

# **Rezoning Proposal Report (SSDA Concurrent)**

Amendments to the Blue Mountains Local Environmental Plan (LEP) 2015 - Building Height and Floor Space Ratio Standards, and New Affordable Housing Provision, as they relate to

## **Nos. 142 – 150 Narrow Neck Road, Katoomba**

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JOB NO. 21124  
March 2026

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**Acknowledgement of Country**

We respect and honour Aboriginal and Torres Strait Islander Elders past, present and emerging. We acknowledge the stories, traditions and living cultures of Aboriginal and Torres Strait Islander peoples. We would like to recognise their ongoing connection to land, water and community.

This report has been prepared and reviewed in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

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Date: 3 March 2026

For and on behalf of

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Appendix A – Proposed Statutory Maps

| <b>Abbreviation</b> | <b>Abbreviation Meaning</b>  |
|---------------------|--|
| <b>ADG</b>          | Apartment Design Guide   |
| <b>AHD</b>          | Australian Height Datum  |
| <b>ANEF</b>         | Australian Noise Exposure Forecast                                   |
| <b>AS</b>           | Australian Standard  |
| <b>ASS</b>          | Acid Sulfate Soils   |
| <b>BCA</b>          | Building Code of Australia   |
| <b>CBD</b>          | Central Business District  |
| <b>CC</b>           | Construction Certificate   |
| <b>CIV</b>          | Capital Investment Value   |
| <b>CMP</b>          | Construction Management Plan/Conservation Management Plan            |
| <b>Council</b>      | the Council  |
| <b>CPTED</b>        | Crime Prevention Through Environmental Design                        |
| <b>CRZ</b>          | Critical Root Zone   |
| <b>DA</b>           | Development Application  |
| <b>DCP</b>          | Development Control Plan   |
| <b>DP</b>           | Deposited Plan   |
| <b>DPHI</b>         | Department of Planning, Housing and Infrastructure                   |
| <b>EIS</b>          | Environmental Impact Statement                                       |
| <b>EPA Act</b>      | Environmental Planning and Assessment Act 1979                       |
| <b>EPA Reg</b>      | Environmental Planning and Assessment Regulations 2021               |
| <b>EUR</b>          | Existing Use Rights  |
| <b>FFL</b>          | Finished Floor Level   |
| <b>FSR</b>          | Floor Space Ratio  |
| <b>GFA</b>          | Gross Floor Area   |
| <b>GCC</b>          | Greater Cities Commission (formerly GSC : Greater Sydney Commission) |
| <b>HCA</b>          | Heritage Conservation Area   |
| <b>HIA/HIS</b>      | Heritage Impact Assessment/Heritage Impact Statement                 |
| <b>LEP</b>          | Local Environmental Plan   |
| <b>LGA</b>          | Local Government Area  |
| <b>MHWM</b>         | Mean High Water Mark   |
| <b>NCC</b>          | National Construction Code   |
| <b>NSW</b>          | New South Wales  |
| <b>NSWLEC</b>       | NSW Land and Environment Court                                       |
| <b>OC</b>           | Occupation Certificate   |
| <b>OSD</b>          | On-Site Detention  |
| <b>PCA</b>          | Principal Certifying Authority                                       |
| <b>PoM</b>          | Plan of Management   |
| <b>POS</b>          | Private Open Space   |
| <b>PP</b>           | Planning Proposal  |
| <b>REF</b>          | Review of Environmental Factors                                      |
| <b>RFB</b>          | Residential Flat Building  |
| <b>RL</b>           | Reduced Level  |
| <b>RMS</b>          | Roads and Maritime Services (see TfNSW)                              |
| <b>SEE</b>          | Statement of Environmental Effects                                   |
| <b>SEPP</b>         | State Environmental Planning Policy                                  |
| <b>SREP</b>         | Sydney Regional Environmental Plan                                   |
| <b>SP</b>           | Strata Plan  |
| <b>SWMP</b>         | Stormwater Management Plan   |
| <b>TfNSW</b>        | Transport for New South Wales  |
| <b>TPZ</b>          | Tree Protection Zone   |
| <b>VENM</b>         | Virgin Excavated Natural Material                                    |
| <b>WMP</b>          | Waste Management Plan  |
| <b>WSUD</b>         | Water Sensitive Urban Design   |
| <b>ZFDTG</b>        | Zero Fort Denison Tide Gauge (0.925 below AHD)                       |

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## 1.0 Introduction

This report has been prepared by George Karavanas Planning Pty Ltd (hereafter referred to as GSA Planning) on behalf of VDM Prime Pty Ltd (the Proponent/Applicant), to support proposed site-specific amendments to the Blue Mountains LEP 2015 as it relates to Nos. 142-150 Narrow Neck Road, Katoomba (the subject site).

As identified in this Rezoning Proposal to the Department of Planning, Housing and Infrastructure (DPHI), proposed amendments relate to additional height and floor space ratio (FSR) uplift on the subject site in order to support a State Significant Development (SSD) application for a mixed-use development and associated works (separately submitted).

An Expression of Interest (EOI) was made to the Housing Delivery Authority (HDA) (submission 242722) on 28 February 2025 for a mixed-use development including residential flat buildings, affordable housing, serviced apartments and a concurrent rezoning.

This EOI was considered by the HDA on 2 May 2025, wherein it was recommended to the Minister that this project be declared State Significant Development (SSD) under s4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act). In accordance with State Significant Development Declaration Order (No 6) 2025 dated 13 May 2025, the Minister for Planning and Public Spaces (the Minister) declared the following development to be State significant development: Development specified in EOI application 242722 dated 28 February 2025, including development for the purposes of residential flat buildings, serviced apartments with provision of affordable housing at No. 142-150 Narrow Neck Road.

This Rezoning Proposal seeks to facilitate a concurrent rezoning to apply the following development standards to the site, to support the abovementioned scope of development:

- Height of Building – 15.6m; and
- FSR – 1.17:1.

In addition, we note that a minimum affordable housing component of 15% of the total residential GFA is proposed. In order to ensure that affordable housing is delivered to development of the proposed height and scale noted above, it is proposed to incorporate an additional site specific provision clause to require:

- An affordable housing component of minimum 15% of the total residential gross floor area is required on the site, for SSD that exceeds a height of 8m and FSR of 0.6:1 (current LEP standards).

While the site meets the prerequisites for infill affordable housing under the State Environmental Planning Policy (SEPP) (Housing) 2021, the percentage of affordable housing proposed in this Concurrent Rezoning and associated SSDA is based on the percentage of residential floorspace. This differs slightly from the SEPP interpretation. The minimum requirement for affordable housing being 15% of the residential GFA (site specific), as opposed to minimum 10% of the total GFA (SEPP) has been confirmed by the Department of Planning, Housing and Infrastructure (DPHI) during ongoing consultation post-SEARs. Accordingly, a built-in, site-specific LEP clause for provision of affordable housing forms part of this request, rather than direct application of the SEPP bonus uplift to the proposal.

The SSDA and concurrent rezoning for the site responds to the evolving R3 medium density character of the immediate locality, and various regional and state strategic planning policies. The increase to height and FSR will allow for development of the site in a manner that provides a significant increase in housing stock in an accessible location, and diverse housing types including designated affordable housing for people of various socio-economic demographics, ages, and backgrounds. The accompanying SSDA also incorporates beneficial site elements and facilities exclusively for residents and guests, including a restaurant and wellness facilities (including pool, gymnasium, saunas, pilates and yoga rooms); and a public restaurant, and information and education facilities including an art gallery.

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This Rezoning Proposal has been prepared in accordance with the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and in consideration of the DPHI's Local Environmental Plan Making Guideline 2023. The proposal is accompanied by technical assessments to support the proposed LEP amendments.

This section contains a description of the site and project background.

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## **1.1 Site and Project Background**

### **1.1.1 Site Background and Approvals**

On **10 January 2001**, a Development Application (DA B/905/1998) was approved by Blue Mountains City Council for construction of a 120 room hotel, construction 102 residential units, alterations to the clubhouse, alterations to the golf course and subdivision of the land into five lots at the 'Golf Course Katoomba'.

This approval encapsulates the subject site (subject to the hotel component of the approval), as well as adjoining allotments at Nos. 1-31 Acacia Street, 152-166 Narrow Neck Road, and 'The Escarpments'. Since the original approval and after activation of the consent, a number of subsequent Section 4.55 Modifications (formerly Section 96) have been approved since the original DA, primarily to alter the design of the approved townhouses/units and associated subdivisions on the neighbouring allotments between the subject site and clubhouse (DA B/905/1998/A - /F).

As a result of these approvals, with the associated townhouses now constructed on the sites forming part of the broader consent that adjoin the subject site, the Golf Course development lots were rezoned as R3 Medium Density Residential in the latest LEP (Blue Mountains LEP 2015). This reflects the evolving character, development typology and density anticipated for the subject site and neighbouring allotments.

### **1.1.2 Housing Delivery Authority (HDA)**

An Expression of Interest (EOI) was made to the Housing Delivery Authority (HDA) (submission 242722) on 28 February 2025 for a mixed-use development and concurrent rezoning on the site at Nos. 142-150 Narrow Neck Road, Katoomba. This EOI was considered by the HDA on 2 May 2025, wherein it was recommended to the Minister that this project be declared State Significant Development (SSD) under s4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The site was declared SSD in accordance with the State Significant Development Declaration Order (No 6) 2025 dated 13 May 2025.

It is noted that the EOI provided preliminary height and FSR standards for the development and included a maximum height of four storeys. Ongoing design development post-declaration has refined the maximum height and FSR required for the accompanying SSD proposal, and retains the maximum four storey nature of development for the site (when measured from existing ground level).

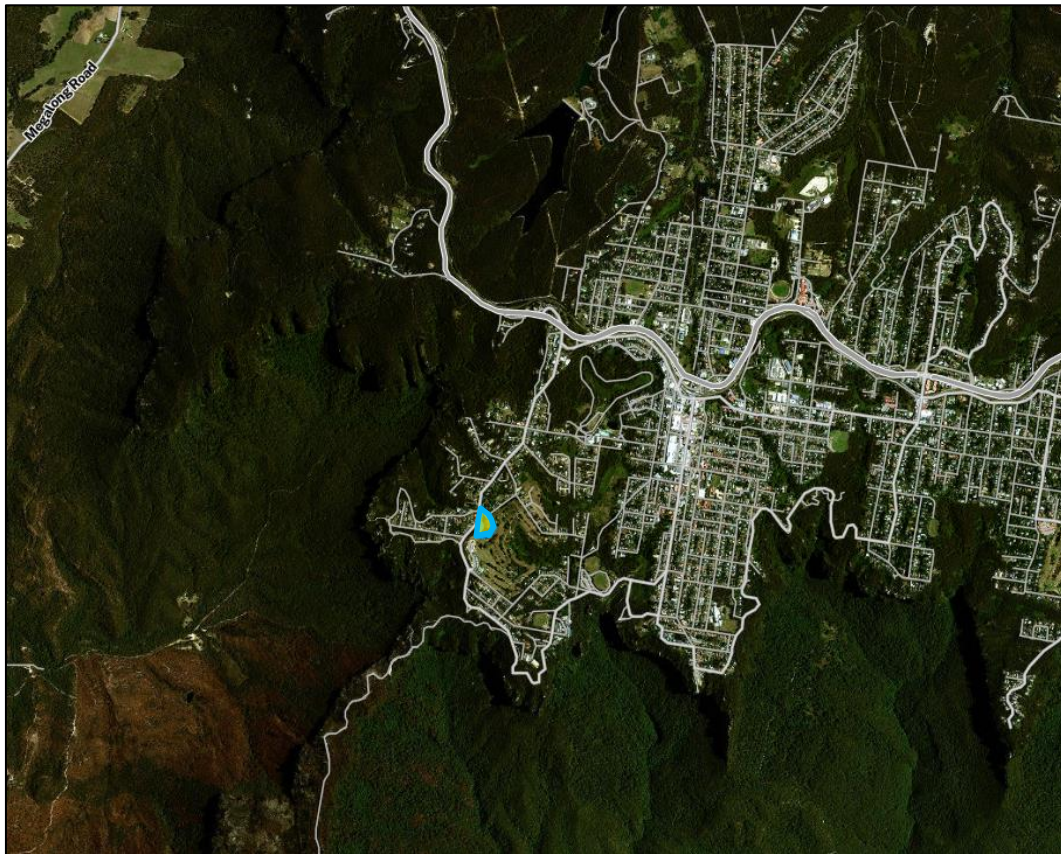
This Rezoning Report has been prepared to support the SSDA, with both applications seeking approval from the DPHI concurrently.

## 2.0 Site Analysis and Surrounding Context

The subject site is located at Nos. 142-150 Narrow Neck Road, Katoomba, approximately 85km west of the Sydney CBD, 1.6km from Katoomba Town Centre, and within the Local Government Area (LGA) of Blue Mountains City Council. The site is described as Lot 1 in DP1026915.

The site is an irregularly shaped parcel of land, with a total site area of 1.684 ha (or 16,840m<sup>2</sup>), with a relatively steep fall of 11.04 metres (RL 1011.96 AHD to RL 1000.92 AHD) from west to east through the centre of the site and another fall of 10.06 metres (RL 1009.24 AHD to RL 999.18 AHD) from north to south through the centre of the site.

The subject site is also located within the Katoomba Golf Course Housing Precinct. Mapping and imagery identifying the site location and context is provided in **Figures 1-3** below and on the following pages.



Source: SDT Explorer

**Figure 1: Regional Context Map**

 Subject Site



Source: SDT Explorer

Subject Site

**Figure 2: Aerial Location Map (Pre-Site Clearing)**

Surrounding sites largely comprises a mix of vacant lots of a similar state to the subject site, as well as the former golf course site and development lots to the west and south of the subject site. Applications for predominantly two to three storey townhouses (multi-dwelling housing) have been approved with majority constructed on neighbouring development lots towards the south of the subject site, which demonstrates the uses and intent of the R3 Medium Density Residential land zoning in the immediate vicinity of the site.

Developments opposite the northern portion of the site generally comprise one and two storey dwellings with large yards. To the east of the site is the former golf course, which is now under Council ownership, A Precinct Plan was recently prepared by Council, to accommodate a Planetary Health Precinct on this neighbouring site.



Source: Proponent

**Figure 3: Immediate Context Aerial Photograph (Post-Site Clearing)**

A summary of the general site information including access, natural features, infrastructure, geotechnical conditions, heritage and hazards is provided in **Table 1** below.

**Table 1: Site Information**

|   |  |
|---|--|
| <p><b>Transport and Access</b></p>        | <p><b>Public Transport</b><br/>The subject site is adjacent to a bus stop along Narrow Neck Road, which services bus routes No. 686G to Katoomba which connects to the wider Sydney Rail Network.</p> <p><b>Vehicular Access and Road Network</b><br/>The site is accessible by vehicles via Narrow Neck Road, The Escarpments and Glencoe Road.</p> <p>Narrow Neck Road is a Regional Road that connects to the Great Western Highway., a Classified State Road to the north of the subject site.</p> <p><b>Pedestrian Connectivity</b><br/>No established footpaths are provided along the street frontages surrounding the subject site (Narrow Neck Road (west), Glencoe Road (north) and The Escarpments (south)).</p> <p><b>Active Transport</b><br/>The site and surrounding area have limited active transport options due to a lack of established footpaths and the absence of designated cycle paths. In addition, public amenities and services, such as shops, schools, and the town centre are located at a considerable distance from the subject site.</p> |
| <p><b>Topography and Vegetation</b></p>   | <p>The site comprises cleared areas of vegetation, with some trees retained in the centre and perimeter areas of the site, and open grassed areas to the remaining site area. The site has a steep topography that generally slopes from west to east.</p>   |
| <p><b>Infrastructure and Services</b></p> | <p>Limited existing services and infrastructure have been identified on the subject site, including drainage, electrical, gas, water, sewage and telecommunications.</p>   |

|                                | Services and infrastructure details are considered within the Civil Plans and Services and Infrastructure Report prepared by Deboke Engineering Consultants (accompanying EIS for concurrent SSDA).   |                              |                                     |                                      |                                     |                                      |                                   |     |     |         |           |           |        |     |     |         |           |           |        |
|--------------------------------|---|------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|-----------------------------------|-----|-----|---------|-----------|-----------|--------|-----|-----|---------|-----------|-----------|--------|
| <b>Geotechnical Conditions</b> | <p>The site's geotechnical model is as follows:</p> <p style="text-align: center;"><b>Table 2 - Subsurface Soil Profile</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Borehole</th> <th>Borehole depth (m)</th> <th>Unit 1 Fill<sup>4</sup> (m)</th> <th>Unit 2 Natural<sup>1,2,5</sup> (m)</th> <th>Unit 2A Natural<sup>1,2,6</sup> (m)</th> <th>Unit 3 Bedrock<sup>3,7</sup> (m)</th> </tr> </thead> <tbody> <tr> <td>BH1</td> <td>7.0</td> <td>0 – 0.2</td> <td>0.2 – 1.0</td> <td>1.0 – 2.0</td> <td>At 2.0</td> </tr> <tr> <td>BH2</td> <td>9.0</td> <td>0 – 0.2</td> <td>0.2 – 1.2</td> <td>1.2 – 2.1</td> <td>At 2.1</td> </tr> </tbody> </table> <p><sup>1</sup> Estimated soil consistency/strength is based on visual observation at the testing locations. The potential for weak or softer layers throughout the unit should be considered.</p> <p><sup>2</sup> Assumed natural soil thickness based on observations made during the geotechnical investigation. Thickness of the natural soil layer is expected to vary from those indicated in Table 3.</p> <p><sup>3</sup> Bedrock composition, continuity, strength and depth should be confirmed by a geotechnical engineer during construction by inspection.</p> <p><sup>4</sup> Soil Horizon Unit 1 - FILL: Sandy CLAY, low plasticity, fine to medium grained sand, brown, moist.</p> <p><sup>5</sup> Soil Horizon Unit 2 – NATURAL: Sandy CLAY, low plasticity, fine to medium grained sand, pale brown orange, firm, moist.</p> <p><sup>6</sup> Soil Horizon Unit 2A – NATURAL: Clayey SAND, fine to medium grained, low plasticity clay, pale yellow brown, medium dense, moist.</p> <p><sup>7</sup> Soil Horizon Unit 3 – BEDROCK: SANDSTONE, extremely weathered with distinctly weathered bands, very low strength, pale grey orange.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Clay seams, defects, and fractured and extremely weathered zones may be present throughout the underlying bedrock, predominately at depths and locations unobserved during the geotechnical investigation.</li> <li>Ground conditions are expected to vary across the site, and should be confirmed by a geotechnical engineer, predominately in areas unobserved during the geotechnical investigation.</li> </ul> <p>The site's geotechnical profile is further discussed in the Geotechnical Report (accompanying EIS for concurrent SSDA).</p> | Borehole                     | Borehole depth (m)                  | Unit 1 Fill <sup>4</sup> (m)         | Unit 2 Natural <sup>1,2,5</sup> (m) | Unit 2A Natural <sup>1,2,6</sup> (m) | Unit 3 Bedrock <sup>3,7</sup> (m) | BH1 | 7.0 | 0 – 0.2 | 0.2 – 1.0 | 1.0 – 2.0 | At 2.0 | BH2 | 9.0 | 0 – 0.2 | 0.2 – 1.2 | 1.2 – 2.1 | At 2.1 |
| Borehole                       | Borehole depth (m)  | Unit 1 Fill <sup>4</sup> (m) | Unit 2 Natural <sup>1,2,5</sup> (m) | Unit 2A Natural <sup>1,2,6</sup> (m) | Unit 3 Bedrock <sup>3,7</sup> (m)   |                                      |                                   |     |     |         |           |           |        |     |     |         |           |           |        |
| BH1                            | 7.0   | 0 – 0.2                      | 0.2 – 1.0                           | 1.0 – 2.0                            | At 2.0                              |                                      |                                   |     |     |         |           |           |        |     |     |         |           |           |        |
| BH2                            | 9.0   | 0 – 0.2                      | 0.2 – 1.2                           | 1.2 – 2.1                            | At 2.1                              |                                      |                                   |     |     |         |           |           |        |     |     |         |           |           |        |
| <b>Heritage</b>                | <p>An Aboriginal Heritage Information Management System (AHIMS) Basic Search was conducted on 26 June 2025, and an Aboriginal Heritage Impact Assessment Report prepared by Artefact (accompanying EIS for concurrent SSDA), confirmed that no Aboriginal sites are identified within or near the subject site.</p> <p>The subject site is not identified as a heritage item, located near a heritage item, or within a heritage conservation area.</p>   |                              |                                     |                                      |                                     |                                      |                                   |     |     |         |           |           |        |     |     |         |           |           |        |
| <b>Bushfire Prone Land</b>     | The site is not mapped as bushfire prone land or located within a buffer area. The surrounding bushfire prone land is considered further in Table 4.  |                              |                                     |                                      |                                     |                                      |                                   |     |     |         |           |           |        |     |     |         |           |           |        |
| <b>Flooding Prone Land</b>     | The site is not mapped as flood prone land.   |                              |                                     |                                      |                                     |                                      |                                   |     |     |         |           |           |        |     |     |         |           |           |        |

### 3.0 SSDA Project Overview

The proposed Rezoning Proposal incorporates increased height and FSR standards for the subject site, alongside a mandatory provision for infill affordable housing if development seeks to utilise the proposed uplift.

This will facilitate the concurrent SSDA proposal for the site for a new mixed-use development containing nine buildings, including residential flat buildings with infill affordable housing, serviced apartments, associated facilities, restaurant tenancies, and information and education facilities (see **Figure 4**). The proposal will include:

- Construction of seven residential flat buildings and one mixed used building (eight main buildings for residential/serviced apartment uses). These buildings are predominantly four storeys above existing ground level, comprising a mix of standard and affordable residential apartments providing a total of 218 dwellings, and 52 serviced apartments.
- Construction of a corner four-storey building that accommodates a restaurant and information and education facilities (including art gallery).
- Excavation for basement levels to provide car parking and associated services for each building. Some buildings will share the same access to the basements.
- Siteworks to support the proposal, including the construction of new internal vehicle access roads, emergency vehicle soft paths, and pedestrian pathways.
- Subdivision of the site in a community plan arrangement.
- Removal of existing trees on site and inclusion of new trees and landscaping.



**Figure 4:** Proposed SSDA Scheme to be Facilitated by the Rezoning Proposal, Modelled in the Local Context

Importantly, the proposal seeks to incorporate Infill Affordable Housing in accordance with the requirements of SEPP (Housing) 2021. The provision of affordable housing is at a rate of 15% of the total residential GFA component proposed.

## 4.0 Statutory Context

The Blue Mountains LEP 2015 sets out the legislative framework for land use and development in the Blue Mountains LGA, inclusive of the subject site, by way of application of land use zones, local and site specific provisions, and development standards.

This Rezoning Proposal seeks to amend clause 4.3 (Height of Buildings) and clause 4.4 (Floor Space Ratio) standards that apply to the site by way of an amendment to the Blue Mountains LEP 2015; along with addition of a site specific provision as clause 8.2 (Minimum infill affordable housing provision).

In summary, the Rezoning Proposal seeks to:

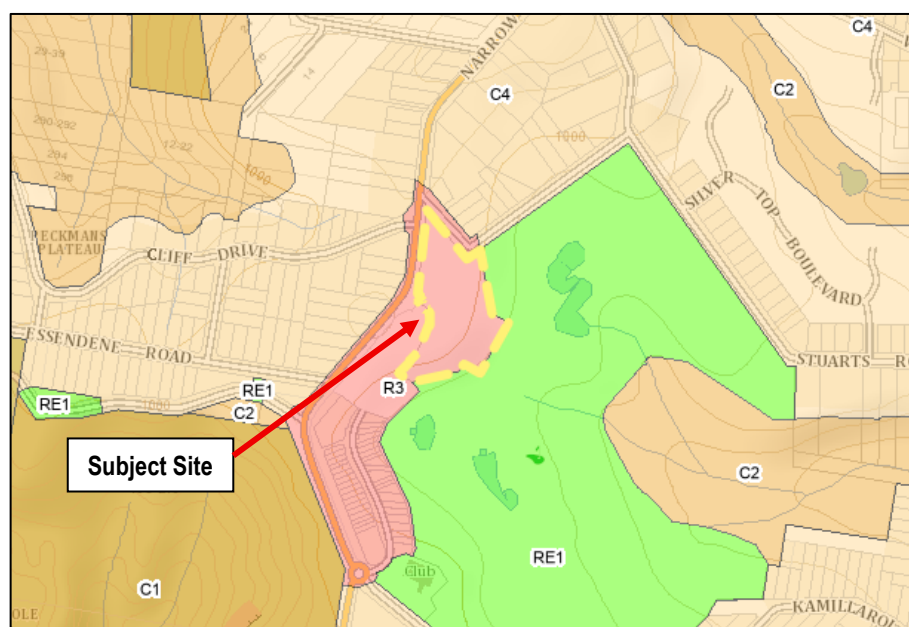
- Increase the permissible height of building onsite to 15.6m;
- Increase the permissible FSR onsite to 1.17:1; and
- Add a new site-specific provision as Clause 8.2 (requiring minimum 15% of residential GFA to be allocated to infill affordable housing, for developments on the site utilising the increased height and FSR).

The zoning and development standards that currently apply to the subject site are outlined in Section 4.1, and the proposed amendments sought in this Rezoning Proposal are described in the following Section 5.

### 4.1 Land Use Zone and Development Standards

The site is currently zoned R3 Medium Density Residential under the Blue Mountains LEP 2015 (see Figure 5). The objectives of the R3 zone are noted as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To consolidate residential opportunities in accessible localities within close proximity to commercial centres and railway stations.*
- *To ensure that residential development contributes to the streetscape and has a scale and character that is consistent with adjoining residential land uses and minimises any adverse impact on the amenity of residents.*



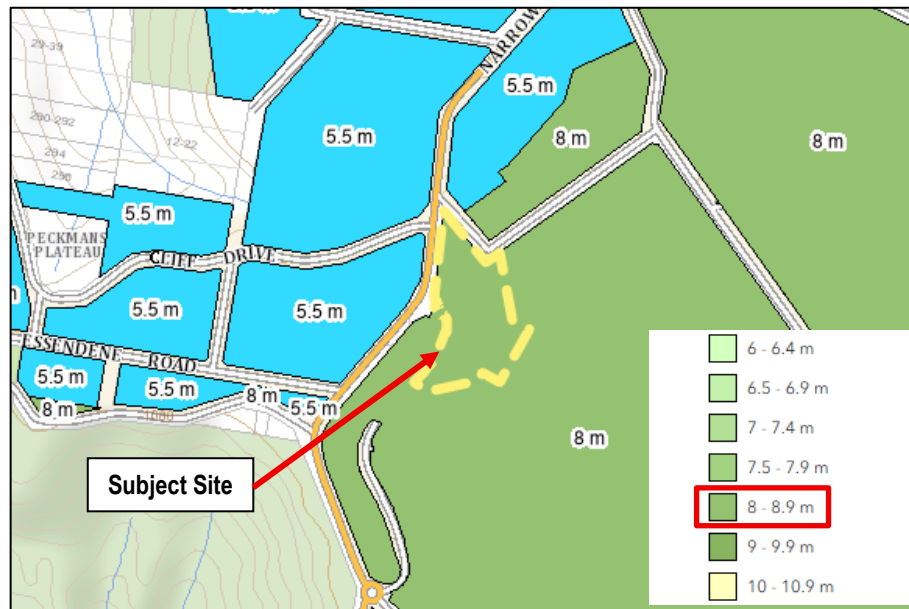
Source: NSW Spatial Viewer

**Figure 5: LEP Land Use Zoning Map**

The future use of the site is intended to be a mixed use development comprising affordable and standard housing (residential flat buildings), serviced apartments, restaurant, and information and entertainment facility (gallery) uses, which are permissible with consent in the R3 zone and designed to achieve consistency with the zone objectives. Accordingly, no changes are proposed to the subject site's zoning are sought.

#### 4.1.1 Height of Buildings

A maximum building height of 8 metres applies to the subject site as shown in **Figure 6**. It is proposed to amend the current height of buildings standard on site as part of this Rezoning Proposal.

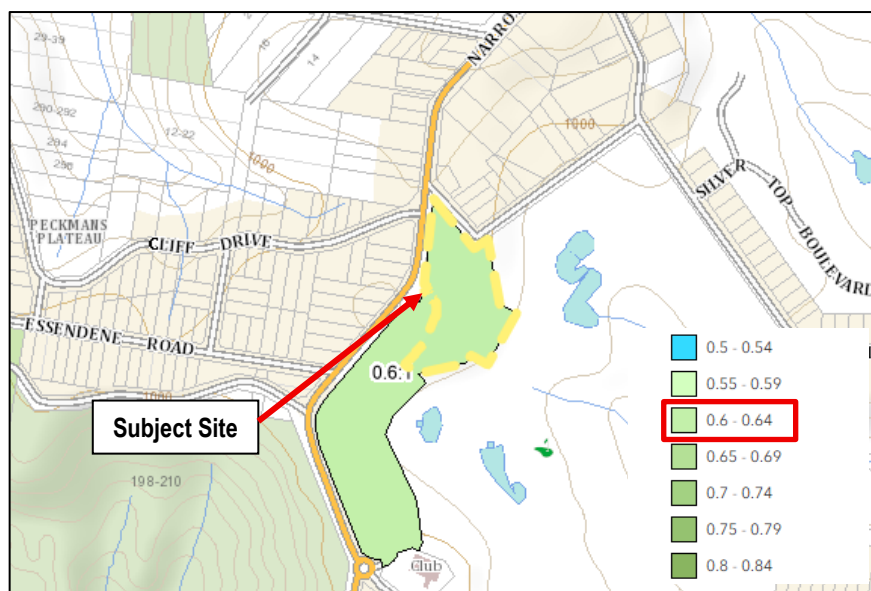


Source: NSW Spatial Viewer

**Figure 6: LEP Height of Buildings Map**

#### 4.1.2 Floor Space Ratio

A maximum FSR of 0.6:1 applies to the subject site as shown in **Figure 7**. It is proposed to amend the current FSR standard on site as part of this Rezoning Proposal.



Source: NSW Spatial Viewer

**Figure 7: LEP Floor Space Ratio Map**

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## 5.0 Rezoning Proposal

This Rezoning Proposal for the subject site at Nos. 142-150 Narrow Neck Road, Katoomba has been prepared in accordance with Section 3.33(2) of the EP&A Act. This section of the Act specifies the required contents of a Rezoning Proposal, to which this report (and accompanying documentation) provides.

This proposal has also been prepared in accordance with the DPHI *Local Environmental Plan Making Guideline 2023*. The Rezoning Proposal is to allow for redevelopment of the subject site by proposing an increase to the current height of buildings and floor space ratio standards of the site, to permit development in line with the HDA declaration. As previously noted, the Rezoning Proposal will seek the below outcome:

- Increase the permissible height of building onsite to 15.6m;
- Increase the permissible FSR onsite to 1.17:1; and
- Add a new site-specific provision as Clause 8.2 (requiring minimum 15% of residential GFA to be allocated to infill affordable housing, for developments on the site utilising the increased height and FSR).

The Rezoning Proposal will facilitate an SSDA, as reviewed and declared SSD, which includes:

*Development specified in EOI application 242722 dated 28 February 2025 including development for the purpose of residential flat building and serviced apartments with provision of affordable housing at 142-150 Narrow Neck Road Katoomba, being Lot 1/DP1026915...*

### 5.1 Part 1 – Objectives and Intended Outcomes

The key objective of this Rezoning Proposal is to facilitate a mix of uses, including an increased yield of diverse housing, on the subject site. The height and FSR uplift will allow for a mix of affordable housing and standard housing of various sizes in a residential flat building arrangement, as well as facilities for use of residents to enhance amenity. The proposed height and FSR also accommodates other uses on site including serviced apartments, restaurant uses, and an information and education facility use.

There is a strong strategic justification for the Rezoning Proposal as it will facilitate the delivery of affordable housing on a site in an accessible location within an area that has relatively limited diversity in housing options, to assist in addressing the current NSW housing crisis. It will support an increase to local housing supply, diversity and affordability in accordance with the Housing Delivery Authority (HDA) SSD Criteria, Housing 2041, National Housing Accord 2022, Blue Mountains 2040 Living Sustainably, Blue Mountains Local Housing Strategy 2020, and Better Placed. The proposal will also utilise existing transport infrastructure and offers new facilities and services, consistent with the principles of the Housing SEPP.

The intended outcomes of this Rezoning Proposal are primarily to enable the provision of in-fill affordable housing and standard housing in a diverse typology format, alongside a mix of supporting uses, for the benefit of residents, guests and the neighbourhood. The proposed mixed use development facilitated by the proposed height and FSR uplift would provide the opportunity to maximise the site's potential to deliver significant public benefits to the local community, which will result in a better planning outcome for the site than if it were to remain undeveloped (the current alternative). Similarly, it will deliver key Government planning strategies for the state and locality on one site, thereby centralising the area of uplift in this part of Katoomba to minimise urban sprawl, whilst providing substantial affordable housing in an accessible location.

The proposed changes to the existing development controls applicable to the subject site are summarised in **Table 2** on the following page

**Table 2: Proposed LEP Amendments**

| STANDARD/PROVISION                           | EXISTING  | PROPOSED  |
|--|---|---|
| Height of Buildings (HOB)                    | 8m<br><i>*Note: 10.4m with SEPP Housing 2021 in-fill affordable housing</i>     | 15.6m   |
| Floor Space Ratio (FSR)                      | 0.6:1<br><i>*Note: 0.78:1 with SEPP Housing 2021 in-fill affordable housing</i> | 1.17:1  |
| Site Specific Provision (Affordable Housing) | N/A   | 15% of total residential GFA to be allocated as infill affordable housing |

The proposed mapping and clause amendments are included below (see **Figures 8-10**).

- The proposal seeks a 15.6m height layer on the subject site, as follows:

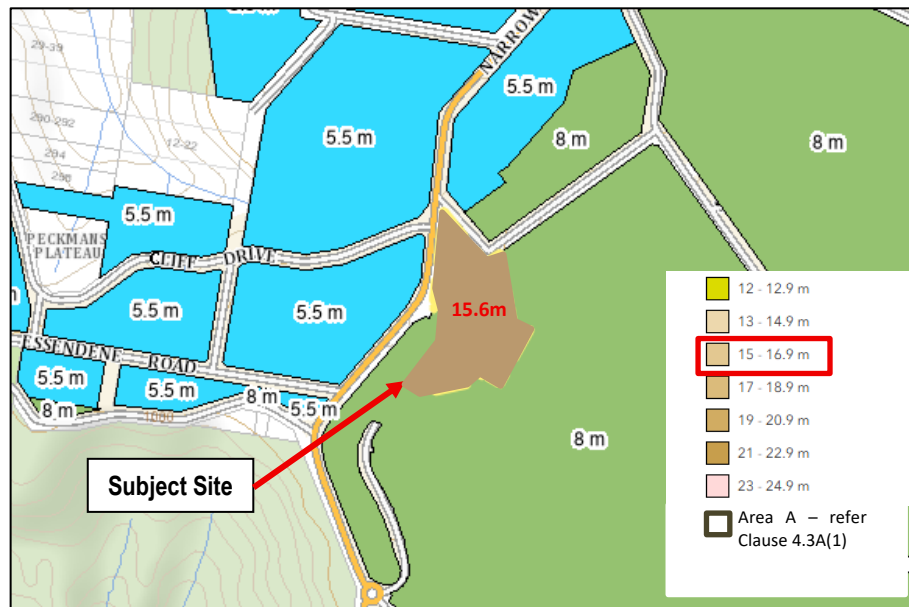
**4.3A Exceptions to the maximum floor space ratio and height of buildings**

...

(10) Development consent may be granted to the erection of a building on land at 142-150 Narrow Neck Road, Katoomba, being Lot 1/DP1026915, that exceeds the maximum height shown for the land on the [Height of Buildings Map](#) if the consent authority is satisfied that—

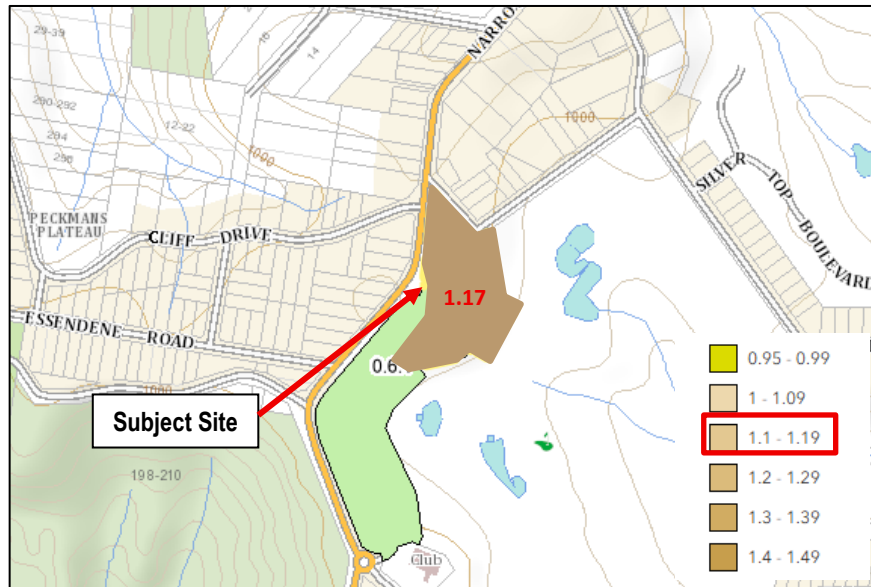
- (a) the building forms part of the declared SSD for the subject site; and

...



**Figure 8: Proposed Height of Buildings Map**

- The proposal seeks a 1.17:1 FSR layer on the subject site.



**Figure 9: Proposed Floor Space Ratio Map**

- The proposal seeks the introduction of a site-specific provision as Clause 8.2 (requiring minimum 15% of residential GFA to be allocated to infill affordable housing, for developments on the site utilising the increased height and FSR). This can be achieved through amending the current Part 8 Site Specific Provisions in the LEP as follows:

**Part 8 Site specific provisions**

...

**8.2 Site Specific Affordable Housing**

(1) The objective of this clause is to require the infill affordable housing to form part of any SSD on land at 142-150 Narrow Neck Road, Katoomba, being Lot 1/DP1026915.

(2) Development consent must not be granted to development on land to which this clause applies unless at least 15% of the residential GFA is allocated for the purpose of affordable housing, in accordance with the definition and provisions of SEPP (Housing) 2021 - Chapter 2 Affordable Housing - Part 2 Division 1 In-fill Affordable Housing.

**5.2 Part 2 – Explanation of Provisions**

The Rezoning Proposal seeks to amend the following:

- The Height of Building map and Clause 4.3A in Blue Mountains LEP 2015;
- The FSR map in Blue Mountains LEP 2015; and
- Part 8 in Blue Mountains LEP 2015 through addition of Clause 8.2 Site Specific Affordable Housing.

The proposed amendments to the relevant maps, and recommended wording for the proposed amendments to the LEP Clause 4.3A and Part 8 of the LEP 2015 are provided above at Section 5.1.

**5.2.1 Rationale of Provisions**

This Rezoning Proposal seeks to amend the Blue Mountains LEP 2015. The Rezoning Proposal is required to facilitate the development declared SSD via the Housing Delivery Authority pathway by the Minister for Planning and Public Spaces (13 May 2025). A planning justification and rationale for these proposed controls is detailed below.

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### 5.2.2 Proposed Built Form Controls (Height & FSR)

The proposed increase in building height from 8m to 15.6m provides for appropriate and strategic uplift in the context of the R3 Medium Density Zoned land in this area of Katoomba. The increased height takes into consideration the varied topography of the site, its strategic zoning and location, and the opportunity to provide additional housing (including infill affordable housing) in an accessible area. The heights of each building proposed in the accompanying SSDA are largely below the maximum 15.6m sought, with this proposed maximum height being required for the leading edge of buildings in areas where the slope descends, and to accommodate the roof forms and features.

The proposed increase in FSR from 0.6:1 to 1.17:1 similarly responds to the site's location within the evolving R3 Zone. The additional FSR supports the delivery of infill affordable housing, standard housing, serviced apartments, and other non-residential and ancillary uses to achieve an activated built form that aligns with the intended medium density precinct. A breakdown of the residential and non-residential uses floorspace in the accompanying SSDA is as follows:

- Residential – 15,425m<sup>2</sup>  
(Including Affordable Housing – 2,314m<sup>2</sup>)
- Non-Residential – 4,196m<sup>2</sup>
- **Total – 19,621m<sup>2</sup>**

The increased height and scale allows the development to achieve a housing yield in accordance with the various strategic documents and plans that assist in informing future development on the site, and the design in the accompanying concurrent SSDA integrate well with the approved and constructed three to four storey townhouses on the adjoining site. The proposed height and FSR will facilitate a built form outcome that it stepped down the site to achieve four storey development above ground, that aligns with the surrounding predominant tree canopy. This ensures the proposal responds to the surrounding natural environment and does not appear as overpowering in the built form context.

Furthermore a significant public benefit is achieved through the development facilitated by the proposed uplift, including enhanced connectivity through the site to the surrounding sites, bus stops, and roadways; and activation of the site and surrounding area including the proposed Planetary Health Precinct to the east of the site. The strategic justification supporting the height and FSR increase are further discussed in the following sections.

### 5.2.3 Proposed Affordable Housing GFA Provision

The proposed rezoning request will include the introduction of a site-specific provision, intended as Clause 8.2 in the LEP. This would be a site specific provision for the SSD development on the site, requiring a minimum GFA to be allocated to infill affordable housing (for developments on the site utilising the increased height and FSR). This will ensure that affordable housing is provided at the rate and period of time (15% of residential GFA for 15 years), as envisioned when the site was declared SSD by the Minister. This is in accordance with the key objectives of the Housing Delivery Authority's SSD Criteria, including to drive quality and affordable housing.

As previously noted, while the site meets the prerequisites for infill affordable housing under the State Environmental Planning Policy (SEPP) (Housing) 2021, the percentage of affordable housing proposed in this Concurrent Rezoning and associated SSDA is based on a minimum 15% percentage of residential floorspace. This differs slightly from the SEPP interpretation, which requires minimum 10% to 15% of total GFA based on the bonus being sought. The incorporation of the affordable housing percentage being a minimum requirement based on the residential floorspace was confirmed by DPHI during ongoing consultation post-SEARs. Accordingly, a site-specific LEP clause for provision of affordable housing forms part of this request.

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## 5.3 Part 3 – Justification of Strategic and Site Specific Merit

### 5.3.1 SECTION A: Need for a Rezoning Proposal

#### *Is the Rezoning Proposal a result of an endorsed local strategic planning statement, strategic study or report?*

The Rezoning Proposal is consistent with the various objectives and priorities in the following local strategic plans and reports, that have been prepared and endorsed by Council (or associated bodies):

- Blue Mountains 2040 Living Sustainably – Local Strategic Planning Statement
- Blue Mountains Local Housing Strategy 2020

The above listed plans are addressed in further detail below.

#### **Blue Mountains 2040 Living Sustainably – Local Strategic Planning Statement**

The Blue Mountains 2040 LSPS sets a 20-year vision to revitalise key town centres, providing greater housing choice, walkability, and community connection while protecting the area's heritage and character. The Rezoning Proposal is consistent with planning priorities of the LSPS being sustainability, liveability and productivity:

- **Sustainability:** The SSDA proposal concurrent to this rezoning has been designed with ESD principles at the forefront, to ensure a highly efficient and sustainable development on the site. The subject site is not located within bushfire or flood prone land, however is accompanied by statements or studies prepared by Bushfire and Flood consultants to address any relevant matters for consideration. A Streamlined Biodiversity Development Assessment Report (BDAR), prepared by Fides, accompanies the concurrent SSDA and confirms that the proposal that utilises the intended height and FSR uplift has been designed to minimise impacts on native vegetation and ecological values within the site. In addition, the development has been carefully integrated with the Planetary Health Precinct & Parklands to enhance community well-being and strengthen connections to surrounding open space.
- **Liveability:** The housing needs of the Blue Mountains community are evolving; however, key themes have remained consistent, namely, an ageing population and an increasing proportion of households comprising couples or lone persons. The proposal responds to these trends by providing much-needed housing diversity, offering a range of dwelling types from studio to two-bedroom apartments to suit this demographic. This diversity in unit mix supports downsizing opportunities for older residents and smaller households, while also delivering affordable housing options that cater to the broader needs of the community.
- **Productivity:** With Katoomba identified as a strategic centre, the provision of new housing is essential to accommodate future employers and employees, noting that Katoomba has a target of an additional 2,800 jobs by 2036. The proposal will also generate employment opportunities during both the construction and operational phases. In addition, the development will enhance local transport connections through the recent construction of a bus stop along Narrow Neck Road adjacent to the site, which is operational at the time of writing this report and provides direct services to the Katoomba Town Centre. This improvement supports greater public transport use and encourages active travel, including walking.

Accordingly, the Rezoning Proposal and associated SSDA proposal achieve key priorities of the LSPS.

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## Blue Mountains Local Housing Strategy 2020

The Blue Mountains Local Housing Strategy (LHS) 2020 (the Strategy) was prepared by Council to inform future planning for housing and has been developed in conjunction with the LSPS and building on the Residential Development Strategy (2002).

The Strategy notes a target of 650 additional dwellings between 2016 and 2021. Looking into the current and future projections, Table 7 of the Strategy forecasts an increase in 1,614 dwellings from 2026 (36,121 dwellings) to 2036 (37,735 dwellings). Given that a large portion of the Blue Mountains LGA is occupied by low density development on R2 or C4 zoned land, the R3 zoned subject site and associated density uplift will play an important role in achieving additional dwellings to sustain the forecasted population growth,

The increase in height and FSR standards, and inclusion of an affordable housing provision for the site, as outlined in this Rezoning Proposal are also consistent with the LHS objectives as listed below:

- *Continue to meet the housing targets and actions set by the Western City District Plan whilst ensuring the housing is planned to meet the needs of the local community, not the growth of greater Sydney.*

The Western City District Plan had set a 5 year housing target from 2016-2021 for Blue Mountains with a target of 650 dwellings. From there, Council is required to nominate a housing target for the 6-10 year period (2021-2026) for 550 additional dwellings over this period. The SSDA scheme that is enabled by this Rezoning Proposal will contribute a substantial 218 dwellings, which also responds to the forecasted dwelling requirement up to 2036.

- *Address gaps in the diversity of housing choice available in City to ensure there is a choice of housing available to suit people and households at all life stages, particularly to support people ageing in place.*

The proposal will provide a range of studio to four bedroom apartments, including standard apartments and affordable housing units, as well as short-term apartments. This offers a diverse choice of housing, particularly suited to people seeking to age in place, whilst supporting downsizing opportunities in a context where increasing numbers of young people are leaving the Blue Mountains. In tandem, the Rezoning Proposal will facilitate development with a mix of small and large apartment typologies, along with affordable housing options, which has the potential to encourage younger people and families to remain in, or relocate to, the Blue Mountains. This achieves a diverse community outcome, employment and economic benefits.

- *Continue to review and update the local planning framework for the provision of housing to ensure that there is an ongoing supply of housing to meet the community's needs and reduce and resist pressure for undesirable outcomes.*

Within the existing planning framework, the Rezoning Proposal can deliver housing designed in accordance with ESD principles, and minimises impacts on existing native vegetation on site with new trees and landscaping to supplement any loss of existing trees. The uplift will facilitate a built form that is an appropriate height and scale to the R3 zoning of the site, its size, and location in proximity to public transport; and incorporates the mix of residential and non-residential uses, including affordable housing, on the site in the concurrent SSDA. This contributes to the overall housing supply without resulting in undesirable environmental or built form outcomes.

- *Ensure that the planning for housing in the Blue Mountains align with and supports all the local planning priorities proposed in the Local Planning Statement, not just meeting the diverse housing needs of our community*

The proposal is consistent with sustainability, liveability and productivity as outlined within the Blue Mountains LSPS, as discussed above and in the accompanying SSDA documentation (including EIS).

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- *Ensure that local housing provided in the Blue Mountains meets the appropriate environmental standards for developments in a World Heritage Area.*

As discussed, the Rezoning Proposal facilitates a SSDA proposal designed in accordance with ESD principles, and minimises impacts on ecological values within the site and surrounding area. It also provides generous areas of deep soil zones and landscaping across the site, and is not located on bushfire or flood prone mapped land. The concurrent SSDA is supported by various consultant documentation including but not limited to a Streamlined BDAR, Landscape Plan and Report, Geotechnical Report, Arborist Report, Flood Risk Management Report, and Stormwater Management Plan, ensuring that all relevant environmental provisions are considered. A Bushfire Memorandum is also submitted with the application, supplemented by initial feedback and ongoing liaison with RFS and FRNSW to ensure that during a potential bushfire event (with consideration of surrounding bushfire prone land), occupants have options to safely egress the site.

- *Ensure that alternative forms of housing provided in the Blue Mountains meet high quality design outcomes*

The proposed buildings in the concurrent SSDA, designed by Antoniades Architects, will be of a high quality and feature well-articulated built forms that incorporate a variety of sympathetic materials. Alternative forms of housing in this particular area, which is dominated by detached dwellings and townhouse developments, is provided by way of the uplift on site, which accommodates a mix of standard and affordable housing units.

The design responds to the increased height and FSR sought in this Rezoning Proposal, and provides a high level of amenity for future occupants, with 61% of apartments naturally cross ventilated and a generous proportion of apartments achieving solar access to habitable room windows.

Extensive landscaping will soften the visual impact of the development when viewed from the public domain and help maintain the green setting of the site. Together, these elements will deliver a high-quality built form outcome for the currently vacant site.

***Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

The proposed site-specific amendments to the Blue Mountains LEP 2015 are the best and most appropriate manner to facilitate the HDA-declared SSD on the site, in order to provide the desired mix and quantity of residential and non-residential uses.

The existing height of building and FSR standards applicable to the subject site restrict the HDA endorsed built form outcome, which would facilitate at least eight buildings on the site for standard residential, affordable housing, and serviced apartment uses.

Accordingly, the proposed site-specific amendments to the Blue Mountains LEP 2015 are considered the most appropriate method to deliver the desired outcomes.

### **5.3.2 SECTION B: Relationship to Strategic Planning Framework**

***Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?***

The following regional, district or other strategies, plans and objectives are addressed by the Rezoning Proposal:

- Greater Sydney Region Plan 2018
- National Housing Accord 2022

- 
- Housing 2041 – NSW Housing Strategy
  - Better Placed
  - Housing Delivery Authority SSD Criteria

This is further detailed in the following sub-sections:

### **Greater Sydney Region Plan 2018**

The Greater Sydney Region Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The Plan outlines management strategies for growth in Greater Sydney, with consideration of the economic, social and environmental matters.

The Plan outlines the vision for Greater Sydney through more localised District Plans, with the subject site falling into the Western Parkland City area. The key priorities and actions for the Region Plan is as follows:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

The Rezoning Proposal and associated SSDA address various key objectives in relation to these priorities and actions, with relevant objectives and our responses outlined below:

#### Infrastructure and Collaboration

**Objective 2** Infrastructure aligns with forecast growth – growth infrastructure compact

**Objective 4** Infrastructure use is optimised

The site subject to this Rezoning Proposal is in an area within 400m of a bus stop, ensuring accessibility to the surrounding town centre and rail links are provided to additional residents and visitors of the site. This optimises infrastructure use in the locality.

#### Liveability

**Objective 6** Services and infrastructure meet communities' changing needs

**Objective 7** Communities are healthy, resilient and socially connected

**Objective 8** Greater Sydney's communities are culturally rich with diverse neighbourhoods

**Objective 9** Greater Sydney celebrates the arts and supports creative industries and innovation

**Objective 10** Greater housing supply

**Objective 11** Housing is more diverse and affordable

**Objective 12** Great places that bring people together

The development facilitated by the proposed height and FSR uplift will provide not only residential uses on the site, but various non-residential uses including information and education facilities and restaurants. These complementary uses along with new internal carriageways and footpaths will service the evolving community's needs. The non-residential uses and connections through the site between the surrounding public domain, including to and from the adjoining future Planetary Health Precinct, will ensure a socially connected community for the site and surrounding broader neighbourhood. Furthermore, the proposed art gallery on site will enhance cultural connections within the neighbourhood, and celebrates the arts and innovation.

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Inclusion of 218 residential apartments on the site will significantly increase housing options and supply in this R3 zoned area. The Rezoning Proposal facilitates a mix of standard and affordable housing on the site, therefore enhancing housing diversity and affordable options for community members. The mix of housing typologies, as well as the composition of other uses across the site, will achieve a great place in this area of Katoomba to bring residents of the site, visitors, and other community members together.

As noted in the Urban Design Report (annexed to the concurrent SSDA), the success of the adjoining Planetary Health Precinct will also depend upon there being people present to enjoy the spaces and the programs. Development that brings more residents, visitors and facilities to the area will help to build a critical mass of activity to help it succeed. Building H includes 52 serviced apartments, offering short-stay accommodation in direct relationship with the parkland once it is progressed in accordance with Council's strategy.

### Productivity

**Objective 14** *A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities*

**Objective 21** *Internationally competitive health, education, research and innovation precincts*

The Rezoning Proposal will facilitate development that includes a mix of residential and non-residential uses on site, which allows opportunities for future residents of the site and nearby residents to gain employment within the site. In addition, the site's location in an accessible area allows for future residents to reach the Katoomba town centre and station by an approximately 20 minute bus ride. The mix of uses on site allows for an information and education facility, and restaurant to complement the future Planetary Health Precinct adjoining the subject site.

### Sustainability

**Objective 28** *Scenic and cultural landscapes are protected*

**Objective 31** *Public open space is accessible, protected and enhanced*

**Objective 33** *A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change*

**Objective 34** *Energy and water flows are captured, used and re-used*

The Rezoning Proposal and concurrent SSDA are of a height, scale, and design that responds to the housing needs of the area, as well as the topography of the site and surrounding natural environment. The proposed height and FSR facilitates a development that, when viewed from surrounding key public viewpoints including Narrow Neck Road and the future Planetary Health Precinct, aligns or sits below the established tree line in the immediate vicinity. The inclusion of new trees and landscaping across the site, in conjunction with the surrounding retained tree canopy, acts as a visual buffer to the site from various surrounding public viewpoints, ensuring the scenic and cultural landscape is protected. The site will also provide enhanced connections to adjoining public open space, including future elements of the Planetary Health Precinct to the east of the site.

The design of the built form resulting from the proposed height and FSR uplift has considered sustainability, and is supported by BASIX and Ecologically Sustainable Development reports – annexed to accompanying SSDA.

### **National Housing Accord**

The National Housing Accord was announced on 25 October 2022 by the Federal Treasury, which committed to an aspirational national target of delivering 1 million new, well located homes over 5 years from 2024. There is an immediate action from the Commonwealth to support an additional 10,000 affordable dwellings over 5 years from 2024, with NSW committed to the delivery of 3,100 affordable homes between 2024-2029.

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This is partly facilitated by a new SSD pathway for residential developments with an estimated development cost of \$75 million and which deliver up to 15% of affordable housing, which the Rezoning Proposal and associated proposed development is consistent with and utilises. This proposal is therefore consistent with NSW's commitment to provide these affordable homes in well located areas, in that the site is located near jobs, public transport connections (bus stops), social infrastructure such as schools, and other amenities, services and open space.

Overall, the proposed development is aligned with the National Housing Accord as it seeks to deliver 218 dwellings, including 15% of the total residential GFA being allocated as affordable housing (to be provided in accordance with the requirements of SEPP Housing 2021 – Infill Affordable Housing), in a high quality and contemporary development in a strategic location.

### **Housing 2041**

The Housing 2041 Strategy represents a 20 year vision for housing in NSW by the former Department of Planning, Industry and Environment (DPIE) (now DPPI), which seeks to support the delivery of well-located, affordable housing across metropolitan and regional NSW by encouraging innovative and diverse housing solutions. The strategy is underpinned by four key pillars: supply, diversity, affordability and resilience, to which the Rezoning Proposal is strategically aligned. This is outlined as follows:

- **Supply:** Under the Strategy, increasing strategic housing supply is essential to ensure that development occurs in appropriate locations and is delivered in a timely manner to meet population demand. The Rezoning Proposal will facilitate built forms across the site accommodating a total of 218 dwellings with 15% of the residential GFA allocated to affordable housing, which will alleviate housing supply stress. The proposed mix is well-suited to the needs of the growing ageing population (with most households being individuals or couples living along with no children) and is strategically located in Katoomba, providing access to local services and amenities.  
The development also aligns with the Katoomba Master Plan 2023 and the Planetary Health Precinct & Parklands initiative, which aim to improve accessibility and promote walkable green spaces within the town centre.
- **Diversity:** The Strategy encourages the delivery of diverse housing typologies that are adaptable to the changing needs of residents. The Rezoning Proposal supports this objective by facilitating a mix of studio to four bedroom apartments, in addition to one and two bedroom serviced apartments and a range of affordable apartment typologies. This diversity supports a range of housing needs across NSW.
- **Affordability:** A core focus of the Strategy is to ensure that safe and secure housing is accessible at affordable rates. The proposal contributes to this goal by providing 15% of the proposed residential GFA as affordable housing in a well located area, supporting access to employment, transport, and essential services.
- **Resilience:** The Strategy promotes development that responds to environmental constraints and integrates green infrastructure. The subject site is not located on bushfire or flood prone land, and the development has been designed in line with the principles of ecologically sustainable development (ESD). The proposal is subject to ongoing consultation with Fire and Rescue NSW (FRNSW) and the Rural Fire Service (RFS) to ensure that proposed egress of the site during a potential bushfire can be accommodated, given the surrounding bushfire prone mapped land. The proposal contributes to a highly sustainable built form outcome, with further information provided in the ESD Report prepared by SLR Consulting Australia – annexed to accompanying SSDA.

Accordingly, the Rezoning Proposal responds to the four key pillars of this housing strategy.

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## Better Placed

Better Placed is an integrated design policy for the built environment of NSW and was prepared and adopted by the NSW Government Architects Office. It is supported by seven objectives for good design and provides guidance on the delivery of architecture, public spaces and environments in NSW.

The proposal is consistent with the objectives of Better Placed, discussed below and in the Better Placed Report – annexed to accompanying SSDA:

- **Better Fit:** The proposed development responds to the site's topography whilst balancing requirements for parking and access to the site, and is consistent with the emerging character of nearby developments along The Escarpments, with the immediately adjoining development being two to four storeys in massing. The proposal primarily comprises residential flat buildings which are permitted with consent in the current zone, and the bulk and scale as a result of the height and FSR increase are comparable to neighbouring dual occupancies and townhouses, some of which present up to a four storey appearance when viewed from the former Katoomba Golf Course. The development also supports housing diversity in response to local demographic trends, providing downsizing opportunities for small families, as well as couples and lone-person households in an area with an ageing population and declining youth retention.
- **Better Performance:** The Rezoning Proposal facilitates a built form designed in accordance with ESD principles to achieve a highly sustainable outcome for the site and locality. It minimises impacts on native vegetation, as outlined in the Streamlined BDAR accompanying the SSDA, and is not zoned as bushfire or flood prone land, ensuring safety, resilience, and long term environmental performance. In addition, the incorporation of various deep soil and landscaped areas, water sensitive urban design initiatives, and the orientation of buildings to balance solar access, views and cross ventilation in the concurrent SSDA, achieves the intent of this objective.
- **Better for Community:** The Rezoning Proposal incorporates development with an internal carriageway and footpath network that provides strong connections throughout the site, and a permeable and active ground plane designed to accommodate a range of community uses, including links to the Planetary Health Precinct on the former Katoomba Golf Course site. The design promotes accessibility and inclusion, consistent with the BCA and Accessibility Report – annexed to accompanying SSDA. As discussed, the proposal also delivers housing diversity through a mix of apartments, including affordable housing, to meet the needs of the wider community. In addition, the incorporation of various community facilities for either site occupant or public use enhance leisure, dining, education and fitness opportunities on the site.
- **Better for People:** The Rezoning Proposal prioritises the safety and well-being of residents by facilitating secure private open spaces and various areas of communal open space for all apartments, and promoting access to surrounding green areas. Its proximity to the Planetary Health Precinct offers residents access to greenery and walking trails, encouraging physical activity, outdoor recreation, and improved quality of life. Indoor and outdoor spaces are visually interconnected to encourage comfort and accessibility, and social interaction is encouraged through the central main communal open space, various facilities across Building H for residents, and public non-residential uses in the main Restaurant Building.
- **Better Working:** The development primarily comprises residential flat buildings, as well as a mix of other uses across Buildings H and the corner Restaurant Building, containing serviced apartments, restaurants, a wellness centre (resident/guest use) and information and education facilities. It provides diverse housing options within a well-located and serviced part of Katoomba, catering particularly to the area's ageing population, young families and couples, and an increasing number of smaller households.

- **Better Value:** The proposal transforms a greenfield site through the delivery of a sympathetic, contemporary development that contributes to housing supply and increases the diversity of housing typologies in an area of demonstrated need.
- **Better Look and Feel:** The design have been informed by the architectural principles outlined in the Better Placed Report and complemented by the Urban Design Report and detailed Landscape Plan – annexed to accompanying SSDA. The development incorporates generous landscaped areas that maintain the site’s green character, stepping down with the natural topography with the rooflines aligning with the established tree canopy, and retention of vegetation on the reserves along Narrow Neck Road and Glencoe Road. This ensures the built form sits comfortably within the landscape and is not visually intrusive to the public domain.

Accordingly, the Rezoning Proposal achieves the objectives of the Better Placed policy.

### **Housing Delivery Authority SSD Objectives and Criteria**

Although not a formal Strategy document, it is essential to consider the criteria and objectives formed by the HDA which apply to the site by way of its declaration as SSD (with concurrent rezoning) by the Minister. The overarching objectives are as follows:

**Objective 1:** *Deliver more homes within the Housing Accord period*

**Objective 2:** *Identify projects that can be assessed quickly*

**Objective 3:** *Drive quality and affordable housing*

**Objective 4:** *Optional Concurrent Spot Rezoning*

The proposed Rezoning Proposal will allow for development on the subject site to deliver a high yield of homes in a timely manner, with commencement on site to occur within maximum 12 months of approval. The future buildings on the site have been designed to respond to the site constraints, and the concurrent SSDA includes an EIS and various accompanying consultant plans, assessments, investigations and reports to assist in the DPHI’s assessment of the application.

The applicant is open to ongoing collaboration with DPHI and other relevant stakeholders as necessary during the application’s assessment to ensure the best outcome for the site and surrounding area is achieved. Lastly, the proposal includes a 15% affordable housing allocation to the residential GFA, which drives high quality, affordable housing in an area where this housing option is currently limited.

In relation to the more specific sub-criteria for HDA matters, we provide the following responses in relation to the proposed rezoning request that is considered concurrently with the SSDA on site:

**Objective 1 (Sub-Criteria)**

*Development is a type to deliver high yield housing*

*Development is State significant*

The development type and associated uplift delivers high yield housing, primarily in the form of residential flat buildings, to achieve a total of 218 permanent residential apartments on the subject site. The EDC is above \$60 million per the criteria. The proposal for the site has accordingly been declared as State significant by the Minister, at the recommendation of the HDA.

**Objective 2 (Sub-Criteria)**

*Largely consistent with development standards*

*Positive commitment to commence*

*Land tenure is secure*

*Utilises existing contribution schemes*

*Has addressed any previously refused proposal*

---

The development requires this concurrent rezoning request to seek height and FSR uplift, in order to achieve the four storey forms declared as SSD by the Minister. Upon approval, the Proponent will commence work on site within 12 months. The site is under a single ownership which assists in efficient decision making and minimises potential conflicts. The Council's existing contribution schemes are proposed to be adopted for the development, and the current proposal which requires the uplift in LEP provisions for the site is not based on a previously refused development proposal.

**Objective 3 (Sub-Criteria)**

*Well-located*

*Well serviced*

*Positive commitment to affordable housing*

The site is within an accessible area as defined in Schedule 10 of the Housing SEPP. The site itself is not an environmentally sensitive area of State significance in accordance with the EP&A Regulation, and is not mapped as bushfire prone, flood planning, or subject to any other particular hazards. Bushfire considerations as a result of surrounding bushfire prone land is addressed in the Bushfire Statement annexed to the EIS. Investigations have confirmed that there is adequate capacity in enabling infrastructure such as water, sewer, access to the site. Furthermore, a minimum 15% of residential GFA is to be allocated as long-term affordable housing managed by an affordable housing provider (HomeGround Sydney, a social enterprise under Bridge Housing Limited being a registered Tier 1 community housing provider), enforced by way of a site-specific LEP provision as per this Rezoning Proposal.

**Objective 4 (Sub-Criteria)**

*Significant changes to development standards or prohibited development will require a suitable concurrent rezoning proposal*

*Proposal has strategic merit*

The subject concurrent Rezoning Proposal is sought given the extent of change to the current development standards (height and FSR), and to include a site specific provision for affordable housing associated with the uplift. There is no intent to alter the land zoning of the site, as all proposed uses in the accompanying SSDA are permitted with development consent on the land. The proposal has strong strategic merit on the grounds outlined in this report including consistency with local and regional strategic plans, and future projections for the locality and broader area.

Accordingly, the overarching objectives and HDA SSD criteria are achieved by the Rezoning Proposal and accompanying SSDA.

***Is the Planning Proposal consistent with a Council's Local Strategy or Other Local Strategic Plan?***

Yes, the Rezoning Proposal is consistent with the local strategies prepared by Council, as discussed in Section 5.3.1 on the previous pages.

**Strategic and site-specific merit**

The strategic and site-specific merit test is outlined in DPHI's *Local Environmental Plan Making Guide 2023*. This assists Proponents in justifying a Planning Proposal. An assessment of the Rezoning Proposal against this merit test is provided as follows:

**Strategic Merit** - does the proposal:

- *Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or*

- 
- *Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or*
  - *Respond to a change in circumstances that has not been recognised by the existing planning framework*

This Rezoning Proposal demonstrates consistency with the broader Greater Sydney Region Plan at the commencement of Section 5.3.2 of this report; as well as the Blue Mountains 2040 Living Sustainably – Local Strategic Planning Statement, and Blue Mountains Local Housing Strategy 2020 by way of responding to various relevant objectives set out in these documents, as addressed at Section 5.3.1 of this report.

The Rezoning Proposal responds to the declared HDA EOI application for the site that require an increase to the height of building and FSR development standards than currently permitted under the Blue Mountains LEP 2015. The HDA has recognised the subject site's ability to accommodate an increased density on the R3-zoned site, which enables the provision of a broad mix of residential and non-residential uses, as well as increased affordable housing to meet the shortfall of supply in the locality and Greater Sydney.

Site-Specific Merit - does the proposal give regard and assess impacts to:

- *The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards).*
- *Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates.*
- *Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

There are no site-specific environmental considerations identified in the Rezoning Proposal and supporting material that would preclude further consideration of the proposed uplift and renewal on the subject site. Relevant environmental considerations in response to local provisions within the LEP have been provided at Section 5.3.3, and are further responded to and considered in the various consultant documentation accompanying the concurrent SSDA.

The proposal directly responds to the evolving character of the R3-zoned site and neighbouring development in the same zone, as well as the future land uses anticipated on the adjoining Planetary Health Precinct area to the east. Importantly, the proposed height and FSR facilitates a development that, when viewed from surrounding key public viewpoints including Narrow Neck Road and the future Planetary Health Precinct, aligns or sits below the established treeline in the locality. This is exemplified in the Visual Impact Assessment photomontages prepared by Urbaine (submitted with EIS).

The uplift sought in this rezoning will also maximises the use of the recently installed bus stop, which provides access to the Katoomba town centre and train station, and allows for a mix of residential and employment generating uses on the site. The subject site is also able to be serviced by existing and future infrastructure, utilities and services.

Accordingly, the Rezoning Proposal seeking an increase in height, FSR, and an affordable housing provision for the subject site has strong strategic and site-specific merit.

***Is the planning proposal consistent with any other applicable State and regional studies or strategies?***

All relevant State and regional studies and strategies, and the Rezoning Proposal's consistency with these, is outlined in the abovementioned section of this report.

## Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

**Table 3: Applicable SEPPs**

| Statutory Reference  | Pre-Condition and Response  |
|--|---|
| <b>Biodiversity Conservation Act 2016</b>                                      | <p>Section 7.9(2) of the Act that any SSDA application must be accompanied by a Biodiversity Development Assessment Report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.</p> <p>To address this a Streamlined Biodiversity Development Assessment Report (BDAR) has been prepared by Fides for the site and proposal – annexed to the accompanying SSDA.</p>   |
| <b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>       | <p>Chapter 4 of the Resilience and Hazards SEPP requires the consent authority to be satisfied that the land is not contaminated or suitable in its contaminated state or if remediation is required is carried out to make it suitable for the purpose of the development.</p> <p>A Preliminary Site Investigation (PSI) prepared by Douglas Partners for the site is annexed to the accompanying SSDA, and concludes that the subject site is not likely contaminated and suited for the proposed mixed use development.</p>  |
| <b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b> | <p>A Traffic Impact Study prepared by TEF accompanies the concurrent SSDA - refer to the Traffic Impacts section of that report for information to address Schedule 3 of this SEPP. Liaison with Transport for NSW has taken place and they note that further comments are to be provided during assessment in relation to SEPP (Transport and Infrastructure) 2021.</p>  |
| <b>State Environmental Planning Policy (Sustainable Buildings) 2022</b>        | <p>Chapter 2 of the Sustainable buildings SEPP sets out standards for BASIX development. The proposal is considered BASIX development and falls under Schedule 1 Standards for the erection of BASIX buildings.</p> <p>Chapter 3 of the Sustainable Buildings SEPP applies to non-residential development. The proposal includes a mixed-use component comprising serviced apartments, a restaurant, and a wellness centre, as well as a detached restaurant building that also accommodates an information and education facility. Together, these components will have an estimated construction cost of \$5 million or more; therefore, Chapter 3 applies and so the development consent authority must consider Section 3.2(1).</p> <p>A BASIX Certificate for each of the proposed residential flat buildings and the mixed-use development, along with an ESD Report and Construction Waste Management Plan, have been prepared by SLR Consulting and Elephants Foot Consulting, respectively. These documents address the standards and satisfy the relevant considerations set out in the SEPP.</p> |
| <b>State Environmental Planning Policy (Housing) 2021</b>                      | <p>Chapter 4 of the Housing SEPP details provisions relating to the design quality of residential apartments to ensure that they provide an appropriate level of amenity.</p> <p>A Design Verification Report prepared by Antoniades Architects has verified that a qualified designer designed, or directed the design of, the original development, and that the proposal is consistent with the nine Design Principles in Schedule 9 of the SEPP.</p>  |

## Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 directions)?

Yes, the Rezoning Proposal is consistent with the Directions issued by the Minister for Planning and Public Spaces under section 9.1 of the EP&A Act. The Directions relevant to this Rezoning Proposal are outlined in **Table 4**:

**TABLE 4: Ministerial Directions (Section 9.1)**

| Relevant Direction   | Comment   |
|--|---|
| <p><b>Planning Systems</b></p> <p><i>Direction 1.1: Implementation of the Minister's Planning Principles</i></p> | <p>The objective of Direction 1.1 is to give legal effect to the vision, land use strategy, goals, directions and actions contained in regional plans. These are detailed in response to Part 3 Section B (Section 5.3.2 of this report).</p> |

|  |   |
|--|---|
| <p><i>Direction 1.4: Approval and Referral Requirements</i></p> <p><i>Direction 1.5: Site Specific Provisions</i></p>  | <p>The objective of Direction 1.4 is to discourage unnecessarily restrictive site-specific planning controls. This Rezoning Proposal seeks to allow the HDA endorsed development for SSD-86456706 to be carried out at the site. It does this by retaining the R3 Medium Density zoning of the site, and seeks to increase the residential density by increasing the height and FSR standards and affordable housing requirement.</p> <p>The Rezoning Proposal is seeking to increase the height and FSR standards whilst applying a provision for affordable housing relating to SSD on the subject site. These are applicable to the subject site only.</p>   |
| <p><b>Biodiversity and Conservation</b></p> <p><i>Direction 3.2: Heritage Conservation</i></p> <p><i>Direction 3.3: Sydney Drinking Water Catchments</i></p>   | <p>In relation to Direction 3.2, the site does not contain any heritage items nor is it located within a heritage conservation area. The proposal is considered to be appropriate in height and scale with regard to the broader Blue Mountains World Heritage Area, as outlined in the Non-Aboriginal Heritage Report prepared by Artefact – accompanying the concurrent SSDA.</p> <p>The objective of Direction 3.3 is to ensure new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater), and the ecological values of land within a Special Area should be maintained. The proposed height and FSR uplift will facilitate a built form and site design that responds to WSUD principles and minimises off-site runoff, thereby minimising effects on water quality in the catchment. Consultation with WaterNSW to be undertaken post-lodgement.</p>  |
| <p><b>Resilience and Hazards</b></p> <p><i>Direction 4.1: Flooding</i></p> <p><i>Direction 4.3: Planning for Bushfire Protection</i></p> <p><i>Direction 4.4: Remediation of Contaminated Land</i></p> <p><i>Direction 4.5: Acid Sulfate Soils</i></p> | <p>In response to Direction 4.1, the site is not considered to be flood affected, and the overall risk of flooding or ponding on the site is negligible due to its topographic elevation and the surrounding drainage conditions.</p> <p>In response to Direction 4.3, the whole subject site is not identified as being bushfire prone land based on the LEP mapping and as acknowledged by the RFS in their Pre-DA advice received on the 26 February 2026, however it is acknowledged that the surrounding area is largely mapped as bushfire prone land. Accordingly, a Bushfire Memorandum is submitted with the application, supplemented by initial feedback and ongoing liaison with RFS and FRNSW to ensure that during a potential bushfire event (with consideration of surrounding bushfire prone land), occupants have options to safely egress the site. This is further discussed in Section 5.3.3 further below.</p> <p>The PSI confirms the site is unlikely to be contaminated.</p> <p>There are no mapped acid sulfate soils on the site</p> |
| <p><b>Transport and Infrastructure</b></p> <p><i>Direction 5.1: Integrating Land Use and Transport</i></p>   | <p>The Rezoning Proposal achieves Direction 5.1 objectives by facilitating a subdivision and proposal with access to housing, jobs and services by walking, cycling and public transport, and reducing dependence on cars.</p>  |
| <p><b>Housing</b></p> <p><i>Direction 6.1: Residential Zones</i></p>   | <p>This Rezoning Proposal is consistent with the Direction 6.1 objectives as it enables additional residential development in close proximity to public transport and community facilities, and contributes to the redevelopment of a vacant and underutilised site. The concurrent SSDA is designed to minimise impacts on the environment.</p>  |

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### 5.3.3 SECTION C: Environmental, Social and Economic Impact

#### ***Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Proposal?***

The proposed SSDA sought in concurrence with this Rezoning Proposal is accompanied by a Streamlined BDAR, that concludes the following in relation to the proposed development with regard to biodiversity impacts:

- No impact is expected to breeding or foraging habitat for threatened fauna species, and no credit species were triggered.
- Indirect impacts to adjoining native vegetation and mapped riparian or wetland habitats are unlikely, given the absence of nearby waterways or drainage features.
- Vegetation retention has been maximised along the northern and eastern boundaries of the Study Area, maintaining a vegetated buffer to adjoining open space.
- An ecologist will supervise vegetation removal, ensuring any fauna encountered (e.g., small reptiles or birds) are safely captured and relocated to suitable nearby habitat.
- The retention of isolated vegetation within the impact area is unlikely to contribute significantly to local biodiversity values due to its small extent and isolation. However, vegetation retention outside the development footprint will be maintained where practicable and protected during construction.

Appropriate mitigation and management measures to further minimise potential biodiversity and environmental impacts are outlined in Section 7.4 of the Streamlined BDAR.

#### ***Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?***

The Rezoning Proposal includes consideration of a range of relevant issues, and demonstrate minimisation of environmental impacts with the development associated with the proposed height and FSR uplift offering an appropriate response to the site and its evolving context. These issues are outlined below:

- **Connecting with Country** - the Rezoning Proposal is concurrent to the SSDA for the site, and facilitates a development that considers the Government Architect's *Connecting with Country Framework*. This provides a detailed framework for understanding connections with Country, in order to inform the design and planning of places.

The proposal is designed to provide various opportunities to connect with Country, many of which can be developed during ongoing design development and implemented through conditions of consent, including:

- Incorporation of Aboriginal artwork and design elements in external landscaped areas of the site, taking cues from the 'precinct' and 'building' scale examples within the *Framework*;
- Presentation of and information sessions for Aboriginal artwork in the art gallery (proposed in the main restaurant building – open to the public); and
- Detailed pathway and lighting design development to selected external areas.

These proposed initiatives and elements are to be designed in collaboration with an Aboriginal design consultant post-consent, and will continue to be implemented and detailed as part of the relevant Construction Certificate stage and during ongoing operation of the site.

- 
- **Built Form, Affordable Housing and Urban Design** - the Rezoning Proposal is supported by Architectural Plans prepared by Antoniades Architecture (submitted with the concurrent SSDA) These plans show the proposed built form and associated works as set out by the HDA Application declared for the site.

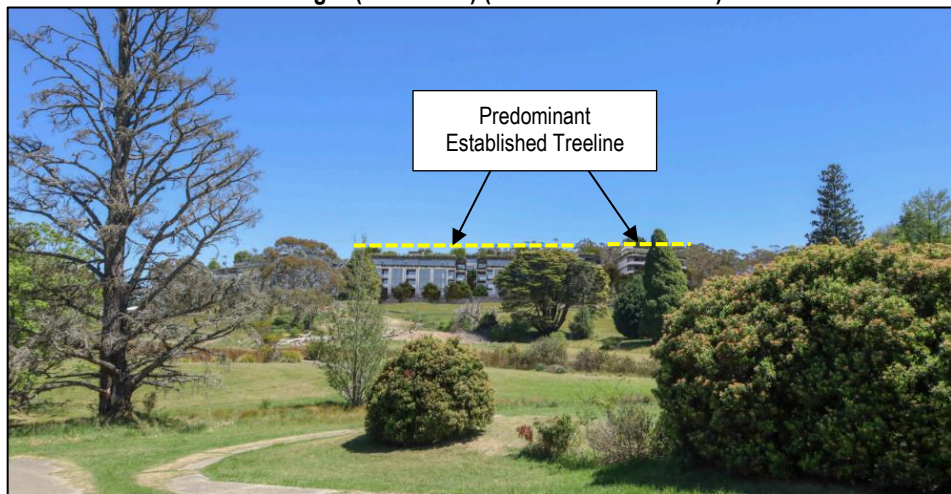
The proposed height and FSR variations sought in this Rezoning Proposal achieve a density appropriate for the size, topography, accessibility and character of the site and surrounding area (see **Figure 10** on the following page). The proposal will achieve discreet stepped building forms with an orientation to respond to the topography of the site and surrounding views, and blend well with the existing established treeline. This allows for a well-considered urban design outcome responding to the evolving built form in the surrounding R3 zone, as well as the future use of the adjoining Planetary Health Precinct to the east.



Residential Flat Buildings (viewed within the site)



Building H (Mixed Use) (viewed within the site)



Proposal (viewed from future Planetary Health Precinct/former Golf Course at the rear)

**Figure 10:** Photomontages of Proposal Facilitated by Rezoning Proposal

The proposal also enhances accessibility through a continuous network connecting the site to the escarpment, and a new internal circulation system to ensure safe and efficient movement for pedestrians, linking dwellings and facilities for private and public use. Direct and well-defined access to Narrow Neck Road improves connectivity while maintaining the site’s natural character.

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The proposed development has been subject to refinements during design development, and remains generally consistent with the HDA EOI, which proposed controls that are consistent with what is proposed under this Rezoning Proposal to facilitate buildings that are generally four storeys above existing ground level. The updated standards sought in this Rezoning Proposal will enable the provision of a minimum affordable housing allocation on site at a rate of 15% of the total residential GFA proposed, which is an appropriate outcome for the accessible site.

- **Public Benefit** – the development resulting from the Rezoning Proposal has a myriad of public benefits, including but not limited to the following:
  - The Former Golf Course Precinct plan proposes a set of pathways and linkages through the parkland. The success of any active transport network relies on integration. This proposal offers a set of linkages into the parkland, improving parkland connectivity to Narrow Neck Road / bus stop / cliff-top walk. The general site arrangement provides circulation along the boundaries, where desire lines are poorly served in the public domain.
  - Development that brings more residents, visitors and facilities to the area will help to build a critical mass of activity to help the surrounding precinct succeed. Building H includes 52 serviced apartments, offering short-stay accommodation in direct relationship with the adjoining parkland.
  - Excellent Water Sensitive Urban Design to showcase environmental initiatives. Stormwater retention and control for managed release into rare upland swamps
  - The top triangle corner/restaurant is a highly visible corner that could also double as a place for display and artwork.
  - Light loom management for 'dark skies initiative' protects pollinators and microbats. (World Heritage Wilderness area) and help with stargazing, a dimmed light spill for the camping area
  - Landmark building, triangular Glencoe Road & Narrow Neck Road (sustainability + wayfinding + convenience).
  - Artspace to showcase local artists.
  - Each apartment building (or pair) develops a distinct character/story based on its location, outlook, address, and position
  
- **Hazards and Risks** – there are no major pipelines present on the subject site, and the PSI (annexed to the accompanying SSDA) concludes that there is a relatively low potential for significant contamination on the subject site given its and existing site conditions.
  
- **Bushfire and Flooding** - the site subject to this Rezoning Proposal is no longer classified as Bushfire Prone Land, and is not in an LEP-mapped flood planning area. Supporting information including Flood Impact and Risk Assessment is annexed to the accompanying SSDA. The Bushfire Planning matters are further discussed below:
  - A Bushfire Memorandum is submitted with the application, supplemented by ongoing liaison with RFS and FRNSW to ensure that during a potential bushfire event (with consideration of surrounding bushfire prone land), occupants have options to safely egress the site. The Bushfire Memorandum makes the following statements, inter alia:

*Following further engagement by the Applicant with NSW DPHI it is understood that in acknowledging the recent declassification of the site that only an assessment of the access to and from the subject site is requested.*

*Therefore, this memo has been prepared to consider the implications of the development on existing evacuation routes.*

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*The subject property is accessed from The Escarpments (road) to the west and Glencoe Road to the north...*

*The Escarpments offers travel in either in a northerly (via Narrow Neck Road) or southerly (via Acacia Street or Cliff Drive) direction. Glencoe Road offers travel in a northerly (via Narrow Neck Road) or easterly (via Stuarts Road) direction.*

*The existing public roads (with the exception of Glencoe Road) were found to have a minimum road width of 6.5 metres wide in which exceeds the non-perimeter road width requirements within Planning for Bush Fire Protection 2019.*

*Travel in a northerly direction along Narrow Neck Road is the most direct route to the Great Western Highway. This route is bounded by existing residential development for the vast majority of its length. It is acknowledged that there is a short section of Narrow Neck Road, close to the NSW RFS Fire Control Centre, which abuts Forest vegetation.*

*Alternate, less direct, travel routes are available from the subject site to the Great Western Highway to the east and south.*

*The NSW RFS list three (3) Neighbourhood Safer Places (NSP) in Katoomba (refer to Figure 04). The closest NSP is the Pioneer Place Car Park, located on Waratah Street, a 6–7-minute drive with multiple available routes (refer to Figure 05).*

*The fact the subject site is not identified as being bushfire prone land on Council's Bush Fire Prone Lands Map indicates that a 'Shelter in Place' strategy could also be appropriate.*

*In relation to the traffic impact resulting from the proposal the subject application is accompanied by a Traffic and Parking Impacts Report (TFF Consulting, 2025) which concludes 'the additional traffic generation is very low and will have no detrimental impacts on the existing road network operation nor on road safety'.*

*In consideration of the location of the subject site, development proposal and Traffic and Parking Impacts Report (TFF Consulting, 2025) I am of the view that the public roads can handle the proposed increased volumes of traffic when a bush fire emergency occurs.*

- Pre-DA advice has also been received from the RFS on 26 February 2026 which has raised no objections, has not requested additional documentation and states, inter alia:

*The NSW RFS acknowledges that the whole of the subject site is not identified as being on Bush Fire Prone Land.*

*In this regard, the consent authority may wish to rely upon the information provided in the memo prepared by Bushfire Hazard Solutions (dated 11 December 2025, Ref: 220071G), and the Traffic and Parking Impacts Report prepared by TFF Consulting (2025) as referred to within the memo.*

- **Biodiversity** - the Rezoning Report facilitates a SSDA that requires approximately 0.6ha of vegetation clearing. The Streamlined BDAR (submitted with the concurrent SSDA) concludes there is no significant impact on biodiversity, and appropriate mitigation and management measures to further minimise potential biodiversity and environmental impacts are provided.
- **Heritage** - the subject site is not identified as a local or state heritage item, and is not located in a heritage conservation area. Furthermore, the site is not in proximity to any heritage items, with a review of publicly available statutory and non-statutory heritage registers within a 150m buffer of the study area verifying this, as demonstrated in the Heritage Advice Memorandum (submitted with the concurrent SSDA).

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### ***Has the Planning Proposal Adequately Addressed Any Social and Economic Effects?***

A Social Impact Assessment (SIA) has been prepared by Meliora Projects (submitted with the concurrent SSDA) to address potential impacts to community, accessibility, culture, health, livelihoods, and the context as a result of the SSDA and concurrent Rezoning Proposal. This report concludes the following:

*Overall, the proposal is expected to generate net positive cumulative social outcomes, including improved housing diversity, enhanced community facilities, and sustained employment. Any cumulative adverse effects are expected to be short-term, localised, and reversible, primarily associated with the construction phase and temporary changes in amenity or perceptions of place.*

In terms of economic impacts, the Rezoning Proposal will include the following benefits:

- Employment of approximately 520 construction jobs;
- The restaurants and information centre uses will offer new employment opportunities for staff, including hospitality, education and cleaning staff;
- The serviced apartment use and wellness centre for residents/guests also facilitate employment opportunities for administration/reception and cleaning staff; and
- The Operational PoM (submitted with the accompanying SSDA) will ensure ongoing compliance with NSW liquor safety, to ensure the proposed restaurant uses undertake socially-responsible economic activity.

Accordingly, the Rezoning Proposal has addressed the potential social and economic effects.

#### **5.3.4 SECTION D: Infrastructure**

##### ***Is there adequate public infrastructure for the planning proposal?***

Proposed development of the site resulting from the rezoning uplift will utilise surrounding infrastructure and services including connections to water, sewerage, electrical and telecommunications infrastructure. Upgrades required to service the future development on the site are contained in the Services and Infrastructure Report by Deboke – annexed to the concurrent SSDA.

#### **5.3.4 SECTION E: State and Commonwealth Interests**

##### ***What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?***

The applicant and project team have undertaken consultation in the form of a meeting and email correspondence with DPHI, prior to lodgement of this Rezoning Proposal and SSDA. Consultation with other agencies and public authorities has been, and will continue to be, carried out separately as part of the concurrent SSDA.

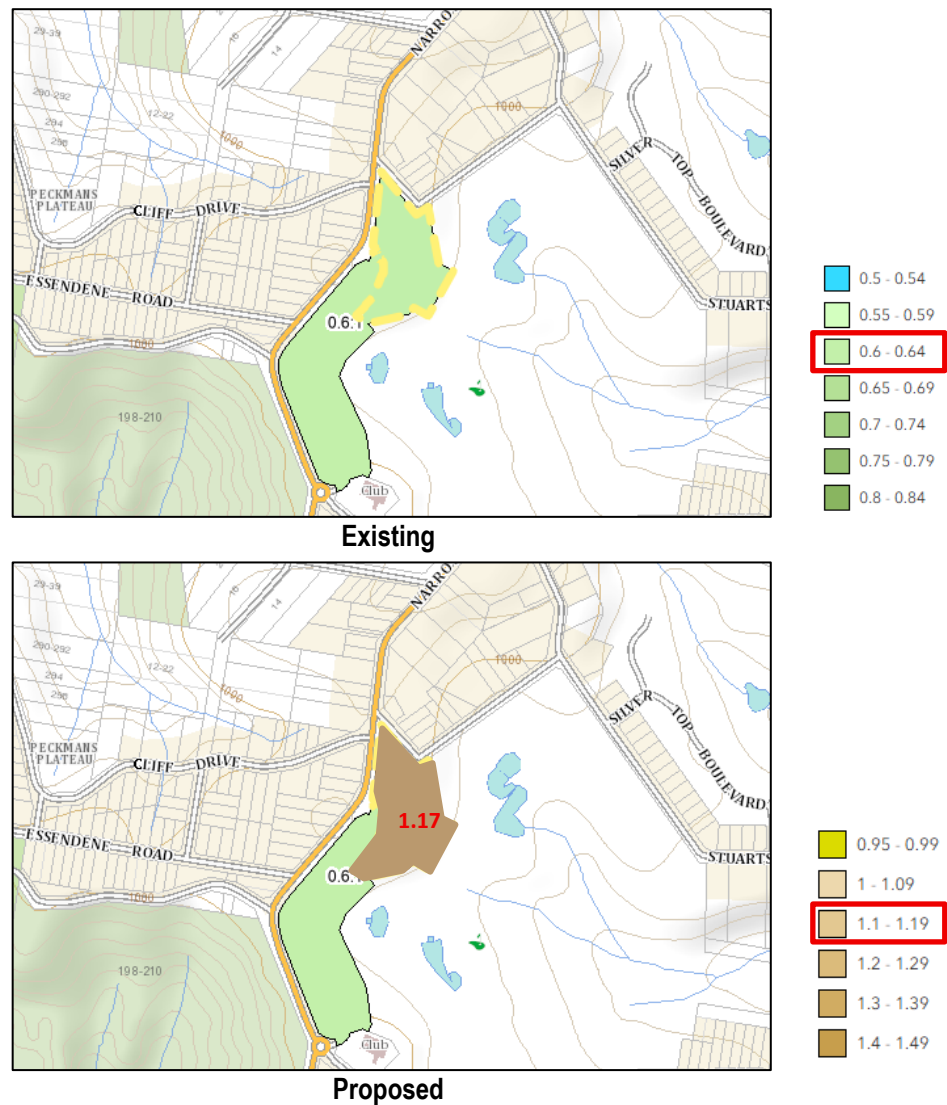
## 5.4 Part 4 – Mapping

This Rezoning Proposal is supported by two amended maps (height of buildings and FSR). These amended maps are prepared in accordance with the relevant guidelines and are consistent with the standard technical requirements for LEP maps (see **Figure 11-12**). The proposed mapping is provided at **Appendix A**.



Source: NSW Spatial Viewer

**Figure 11: Existing LEP and Proposed Height of Buildings Map**



Source: NSW Spatial Viewer

**Figure 12: Existing LEP and Proposed FSR Map**

## 5.5 Part 5 – Community Consultation

Consultation has been undertaken with DPHI to confirm the appropriate planning pathway to ensure increased height and FSR development standards, along with implementation of the affordable housing component, for the SSD on the subject site.

Community engagement will be undertaken as part of the public exhibition process for the concurrent rezoning and SSD, noting that various forms of initial community engagement have already taken place including via a proposal website, surveys, and letterbox drops, as detailed in the Community and Stakeholder Engagement Report prepared by Meliora - provided in the concurrent SSDA. The Proponent and DPHI will continue to consult with Council and any other relevant authorities post-lodgement, as required.

## 5.6 Part 6 – Project Timeline

The project timeframe for the completion of the Rezoning Proposal and concurrent SSDA is dependent on the nature of any additional information that may be required by DPHI, including the need for agency and community consultation. The Proponent will continue to work in a collaborative manner with DPHI and other relevant agencies with the aim to achieve the benchmark timeframes as set out by DPHI.

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## 6.0 Conclusion

This site-specific Rezoning Proposal has been prepared in accordance with section 3.33 of the EP&A Act, the DPPI's *Local Environmental Plan Making Guide 2023*, and relevant section 9.1 Directions. The Rezoning Proposal is sought in concurrence with a SSDA for the subject site, and is supported by technical information and investigations to justify the proposed amendments to the Blue Mountains LEP 2015.

The Rezoning Proposal seeks to amend the current height of building and FSR standards for the subject site, as well as introduce a site-specific provision to require a minimum affordable housing component for SSD on the site. The primary objective of the Rezoning Proposal is to facilitate the concurrent SSD for the construction of a mixed-use development containing a total of nine buildings on the site, including:

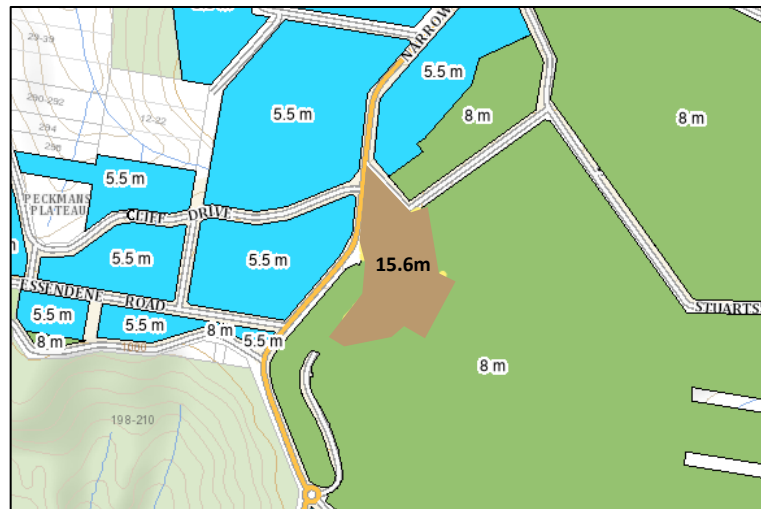
- Construction of seven residential flat buildings and one mixed used building (resulting in eight main buildings for residential/serviced apartment uses). These buildings are predominantly four storeys above existing ground level, comprising a mix of standard and affordable residential apartments providing a total of 218 dwellings, and 52 serviced apartments.
- Construction of a corner four-storey building that accommodates a restaurant and information and education facilities (including art gallery).
- Excavation for basement levels to provide car parking and associated services for each building. Some buildings will share the same access to the basements.
- Siteworks to support the proposal, including the construction of new internal vehicle access roads, emergency vehicle soft paths, and pedestrian pathways.
- Subdivision of the site in a community plan arrangement.
- Removal of existing trees on site and inclusion of new trees and landscaping.

The Rezoning Proposal report and accompanying documentation (as annexed to the concurrent SSDA) consistency with the aims and objectives as set out in the NSW State government's strategic plans including the Greater Sydney Region Plan, National Housing Accord, and Housing 2041, as well as accompanying policies and criteria including the Better Placed policy and HDA SSD Criteria, by providing additional standard and affordable housing supply and diversifying use mix on the site. The Rezoning Proposal also demonstrates consistency with the goals and objectives set out in the Blue Mountains 2040 Living Sustainably – Local Strategic Planning Statement, and Blue Mountains Local Housing Strategy 2020.

There is a strong strategic justification for the Rezoning Proposal, noting it will facilitate development in accordance with the declared State Significant Development (SSD) under s4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act), applicable to the subject site. The proposal demonstrates the built form minimises potential adverse impacts on future residents and users of the site, as well as residents of surrounding properties. The site is well placed for housing and jobs being in an R3 zone and in close proximity to public transport links on Narrow Neck Road.

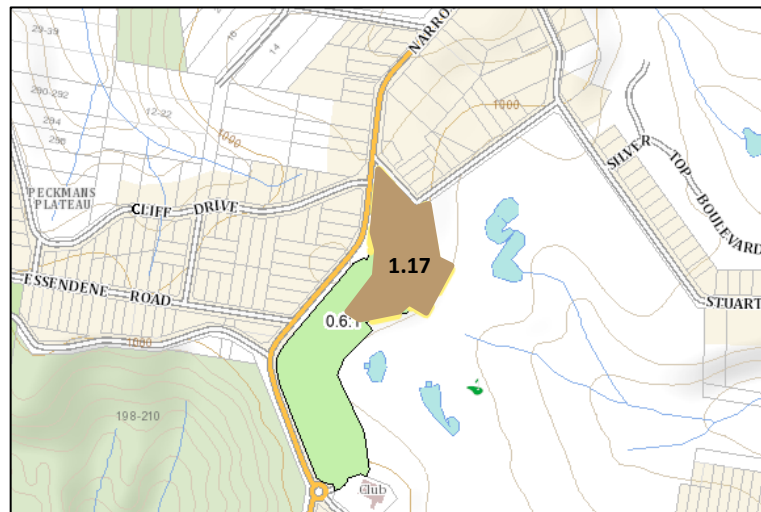
Accordingly, with consideration of the above listed strategic justification and public benefits and the merits outlined in this report, it is considered that DPPI are able to support and finalise this Rezoning Proposal in concurrence with the SSDA for the subject site.

# APPENDIX A



- 12 - 12.9 m
- 13 - 14.9 m
- 15 - 16.9 m
- 17 - 18.9 m
- 19 - 20.9 m
- 21 - 22.9 m
- 23 - 24.9 m

**Proposed Statutory Height of Buildings Map**



- 0.95 - 0.99
- 1 - 1.09
- 1.1 - 1.19
- 1.2 - 1.29
- 1.3 - 1.39
- 1.4 - 1.49

**Proposed Statutory Floor Space Ratio Map**