

- The assessment of the proposal is inadequate and does a poor job of assessing impacts, in particular impacts to the Blue Mountains National Park & World Heritage Area which is around 200m away.
- The proposal is inappropriate for the location and should be refused.
- The proposal is significantly larger than surrounding developments and is not consistent with the scale and character of the immediate area and wider suburb of Katoomba.
- The EIS does not assess water quality impacts and potential water quality impacts to the nearby Blue Mountains National Park and World Heritage Area.
- The proposal will result in more impervious surfaces and runoff downslope towards the Blue Mountains National Park.
- Given its elevated landscape location, the proposal will be visible from many points nearby within the nearby Blue Mountains National Park & World Heritage Area.
- The visual impacts of the proposal from viewpoints in the Blue Mountains National Park & World Heritage Area are not assessed at all in the EIS. The visual impact assessment only assesses visual impacts from nearby streets. This is an example of the lack of assessment provided for the proposal.
- The proposed development will significantly negatively affect visual amenity in the Blue Mountains National Park & World Heritage Area.
- Approval of the proposal represents a precedent for further similar size developments in the area which will further significantly impact the Blue Mountains National Park & World Heritage Area.
- As an example, the proposal will be visible from Narrow Neck within the Blue Mountains National Park & World Heritage Area. The visual impacts of this have not been assessed.