

Objection

State Significant Development Application –
142-150 Narrow Neck Rd, Katoomba NSW 2780
SSD-86456706

I have not had any communication from the developer regarding this proposal. It's only through the efforts of the Blue Mountains City Council and the Blue Mountains Conservation Society was I made aware of it. I have no problem with the SSD fast tracking projects, but not in a way that is used to force communities and, in this case, the only city in Australia in a National Park, allowing a development that exceeds BMCC LEP multiple times over.

I object to this proposal.

I have been a resident of the Blue Mountains since 1998 and a Katoomba resident (living only 300 meters from the proposed development) since 2024, we have raised a family, attending and working in local schools. We've enjoyed living in 1 of only 2 cities in the entire world that exists within a national park. Banff in Canada is one, and the other is the City of the Blue Mountains that is recognized by UNESCO as a World Heritage listed area. With that recognition comes significant responsibility, to respect and live appropriately in the area.

This proposed development does **NOT** do that. It fails in multiple areas to comply with the BMCC LEP which attempts to maintain the global image of the Blue Mountains. This proposal wants to bypass these requirements placing buildings that are nearly twice the height and density of the BMCC LEP, exceeding floor space controls. The proposal would be completely contrary to its surrounds and create an attention getting eyesore in my neighbourhood.

The proposed development, being built at the top of the water collection area for Katoomba Falls, would only add to the environmental impacts to the swamps just below and the falls are already subject to. The Katoomba Falls then flow into the National Park and the World Heritage Area. This development would only add to the NSW Government continued strain to comply with the UNESCO requirements of which the government has have been under close scrutiny with the threat of loss.

The proposed development would add 300, at a minimum, and up to 1000 residents along with their vehicles to an area/infrastructure that would not cope. Local roads are a single lane in each direction and nearby are not kerbed and guttered. There is no footpath to cope with additional pedestrian traffic. Katoomba Railway Station is 3km away and getting there either requires walking on the side of the road, driving, for which the station doesn't have the parking capacity or the bus service that has no footpath to the nearest stops.

The local township already regularly chokes with traffic around Parkes and Katoomba Streets with current demands. Parking at the local supermarkets reaches capacity all too regularly as well.

In the event of a bushfire the additional traffic would be a considerable strain and danger to the already highly limited escape routes.

I acknowledge that people need places to live and enjoy the area as I do. This needs to be done through the BMCC LEP mechanism and not one that bypasses it in favour of a development that adds too greater impact to its surrounds (twice the height and density), too greater impact on local roads and community infrastructure.

Other proposed developments in the Blue Mountains have been rejected on lesser grounds. By approving this, it sets a precedent of how the only city in a National Park in Australia is forcibly required to develop in a way that's counter to its character, excessive, dangerous and unwelcomed.

Please help maintain the reputation the world famous Blue Mountains, something I'm so proud of and I hope you are too by rejecting this proposal as it stands.