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Submission: I am opposed to the 41 percent rate increase by Blue Mountains Council. This will cause commercial rate payers out of business & loss of employment. In my case the increase amounts to rates on our urban residential land in Springwood increasing to over \$4000 per annum. Because of councils inability to run to a strict cashflow budget & involvement with loss making ventures such as the Katoomba Cultural Centre legal challenges in Land & Environment court & borrowings of over \$50 Million dollars to service they now expect rate payers to be penalized for their financial ineptitude. The survey they are basing their support on is an underhanded trick which in no way represents the vast majority of rate payers in the Blue Mountains. Council needs to live within its means just as I have to & run to a sound budget. David Morris