendations for State Significant Development (SSD), and with consent authorities for Designated Development. It would be FRNSW expectation that regular applicable processes (FEBQ and FER), codes and standards (NCC) and legislative instruments will be followed for this proposal and FRNSW will engage with the consent authority through those established processes.

Regards



STATION OFFICER RICHARD JAY
A/Team Leader
Fire Safety Liaison Unit | Fire and Rescue NSW
M: 0407 103 571 **E:** richard.jay@fire.nsw.gov.au
1 Amarina Avenue Greenacre NSW 2190

**PREPARED FOR
ANYTHING.**

www.fire.nsw.gov.au



Fire and Rescue NSW acknowledge the traditional custodians of the lands on which we stand and pay our respects to their Elders from the past and present.

From: Mahesh Mora <planning@fidesenvironmental.com.au>
Sent: Friday, 12 December 2025 1:37 PM
To: Info <Info@fire.nsw.gov.au>
Subject: SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - Fire and Rescue Referral

Good afternoon,

I hope this email finds you well.

We have submitted our SEARs application for the project at 142–150 Narrow Neck Road, Katoomba, with ref. SSD-86456706. As part of the requirements, we have been advised to undertake consultation with RFS and Fire and Rescue NSW.

Please see the link below for the plans for your reference:

Link: [Fire and Rescue](#)

Kind regards,



MAHESH MORA – PLANNING

Mobile: +61 456 998 718

Email: planning@fidesenvironmental.com.au

Suite 1 / Level 2, 255 Castlereagh Street, Sydney, NSW 2000

Fides Environmental, Planning & Development Management Services – ABN 28 655 238 958



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This message has been scanned for viruses.

Statement of Available Pressure and Flow

Fadi Taouk
432 Parramatta Road
Petersham, 2049

Attention: Fadi Taouk

Date: 05/01/2024

Pressure & Flow Application Number: 1799003
Your Pressure Inquiry Dated: 2023-12-20
Property Address: 142 Katoomba Street, Katoomba 2780

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Narrow Neck Road	Side of Street: East
Distance & Direction from Nearest Cross Street	Middle of Cliff Drive
Approximate Ground Level (AHD):	1009 metres
Nominal Size of Water Main (DN):	100 mm – As per Diagram Provided

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	50 metre head
Minimum Pressure	42 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	42
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10 14	36 30
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	33
Maximum Permissible Flow	14	26

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@sydneywater.com.au

Fadi Taouk
432 Parramatta Road
Petersham, 2049

Attention: Fadi Taouk

Date: 25/01/2024

Pressure & Flow Application Number: 1810614
Your Pressure Inquiry Dated: 2024-01-22
Property Address: 142 Katoomba Street, Katoomba 2780

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Narrow Neck Road	Side of Street: West
Distance & Direction from Nearest Cross Street	Corner with Cliff Drive
Approximate Ground Level (AHD):	1009 metres
Nominal Size of Water Main (DN):	200 mm (Target Point location as per sketch provided)

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	50 metre head
Minimum Pressure	42 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	42
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	42
	15	40
	20	39
	25	37
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	39
	15	38
	20	36
	25	34
Maximum Permissible Flow	30	31

(Please refer to reverse side for Notes)

Anna Sharikova

From: Oleg Sannikov (TEF Consulting) <o.s@tefconsult.com.au>
Sent: Wednesday, 17 December 2025 9:33 PM
To: development.west@transport.nsw.gov.au
Cc: 'Irina Rosinska'; Mahesh Mora; Sam Mouhajar
Subject: SSD-86456706, 142 to 150 Narrow Neck Road, Katoomba, EIS consultation (traffic and transport)
Attachments: 21110 TEF Rep 03b 251103.pdf

To whom it may concern,

I am writing in my capacity as the traffic and transport consultant for the proposed State Significant Development at 142 to 150 Narrow Neck Road, Katoomba, lodged with the Department of Planning, Housing and Infrastructure as SSD-86456706.

The proponent is currently preparing the Environmental Impact Statement (EIS) in accordance with the Planning Secretary's Environmental Assessment Requirements. As noted in the Department's correspondence, during preparation of the EIS the proponent is required to consult with relevant parties, including Transport for New South Wales (TfNSW), having regard to the Undertaking Engagement Guidelines for State Significant Projects.

This email is provided as part of that consultation process to seek TfNSW preliminary advice in relation to traffic, transport, access, and parking matters associated with the proposed development.

For your information, I attach a copy of the Traffic and Parking Impacts Report that accompanied the SSD application (Report "21110 REF Rep 03b").

A full set of architectural drawings also accompanies the application, however the file size exceeds standard email limits. If required, I can provide access to the drawings via a Dropbox link or an alternative file transfer method preferred by TfNSW.

Should you have any questions, or require further information to assist with your review at this stage of the EIS preparation, please contact me.

Kind regards,
Oleg Sannikov
Director
TEF Consulting www.tefconsult.com.au
Fellow & Past President, NSW & ACT AITPM www.aitpm.com.au
Member, [CE-001 Committee \(development of parking Standards\), Standards Australia](#)
Member, [Road Safety Panel, IPWEA](#)
mob +61 414 978 067
MS Teams o_sannikov