

I am a long term resident of Katoomba and I object to the proposed development at 142 - 150 Narrow Neck Road for the following reasons:

1. I have reviewed the EIS and there are inadequate provisions being made for storm water run-off. The EIS proposes for the storm water run-off for this very large development to run into a small lake in the old golf course grounds.

This solution for storm water run-off has been copied from the old DA on this site which was to cater for a significantly smaller development of a boutique hotel with around 100 - 150 rooms.

Katoomba, like the rest of the upper Blue Mountains receives significantly higher and heavier rainfall than most areas of New South Wales. This localised, extreme rainfall has led to multiple road slips and serious landslides - especially in the Katoomba area - not very far from the proposed development site.

Landslides have totally washed away roads in Katoomba which have required years to reopen.

2. The storm water run off from such a massive development is also an issue due to this area being part of the catchment and water system directly feeding into the Katoomba Falls.

In NSW Local Councils are responsible for storm water infrastructure and developments usually need to have storm water plans approved by local council.

Since the SSD pathway excludes local council - and Sydney Water have no responsibility - there is no adequate review for storm water plans for this development.

3. The proposed development has not had any of the usual feasibility and confirmation of sewage infrastructure capacity done - that would usually be required by a new development. Sydney Water are not even aware of this development - and there is no Section 73 issued from Sydney Water - which is usually required for all new sewage connections in the Sydney Region

In the direct area around this development we have experienced regular and significant sewage overflow incidents with Sydney Water sending special crews to clean up and monitor the overflows and the EPA threatening to fine Sydney Water.

The creek upstream from Katoomba Falls which runs directly into this iconic waterfall visited by thousands of international and local tourists is already regularly impacted by sewage problems.

The sewage can be smelt, on a bad day from more than 50 meters away.

I don't think our infrastructure can cope with an extra 6000 toilets, if it isn't coping

now.

4. The height of this development - up to 5 stories - and 7 stories including 2 levels of parking will be visible from prime , international tourist trails in the Blue Mountains National Park. The Blue Mountains is one of the most high profile and significant tourism sites in New South Wales - with millions of visitors per year.

Tourists making a trip of a life-time to Australia will include the Katoomba area in even the shortest itinerary. It is essential to protect it for our economy and for future generations to enjoy getting away from the increasingly high density environment of Sydney.

This absolutely needs to be taken into consideration as this is key to the tourist industry of the State of NSW. This development will degrade the tourism value of the area significantly, as it overrides all protections which have been enforced by the council to protect the wilderness values of our World Heritage National Park.

5. There have been very large turnouts at all meetings held for the local community with information about this development. From the community response I have heard at these meetings I think it is quite likely that the NSW Labor Party will lose their seat if this development is approved.