

**275 Megalong Place
KANIMBLA NSW 2790**

29 April 2026

Dear Sir/Madam,

Subject: Objection – SSD-86456706 – 142–150 Narrow Neck Road, Katoomba

I write to formally object to the proposed development at 142–150 Narrow Neck Road, Katoomba (SSD-86456706).

I am very familiar with Katoomba and its infrastructure, and in my view this proposal is entirely out of character with the area and unsuited to its physical and environmental constraints.

This objection is made having regard to the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 (NSW), including the suitability of the site, environmental impacts, and the public interest.

Fundamental Site Unsuitability

The proposal for approximately 270 apartments across multiple multi-storey buildings represents a scale and intensity of development that is wholly inconsistent with Katoomba and the broader Blue Mountains.

This is not a metropolitan growth area. It is a constrained, environmentally sensitive region where development has historically been low-scale for good reason. **The proposal departs markedly from that long-established planning approach**

Traffic, Access and Practical Reality

From a practical, on-the-ground perspective, the proposal fails at the most basic level.

Katoomba functions with effectively one primary access route, being the Great Western Highway, with limited secondary access via Leura. Narrow Neck Road itself is constrained and already under pressure.

The suggestion that this existing road network can absorb the additional traffic generated by over 270 dwellings, short-term accommodation, and associated uses does not reflect reality. Anyone familiar with the area would understand that.

Of particular concern is the issue of emergency access and evacuation. In a bushfire-prone environment such as this, access is critical. The introduction of a substantial increase in population in a location with limited ingress and egress presents an obvious and unacceptable risk.

Environmental Considerations

The Blue Mountains is a World Heritage-listed environment. It is not an appropriate location for large-scale, high-density development of this kind.

The proposal raises serious concerns regarding the clearing of bushland, impacts on biodiversity, and effects on the Katoomba Creek catchment. These are not minor issues but go to the core of why planning controls in this area exist

Use of the HDA Pathway

The use of the Housing Delivery Authority pathway in this instance is, in my view, misplaced.

While there is a need to facilitate housing, that objective cannot override the fundamental question of whether a particular site is suitable. In this case, it is not.

The effect of this pathway is to bypass the local planning framework that has been developed over many years to reflect the specific constraints of the Blue Mountains. That framework should not be set aside lightly.

Lack of Strategic Justification

There is no apparent strategic basis for locating a development of this magnitude in Katoomba.

The proposal is not supported by infrastructure, is not well located in terms of access, and imposes demands that the area is not equipped to meet.

Public Interest

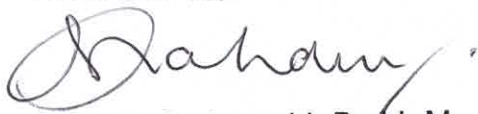
Approval of this development would set an undesirable precedent for similar proposals in constrained and environmentally sensitive areas.

In my view, that would not be in the public interest.

Conclusion

In circumstances such as these, where the constraints of the site are both well known and significant, approval would represent a clear departure from sound planning principles and would be difficult to justify on any objective assessment.

Yours faithfully,



Stephen Graham, LL.B., LL.M