

17 April 2026

Reference File: 26/50905 F16821

Dear Resident

**SUBJECT NOTIFICATION OF NSW GOVERNMENT
PUBLIC EXHIBITION:**

**STATE SIGNIFICANT DEVELOPMENT APPLICATION –
142-150 NARROW NECK ROAD, KATOOMBA –
SSD-86456706**

A State Significant Development (SSD) Application has been lodged with the NSW Department of Planning (the Department) for a high-density residential apartment development at 142-150 Narrow Neck Road, Katoomba.

Council is notifying you as a nearby resident in the absence of direct notification being undertaken by the NSW Government or by the applicant.

This proposal was declared an SSD through the NSW Government's Housing Delivery Authority. **This is not a Council process.** Council will be making its own submission as part of the public process to the NSW Government.

The application proposes 9 buildings up to 5 storeys, shown on the plans to a building height of 15.6 metres. The development includes over 200 units, serviced apartments, restaurants and other visitor attractions.

The State Government's public exhibition of the proposal is for **14 days from 17 April to 30 April 2026.**

We encourage you to review the details of the proposal. Should you wish you make a submission to the NSW Government, the details of the proposal and link to make a submission are available at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/residential-flat-buildings-142-150-narrow-neck-road-katoomba>

Submissions close 30 April 2026. Submissions need to be made to the State government (not the Council), via the planning portal via the link above.

Council will be hosting a drop-in information session and public meeting on Thursday 23 April 2026 at the Tibbi Whalan Hall (old Katoomba Library). The drop-in session will run from 3:00pm to 5:00pm with a public meeting to follow from 5:30pm – 7:00pm to help the community understand the proposal and to provide guidance on making a submission.

Importantly, prior to lodging the SSD application, the applicant was required to consult with the local community. The applicant has advised that this was done via a letterbox drop in late 2025 to residents within 1-2km of the site. This would have included your property.



If you have not previously been notified of this development by the applicant, we encourage you to raise this is your submission.

At the March Council meeting, a Mayoral Minute captured the Council's significant concerns with the proposed development, including:

- The proposal will be greater in height and scale than any existing development in the Blue Mountains. It will be double the height and floor space controls allowed under the Blue Mountains Local Environmental Plan 2015 for this site.
- The site is outside of the Katoomba town centre, with limited public transport or access to services.
- The site is in a highly bushfire prone area, on a road with bush fire evacuation challenges.
- The site is near the edge of the escarpment and World Heritage Area and will be highly visible from all vantage points within Katoomba, also overshadowing nearby residents.
- The site is located at the top of the Katoomba Creek Falls catchment, with the potential for significant environmental impacts on the downstream environment.

We encourage you to review the details of the proposed development at 142-150 Narrow Neck Road Katoomba and make a submission to the State Government to raise any concerns you have.

Kind Regards,



WILL LANGEVAD
Director, Environment and Planning Services

Image on right – Photomontage of proposed development



Image below – Elevation of development viewed from the former Katoomba Golf Course (Planetary Health Precinct & Parklands)

Source: Architectural drawings for public exhibition – Antoniades Architects

