

Application Number SSD-86456706

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

I would like to express that I oppose the proposed development at 142 – 150 Narrow Neck Road.

Scale

- The proposal would like to build a total of 260 dwellings - 218 dwellings and 52 serviced apartments. The serviced apartment will only be for the wealthy, which isn't in keeping with the local demographic. Who is your target market for the serviced apartments?
- The proposal is for four-storey dwellings which would result in **significant negative visual impact** on the nearby native bushland and the millions of visitors, including international visitors, that are attracted to the Blue Mountains. It is totally out of character with the local village feel of Katoomba.
- Can you guarantee that the affordable housing you say you are providing will be permanently affordable and not just for 5 – 10 years?
- Why don't you state how many, of the 218 dwellings, will be affordable? You state 15% of the gross floor area will be for affordable housing but what does that equate to? Will they all be studios?
- Will you be providing underground parking for every apartment, that is at least 260 parking spaces? If not, the surrounding roads would become more clogged than I expect them to be.
- Katoomba already has numerous **Art Galleries** and I don't see the benefit of providing another, in a location which will be difficult to access. The site will probably be unable to cope if guests were to need to park on site. Those patronising the gallery will probably be immediate locals and therefore will most likely not be viable. The space would be better used as a **Community Centre**.

Undermining local planning and Zoning

I totally oppose the use of the Housing Delivery Authority (HDA) pathway in the Blue Mountains.

- The development has undermined the local planning procedures which are in place for a good reason. Only the local community and Blue Mountains Council know what is appropriate for a development on the edge of the **World Heritage-listed Blue Mountains National Park**.

- I totally object to your request to almost double the current zoning restrictions on the height of the development– from 8 meters to 15.6 metres - as stated in the Blue Mountains Local Environmental Plan 2015. You should **not** be exempt to this restriction. The height of the proposed buildings will be well above the tree line and this cannot be remediated by planting a green roof.

Environmental impacts

- I totally object to this development proposal due to the environmental impact on the **World Heritage-listed Blue Mountains National Park**.

- There will be significant loss of habitat for the local wildlife due to the removal of 134 mature trees which takes many years to grow.

- There is a nearby swamp the development that feeds into the Katoomba Falls and the construction and concreting of surfaces will reduce the water flow to the swamp which also supports the **critically endangered Dwarf Mountain Pine**. The development will disrupt ecosystems and undermine the ecological values which underpin the **World Heritage listing**

Bushfire risk

- The development is in a **high bush fire risk zone** and I don't believe you are fully aware of the consequences for the residents of the development you are proposing. There will be only one way out, via Narrow Neck Road, in the case of a bush fire. This single lane road has to accommodate all the emergency services as well as all local residents and as someone who has driven this road countless times, I don't believe that it could accommodate everyone in the event of a bush fire.

- The development is right on the edge of the **World Heritage-listed Blue Mountains National Park**, and the size of your development is totally out of character for the region. In my opinion it will do nothing to enhance the region.

Traffic and Infrastructure

- This development would add at least a few hundred vehicles to the local roads because the public transport along Narrow Neck Rd is very infrequent. Even if the frequency of the buses were increased, that wouldn't deter people from driving their cars to the local shops, 2.5km from this development.
- Will you be providing underground parking for every apartment? There will be a need for at least 260 parking spaces. As you are aware many couples and families have more than one vehicle these days. I fear the local roads will not be able to accommodate the extreme increase in the volume of cars. The increase in traffic will contribute to a loss of character to Katoomba.

Regards
Margaret Turner