



## Department of Planning, Housing and Infrastructure

### EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

### Residential flat buildings at 142-150 Narrow Neck Road, Katoomba

---

<b>Application No</b>	SSD-86456706
<b>Location</b>	142-150 Narrow Neck Road, Katoomba
<b>Applicant</b>	VDM Partners Pty Ltd
<b>Council Area</b>	Blue Mountains
<b>Consent Authority</b>	Minister for Planning and Public Spaces

---

#### Description of proposal

Construction of a new mixed-use development consisting of:

- Seven (7) residential flat buildings and one (1) mixed used building (residential/serviced apartment uses), providing a total of 218 dwellings, and 52 serviced apartments.
  - One (1) building that accommodates a restaurant and art gallery.
  - 15% of the residential gross floor area is to be provided as affordable housing.
  - Basement car parking.
  - Subdivision of the site in a community plan arrangement.
  - Tree removal and landscaping.
- 

#### Description of concurrent rezoning proposal

Amendment to the *Blue Mountains Local Environmental Plan 2015*, to allow the following:

- Amend the permissible building height from 8m to 15.6m.
  - Amend the permissible floor space ratio from 0.6:1 to 1.17:1.
- 

#### About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received a State significant development (SSD) application for the abovementioned development which includes a concurrent rezoning proposal. Submissions from the public are now being sought on the matters. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **Friday, 17 April 2026** until **Thursday, 30 April 2026**. You can view these documents online at [www.planningportal.nsw.gov.au/major-projects](http://www.planningportal.nsw.gov.au/major-projects).

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

#### Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of the exhibition period.

To do this, search for this project at [www.planningportal.nsw.gov.au/major-projects](http://www.planningportal.nsw.gov.au/major-projects) and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at [www.planningportal.nsw.gov.au/major-projects/help](http://www.planningportal.nsw.gov.au/major-projects/help) including a step-by-step [guide](#) on how to make a submission. If you require assistance, please contact the Department's customer support team on 1300 305 695.

---



## Department of Planning, Housing and Infrastructure

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition period end date.

You cannot upload a submission on behalf of another person.

**Before making your submission:** You should read the Department's:

- Disclaimer and declaration at [www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration](http://www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration), and
- Privacy statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy).

**When making a submission you will be required to include:**

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit [www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure](http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure) or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with the Department's privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to [www.planningportal.nsw.gov.au/major-projects/have-your-say](http://www.planningportal.nsw.gov.au/major-projects/have-your-say).

---

**For more information about the project:** Contact Caitlin Hopper on (02) 8275 1278

**If you require assistance** to use the NSW Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.

---