

Development proposal for 142-150 Narrow Neck Road, Katoomba

I oppose the Development proposal for 142-150 Narrow Neck Road, Katoomba

Additionally I oppose the Housing Delivery Authority (HDA) making approval in the Blue Mountains. The Blue Mountains LGA should be explicitly excluded from the HDA and SSD pathways. We are not another suburb of Sydney. The Blue Mountains is a unique LGA within a world heritage area and as such should be considered independently of these fast tracked planning authorities.

I have lived in the Blue Mountains for 39 years. I live here because of the natural environment: the dramatic cliff faces, sublime rainforests and exposed heathlands that are habitat to micro bats, blue banded bees, potter wasps, ants nests on bush tracks, snakes, lizards, frogs, platypus and the birdsong. I enjoy walking in the bush, swimming in the creeks and the solitude of just observing nature.

The development would impact on the leisure activities both by its physical dimensions but also by compromising access due to the increased traffic.

I oppose the proposal on several grounds.

1. Environmental

It will have significant Environmental impacts as it is adjacent to Blue Mountains Swamps that are a threatened ecological community. The swamps form a part of Katoomba Falls Catchment that is habitat to the critically endangered Dwarf Mountains Pine •The proposed development would increase the hard surfaces and therefore increase stormwater runoff and reduce the infiltration of water. This will have a detrimental impact on this ecosystem. Additionally there will be pollution in the runoff and weed spread. This will impact the water quality in the Warragamba catchment.

2. Bush fire Risk

The proposed development site is surrounded by bush fire prone land and is situated in an area with a chaotic road system. Narrow Neck Road is narrow two lane road that runs through residential area from the Great Western Highway which is the only access east and west into the Blue Mountains. All other roads from the site are narrow, steep and windy roads. At times of emergency access and egress would be compromised by the increased population and traffic in this area.

Traffic in Katoomba is already at capacity. Additional traffic caused by this development would further grid lock the road system.

RFS bush fire guidelines states that Access roads must allow for safe evacuation while emergency vehicles enter. The roads near the site definitely do not do this.

3 • Scale of the development

The proposed development is significantly larger than anything currently permitted in the Blue Mountains Local Government Area. • The site is zoned R3 Medium Density, with a maximum height of 8 metres (approximately 2 storeys) under the Blue Mountains LEP (Local Environment Plan). • The developer is seeking rezoning to allow a four-storey, high density development •

The site sits at the highest point in the locality. A four storey development in this location would be out of keeping with mountain's landscape, scale and our very cultural identity. It would be highly visible from the adjacent world heritage area and Blue Mountains National Park.

4. Services

The proposed development is serviced by an infrequent bus service, the nearest shopping centre, schools and train station are over a kilometre away. This does not comply with developments being located close to transport hubs.

5. Impact on Tourism

Tourists visit the Blue Mountains for the natural landscapes and quaint townships. The development will compromise this experience. Reduction in tourist number will have a financial impact on local business.

The irony of the situation is that many colleagues consider the development to be so out of keeping with the Blue Mountains that they thought it was a hoax.