

# LEURA

## GARDEN VILLAGE

Leura Village Association  
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To whom it may concern,

The Leura Village Association Incorporated (LVA), is writing to express its concerns about the planned development of the former Ritz Nursing Home at 203-223 Leura Mall LEURA NSW 2780 DA#: X/1436/2021.

The LVA has, for the last 40 years, contributed significantly to the look and feel of Leura and have helped preserve the heritage and unique character of Leura. It is this unique character that entices millions of visitors every year and is also why people choose to live here. A loss of this character would be devastating for our town.

The street frontage of Leura Mall commercial centre is State Heritage Listed. The whole of South Leura including this site is a designated Heritage Conservation Area in the Blue Mountains Local Environment Plan (LEP).

The LVA is therefore very concerned with the proposed development, in particular of two modern buildings, the new West Wings A and B. The plans indicate these are more than 66 per cent denser and 58 per cent higher than the LEP's Development Control Plan allows.

The concept plans indicate modern white multi-storey glass and brick buildings of up to 40 metres length which is longer than the controls for 18 metres width or depth.

If the development proceeds in its current iteration, rather than the grand Coffee Palace buildings constructed on the site in 1892 serving as a landmark of our historic town, the proposed modern buildings will dominate. They will be visible from significant viewpoints and approaches including the Railway Station and hospitality venues on the main ridge to the north, from Katoomba on the western approach to Leura and from Jersey Avenue, Leura Mall and popular Bloome Park to the south.

The loss of the heritage look of the town would adversely affect business and tourism and diminish the uniqueness of Leura. In addition, the scope and size of the development on Wascoe Street with three modern stories above ground is totally inappropriate for a street that is single storey residential.

We also note the development proposal has a two year timeline for construction including

significant excavation work. After the last two years of pandemic hardships preceded by the 2019-20 bushfires and resultant lack of tourism for extended periods, the businesses of Leura cannot afford major disruptions when they are just recovering financially.

This is before the long-term impact of the development. It lacks adequate parking and would be detrimental to traffic management in the village, adversely affecting businesses and the residents of Leura. Leura traffic management is already under extreme strain and is expected to worsen with projected growth in tourism and residential development. The City Council is currently examining options to address this situation. However, this development has not been included in their investigations or projections (See Blue Mountains City Council, Draft Leura Area Traffic Management Plan).

Any approved DA should address both the current and future impact on traffic flow and parking in the village, based on relevant traffic flows, not pandemic flows as included in the submission.

The application needs to include appropriate plans in consultation with Blue Mountains City Council for the upgrading of relevant infrastructure while retaining the heritage values of the Leura Heritage Conservation Area. All costs should be funded by the developer.

Yours sincerely,

Kerry Brown

Secretary

on behalf of Leura Village Association Committee

7 August 2022