

19 Letitia Street,
Katoomba 2780 NSW

23rd April, 2026

NSW Government,

To Whom it May Concern,

Submission re Development proposal for 142-150 Narrow Neck Road, Katoomba

Please accept my submission which states reasons for my objection to the proposed development.

My primary objection is the over-riding of the Blue Mountains City Council local planning regulations i.e., the Local Environment Plan 2015. This plan has the support of the local community, councillors as our elected representatives and the council administrative body. It has been designed to meet the responsibilities of protecting the Blue Mountains urban and natural environments, which in the long run protect the values of the Blue Mountains World Heritage Area. Protecting the World Heritage Area is an International obligation, and the responsibility is on us.

Planning objections are;

- It is undesirable for this proposed development to be subject to approval requirements under the Housing Development Authority (HAD).
- Blue Mountains Local Government Area is exempted from the Low and Mid-Rise Housing reforms and should also be exempted from the HDA State Significant Development pathway.
- The HDA pathway fails to address the environmental responsibilities of government as it is aligned with the NSW Planning “one size fits all” approach to planning, from which the Blue Mountains is exempted.
- Full information about the proposed development has not been made available to the public.

Blue Mountains character objections:

- The developed buildings and site, would be completely out of character with the historical and cultural character of Katoomba and the Blue Mountains.
- Residents and visitors alike, come here for its natural values, the fresh air and a rich and harmonious community life. Residents also care greatly for the natural World Heritage values and maintain gardens and volunteer in caring for parks and bushland on the urban fringes.
- All the towns and villages have their own character and this proposed development would be appallingly out of place.

Environmental objections:

- The proposed development is positioned on higher ground and is above Blue Mountains Swamps, which are an Ecologically Endangered Community under the BCA in NSW and Federally under the EPBC Act. Any building activity would be a threatening process to the legally protected swamp system.
- Twenty threatened species, such as the Dwarf Mountain Pine/ *Pherosphera fitzgeraldii*, the Giant Dragonfly/ *Petalura gigantea* and the Blue Mountains Water Skink/ *Eulamprus leuraensis* would be threatened.
- Buildings, roads, car parks, gardens etc would interrupt the hydrological water flows to the swamp by inhibiting absorption of water and seepage flows through soil and rock, consequently increasing the intensity and volume of water flows on the surface. All runoff from the site would carry various urban pollutants from car wash, alkaline chemicals from cement, herbicides, fertilisers from gardens and weed seeds.

- The swamps and creeks flow into Kedumba River in Blue Mountains National Park and into the Warragamba Dam in Sydney Water Catchment. Contamination of drinking water would be a risk. Blue Mountains residents have been poisoned with PFAS from water catchment contamination in Medlow Bath since 1992, so why take another risk of contaminating resident's drinking water?
- Bushland is on the western side of the proposal, Narrow Neck Road and Western Escarpment. This area is a fire risk, because fire burns fast when coming up the cliff face and embers are carried up on the wind. During the 2019/2020 catastrophic bush fire an area of escarpment was affected by fire coming up from Megalong Valley and intensive water bombing from helicopters was required. It is not possible to depend on helicopter water bombing in an emergency, as the helicopters may be needed elsewhere.
- Evacuation of residents from the proposed development during bushfire would be almost impossible. Local homeowners would need to evacuate too, and as Narrow Neck Road is narrow and the only road connecting the proposed site to the Great Western Highway congestion would occur. Emergency services have priority for road use in fire emergency, so Narrow Neck could well be closed to private traffic.

In conclusion, I ask that this proposed development is completely rejected.

Thank you for the opportunity to contribute my comments.
Yours sincerely

Meredith Brownhill