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Date of submission: Tuesday, 10 March 2015

Submission: I believe that the survey conducted by Blue Mountains City Council in regard to the special rate variation was flawed in that it was not limited to actual rate payers, but included non rate paying occupants. Whilst most other LGA's are increasing their rate base, BMCC stymies expansion and development. We are a City within a National Park not a National Park with a city. Whilst ever this continues BMCC will never be able to operate on the original rate base. This 'no-development' attitude will continue to limit growth and employment within the region.