

18/04/2026

Attention: Caitlin Hopper
Department of Planning, Housing and Infrastructure

Submission SSD-86456706 - Residential flat buildings 142-150 Narrow Neck Road, Katoomba

To Whom It May Concern

Thank you for the opportunity to make a submission.

The upper Blue Mountains needs housing and renewal. I strongly support this proposal.

The population of the Blue Mountains is aging and household size reducing. This trend is more pronounced in the upper Blue Mountains (median age 50.4+) compared to a median age of 38 in NSW.

The Blue Mountains was excluded from housing reform based on bushfire risk and poor transport, and in so many ways this was not necessary. This area already has highly constrained urban land with low base controls, and a restrictive heritage/ecology/bushfire underlay that then further restricts housing renewal. The housing reality in the upper Blue Mountains is that little renewal of the existing housing stock is taking place and there is a desperate rental market.

The exclusion of the Mountains from housing reform, was in my view, highly regressive and destructive for this community. What I see on the ground is an unchecked aging of this community and a dead local economy. You can't have a local economy when most residents are 60+ retired, on a pension or the NDIS. That is what communities start looking like when they heritage list everything and defer planning. For some visuals, I have attached a map of aged Leura and examples of the effects of local heritage preservation/urban policies.

Housing renewal is also an opportunity to address climate change/ bush fire risk. The existing urban footprint of the Blue Mountains needs bushfire rated new urban development to protect its existing buildings and the rest.

The 142-150 Narrow Neck Road development is not a threat to this community it's an opportunity for housing particularly for young people.

My only submission on this development, other than support, is that it should be built not to burn, to in effect be a fire break to urban land around it.

Yours faithfully

Civic Assessments



Philip Bull

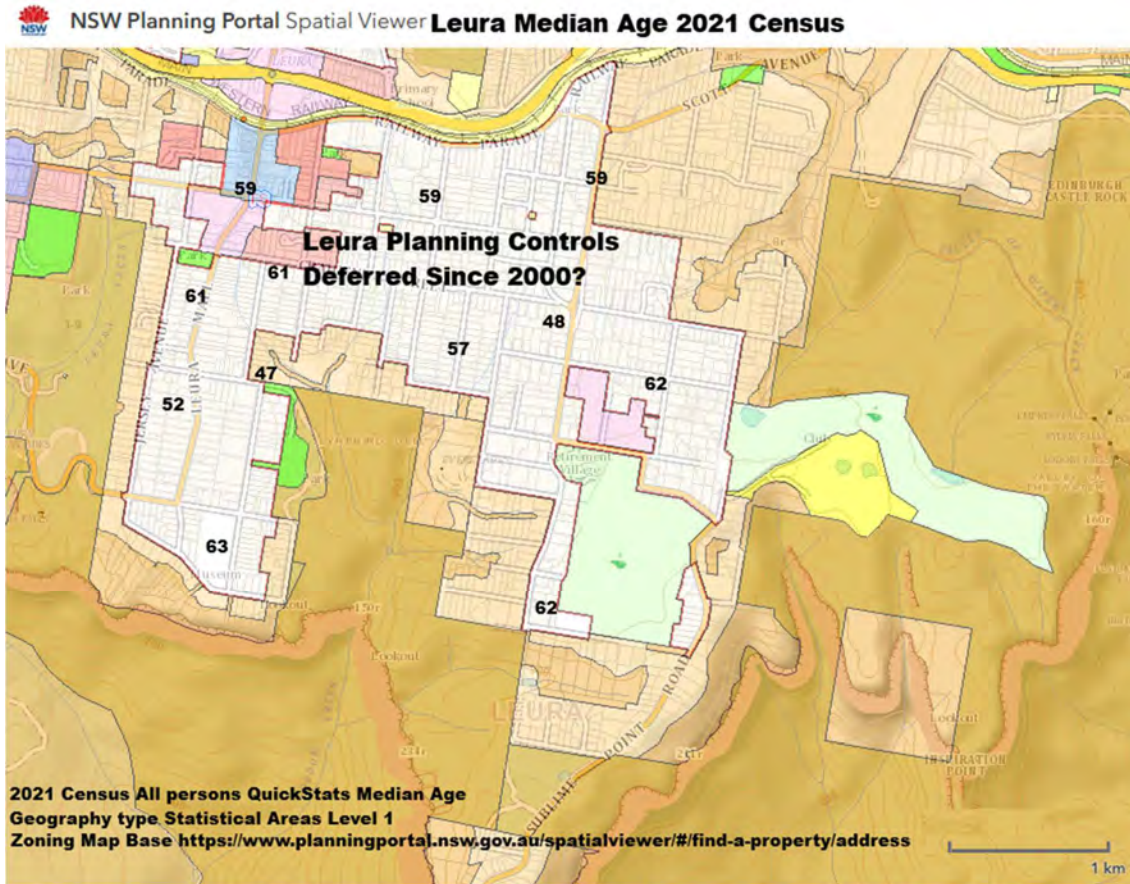
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Pecuniary Interest Disclosure

My wife and I own a property in Katoomba which we operate and are trying to develop as housing.

See mapping of 2021 median ages for the deferred lands of Leura.



The dereliction of Katoomba is its real shame – some examples.

Renaissance Centre in Katoomba is circa 1910 and was originally the Mount St Marys Convent.

10-14 Civic Place, Katoomba



The Eldon

9 Lurline Street, Katoomba



The Paragon

63 Katoomba Street



6 Froma Lane

The old Mayors House

