

Re: Development proposal for 142-150 Narrowneck Rd, Katoomba

As residents of south Katoomba, we feel we must object to the above proposal for the following reasons:

- 1 The proposed development is far larger than anything previously built in the Blue Mountains and if approved would set a precedent for similar builds
- 2 It would greatly diminish the character of the area – this is a place of heritage cottages and character homes, and spectacular views, especially in these upper mountains
- 3 Bypassing Blue Mountains City Council approval would give a green light to ignoring local planning controls which have been put in place to ensure that the fragile eco system in this world heritage area is maintained to the highest standard
- 4 The old golf course area is already considerably developed and another project which will rely on the already sub-par roads is underway with 43 new houses to be built between Stuart's Road and Wellington Road
- 5 The resulting traffic congestion will be a danger should an evacuation due to bushfires be required. This area already becomes extremely congested during special events – for example those centred around Scenic World and the Christian Conference Centre
- 6 We feel that given the world heritage status of the Greater Blue Mountains, the area should be excluded from the Housing Delivery Authority pathway

Please also note that we did not receive notification of this proposal from the developer and only became aware when we received information from the Blue Mountains Conservation Society

Thank you for your consideration of our objections

Pauline & Roger Brunt
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Katoomba