

**BLUE MOUNTAINS ASSOCIATION OF CULTURAL  
HERITAGE ORGANISATIONS INCORPORATED**

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Secretary: **Jan Koperberg OAM**

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**To Whom It May Concern**

**Re: Development proposal for Residential Flat Buildings at 142-150 Narrow Neck Road, Katoomba**

We oppose the proposed development for Residential Flat Buildings at 142-150 Narrow Neck Road, Katoomba.

This is about placing hundreds of people in a bushfire-prone area with limited evacuation routes and overriding long-standing local planning controls that have protected our unique landscape for decades.

This development is larger, at least two stories higher, than anything currently permitted in the Blue Mountains. It would diminish the character of Katoomba, including views towards the escarpment. However more importantly it has the potential to increase pressure on local infrastructure, particularly roads; worsen traffic congestion; increase bushfire risk, particularly during evacuation; and degrade the natural environment, including sensitive and protected ecosystems.

This development seeks to double both the height and the density permitted under our Local Environmental Plan. This would make the development highly visible from the Blue Mountains National Park, part of the Greater Blue Mountains World Heritage Area.

Cliff Drive and Narrow Neck Road are, in their present state, unsuitable to support the amount of traffic this would generate. No footpaths, no kerb and guttering, narrow with no pull-off area for bus stops and misplaced and non-existent storm water drains. The turnoff from Bathurst Road to Narrow Neck Road is steeply inclined and unsuitable for long and heavy vehicles.

When Harry Hammond wanted to build a hotel in the area in the early 1970s, he was told that the sewer could not possibly take the flow that would be generated. That sewer is still the same as it was then. Scenic World recently had to instal very expensive water tanks and pump systems for fire protection because Sydney Water could not guarantee water supply in time of bushfires. Surely this would also need to apply to the proposed new development.

Kind regards



Jan Koperberg  
Secretary  
Blue Mountains Association of Cultural Heritage Organisations Inc (BMACHO)