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Submission: Blue Mountains City Council are in the process of rezoning more than 20,000 residential properties to Environmental Protection 4 zoning through DLEP 2013. Nearly all other residential properties will also be frozen from development under a Council unique Residential Character zoning that doesn't exist in the state government template. DLEP 2013 is disputed by the Department of Planning but may go through after the state [REDACTED]

[REDACTED] If the DLEP becomes law the unimproved capital value of the properties will decline substantially, so the rate base drops, causing a financial crisis. The extent of this is unknown and unplanned. There is also no allowance at all for future revenue from developer charges in the future. The Council already has a substantial debt, a declining and under used asset base, and many many overpaid poorly or unqualified senior managers that have sat unaccountable in their jobs for years. Their forward financial management plan rests almost exclusively on increasing the rates and decreasing services to residents. They should not be granted any increase above the peg and forced to implement internal efficiencies and rationalise the senior managers. I think the Council should be in administration for financial mismanagement. I have requested my name be withheld from this submission [REDACTED]