

SSD-86456706

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

The proposed development is:

1. over height - visible from in the world heritage national park (and everywhere else).
2. over density - does not comply with LEP and DCP.
3. not needed here - no case has been made that this development is *needed* in this location - because if that were true then nearby houses would be selling and other developers would make similar proposals along Cliff Drive (if you believe in rational markets) but obviously no - Sydney Metro is where the actual need is, not at the edge of the bush in the Blue Mountains.
4. wrong uses - LEP zoned low to medium density residential but the proposal is high density and includes one 4 storey building marked "restaurant" and another 5 storey marked "52 serviced apartments" neither of which are residential. Additionally the DA for The Escarpments specifically precludes short term accommodation.
5. wrong location - high density housing should be located close to transport modes, shops and facilities.
6. problematic access - the plans show an access point from The Escarpments which is a private road and will not be permitted; Glencoe Road is a one lane local residents' access road on a steep hill - it would be impractical to have many vehicles accessing the (not actually underground) parking via the location indicated; the other proposed access from Cliff Drive is at a ridge crest intersection which several times a year aligns with sunrise and sunset for extra spiciness - a well known local danger spot.
7. problematic site - the land slopes more than 20% and has experienced landslip in the past; storm water runoff and sewerage are existing local problems both not adequately addressed in the proposal.
8. Bushfire - the proposal says this is not a bushfire zone (I assume because they have eliminated every tree) but I have lived experience that it definitely is.

This proposal is a needless exploitation and the gross overdevelopment of a quiet family residential location in a unique World Heritage environment, which I think is the antithesis of what the State of NSW should want.

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