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Submission: I would like to voice my concerns about the Blue Mountains City Council's (BMCC) application to IPART to significantly raise council rates. The increase is unsustainable and does not provide a long term solution to the critical financial predicament BMCC is currently facing. Blue Mountains rate payers are already paying significant amounts in rates (ours are currently approximately \$2700). One of the reasons we originally moved to the mountains more than 20 years ago was to access more affordable housing, but even at this time we were paying higher rates than my employer who lived at Eastwood in a house with an unimproved land value which was much higher than ours. I'm sure many other people are in our situation where a dramatic increase in rates could lead to mortgage stress and in extreme situations, homelessness. I urge you to not approve the BMCC submission.