

29 April 2026

To Whom It May Concern,

Objection to State Significant Development – 142–150 Narrow Neck Road, Katoomba

I write to formally object to the proposed nine four-storey development within the Blue Mountains Local Government Area, which sits within and adjacent to the Greater Blue Mountains World Heritage Area.

Although I have moved into the area fairly recently, I have been coming to the mountains for over 40 years to bushwalk in many of the areas, particularly in the Upper Blue Mountains. I am a passionate qualified landscape designer and am committed to the area maintaining its UNESCO World Heritage status.

I am a financial supporter of the Greater Blue Mountains World Heritage Institute to expand the ongoing research required due to natural and environmental challenges the area continually faces.

The proposed scale of the development is not in keeping with the value of our natural and scenic landscape. The area is home to over 1,000 native and endemic plant species growing in varying types of communities ranging from dry and wet sclerophyll forests, heath ridges, cool temperate rainforests, forested wetlands and hanging swamps. This diverse vegetation supports over 400 animal species, some of which are threatened, including the yellow-bellied glider and koala and the spotted tailed quoll.

The development would result in increased runoff in protected areas which would impact the water quality that feeds Warragamba Dam and the greater Sydney water catchment area. Our region already faces constrained water and stormwater systems.

Allowing a development of this scale would set a dangerous precedent by eroding existing planning rules and lead to further pressure on the area to increase high density developments. The existing character of the area is low density housing supported by local village based charm with heritage conservation principles.

I make specific reference to the last 5 years of above average rainfall following the catastrophic 2019/2020 fires which has seen many landslides throughout Katoomba, Blackheath and Mount Victoria. Further to this are the number of road closures due to subsidence and safety issues, the most serious being the closure of the Great Western Highway at Mount Victoria. Australia is seeking international assistance in order to establish the best solution to reinstate the Highway which connects the Western Regions to East and vice versa. This section of the highway alone poses serious concerns, given that this is one of the only major highways to the West. The temporary traffic detours via Lithgow is adding to our food security issues and increased inflationary pressures. The Narrow Neck Road proposal will increase strain on existing limited road infrastructure and unduly put life at risk in the event of fire.

The Blue Mountains population voted with an overwhelming majority yes vote for the Voice to Parliament which highlights the value that our local communities place on cultural significance, connection to country and our identity to the natural environment in which we live.

I respectfully request that the NSW Department of Planning, Housing and Infrastructure reject the proposed development at 142–150 Narrow Neck Road, Katoomba and ensure all future development aligns with:

- World Heritage protection obligations and responsibilities
- Community expectations to maintain low-density character of the region
- Local Environmental Plans
- Protection of biodiversity, cultural heritage, and community wellbeing
- Sustainability of water, sewage and emergency infrastructure

Yours faithfully

GILLIAN FRAZER