



**FINAL BLUE MOUNTAINS
STRATEGIC TOURISM AND RECREATION PLANNING STUDY**

Prepared for the Blue Mountains City Council

December 2011



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1. EXECUTIVE SUMMARY

The Project Team (comprising The Stafford Group and Property Expeditors) were engaged by Blue Mountains City Council (the Council) to undertake a Strategic Tourism and Recreation Planning Study. The objective of the Study was to address the need for encouraging new and innovative tourism and recreation development and to identify ways to address conflicts with existing planning controls.

The Project Team notes that Council is moving to a single comprehensive Local Environment Plan and wishes to ensure that any changes needed to help facilitate tourism and recreation development are included.

1.1. TOURISM AND RECREATION CONTEXT

The Project Team notes the following key findings which have influenced its recommendations:

- The Blue Mountains National Parks have the highest visitation of any national park in Australia due to their accessibility and features;
- Visitation generally to the Blue Mountains is characterised by high volumes of day visitors with strong average annual growth and static overnight visitors;
- One of the challenges for the Blue Mountains is that it is not clear at times whether it is part of the greater Sydney area for tourism or a separate distinct regional area and as such it is a convenient day trip experience rather than having to be overnight focussed;
- The lineal geographic nature of the local government area has constrained development in between national parks either side of the urban corridor which is also limited by the Great Western Highway and rail corridor;
- Tourism development in the vast majority of situations has traditionally been centred in the various townships which make up the LGA rather than in more remote locations;
- There are no internationally branded accommodation properties in the LGA which is seen as a major weakness as these type of properties bring extensive marketing networks and budgets;
- The majority of accommodation establishments are B&Bs offering 1-2 units and smaller heritage based accommodation properties;
- A number of the few larger accommodation properties are in the process of being refurbished (which is overdue);



- There are very few built visitor attractions to entice visitors to stay longer and spend more though planning is underway for expansion to Scenic World (the largest built visitor attraction in the LGA) and to add to the Fairmont Resort and neighbouring Leura Golf Course;
- Longer stays and greater expenditure are essential if tourism is to contribute effectively to the local economy;
- The vast majority of visitors converge on Echo Point (estimated at 2 million per annum) with 850k using the facilities at Scenic World and an estimated 1.25m undertaking a walk in the National Park;
- A high percentage of recreational users (undertaking bush walks, abseiling, canyoning, base jumping etc) are day visitors using areas such as Mount Boyce, Mount York and other areas on the National Park escarpment and are not believed to be contributing a great deal to the local economy when compared to overnight visitors;
- National Parks are looking to actively promote the area to encourage greater visitor use which is expected to significantly increase visitor numbers providing supporting infrastructure is introduced; and
- Being so accessible to Sydney (2 hours drive) is expected to support continuing day visitor growth for the medium – longer term in spite of strong competition from other Sydney surrounding regions such as Hunter Wine Country.

1.2. TOURISM DEVELOPMENT PLANNING CONTEXT

Through the extensive consultation and interview processes with developers, operators, investors and other stakeholders that has been an important input to this project, The Project Team notes the following common observations:

- There is thought to be little available land for new tourism development projects of all types which is deterring developers and investors from considering the LGA for tourism projects;
- There are inconsistencies in the language in planning instruments which is confusing, leading to undue delays and costs;
- There is a general perception amongst operators, developers and their advisors that the planning instruments are unduly restrictive and are framed and interpreted too rigidly;
- That the time frame offered for assessing and approving DA's is often too long;



- That the planning instruments lack guidance on the intensity of development permissible, including carrying capacity limits;
- That the intent of the planning instruments seems to focus on “what can’t be done” rather than “what is optimal to achieve”;
- The challenges associated with rezoning land for tourism development purposes is seen to be “too difficult”;
- There are no Council policies and strategies which strongly encourage new tourism development and investment and/or indicate Council’s desire to help facilitate these;
- The perceived overall message offered by Council to potential developers and investors is not one of actively supporting new development and associated economic benefits for the community; and
- Council is seen to more actively support community lifestyle choices (and subsequently resist change) rather than wanting to support new economic development initiatives.

1.3. CONCLUSIONS

The Project Team makes the following conclusions:

- There are external pressures including the new approach by National Parks to actively promote walking experiences in the Blue Mountains which will continue to drive strong visitor growth, especially day visitors but with the potential to grow overnight visitation;
- The overnight domestic and international visitor markets are looking for venues, facilities and experiences within or on the edge of the national parks in the LGA rather than township experiences in the Blue Mountains;
- Without overnight trekking experiences (1-2 day walks) a number of visitor markets are likely to be constrained;
- The area for new tourism development with the most potential is the area from Bulla Burra to Mount Victoria, following the edges-escarpment of the national park land on either side;
- If National Parks is to continue to prevent glamping (high quality tent camps) or small scale huts and eco cabins within the national parks then provision for these needs to occur on the parks’ periphery to allow for overnight trekking options;



- Growth in tourism related employment and associated economic benefits will continue to be limited until medium to larger scale tourism resorts, eco lodges and new visitor experiences are able to be accommodated within the LGA and on sites zones for this purpose;
- Lack of internationally branded properties will continue to leave the LGA perceived by many as a day-trip and older style heritage and B&B accommodation destination. This profoundly restricts greater overnight visitation and optimisation of the tourist dollar; and
- In updating Council planning instruments and processes provision needs to be made to allow (and encourage) sustainable, environmentally friendly and economically viable tourism development to better meet market demand.

1.4. RECOMMENDATIONS

Based on the research and analysis the following recommendations are made:

- A consolidated LEP for the LGA needs to have simple language and a clear objective which actively supports tourism development;
- A wide interpretation of what constitutes tourism and associated recreational use is required in planning instruments;
- An overarching Council strategy on desirable tourism development (which Council will actively support) is required to highlight that Council is 'open for new business'. This strategy should include documents designed to entice new investment;
- A number of potential sites (examined herein at a high level but each requiring more detailed analysis) have been identified for possible tourism and recreational development purposes and if agreed to by Council, should be rezoned to encourage tourism development using the Standard Instrument SP3 zone or clearly identified as Council-supported opportunities for State Significant Site applications should the hurdles for this pathway be met;
- As tourism investment criteria and development are quite different from tourism promotion and marketing activity Council should consider establishing a small Tourism Investment Advisory Group comprising 4-5 of the major tourism investors in the LGA and Council representation (the CEO and senior planning managers) to help facilitate new tourism development opportunities;
- The Megalong Valley is a unique agricultural area with agri-tourism potential and needs to be supported by planning objectives that encourage sustainable and desirable tourism related



development in conjunction with agricultural and viticulture development as well as recreational pursuits. We recommend that the Megalong Valley be treated in planning instruments as a place in its own right, similar to each village centre. Carrying capacities for this area should be investigated in detail before planning controls are outlined;

- The interface land between the national parks and LGA urban areas (owned or controlled by Council, Crown Land or privately held land) and following the upper Blue Mountains townships from Bulla Burra to Mount Victoria is more likely to offer more market appealing and sustainable tourism development projects and further analysis is warranted of potential development sites;
- Planning instruments should actively encourage medium to larger scale environmentally sustainable tourism development options and aim to de-emphasise B&B scale development so a broader product mix is created with stronger overnight market appeal;
- That the various sites identified as potential tourism development locations need not lose their recreational existing land use (rather, a portion of each site may be able to be provided on a freehold or long term lease hold basis for commercial tourism development so a symbiotic site relationship can be created to the benefit of the community and visitors);
- Areas for sports, endurance and related events need to be identified and the size, scale and carrying capacity of these events identified so event organisers can work within clear capacity boundaries. This will make it easier to apply for and grant DA's for event purposes;
- Echo Point is likely to remain the most visited site within the LGA and would benefit from being classified as a tourism–recreation precinct including offering greater walk-ability of the area (this would require a Masterplan to design an area from Echo Point in the direction of Leura as pedestrian focussed including a new car parking station);
- Each of the 27 town centres in the LGA should continue their role as character-rich community hubs offering services and amenities to support local community needs first and foremost. Whilst tourism related retail and food and beverage outlets should be encouraged, visitor attractions and medium – larger scale accommodation development should not be encouraged into these town centres;
- The LGA has insufficient recreational and tourism facilities and attractions to encourage the family market with younger children. Suggested recreational development needs to include specifying possible uses which could attract the domestic family younger market; and



- The consolidated LEP should be complemented by Guidelines regarding the intensity of site use (food and beverage operations and activity, expected carrying capacity levels, car parking capacities, landscaping and vegetated buffer zones to nearby residential areas etc).

The following table provides an indication of possible sites worthy of further detailed investigation for tourism and recreation development purposes.¹

FIGURE 1: TOURISM DEVELOPMENT SITE MATRIX OVERVIEW

SITE	LOCATION	DEVELOPMENT POSSIBILITIES
Old Hospital Site	Wentworth Falls	▪ Medium to large scale high end eco resort ▪ Glamping accommodation to cater for development of overnight treks.
Radiata Plateau	Katoomba	▪ Medium to large scale higher end resort ▪ Outdoor activities course ▪ Glamping accommodation to cater for development of overnight treks.
Blackheath Caravan Park	Blackheath	▪ Medium to large scale high end eco resort
Katoomba	Katoomba South	▪ Medium scale high end resort/villas (Echo Point Motor Inn) ▪ Night time event – sound and lights show (Scenic World) and chamber groups/choirs (Echo Point)
Central Blue Mountains Golf Course	Lawson	▪ Medium to large scale higher end resort ▪ Outdoor activities course – high ropes etc. ▪ Location for future events/festivals
Lapstone Hill (including Knapsack Reserve)	Lapstone	▪ Internationally recognised downhill mountain biking course; ▪ Small-Medium scale eco lodge
Wentworth Falls Lake	Wentworth Falls (and surrounding region including Banksia Road)	▪ Completion of walking trail around the lake ▪ Food and beverage kiosk ▪ Further develop kayaking etc on the lake
Breakfast Point and Environs	Wentworth Falls	▪ Enhancement of current walking trails
Leura Golf Course	Leura	▪ Outdoor activities course – high ropes etc. ▪ Micro-brewery/other visitor attractions
South Lawson Park	Lawson	▪ Small-Medium scale eco lodge ▪ Outdoor activities course ▪ Location for future events/festivals

¹ Please note that this is high level information only based on preliminary investigations, and further research into each site is recommended. The zoning information provided in this report indicates that without a change of zoning, or designation as a State Significant Development (SSD) site, several of the listed sites could not really be utilised for anything significant (e.g. medium-large scale high end resort development).



SITE	LOCATION	DEVELOPMENT POSSIBILITIES
Blackheath	Vacant flat land between Hat Hill Road & Godson Avenue	▪ Small-Medium scale eco lodge ▪ Outdoor activities course – high ropes etc.
Hydro Majestic Hotel	Medlow Bath	▪ Assess future expansion, including a major flying fox which runs into the valley.
Rhododendron Garden	Blackheath	▪ Small-Medium scale eco lodge ▪ Medium to large scale higher end resort ▪ Outdoor activities course – high ropes etc. ▪ Farm stay experience ▪ Location for future events/festivals
Katoomba Airfield	Katoomba	▪ Reassess use of site for potential tourism development use.
Megalong Valley	Megalong	▪ Cellar door and farm gate product ▪ Boutique 4-10 unit accommodation ▪ Further develop trails for walking, horse riding etc.



2. INTRODUCTION

The Blue Mountains LGA has a strong tourism and recreation focus due to its great natural assets including the Greater Blue Mountains World Heritage Area, other exceptional natural and heritage features, and its close proximity to Sydney. As a result, tourism is a significant economic driver for the economy, with an estimated 3m visitors annually contributing \$400m to the regional economy and employing 13% of the local labour force.

The challenge facing the Blue Mountains Local Government Area is that of encouraging new tourism product and investment and facilitating its development through updated planning and regulatory instruments. With new and innovative tourism and recreation opportunities not ordinarily provided for in existing planning controls, Council's progress towards a single comprehensive Local Environmental Plan (LEP) provides an exciting opportunity to encourage and stimulate the fresh investment and employment opportunities that tourism can bring.

2.1. THE PROJECT BRIEF

Blue Mountains City Council (Council) requested the preparation of a Strategic Tourism and Recreation Planning Study for the local Government area. This work is part of a larger exercise to consolidate the principal Local Environment Plans (LEP4, LEP1991 and LEP 2005). It is noted that there are different definitions, permissible zones and related planning controls for different recreation and tourism uses.

Council has requested a strategic and coherent approach to tourism and recreation uses to encourage and facilitate appropriate forms of tourism and recreation development noting that the LGA is located within a World Heritage Area (WHA) which generates significant interest.

Furthermore, the brief notes the need to consider how the Standard Instrument LEP approaches tourism uses in line with LEP Practice Note PN09-006 which encourages Council to prepare an integrated tourism approach.

Finally, the relationship between tourism and recreation uses within the LGA is the rationale for why these uses are considered within this study. Council has indicated its desire to identify existing and potential linkages between these two uses and to identify ways in which the local planning controls can best accommodate growth acknowledging the requirement to meet the needs of the community.



To address the brief, The Project Team has:

- Achieved a comprehensive understanding of the existing planning instruments within the Blue Mountains LGA;
- Identified challenges and opportunities for meeting tourism and recreation growth within the LGA; and
- Created recommendations to assist Council with preparing a comprehensive consolidated LEP that supports tourism and recreation growth in a way that most benefits the local community while respecting the local environment.

Furthermore, because of the unique setting of the Blue Mountains (a World Heritage Area) The Project Team has closely looked at tourism and recreational use within the surrounding National Parks and the implications of State Government support for environmentally sustainable and appropriate tourism growth within the area. There are therefore a number of pressures potentially driving the tourism and recreational use potential of the LGA, some of which can be directly controlled by Council, and others of which are subject to external factors.

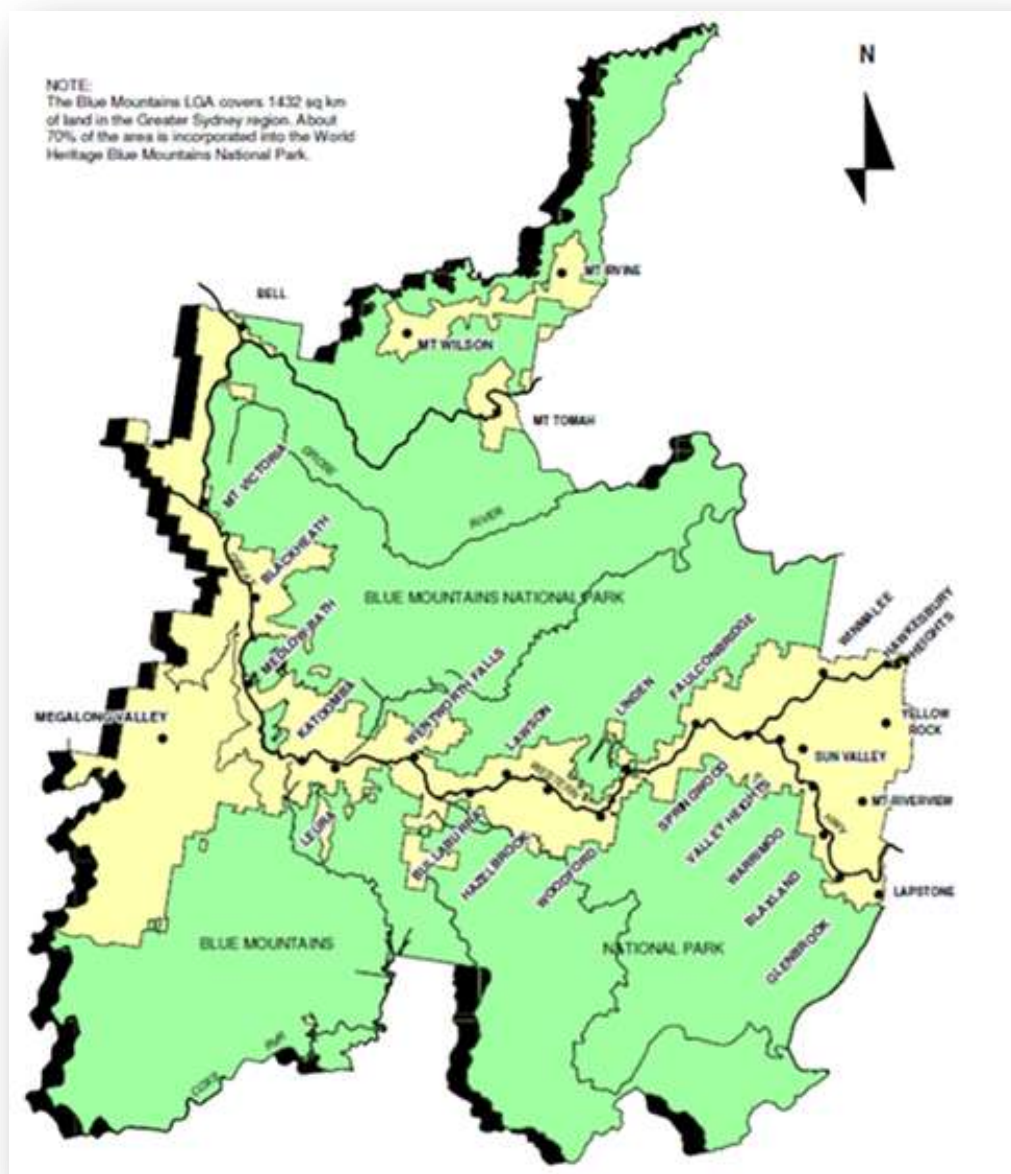


3. CONTEXT

3.1. LOCATION

The Blue Mountains region is situated in Western Sydney, approximately one hour's drive (60km) from the centre of Sydney. Blue Mountains local government area (LGA) extends 100km from Lapstone through to Mount Victoria and is located directly within the 1,000 square kilometres of World Heritage Area. The region is considerably linear in shape with all towns residing along the main Western railway line and the Great Western Highway. It is estimated that approximately 70% of the LGA falls within Blue Mountains National Park.

FIGURE 2: BLUE MOUNTAINS LGA





For the purpose of determining key tourism regions within the Blue Mountains, The Group has determined that upper Blue Mountains is located from where the 'real visible rise' starts. As such, it is assumed that lower Blue Mountains includes towns from Lapstone through to Lawson and Upper Blue Mountains includes towns from Bullaburra through to Mt Victoria (figure 3 below illustrates this).

FIGURE 3: BLUE MOUNTAINS UPPER/LOWER SPLIT



3.2. BLUE MOUNTAINS RESIDENT POPULATION

The Blue Mountains population has remained relatively constant having an average population of 76,400 residents over the last 6 years.² The range between the highest and lowest populations the Blue Mountains LGA has recorded is small with a maximum variance of only 405 residents over the past five years (Appendix 1 provides a detailed breakdown of the actual figures).

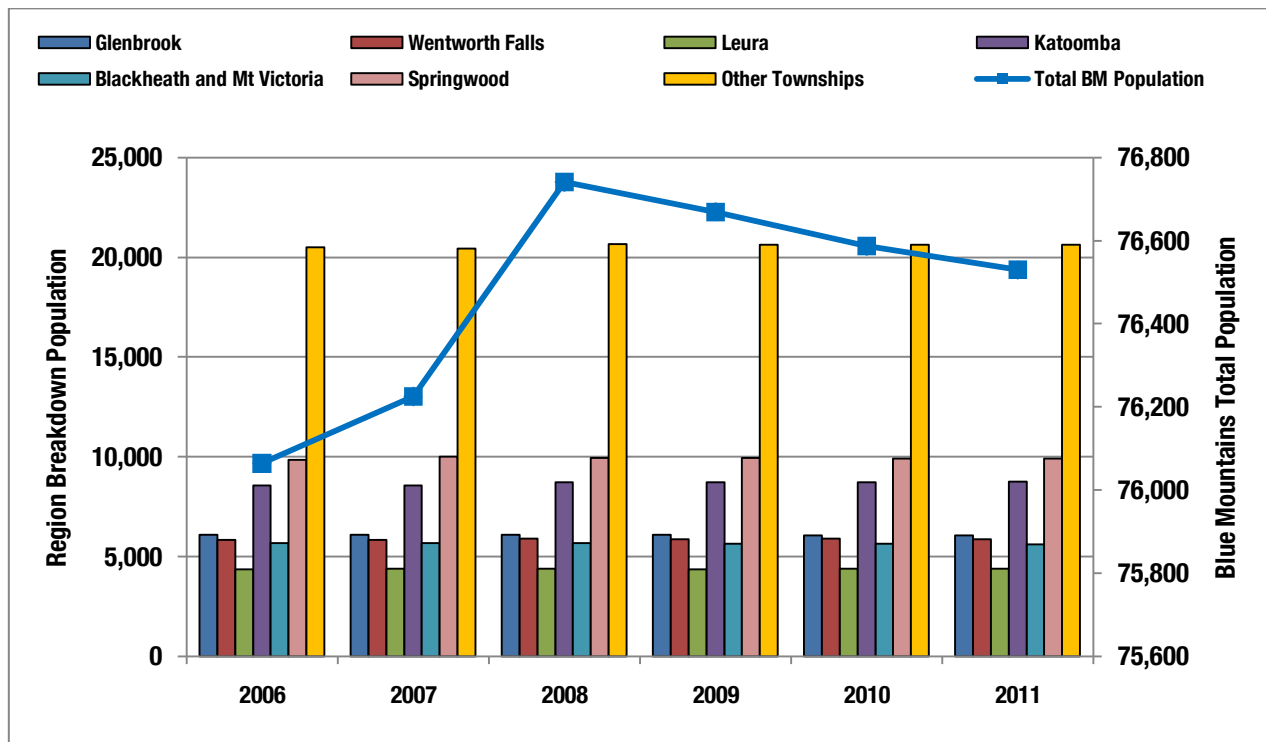
The population forecasts reflect an ageing population which is expected to put pressure on public resources (primarily health related services and resources). Anecdotal feedback from a number of sources indicates that the LGA is characterised by “tree changers” who represent a mix of those looking for lifestyle change as well

²All historical population figures have been sourced from Blue Mountains City Council – Forecast ID.



as retirees and semi retirees. The desire of many for no change to occur is seen as problematic by those looking to stimulate employment and business improvement initiatives.

FIGURE 4: BLUE MOUNTAINS CITY HISTORICAL POPULATION



3.3. FUTURE RESIDENT POPULATION GROWTH

Projected population forecasts for the entire Blue Mountains region and also the five key tourism regions³ are indicated in FIGURE 5⁴ below (Appendix 2 offers a detailed breakdown). The population of the Blue Mountains region is expected to remain relatively constant, growing on average by 170 residents annually over the next 15 years.

The relative static growth in population figures and forecasts for the next 15 years has important consideration, including:

- As indicated in figure 4, most population growth is expected to occur in the lower Blue Mountains area which is part of the commuter belt for the greater Sydney area;

³The five key tourism regions for the purpose of this study are: Glenbrook, Leura, Wentworth Falls, Katoomba, Blackheath and Mt Victoria.

⁴All forecasted population figures have been sourced from Blue Mountains City Council – Forecast ID.



- Demographic figures indicate that the current population base will reflect an aging population with associated changes in expenditure patterns and more passive recreational activity requirements;
- The commercial viability of many existing businesses is likely to become more dependent on visitor markets than through the local population;
- The ratio of visitors to locals, particularly over weekend periods, is expected to grow, as will issues surrounding car parking, traffic congestion etc; and
- Visitor numbers will continue to rise due to the prominence of the National Parks as part of the WHA and marketing initiatives undertaken by industry operators and National Parks.

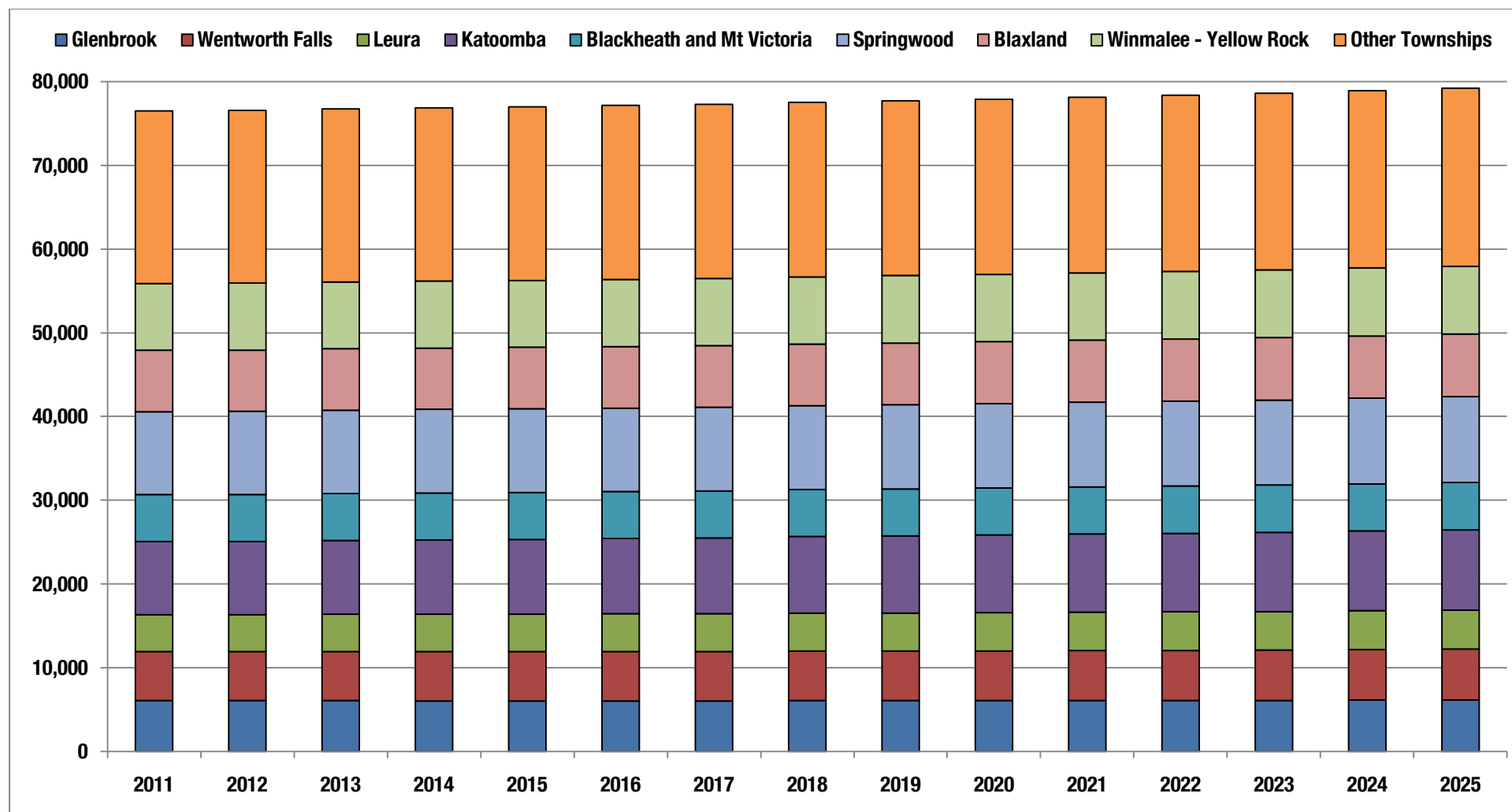
In addition, the LGA will continue to grow as a recreational destination for active and passive pursuits, particularly for day visitor markets out of Sydney which will utilise similar facilities as used by overnight visitors.

Council, however have indicated their strong desire to stimulate more employment opportunities and encourage a greater number of younger people to locate to the LGA. This in turn is seen as particularly important to support school enrolments and other social and community resources to ensure infrastructure remains viable.

Tourism industry feedback notes that employment opportunities from tourism related new jobs could be a significant catalyst for achieving this broader population base outcome.



FIGURE 5: BLUE MOUNTAINS KEY REGIONS - POPULATION FORECAST 2011 - 2025



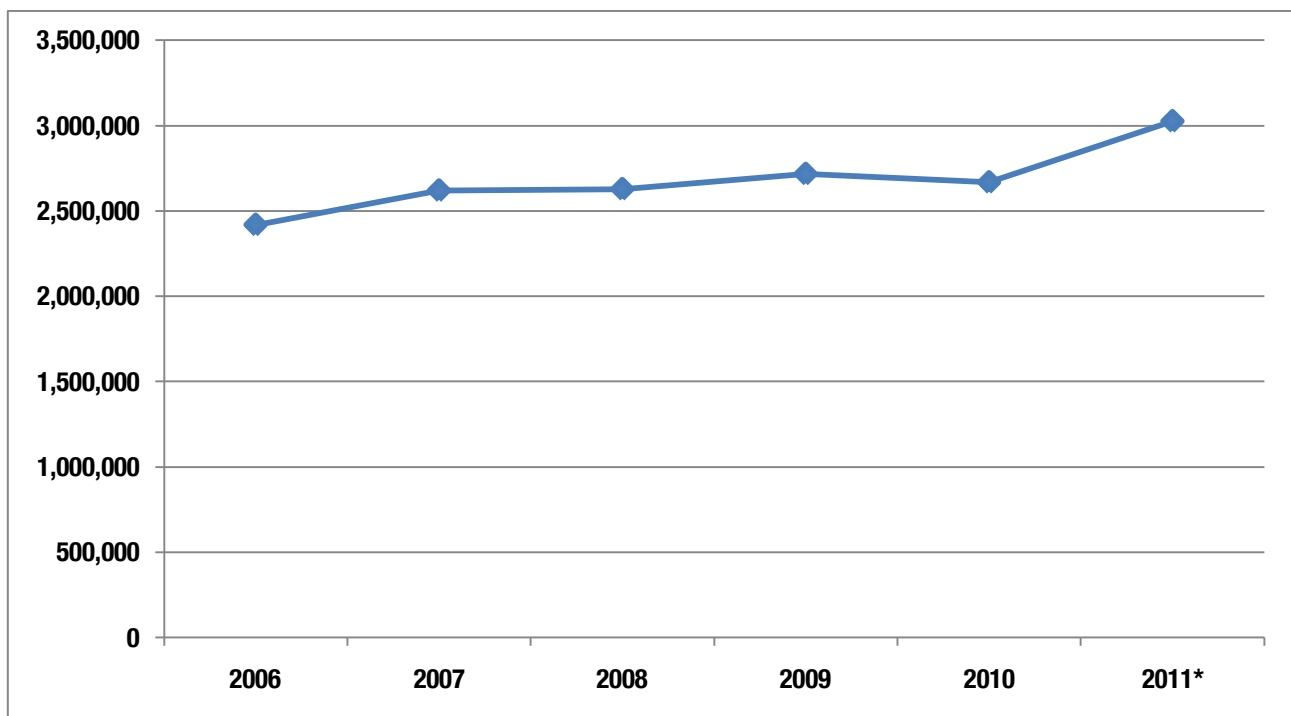


3.4. VISITOR STATISTICS

3.4.1. Blue Mountains Region

Visitation to the Blue Mountains region has remained relatively constant over the past 6 years with an average annual visitation figure of almost 2.7 million.⁵ FIGURE 6 below demonstrates this growth (an additional breakdown can be viewed in Appendix 3). Visitation to the region since January 2011 has significantly increased with over 3 million tourists having visited the region over the 12 month period from July 2010 to June 2011. The latest period has seen over 350k more tourists than the 12 month period of the 2010 calendar year. Whilst the majority of growth has been in the domestic day market, it is encouraging to note that numbers are increasing. Additionally, if Blue Mountains are able to convert a portion of this domestic day market into overnight visits, the region will experience significantly higher economic benefits.

FIGURE 6: BLUE MOUNTAINS CITY HISTORICAL VISITATION 2006-2011



⁵ Figures sourced from Tourism NSW



3.5. PROJECTED VISITATION TO BLUE MOUNTAINS

3.5.1. Blue Mountains City

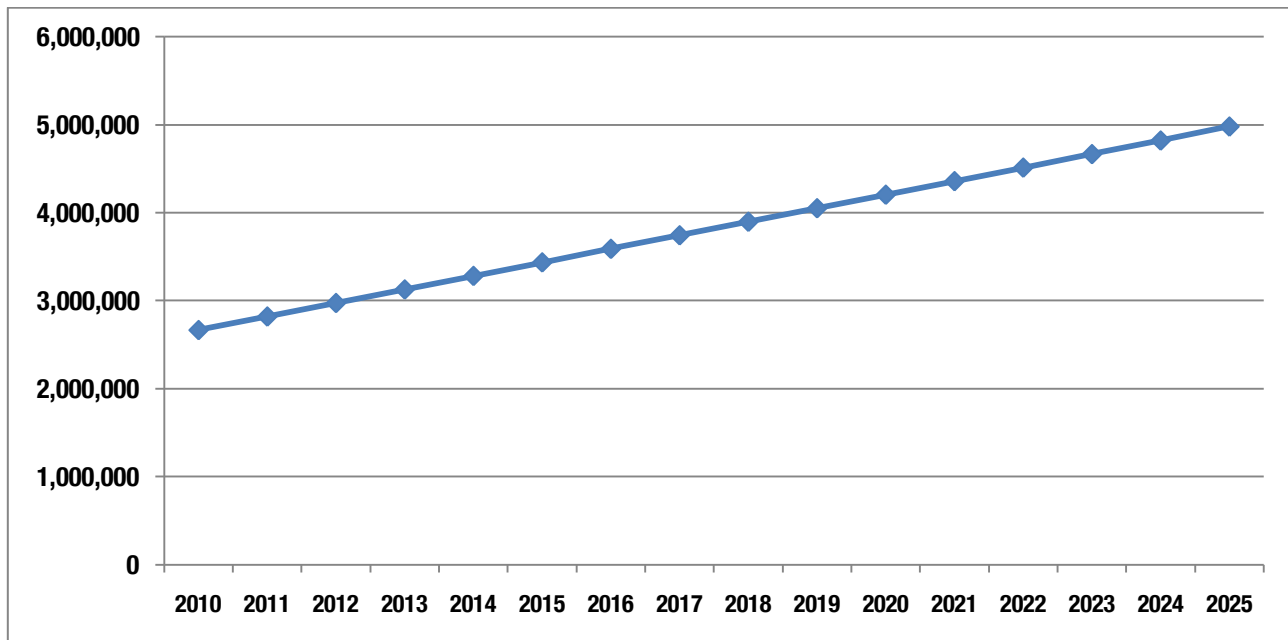
Visitation to the Blue Mountains region is anticipated to rise as a result of the increased recognition of the region as a convenient natural getaway close to Sydney - the country's major international gateway and largest city.

FIGURE 7 below indicates the steady growth the region is forecasted to experience (



APPENDIX 4 provides a detailed breakdown).

FIGURE 7: BLUE MOUNTAINS CITY PROJECTED VISITATION 2010-2025



Visitor growth projections have been provided by the Group and are based on historic averages (2000-2010). Importantly, and as illustrated in figure 6 above, they reflect:

- Constant anticipated visitor growth, particularly from the day visitor markets (international and domestic);
- The potential to increase overnight visitors which the local tourism bodies, individual accommodation operators and other stakeholders are looking to achieve;
- The low level of competition from other regions close to Sydney with the exception of Hunter Valley Wine Country which continues to experience strong growth based on new and enhanced products and development;
- Support for greater use of National Parks through additional marketing and promotion by National Parks.

3.5.2. Blue Mountains Key Regions

FIGURE 8 below indicates projected visitation to the five identified primary tourism hubs within the Blue Mountains Region (Appendix 5 provides a detailed breakdown of this visitation). All regions are expected to experience steady growth in tourism numbers.



FIGURE 8: BLUE MOUNTAINS KEY REGIONS - PROJECTED VISITATION 2011-2025

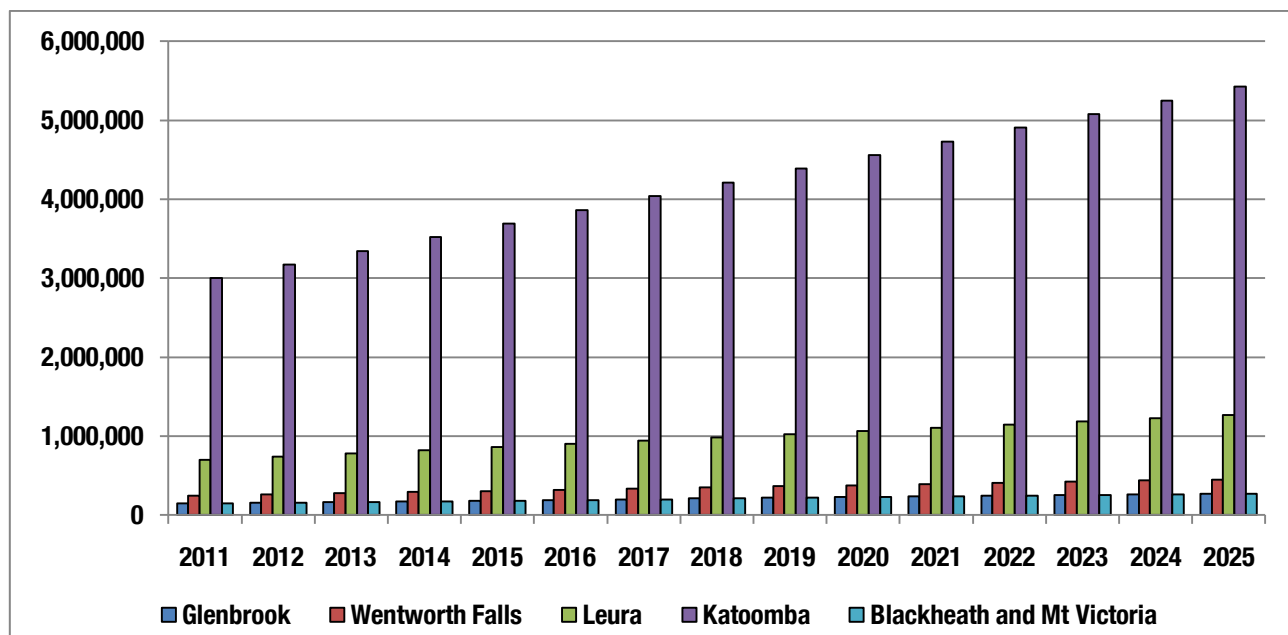


FIGURE 8 highlights the significance of visitation to Echo Point and Katoomba. The Project Team has closely assessed the implications of ongoing visitor growth (tourism and recreational uses) for Katoomba in particular, and notes the following:

- The spectacular vistas and viewing area at Echo Point, and its recognition as a ‘must see’ location on tour operator itineraries to Sydney will continue to focus domestic and international visitors on Echo Point and Katoomba for the next 15 years and beyond;
- The scale of infrastructure (Echo Point viewing area and the facilities at Scenic World) support ongoing growth, particularly as industry operators market the location heavily;
- Visitor dispersal to other parts of the LGA will continue to occur slowly and organically unless significant new infrastructure is created elsewhere to entice visitors to try something new;
- Without significant investment into new tourism and recreational product and supporting infrastructure in other locations in the LGA, it would be unlikely to expect visitor flow patterns to markedly change from the current scenario show in FIGURE 8 above;
- Ongoing visitor growth trends provide a mixture of opportunities as well as challenges which will need to be met; and



- The opportunity does exist to encourage more overnight visitor growth, providing new investment can be encouraged from the private sector and facilitated and supported by Council.



4. KEY FINDINGS

4.1. NATIONAL PARKS GROWTH IMPLICATIONS

National Parks have developed a Sustainable Tourism Action Plan (STAP) in 2010 which aims to deliver a range of environmental, social and economical benefits from NSW Parks to the community. Specifically, The Project Team notes that the STAP aims to:

- Identify priorities for delivering a range of high quality visitor experiences;
- Guiding strategic allocation of resources for efficient and effective management of park facilities and services;
- Outlining effective marketing and promotion of visitor experiences and reflecting NPWS environmentally sustainable values;
- Identifying partnership opportunities with the private sector and the community to provide new and approved visitor experiences; and
- Identifying opportunities for Parks to lead the way in providing environmentally, socially, culturally and economically sustainable visitor experiences.

4.2. NEW APPROACH

The overall vision of the STAP is to ensure that visitors enjoy, experience and appreciate Parks, and that Park values are conserved and protected. Linked to the vision are four primary goals, being:

- Increasing community participation for environmental gains;
- Offering quality parks experiences for all visitors;
- Sharing the benefits in growing support; and
- Repositioning NSW National Parks in the eyes of the community.

The STAP also focuses on a *new approach* to sustainable tourism and visitation, focused on:

- Developing more experiences or refreshing existing offerings, to make sure they remain attractive to changing markets and demographics;
- Building awareness through doing more promotion and marketing; and



- Strengthening existing and building more partnerships with businesses, Government and the community.

All of the above points have major implications for tourism development potential and recreational use of areas within the Blue Mountains LGA. With specific reference to *the new approach* to be followed for sustainable tourism, The Project Team notes the focus on developing more experiences and refreshing existing ones to remain attractive to changing markets.

4.3. OVERNIGHT TREKKING DEMAND

Anecdotal feedback from a variety of tour operators, tourism organisations and other stakeholders indicates international visitor feedback in particular wanted overnight trekking experiences in the Blue Mountains. Whilst The Project Team acknowledges the challenge of encouraging anything other than basic tent camp experiences within the National Parks, opportunities may exist because of the lineal nature of the Blue Mountains area and some of the track network to allow for overnight experiences just outside, and on the edge of the National Park, which could offer eco-lodges/glamping and other forms of accommodation.

4.4. TRACK UPGRADES

The Project Team also notes the need for upgrading and maintaining a number of walking trails which reflects the need for refreshing existing offerings in particular. In addition, the opportunity may exist for encouraging canopy walkways and other forms of visitor experiences which better meet the needs of existing and future markets, and which act as environmentally sound visitor attractions on a user pays basis.

The Project Team notes the possibility of National Parks developing a cluster of walking trails which could be heavily promoted. If this was to occur, it could stimulate significant growth in a number of visitor markets, particularly if it can be linked to overnight stay experiences. The lineal nature of the Blue Mountains LGA and the ability to stay in different villages overnight could provide a number of exciting product options to be marketed.

The Project Team also notes the desire of National Parks to strengthen and build more partnerships with business and other partners. Whilst there is still an acknowledged strong ethos for offering free access into National Parks, partnership opportunities particularly with highly experienced eco-based operators (tour operators, accommodation providers, guiding services etc) may provide a number of beneficial partnership opportunities which could lead ongoing funding support for walking track maintenance in specific areas of the Blue Mountains.



The Project Team also notes the development of a Blue Mountains Walking Track Maintenance Strategy (2011 - 2016) which highlights that out of 20 priority tracks within the Blue Mountains National Parks, 25% of track conditions are noted as good or very good. To undertake revitalisation work as part of improving the overall experience of five key tracks, approximately \$10.5m may be required. These five tracks include three of the most iconic and well noted tracks being:

- Federal Pass (Giant stairway to Scenic World);
- Three Sisters; and
- Grand Canyon.

The Project Team notes the significance of these tracks and the growth potential which clever packaging and promotion could generate in local recreational use (day visitors in particular) as well as growing the interstate, intrastate and international visitor markets to the National Parks within the LGA.

We note that the linkage between the Blue Mountains National Park (and its various walking track experiences) is inseparable from the overall tourism industry experiences within the LGA. Importantly, we note the constraint due to the National Park not being a fee attracting experience other than relatively minor revenue streams from EcoPass Commercial Tour Operations and Discovery Tour sales.

The return on investment to the local economy from people undertaking recreational activities in the National Park and/or guided experiences is significant⁶ including:

- Revitalised walking tracks such as the Grand Canyon track is anticipated to generate \$4.2m in direct expenditure to the local economy;
- More than 4.8m users visit the National Parks in the Blue Mountains region each year and it is the most highly visited National Park in Australia;
- Whilst most undertake a visit to a lookout an estimated 1.25m actually walk/run various tracks;
- Over 320 km of walking tracks are estimated within the Blue Mountains National Park region;
- The vast majority of users of walking tracks are day trippers spending on average \$87 per trip. A significant number of these visitors are coming primarily because of the Blue Mountains National Parks; and
- The iconic walking tracks are often relatively short experiences. The historically significant Grand Canyon Track is a 4.5km circuit walk and received an estimated 49k users in 2010-2011 and The Three Sisters walk is 0.5km and received approximately 623k users in the same period.

⁶ Blue Mountains Iconic Walking Track Business Case, 2011, Tourism Business Solutions for NPWS (Blue Mountains)



4.4.1. Tourism Development Options and Issues

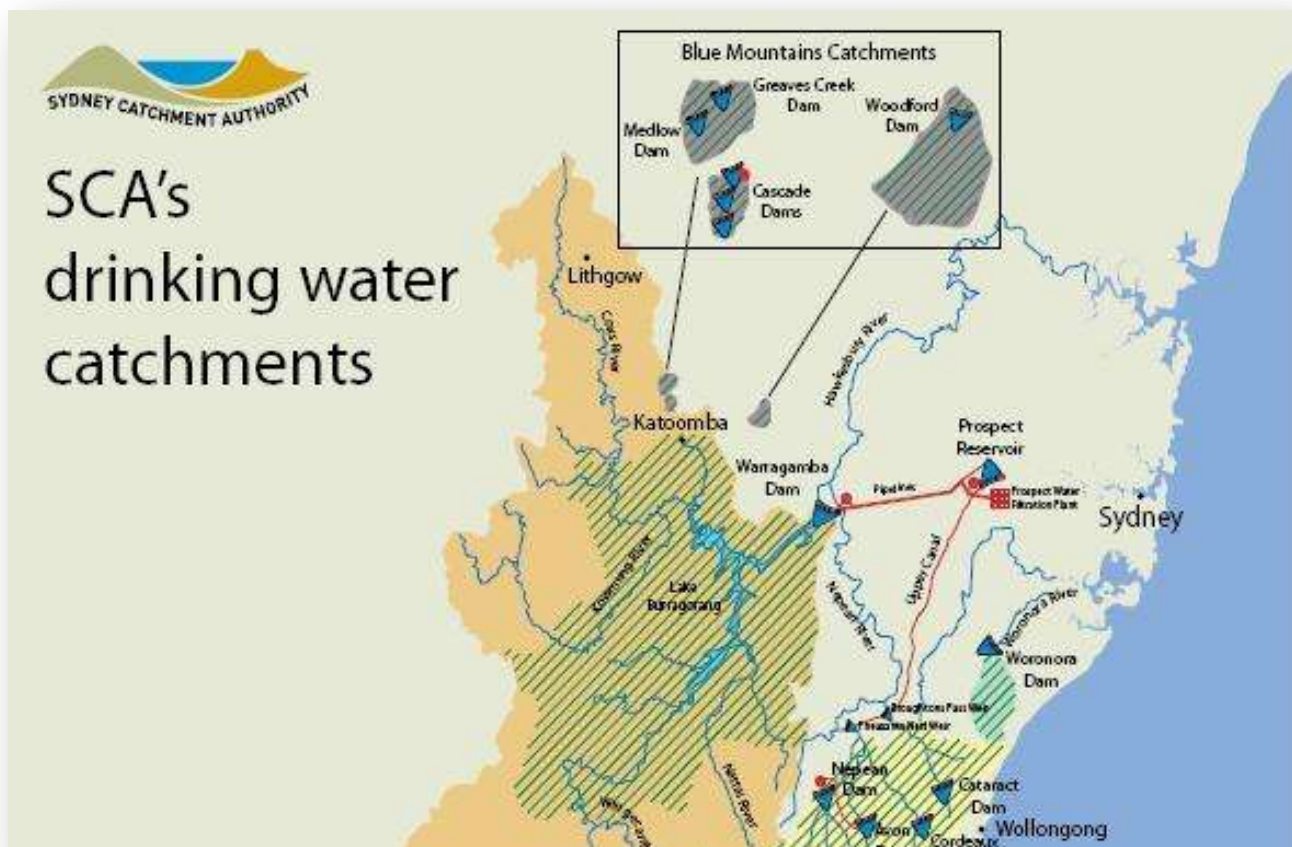
The opportunities identified by National Parks potentially create some exciting visitor growth opportunities which in turn enhance the overall product offering in the Blue Mountains LGA. Key points noted by The Project Team which have bearing on the growth potential and implications for tourism and recreational use within National Parks include the following:

- The need to reassess food and beverage and accommodation opportunities to better meet the needs particularly of not only day visitor markets, but also overnight track experiences;
- Opportunities exist for clever partnerships to help develop concepts such as the five village walks linking Wentworth Falls, Leura, Katoomba, Blackheath and Mount Victoria;
- As walking track experiences become more highly promoted by National Parks and industry operators keen to capitalise on the revitalization, demand for second tier (non-iconic currently) tracks will start to occur which may fuel greater visitation and visitor dispersal;
- Specific opportunities are also likely to exist for mountain biking which is a significant recreational activity and which needs to be carefully managed;
- The revitalisation of tracks and related facilities will require new revenue streams to help with ongoing maintenance for tracks, toilet facilities, car parking areas etc and may provide appropriate partnership opportunities where income generating opportunities can be developed by National Parks themselves or through concession licence arrangements to help offset ongoing operating costs;
- With over 600k visitors on the Three Sisters track the opportunity may well exist for appropriate sponsorship opportunities which in turn could raise the profile of the track and other National Park experiences in the Blue Mountains;
- Consideration may need to be given to opportunities such as a high quality boardwalk linking Echo Point to Scenic World, particularly as these locations receive an estimated 2m visitors per annum⁷ and are significant destination hubs;

WITHIN THE OVERALL CONCEPT OF COMMUNITY GROWTH AND USE, AND APPRECIATION OF NATIONAL PARKS BY MANY VISITORS, IS THE RECOGNITION THAT SYDNEY CATCHMENT AUTHORITY HAVE CONTROL OVER SIGNIFICANT PARCELS OF NATIONAL PARK LAND WHICH CONTAIN MAJOR WATERWAYS AND WHICH RESTRICT ENTRY EVEN FOR WALKERS.

- FIGURE 9 below demonstrates this area;

⁷ Scenic World receives 850,000 fee paying visitors per annum, though significantly more visit, but don't undertake a fee paying experience.

FIGURE 9: SYDNEY CATCHMENT AUTHORITY AREA⁸

- Opportunities exist to help promote low carbon tourism in the Blue Mountains as a major promotional opportunity for National Parks in partnership with industry;
- Recognising the success of various running events which utilise tracks and which support overnight accommodation (North Face 100 event - 800 participants in 2010 and a significant number of support crews etc); and
- Other examples include Wild Endurance Events, the Six Track Marathon etc.

4.5. TOURISM INVESTMENT AND DEVELOPMENT PRIORITIES

The Project Team has met with a wide range of tourism investors, developers and operators primarily with investments in the Blue Mountains LGA as well as meeting with intermediaries who facilitate investment and who are based in Sydney. The purpose of this consultation was primarily to ascertain:

⁸ Image: http://hsc.sca.nsw.gov.au/__data/assets/image/0004/5854/SCACatchments08.JPG



- Feedback on challenges associated with tourism and recreational development in the Blue Mountains;
- Specific challenges with respect to Council planning instruments and/or processes;
- The level of interest in new tourism investment and development opportunities should they arise; and
- Identification of specific trends in product development for tourism and recreational pursuits.

4.5.1. Future Focus on Development and Investment

The Project Team notes that a significant percentage of visitor accommodation in the LGA is provided by bed and breakfast (B&B) establishments. Whilst the LGA is well supported by a large number of B&Bs we note that other forms of accommodation are under-represented and need to be encouraged to meet changing visitor market needs for the future. Domestic and international trends identified through the consultation process and via research indicate the following:

- A desire for more self contained accommodation;
- A need for more internationally branded hotels and resorts (small and large);
- Eco lodges (20 - 60 rooms);
- Low rise, but larger 3.5 - 5 star hotels and resorts with conferencing facilities (80 - 180 rooms); and
- Boutique, signature, high quality lodges and/or villa developments (10 - 40 accommodation units).

To achieve a variety of sustainable social, environmental and economic benefits for the local community it is important to note:

- Medium to larger scale accommodation facilities often generate substantially higher employment opportunities than much smaller scale, and predominately 'lifestyle', businesses (B&Bs etc);
- Medium to larger accommodation providers will often have greater resources to be able to supply support funding to community based events including festivals (cultural, sporting etc);



- The move towards eco-certification and green building technology is often easier and more cost effectively developed with medium to larger facilities which can amortise the cost over a larger number of accommodation units; and
- Medium to larger accommodation facilities have the potential to attract international and national accommodation brands which in turn, have significant marketing programs and budgets to encourage not only product promotion, but also which helps to raise the profile of the Blue Mountains generally.

The Blue Mountains has a long history of commercial accommodation associated with the Hydro-Majestic and other heritage buildings which have provided accommodation for many years. Many of these facilities are located in the upper mountain villages. The Project Team also notes that there would appear to have been a focus on encouraging medium to larger scale tourism development in the corridor from Echo Point to Katoomba by Council.

Feedback from industry operators and relevant tourism agencies (State, regional and local) indicate that the marketing and promotional focus of the Blue Mountains is heavily associated with the WHA and the National Parks. By comparison the various villages are seen to offer urban hubs providing for residential and commercial land uses. The Project Team sees greater potential for the future if sites can be identified on the edge of the National Park areas to cater to new forms of accommodation as identified above, rather than within village commercial centres.

Investor and developer feedback also indicates challenges associated with trying to consolidate desirable land sites within existing villages. Other than existing hotel sites (for which there are relatively few) the need is seen for green field development sites which better meet the needs of domestic and international visitor markets for the future, and most importantly, which can grow the overnight visitor markets.

The other areas for tourism development are sites where existing use is no longer viable and which would require re-zoning to allow tourism to occur⁹.

⁹ An example could be the old school site in Scott Avenue, Leura which would require rezoning to allow the 10.9ha site to be available for tourism use.



4.5.2. Agri-Tourism

The Project Team gathered feedback from operators as well as other stakeholders in the Megalong Valley, which offers a unique agricultural focus experience surrounded by National Park within the LGA. Unlike other areas within the LGA, the Megalong Valley stands out as a unique agricultural and associated tourism/recreational environment with a product base centred around:

- Farm gate experiences;
- Cellar door experiences;
- Small scale cottage and chalet accommodation options;
- Tea rooms and smaller cafes; and
- Walking tracks, horse trails etc.

Specific observations which need to be addressed as part of enhancing the potential for tourism and recreational activity include the following:

- The need to address track maintenance overall;
- The need to update cadastral maps and other maps which are apparently inaccurate;
- Address concerns associated with feral animals, particularly in the National Park and the implications for agriculture and farming;
- The need for active road maintenance and improved access, particularly on Crown roads (Lands Department) which we understand Council has a need to maintain;
- The need to improve directional signage on trail as well as road signage;
- The need to recognise that the economic viability of small scale accommodation providers will generally necessitate 4 - 10 accommodation units with fewer unit numbers struggling to generate sufficient commercial return;
- The need to support sustainable agri-tourism activities, particularly where these create local employment opportunities and can support initiatives such as slow food production and promotion; and



- The need to accommodate opportunities for locals (as well as visitors) for farmers markets focused on agricultural produce in the Megalong Valley.

The Project Team notes the significance of the Megalong Valley, particularly as an attractive tourism product which can grow in demand and significance in the future, whilst also noting that the Valley contains approximately 100 families and is therefore of a relatively small scale. More recent achievements in the production of good quality rieslings, rosé and shiraz wines, and a significant focus on aromatic wine production is likely to lead to further demand for cellar door experiences, and food and wine trails (walking, cycling and potentially on horseback). This area would warrant separate attention to allow for appropriately scaled development to ensure business viability and lifestyle aspirations were appropriately balanced.

4.5.3. Recreational Attractions Development

To encourage greater economic benefit to the LGA from tourism and recreation, and to entice a much stronger overnight visitor market, the LGA needs to consider developing a number of recreational experiences and attractions. These would benefit the local community as well as day and overnight visitors. Examples noted from the consultation included the following:

- Specific attractions to meet the needs of the under ten year old market which many saw as distinctly lacking in the LGA;
- The need to consider a giant (vegetated) maze;
- Treetop canopy walkway;
- An extreme (outdoor) sport centre;
- A major BMX bike track (potentially State significant for tournaments);
- Micro brewery and/or cider factory;
- A distillery (single malt whisky, vodka etc);
- A major flying fox or other nature based similar experiences; and/or
- An outdoor adventure playground etc.



The LGA needed a number of all weather visitor experiences (attractions) to encourage people to stay longer and generate more demand for overnight stays. These experiences also support Council strategies for employment stimulation.

4.5.4. Evening Activities

Whilst the region has been highly successful in facilitating a number of sports based running and associated events, there is a need for more evening based activities to help encourage growth in the overnight visitor markets. Examples offered included the following:

- Twilight concerts at Echo Point (jazz, chamber groups, orchestras, choirs etc) as well as other locations where facilities can cater for 100 - 350 fee paying attendees;
- Evening walking tours (ghost tours, heritage tours etc) to stimulate interest in the history and heritage of the villages in particular;
- Cultural shows (sound and light shows outdoors);
- Food and wine events etc; and
- Night markets offering food stalls etc.

Operator feedback agreed that a number of day visitors could be enticed to become overnight visitors if there were sufficient activities to warrant an overnight stay. To offer these experiences issues associated with safe and secure paid-for car parking etc need to be addressed. And most importantly, the ease of getting DA approval for these experiences needs to be reassessed to improve operator/developer motivation.

4.5.5. Current Land Use Issues

Investors, developers and operators collectively identified a number of issues which they considered would greatly increase the ability to attract new investment and development if appropriately addressed. Commonly agreed issues included:

- The need to ensure that there are standard definitions in a consolidated LEP for land uses and zones including for example the uses within the environmental protection zone;



- Planning instruments need to offer definitions to cover recreational facilities such as kiosks and refreshment rooms and needed to be more flexible in wording and in interpretation to achieve sound outcomes;
- What also needs to be considered is the *intensity of use* (carrying capacity) including realistic hours of operation, the number of indoor and outdoor seats possible and intensity should be specified in planning instruments; and
- Greater flexibility particularly for small 1 - 2 bedroom B&Bs in relation to the need for disabled access, bathrooms and room facilities when industry feedback notes that in the vast majority of situations disabled guests more often stay in medium to larger accommodation facilities because they tend to be able to better cater to their needs.

There is a perception from those interviewed that the planning instruments (LEPs, DCP) are interpreted very strictly which is limiting opportunities for sustainable development to be contemplated.

4.5.6. Other Development Options

To ensure that local community benefits as well as sustainable visitor growth is achieved for the LGA a number of other considerations for new development have been offered during the consultation program. These have included:

- The potential to develop a 'Centre of Learning Excellence'¹⁰ (similar to Bathurst or Wagga Wagga) and which may be able to build on the strong environmental and World Heritage aspects of the LGA;
- To work with the Blue Mountains international hotel management school and the local TAFE who offer a strong hospitality focus and which could generate potential based on hospitality training etc;
- The need to investigate university field centres to maximise use of the National Parks for research based activities including nature based studies (noting that UNSW and Sydney already have small field centres but the opportunity may exist to expand these or create new ones); and
- The potential to develop a high quality World Heritage Centre which is highly interactive and appealing to a variety of family, education and different visitor markets and which can offer an all weather visitor eco-learning attraction.

¹⁰ This may include all levels of education including mature age students.



4.6. VISITOR INFORMATION SERVICES

FIGURE 10: ECHO POINT AND GLENBROOK VICS

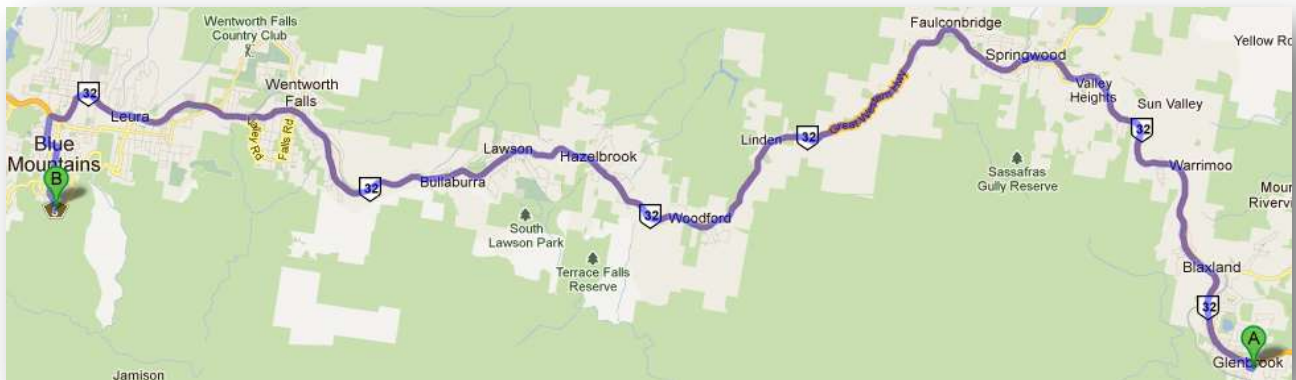


Visitor information services and associated visitor information centres can perform an important role in helping to direct visitor flows, particularly during peak periods and where a need exists to try and spread benefits and address congestion. This is unlikely to be so much of an issue currently, but in the future they may play a more significant role in helping to direct visitor activities.

There are two visitor information centres (VICs) located within the Blue Mountains LGA. As tourists enter the Blue Mountains LGA from Sydney, the first VIC they will encounter in the region is Glenbrook VIC, situated in Hamment Place. The other VIC is Echo Point VIC which is located on Cliff Drive in Katoomba and is approximately a 1 hour drive (45kms) from Glenbrook VIC. FIGURE 11 below provides an illustration of the driving distance between the two VICs.



FIGURE 11: DRIVE FROM GLENBROOK VIC TO ECHO POINT VIC



Glenbrook VIC experiences considerably lower visitation numbers (150k) than Echo Point VIC (600k) however it still plays a key role in visitor information services in the region. Glenbrook VIC primarily serves as a gateway point to the Blue Mountains region, providing visitors with direction once they initially enter the region. The majority of questions asked by visitors at this VIC are similar to “where in the region should we visit?”

Echo Point VIC on the other hand, primarily serves as a visitor conversion centre with the key role being to generate longer day trippers and convert more into overnight visitors. As a result the primary question often asked at this VIC involves “what do we do now that we are here?” TABLE 1 below provides a brief summary of each VIC.

TABLE 1: BLUE MOUNTAINS VIC COMPARISON

	GLENBROOK VIC	ECHO POINT VIC
LOCATION		
NUMBER OF VISITORS ANNUALLY	150,000	600,000



	GLENBROOK VIC	ECHO POINT VIC
VIC KEY ROLE	Visitor Direction	Visitor Conversion (Conversion of day trippers into overnight stay)
OWNERSHIP	Council owned. Employees are paid directly by Council.	Council owned. Employees are paid directly by Council.
PEAK PERIODS	School Holidays	School Holidays
LOW PERIODS	May, June and November	May, June and November
PROFITABILITY	- Approximately \$1.4m t/o; - VIC is entirely self-funded by Echo Point's retail sales. Echo Point VIC is one of the only VICs in Australia which is entirely self-funded.	- Approximately \$230k t/o; - VIC is funded by Echo Point and its own retail sales.
TRENDS	- Decreasing number of visitors: - Echo point used to receive around 800k visitors annually. - Increasing number of visitors complaining that Echo Point VIC is difficult to find. - Most common complaint at Echo Point VIC is regarding the pay-for parking. - Peak periods for VICs are school holidays. Between Christmas and New Year is massive and then Easter period.	
IMPLICATIONS	Decreasing visitors seems to be an implication of expanding technology which allows for booking of accommodation and activities via mobile devices.	

As indicated in table 1, Glenbrook VIC plays an important role as a gateway information centre in the lower Blue Mountains whilst the Echo Point VIC offers a visitors information centre at the primary visitor destination in the Blue Mountains.

The opportunity exists to consider expanding the tourism precinct at Echo Point to follow the road which borders the escarpment and National Parks, and which links to Leura. Considerations for the future may need to include:

- Creation of visitor car parking facilities further away from Echo Point (away from some residential streets) but within the precinct identified in the map which follows;



- To continue to expand the pay for parking arrangement providing that this can be adequately policed; and
- To look at ways of improving walkability and pedestrianisation of this potential tourism precinct area, which may eventually require road realignment and/or partial road closure.

FIGURE 12: EXPANDED TOURISM PRECINCT



The area identified in figure 12 should be considered as an expanded tourism and recreational precinct with a focus on walkability – restricted traffic movements.



5. EXISTING LOCAL PLANNING INSTRUMENTS AND GUIDELINES

5.1. BACKGROUND

Local environmental plans (LEPs) guide planning decisions for local government areas. Through zoning and development controls, they allow councils and other consent authorities to manage the ways in which land is used. LEPs are the primary planning tool to shape local development.

Council currently has three principal Local Environmental Plans (LEPs) for the Blue Mountains: LEP 4, LEP 1991 and LEP 2005. These LEPs have different definitions, zone permissibility and planning controls for a variety of recreation and tourism uses. As Council is in the process of producing a single comprehensive LEP there is a clear and demonstrated need for a strategic and coherent approach to tourism and recreation uses and planning controls across the LGA to ensure that proposed zones and protected area mapping in the comprehensive LEP encourage and facilitate appropriate forms of tourism and recreation for a local government area (LGA) located within a World Heritage Area (WHA).

In addition to the three LEPs, Council's DCP, the Better Living DCP, has clauses that relate to tourism and recreation use that need to be taken into consideration as part of the framework guiding development in the area. Furthermore, there are State policies, strategies and legislation to be taken into account, as well as National considerations.

This Chapter provides a review of the current principal LEPs, Council's DCP and the relevant Federal and State policy material. In addition, we reflect on planning practice at Council following an interview with Council's Manager, Development Assessment, and the outcomes of a number of conversations with State policy makers in order to ascertain their position, and the key findings of these interviews are documented here.

5.1.1. LEP 2005

LEP 2005 is a place-based plan that includes a spatial delineation of 12 villages, as well as living zones (residential), employment zones and recreation zones. An outline of the LEP is provided in the table below.

The LEP places emphasis on responsiveness to local conditions and character, with particular attention to protecting the natural environment and minimising or mitigating against environmental impact.

The LEP includes clauses related to tourism, and defines particular uses such as 'Bed and Breakfast establishments' but it does not particularly encourage tourist or recreational uses. Rather the attention to local conditions and the detailed requirements regarding uses such as Bed and Breakfasts (which have the advantage for knowledgeable applicants of outlining clear requirements) could be perceived as barriers to investment by potential tourism investors.

TABLE 2: LEP2005 OUTLINE

SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	DEFINITIONS UTILISED (TOURISM AND RECREATION)
This LEP is pursuant to the area of the Blue Mountains which is inclusive of:	The plan adopts the conventional hierarchy of: - Parts (e.g. Part 3 Assessing the site and environmental context) - Divisions (e.g. Division 2 Protecting the natural environment)	- LEP 2005 is a "place-based plan" and works closely with the LEP maps. - The locality provisions have been divided into the following zones: villages, living zones, employment zones and recreation zones.	- Bed and breakfast establishment means a dwelling house that: (a) Has been constructed, adapted or altered to provide short-term paid accommodation for no more than 6 visitors at any one time;



SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	DEFINITIONS UTILISED (TOURISM AND RECREATION)
<u>Bell to Bullaburra</u> - Bell; - Mount Victoria; - Black Heath; - Medlow bath; - Katoomba; - Leura; - Wentworth Falls; and - Bullaburra.	- Clauses (e.g. 43 Environmental Impact) - Sub-clauses (e.g. (5) Impact on the National Park) At each of the levels of Parts, Divisions and Clauses, LEP 2005 goes from the "general" to the "specific". That is, those components of the plan which have a more general application often appear first. <i>Part 1 Preliminary</i> provides information on the administration and operation of LEP 2005 and the planning principles on which the plan is based; <i>Part 2 Locality Management</i> contains the locality provisions, zone objectives and indicates the permissibility of land uses.	- All sites that have been categorised as village zones are subject to specific precinct controls. This includes the following villages: - Mount Victoria Village; - Blackheath Village; - Medlow Bath Village; - Katoomba Village; - Leura Village; - Wentworth Falls Village; - Lawson Village; - Hazelbrook Village; - Springwood Village; - Winmalee Village; - Blaxland Village; and - Glenbrook Village.	(b) Provides that accommodation within no more than 3 bedrooms; (c) Is designed to enable the use of other rooms within the dwelling house for activities associated with the accommodation; (d) Is connected to a reticulated sewerage system; (e) Is operated solely by the permanent residents (who may include the owner) of the dwelling house; (f) Is so operated as to provide for the consumption of food on the premises only by permanent residents and guests of the bed and breakfast establishment, but does not include a dwelling house subject to refreshment room use.
<u>Lawson to Lapstone</u> - Lawson; - Hazelbrook; - Woodford; - Linden; - Faulconbridge; - Winmalee; - Hawkesbury Heights; - Springwood;			



SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	DEFINITIONS UTILISED (TOURISM AND RECREATION)
▪ Valley Heights; ▪ Warrimoo; ▪ Yellow Rock; ▪ Mount Riverview; ▪ Blaxland; ▪ Glenbrook; and ▪ Lapstone.	▪ <i>Part 3 Assessing the site and environmental context</i> contains some of the key considerations for development within the Blue Mountains. Starting with site analysis and planning, this part focuses on protecting the natural environment, responding to the character and landscape setting, conserving heritage and assessing hazard and risk (including bushfire, land subject to inundation, crime prevention, etc); and ▪ <i>Part 4 Considerations for development</i> contains the general provisions relating to subdivision, services and infrastructure, vehicular access, parking and roads, privacy, energy efficiency and equity of access and housing choice. It then moves on to more specialised provisions that apply to certain developments like accessible housing and other specific land uses, before concluding with provisions relevant to the management of public land and infrastructure.		

5.1.2. LEP 1991

LEP 1991 applies to the non-urban areas of the city. While it is not place-based per se, the document is based around specified zones and related development criteria.

A key underlying principle of this LEP is to maintain the natural and rural landscape, conserve natural bushland and minimise the visual impact of development on the landscape.

Tourism is not overtly encouraged or supported in this LEP. The approach to tourism land uses, such as bed and breakfast establishments and holiday cabins is detailed which has the advantage for knowledgeable applicants of outlining clear requirements – but is likely to be perceived by investors as restrictive as the provisions put limitations on the owner, number of visitors permitted, and scale of development.

An outline of the LEP is provided in the below.

TABLE 3: LEP1991 OUTLINE

SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	DEFINITIONS
This LEP applies to the non- urban areas of the city.	The structure of the document is based around the specified zones (which are predominately rural), development criteria and the special provisions which pertain to land uses within the zones.	This plan is based on zones which set out the regulatory framework for non- urban areas e.g. rural conservation, residential bushland conservation, recreation- environmental protection.	Bed and breakfast establishment means a dwelling house used by its permanent residents to provide short-term paid accommodation (which may include meals) and includes ancillary buildings within the curtilage of the dwelling house.



SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	DEFINITIONS
The areas covered includes the following: The outlying areas of the city, including: ▪ Megalong Valley; ▪ The Mounts and Berambing; ▪ All existing nonurban areas; ▪ Urban fringe areas; ▪ Land zoned Rural; and Environmentally sensitive areas within the towns.	The document utilises a zone based structure, which is set out in the following way: ▪ <i>Section 1-5:</i> This looks at principles and overall objectives; ▪ <i>Section 6:</i> Zone Objectives: This sets out the objectives for each zone; ▪ <i>Section 7:</i> Protected Area Objectives: This sets out the objectives for bushland areas and areas of ecological significance; ▪ <i>Section 9:</i> General Control of Development: This section sets the types of development which require consent and that which is complying. The development which requires consent are categorised by each zone; ▪ <i>Section 10:</i> Development Criteria: This section identifies key elements which the development application must address, such as: access, building setback, design and character, environmental impact, height of buildings, heritage, services, site coverage, storage, tree preservation; ▪ <i>Section 11:</i> Development Criteria- Protected Areas: This section pertains to	▪ The premise behind the objectives for each zone is to maintain the natural and rural landscape, conserve natural bushland and minimise the visual impact of development on the landscape. ▪ The approach to tourism land uses, such as bed and breakfast establishments and holiday cabins is restrictive. The provisions put limitations on the owner, number of visitors permitted, and scale of development.	▪ <i>Camping site means:</i> A place used for the temporary placement of tents or camper trailers or the like, but not for caravans or other movable dwellings. ▪ <i>Guest house:</i> A building or buildings used for temporary visitor accommodation of up to twenty accommodation rooms in a domestic scale of architecture, where the building or buildings incorporate a common facility for the provision of meals either to people temporarily resident or to the public generally, whether or not those facilities are licensed. ▪ <i>Holiday cabin:</i> A dwelling with a maximum site coverage of 80 m², a maximum height above natural ground level of 7 m, and that does not exceed two storeys (with any second storey contained within the roof void), used for the provision of temporary holiday accommodation only.



SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	DEFINITIONS
	“protected areas” and sets out the environmental constraints which apply to such areas e.g. 11.2 Canopy Conservation area - Council will not consent to any development involving the clearing of trees in an areas designated as Protected Area-Canopy Conservation; ▪ <i>Special Provisions (section 12-35):</i> In relation to tourism, this section sets out specific provisions for bed and breakfast establishment and holiday cabins; and ▪ <i>Schedule 1-5:</i> Development for additional purposes, heritage items and heritage conservation areas, environmentally sensitive vegetation units, definitions and amendments to Blue Mountains Local Environmental Plan 4.		



5.1.3. LEP 4 (Amended 2008)

The most dated of Council's LEPs is LEP 4. The instrument is outlined in the table below. Tourism is not an objective of this LEP.

TABLE 4: LEP4 OUTLINE

SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	DEFINITIONS
	The plan adopts the conventional hierarchy of - Parts (e.g. <i>Part 3 Special Provisions</i>) - Divisions (e.g. <i>Division 10 Other Uses</i>) - Clause (e.g. <i>11a Bed and Breakfast establishments</i>) - Sub-clause (e.g. <i>(2) Short term accommodation</i>) <i>Part 1 Preliminary</i> establishes the context of the document in relation to the operation of the LEP, planning principles and land to which the plan applies. <i>Part 2 General Restrictions on the Development of Land</i> sets out the provisions for carrying out development. <i>Part 3 Special Provisions</i> contains the specifications for carrying out particular types of development. The land uses are categorised by 10 divisions (e.g. <i>Division 1- Dwelling Houses and Boarding Houses</i>).	This document is "placeless" in that it does not set out provisions for specific locations; rather, the requirements are communicated through zones and provisions for specific types of development. This document is based upon land use zones and sets out the provisions for specific types of development within those zones. While it appears as though bed and breakfast establishments and holiday cabins are permissible within the majority of zones, the regulations for this type of development are stringent, for example the regulations for a bed and breakfast establishment stipulate that "<i>Short-term accommodation shall be provided at a bed and breakfast establishment for no more than six visitors at any one time</i>".	<i>Bed and breakfast establishment:</i> A dwelling-house used by its permanent residents (including the owner) to provide short- term paid accommodation (which may include meals) and includes ancillary buildings within the curtilage of the dwelling-house. <i>Guest house:</i> A building used for the purpose of providing guest accommodation and may include a refreshment room, but does not include a boarding-house, holiday cabin, motel or residential flat building. <i>Holiday cabin:</i> A dwelling used, constructed or adapted to be used for the provision of holiday accommodation only, being one of a group of similar dwellings erected on an allotment of land or allotments of land in the same ownership.



5.1.4. Better Living Development Control Plan (DCP) 2005

The Better Living DCP applies to all land zoned under LEPs 1991 and 2005. It focuses on retaining and enhancing the character of the Blue Mountains. Specific detailed design principles, performance criteria and standards for development are included.

Tourism is not an apparent objective of the DCP, which is outlined in the table below.

TABLE 5: DCP 2005

SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	CLAUSES PERTAINING TO TOURISM
The Better Living Development Control Plan (DCP) applies to all land zoned under Blue Mountains Local Environmental Plans (LEPs) 1991 and 2005.	The DCP takes a layered approach to providing guidance and controls for development. The structure is as follows: - PART A – INTRODUCTION Details where the DCP applies, its context and aims. - PART B – SITE PLANNING This section examines issues associated with site analysis and design. Part B applies to LEP 1991 and LEP 2005 areas. - PART C – GENERAL PRINCIPLES The principles and performance criteria for site responsive design is embodied in Part C of this DCP. Part C applies to LEP 1991 and	- The "Better Living" Development Control Plan (DCP) stipulates the development control standards pertaining to LEP 1991 and LEP 2005. - It focuses on retaining and enhancing the character of the Blue Mountains. It outlines design principles, performance criteria and standards for development. - Part B and Part C include criteria that are relevant to both LEP 1991 and LEP 2005. Following on from this Part D and Part E look specifically at LEP 2005 and LEP 1991. - The criteria set for Bed and Breakfast accommodation in relation to LEP 1991 and LEP 2005 is both detailed and restrictive.	PART D Standards for development (LEP 2005) <u>Bed and Breakfast</u> - This section sets out the specific requirements for bed and breakfast accommodation. This is inclusive of: plans and documentation to be included in the application, biodiversity, weeds, stormwater, streetscape and character, scale and setback, landscaping, bushfire, services and vehicular access. - There are special provisions which apply to this land use which are stringent. It is stipulated that: <i>"A bed and breakfast establishment must operate from the dwelling house (either a new</i>



SITE AREA COVERED	STRUCTURE	APPROACH TAKEN	CLAUSES PERTAINING TO TOURISM
	LEP 2005 areas. It establishes the <u>performance criteria</u>, <u>context</u> and <u>design solutions</u> for development. Part C also includes details of when documentation is required to support an application. - PART D – STANDARDS FOR DEVELOPMENT LEP 2005 Specifies the standards relating to the types of development on land zoned under the LEP 2005. - PART E – STANDARDS FOR DEVELOPMENT LEP 1991 Specifies the standards relating to the types of development on land zoned under LEP 1991. - PART F – APPENDICES Provides a glossary of terms and a list of noxious and environmental weeds of the Blue Mountains.		<i>dwelling or an adapted dwelling house).</i> <i>A bed and breakfast must be located on a site that has a total area of 1200m² or greater."</i> <u>Tourist Accommodation</u> - This section sets out the specific requirements for bed and breakfast accommodation. This is inclusive of: plans and documentation to be included in the application, biodiversity, weeds, stormwater, streetscape and character, scale and setback, landscaping, bushfire, services and vehicular access. PART E Standards for development (1991) <u>Bed and Breakfast</u> - These standards are specific and stringent, similar to the 2005 provisions.



5.1.5. Planning Practice

A meeting with Council's Manager, Development Assessment provided us with an understanding of planning practice in Council and a picture of an assessment team that:

- Has a manageable load of applications per year (250 – 300), and is adequately staffed to deal with this. The team also does not deal with residential uses or housing alterations and additions, which can be time consuming;
- Has good staff retention, is now fully staffed, and staff are appropriately skilled, qualified and familiar with their area;
- Strongly favours the place-based approach currently in place;
- Is very well versed in the statutory requirements of the local planning instruments;
- Manages the referral process well and does not have an issue with delays in this regard;
- Is familiar with handling both large scale tourist applications (e.g. the Hydro Majestic) and small scale applications (e.g. Bed and Breakfasts and Holiday Lets), and does this without time delays.

The team does however recognize a gap in guidelines and information available to investors, and clear routes (or contact points) into Council for prospective investors.

While the team has considered a Fast-track system for some applications, they have not yet found this to be necessary, but remain open to this option. The team is also aware of other Councils providing incentives for some types of development, but this is not a practice in the Blue Mountains.

Issues to note with regard to applications include the level of community resistance to tourist and recreational uses, and occasional events; and an awareness that developers perceive Council requirements to be:

- *Too detailed;*
- *Too long; and*
- *Requiring too many studies.*



5.1.6. State Requirements – the Standard Instrument LEP

On 31 March 2006, the NSW Government gazetted a standard instrument for preparing new LEPs, also known as the LEP template. The intention of the standard instrument is to make local plans across NSW use the same planning language, rendering it easier for communities to understand what is proposed for their local area.

While Councils are able to include localised planning objectives and provisions specific to their area, as well as determine zoning, additional land uses, heritage items, and development standards such as height and minimum lot sizes, there has been resistance from some Councils to the generic nature of the standard instrument. With the change of Government in 2011, there has also been a move to return greater power and influence to local governments, as the media release below attests:



The Hon Brad Hazzard MP

Minister for Planning & Infrastructure

Minister assisting the Premier on Infrastructure NSW

MEDIA RELEASE

August 4, 2011

Labor's Straightjacket on Planning Loosened

After state-wide frustration among NSW Councils over the former state Labor Government's approach to „template“ Local Environmental Plans (LEPs), there will be more flexibility offered by the new Liberal Nationals Government.

“This Government is committed to empowering local communities and flexibility at the local level in developing LEPs is critical,” said Planning and Infrastructure Minister, Brad Hazzard today.

“To bring about that flexibility I have established a Local Planning Panel which will engage with local councils and report back to Government on how the standard instrument LEP can be improved.

“Communities will welcome the opportunity to have local issues reflected in development of planning documents – particularly as there has been mounting concern about the translation of some zonings (including environmental) into the new template framework.

“The Government is aware councils are struggling to incorporate local issues into the LEP template.

“We want these councils and their communities to speak up and assure them they will be heard.

“Councils and their communities are now urged to make use of the opportunity to have their say on a more appropriate standard instrument LEP.

“The Government is particularly interested in feedback on:

- The delivery and preferred timing of standard instrument LEPs
- Impediments to finalising standard instrument LEPs
- Implementation issues relating to standard clauses, definitions and policies
- Opportunities for greater flexibility to reflect local conditions

“An independent chair will be appointed to the panel on the recommendation of the Local Government and Shires Association and the Department of Planning and Infrastructure.

“A successful planning system relies on transparency and consultation. The NSW Government intends to deliver where the former state Labor Government failed.”

MEDIA: Clementine Johnson 0467 740 915



Nevertheless, the standard instrument remains current, and includes specific zones regarding tourism and recreation as outlined below:

TABLE 6: STANDARD INSTRUMENT LEP (ZONES REGARDING TOURISM AND RECREATION)

ZONES	OBJECTIVE OF ZONE	PERMISSIBLE LAND USES	DEFINITIONS
SP3 TOURIST	To provide for a variety of tourist-oriented development and related uses.	- Food and drink premises; and - Tourist and visitor accommodation.	<i>Tourist and visitor accommodation.</i> A building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following: (a) Backpackers' accommodation; (b) Bed and breakfast accommodation; (c) Farm stay accommodation; (d) Hotel or motel accommodation; or (e) Serviced apartments. It does not include: (f) Camping grounds; (g) Caravan parks; or (h) Eco-tourist facilities (since amended to allow for their inclusion).
B2 LOCAL CENTRE	- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area; - To encourage employment opportunities in	- Boarding houses; - Child care centres; - Commercial premises; - Community facilities;	<i>Tourist and visitor accommodation.</i> A building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:



ZONES	OBJECTIVE OF ZONE	PERMISSIBLE LAND USES	DEFINITIONS
	accessible locations; and To maximise public transport patronage and encourage walking and cycling.	- Educational establishments; - Entertainment facilities; - Function centres; - Information and education facilities; - Medical centres; - Passenger transport facilities; - Recreation facilities (indoor); - Registered clubs; - Respite day care centres; - Restricted premises; - Service stations; - Shop top housing; and - Tourist and visitor accommodation.	(a) Backpackers' accommodation; (b) Bed and breakfast accommodation; (c) Farm stay accommodation; (d) Hotel or motel accommodation; or (e) Serviced apartments. It does not include: (f) Camping grounds; (g) Caravan parks; or (h) co-tourist facilities.
B3 COMMERCIAL CORE	- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community; - To encourage appropriate employment opportunities in accessible locations; and - To maximise public transport patronage and encourage walking and cycling.	- Child care centres; - Commercial premises; - Community facilities; - Educational establishments; - Entertainment facilities; - Function centres; - Hotel or motel accommodation;	<i>Hotel or motel accommodation.</i> A building or place (whether or not licensed premises under <i>The Liquor Act 2007</i>) that provides temporary or short-term accommodation on a commercial basis and that: (a) comprises rooms or self-contained suites, and (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers'



ZONES	OBJECTIVE OF ZONE	PERMISSIBLE LAND USES	DEFINITIONS
		- Information and education facilities; - Medical centres; - Passenger transport facilities; - Recreation facilities (indoor); - Registered clubs; - Respite day care centres; and - Restricted premises.	accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation. <i>Recreation facility (indoor):</i> A building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.
B4 MIXED USE	- To provide a mixture of compatible land uses. - To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing	



ZONES	OBJECTIVE OF ZONE	PERMISSIBLE LAND USES	DEFINITIONS
B6 ENTERPRISE CORRIDOR	▪ To promote businesses along main roads and to encourage a mix of compatible uses. ▪ To provide a range of employment uses (including business, office, retail and light industrial uses). ▪ To maintain the economic strength of centres by limiting retailing activity.	▪ Business premises; ▪ Community facilities; ▪ Garden centres; ▪ Hardware and building supplies; ▪ Hotel or motel accommodation; ▪ Landscaping material supplies; ▪ Light industries; ▪ Passenger transport facilities; ▪ Plant nurseries; ▪ Warehouse or distribution centres	
RE1 PUBLIC RECREATION	▪ To enable land to be used for public open space or recreational purposes. ▪ To provide a range of recreational settings and activities and compatible land uses. ▪ To protect and enhance the natural environment for recreational purposes.	▪ Kiosks; ▪ Recreation areas.	
RE2 PRIVATE RECREATION	▪ To enable land to be used for private open space or recreational purposes. ▪ To provide a range of recreational settings	▪ Community facilities; ▪ Kiosks; ▪ Recreation areas;	



ZONES	OBJECTIVE OF ZONE	PERMISSIBLE LAND USES	DEFINITIONS
	and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes.	- Recreation facilities (indoor); and - Recreation facilities (outdoor).	
E1 NATIONAL PARKS AND NATURE RESERVES	- To enable the management and appropriate use of land that is reserved under the <i>National Parks and Wildlife Act 1974</i> or that is acquired under Part 11 of that Act. - To enable uses authorised under the <i>National Parks and Wildlife Act 1974</i>. - To identify land that is to be reserved under the <i>National Parks and Wildlife Act 1974</i> and to protect the environmental significance of that land.	Uses authorised under the <i>National Parks and Wildlife Act 1974</i>	

The standard instrument must be read together with a number of Practice Notes, which provide guidance on specific considerations. Several of these Practice Notes related to tourism and recreation, and are outlined below.



The principle which these Practice Notes seek to promote with regard to tourism and recreation is flexibility in zoning to allow tourist uses across a multiplicity of zones. Nevertheless, a dedicated tourist zone is defined, viz:

“Special Purpose Zones- SP3 Tourist:

This zone is to be used where tourism is considered the focus of the particular location, for example, where there is a natural or built site or location which attracts visitors and the intended future use of the area is to be focused on developing those tourist-related uses. Such development may include ‘tourist and visitor accommodation’, ‘function centres’, ‘information and education facilities’, ‘recreation facilities’, ‘food and drink premises’ and other ancillary and compatible land uses.”

TABLE 7: LEP PRACTICE NOTES 2011

LEP PRACTICE NOTE	PURPOSE	TOURISM RELATED MATTERS
PLANNING CIRCULAR PS 11-011 AMENDMENT TO THE STANDARD INSTRUMENT (LOCAL ENVIRONMENTAL PLANS) ORDER 2006	▪ The purpose of this circular is to advise planning authorities of an amendment to the Standard Instrument for principal local environmental plans that was published 25 February 2011. ▪ This amendment is based on matters raised during the drafting of standard LEPs and the feedback received from stakeholders during the exhibition of the <i>Potential Amendments to the Standard Instrument - Options Paper 2010</i>. ▪ The primary objective of the amending order is to improve the efficiency of delivery of standard LEPs and it aims to: □ clarify the intention of zones through new and amended directions, objectives, mandatory land uses, and the renaming of the RU4 zone □ update clauses to conform with changes in legislation including	The following definitions were amended: ▪ <i>Bed and breakfast accommodation</i> now includes a reference that this use can only be considered where there is an <i>existing</i> dwelling. This is to avoid situations where, for example, a development application is lodged for a <i>bed and breakfast accommodation</i> in zones where dwelling houses may no longer be permitted. ▪ <i>Tourist and visitor accommodation</i> has been clarified to specifically include <i>farm stay accommodation</i>, and exclude <i>camping grounds</i>, <i>caravan parks</i> and <i>eco-tourist facilities</i>. ▪ <i>Eco-tourist facility</i> is a new term that caters for low impact tourist use located in or adjacent to an area with special ecological or cultural features. A number of non-Standard Instrument LEPs



LEP PRACTICE NOTE	PURPOSE	TOURISM RELATED MATTERS
	the <i>Heritage Act</i>, and State Environmental Planning Policies (SEPPs) made subsequent to the SI order and □ ensure existing land use terms do not overlap across definitions and the relationship between definitions is clearer, through the inclusion of new terms, amendments to existing terms, and cross referencing the group term/sub-term relationships.	contain a similar use.
LEP PRACTICE NOTE PN 11-001 PREPARING LEPS USING THE STANDARD INSTRUMENT: STANDARD CLAUSES [REPLACES LEP PN 06-001]	▪ The purpose of this practice note is to advise councils on the use of the clauses in the Standard Instrument when preparing local environmental plans (LEPs). ▪ This Practice Note addresses the clauses in the <i>Standard Instrument—Principal Local Environmental Plan</i> (the Standard Instrument). It provides guidance on how to use the mandatory (compulsory and optional) clauses and where and how a council may introduce local content, either into a mandatory clause or through a separate local clause.	The compulsory [if applicable] clauses are: ▪ 5.13 Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]. ▪ Eco Tourist facilities were introduced in 2011 to compliment the new land use term <i>eco-tourist facility</i>. The clause requires the consent authority to be satisfied that the eco-tourist facility is sympathetic to and maintains the environmental and cultural values of the land, and is designed and managed to have minimum impact on the environment.
LEP PRACTICE NOTE PN 11-002 PREPARING LEPS USING THE STANDARD INSTRUMENT: STANDARD ZONES [REPLACES LEP PN 06-001]	▪ The purpose of this practice note is to provide an updated commentary on the standard zones in the Standard Instrument (Local Environmental Plans) Order 2006. It should be read in conjunction with any relevant State or regional planning provisions (including SEPPs, Section 117 directions, and Metropolitan or regional strategies).	Consider whether an ‘open’ or ‘closed’ zone An open zone is one where a broad variety of land use can be considered. When developing the Land Use Table for an open zone, councils should: ▪ This ‘open’ approach allows greater flexibility. For example, the High Density Residential zone and some Business zones could be considered ‘open’ providing for a mix of commercial, residential, tourist and visitor and recreational activities. ▪ The open approach minimises the need to undertake ‘spot rezoning’ or



LEP PRACTICE NOTE	PURPOSE	TOURISM RELATED MATTERS
06-002]		other ad hoc LEP amendments to permit additional acceptable uses that were not anticipated during the initial LEP preparation. In addition, councils can maximise the flexibility in nominating permissible land uses by using 'group' terms rather than listing only some of the development types from within that group (e.g. 'commercial premises,' 'residential accommodation,' 'tourist and visitor accommodation'). A closed zone is one where the diversity of land uses is more restrictive, meaning development types are chosen primarily from only one or two key 'group' terms. In addition to the primary purpose of the zone, some limited and usually small-scale development from the set of land uses of other group terms may be included e.g. 'neighbourhood shops' in industrial zones. Other land uses from the 'retail premises' group term, such as 'bulky goods premises,' are not appropriate. This approach should be used in Environment Protection, Special Purpose and Recreation zones. Councils are encouraged to justify whether a zone is open or closed. B6 Enterprise Corridor The zone is generally intended to be applied to land where commercial or industrial development is to be encouraged along main roads such as those identified by the metropolitan, regional and subregional strategies. The zone provides for uses such as 'business premises,' 'hotel or motel accommodation,' 'light industries,' 'hardware and building supplies,' 'garden centres' and 'warehouse or distribution centres.' Retail activity needs to be limited to ensure that Enterprise Corridors do not detract from



LEP PRACTICE NOTE	PURPOSE	TOURISM RELATED MATTERS
		the activity centre hierarchy that has been identified or planned. Special Purpose Zones- SP3 Tourist ▪ This zone is to be used where tourism is considered the focus of the particular location, for example, where there is a natural or built site or location which attracts visitors and the intended future use of the area is to be focused on developing those tourist-related uses. Such development may include 'tourist and visitor accommodation,' 'function centres,' 'information and education facilities,' 'recreation facilities,' 'food and drink premises' and other ancillary and compatible land uses. ▪ Other uses permitted in the zone should not undermine existing centres, or be incompatible with the primary tourist-oriented nature of the zone. ▪ In general, tourism should be encouraged through the inclusion of suitable uses across the majority of zones where compatible with the core objectives of the zone. This approach provides greater flexibility than applying a separate tourist zone. Generally, the SP3 Tourist zone should only be used for areas where other zones are not appropriate. See LEP PN 09-006 Providing for tourism in Standard Instrument local environmental plans for more information.
LEP PRACTICE NOTE PN 11-003 PREPARING LEPS USING THE STANDARD	The purpose of this practice note is to provide a general overview of the definitions used in the Standard Instrument (Local Environmental Plans) Order 2006 after the 2011 amendments. It should be noted that the explanatory material set out in this practice note is for information purposes only and does not comprise a legal interpretation of any of the definitions in	Group terms ▪ The Dictionary includes a number of 'groups' of land use terms that are broadly related by type of use. ▪ Councils should be mindful that this provision cannot be used to vary



LEP PRACTICE NOTE	PURPOSE	TOURISM RELATED MATTERS
INSTRUMENT: STANDARD DEFINITIONS [REPLACES LEP PN 06-003]	the Standard Instrument.	the mandated land uses. For example, where 'tourist and visitor accommodation' is mandated as permitted with consent in a zone, an LEP cannot list any component of the group term e.g. 'serviced apartments' as prohibited development in that zone.

5.1.7. National Guidelines – the National Tourism Planning Guide

The National Tourism Planning Guide aims to remove barriers to tourism activity while ensuring benefits from the activity are realized. The document outlines a number of specific actions for strategic local plans, stressing in particular that in those locations where tourism plays a significant role and where future development of tourism is a key challenge for the local authority, it will be appropriate for the strategic planning framework to cover tourism issues together with any objectives relevant to tourism.

TABLE 8: NATIONAL TOURISM PLANNING GUIDE: A BEST PRACTICE APPROACH 2010

AIM OF THE DOCUMENT AND KEY POINTS	CHALLENGES IDENTIFIED	RESPONSE	SUGGESTED DEFINITIONS
The document aims to remove barriers to advance the goal of maximising the benefits from the tourism activity whilst ensuring these benefits are achieved in	The inherent complexity in defining tourism as a land use activity, a poor understanding of the tourism product (its impacts, associated built form	The plan-making process It is suggested that the plan making process should:	The concept of the tourism product with regard to land use can be



AIM OF THE DOCUMENT AND KEY POINTS	CHALLENGES IDENTIFIED	RESPONSE	SUGGESTED DEFINITIONS
the most suitable manner. The document builds upon the findings of the 'Key Issues and Future Directions Report'. It is designed to: Ensure that planners understand the importance of tourism and take this into account when preparing plans and making planning decisions; and Ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism developments in a sustainable way.	outcomes and location attributes) and the lack of effective guidance that allows for effective and informed decision making in the approval process; ▪ A general lack of understanding regarding the strategic economic, social and environmental value of tourism when planning for key infrastructure; ▪ The absence of a strong connection between those specific tourism strategies that may have been developed for a location (for example, those strategic directions prepared by the relevant State Tourism Organisations) and its overriding planning framework; ▪ The lack of formal institutional arrangements coordinating State Tourism Organisations and planning authorities to ensure tourism strategies are effectively translated into land use policy as part of the plan making process - and given due regard in the approval process.	▪ Foster and maintain a thorough dialogue with representatives of the tourism industry; and ▪ Ensure that this dialogue helps to support a sound database and use that data to ensure that those needs are met as best as possible. The formulation of State and Regional planning responses should include: ▪ The likely scale and distribution of tourist activity within a particular locality, the degree of change that is expected ▪ Identify areas where there are impacts associated with growth or decline in tourism. The formulation of local planning responses Strategic Planning Approach: ▪ In those locations where the tourism plays a significant role and where future development of tourism is a key challenge for the	grouped into three distinct categories: ▪ Short-Term Accommodation; ▪ Tourist Facilities; and ▪ Other Ancillary Services. <i>Short-Term Accommodation:</i> The use of premises for temporary short-term accommodation for tourists and visitors (typically not exceeding three consecutive months). <i>Bed and Breakfast:</i> A residential dwelling house providing tourist and visitor short-term accommodation on a commercial basis. Bed and Breakfast facilities are operated and maintained by the resident host and guests are generally provided with breakfast.



AIM OF THE DOCUMENT AND KEY POINTS	CHALLENGES IDENTIFIED	RESPONSE	SUGGESTED DEFINITIONS
	▪ An information base (and, in particular, supply and demand statistics) that does not allow for meaningful interpretation and is not sufficient to facilitate evidence based land use policy development and informed decision-making. ▪ A limited policy focus that does not recognise tourism as an activity that brings with it a land use dimension nor explicitly encouraging a unified and consistent approach to the way in which state and local planning frameworks address tourism (and the delivery of the tourism product) through either the plan-making or the approval process; and ▪ The absence of appropriate levers and mechanisms within local planning frameworks to give effect to and ensure that the material influence of Council-wide aspirations and higher order strategic intents for tourism (as both an economic and land use driver) cascade downward into local policy, zones, overlays and provisions.	local authority, it will be appropriate for the strategic planning framework to cover tourism issues together with any objectives relevant to tourism. Development Control Approach: ▪ A zoning approach to land use planning is considered fundamental. ▪ Within a local planning framework, the approach to constructing land use zones may be undertaken: □ Tightly – with many zones, each capable of containing only a limited range of land uses; or □ Broadly – with few zones that generally provide for a wide range of land uses.	



5.1.8. Conversations: Department of Planning and Infrastructure

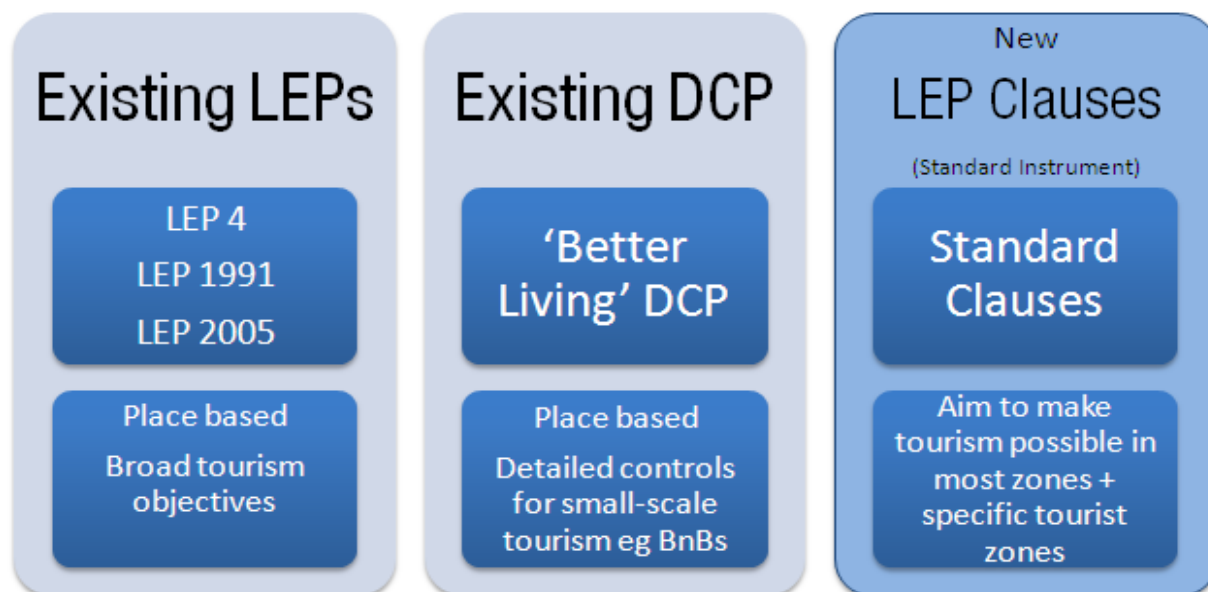
A number of conversations were held with Department of Planning and Infrastructure staff in August 2011 in order to ascertain the position of the Department with regard to the both Council's move to consolidate the LEPs, and with regard to requirements regarding the Standard Instrument in relation to this. Key messages from these conversations are provided below (noting however that these conversations were informal).



5.1.9. Synthesis

The preceding analysis has identified a number of key issues:

- Council's move towards consolidating the existing three LEPs is essential in order to rationalise and streamline the strategic planning framework;
- There is a fundamental difference between the three existing LEPs, which are either explicitly place based or have a strong local emphasis, and the standard instrument, which is generic;
- There is also a difference between the LEPs and practice notes regarding the standard instrument, which encourages planning to make tourism possible on a 'broad' basis, i.e. across a wide number of zones, where Council's LEPs have sought to contain tourism across a number of zones, primarily urban, which while they are not overly limited may be seen to constrain opportunity;



- Council's material differs from the National Tourism Planning guide in that it addresses tourism broadly but does not appear to encourage tourism or recreation, or provide guidelines or information dedicated to tourism or recreation, or provide a fast-track or incentives for tourism or recreation;
- While Council's material regarding development requirements may be considered helpful in that it is clear and detailed, the level of detail may be perceived as confusing and overly specified by potential investors.



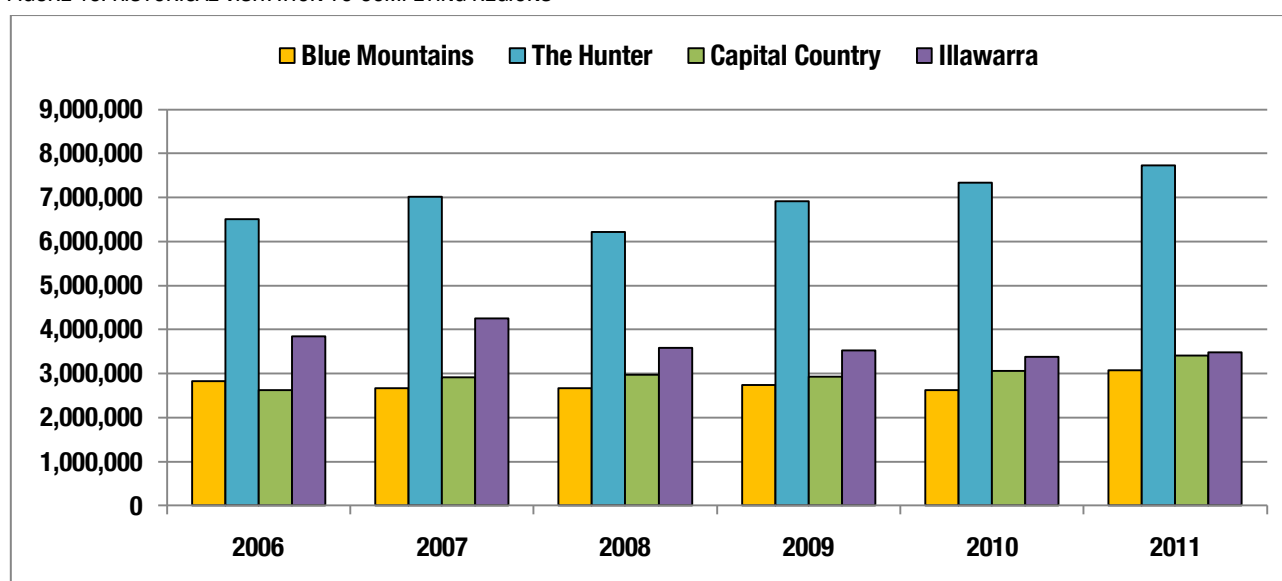
6. COMPARATIVE DESTINATIONS

The Blue Mountains Region currently receives 3% of NSW tourism market share.¹¹ Its ability to increase market share is driven by a variety of internal and external economic, social and political factors. Additionally, visitation to the region is also directly and indirectly influenced by the popularity of competing regions within NSW. After conducting a thorough competitive analysis, The Group has determined that the Blue Mountains has four key competitors within NSW, those being, The Hunter Region (including Lake Macquarie, Newcastle, Hunter Valley and Barrington Tops), the Northern Rivers Region (including Grafton, Ballina, Lismore, Byron Bay and Tweed Heads), Capital Country (including Bowral, Goulburn and Young) and lastly, the Illawarra Region. Analysis therefore of these four regions and their competitive advantages is useful to ascertain how the Blue Mountains compare as a tourism destination.

6.1. HISTORICAL VISITATION WITH COMPETING REGIONS

FIGURE 13 below provides an illustration of annual visitation to the Blue Mountains and key competing regions. The Hunter Region has consistently achieved the highest share of annual visitation followed by the Northern Rivers region. It is therefore particularly important that the critical success factors driving tourism in these regions are noted.

FIGURE 13: HISTORICAL VISITATION TO COMPETING REGIONS



¹¹Figures sourced from Destination Tourism.



Table 9 below provides historical visitation to competing regions. Although (as noted above) Blue Mountains overall receives the smallest share of visitors it is important to acknowledge the growth experienced by the region since 2010. Out of all the competing regions, Blue Mountains experienced the largest growth in visitation, with approximately 444k visitors during the last 12 month period. This growth however was only experienced in the domestic market (both domestic day trip and domestic overnight), with international visitation declining by 0.02%.

TABLE 9: BREAKDOWN OF HISTORICAL VISITATION TO COMPETING REGIONS

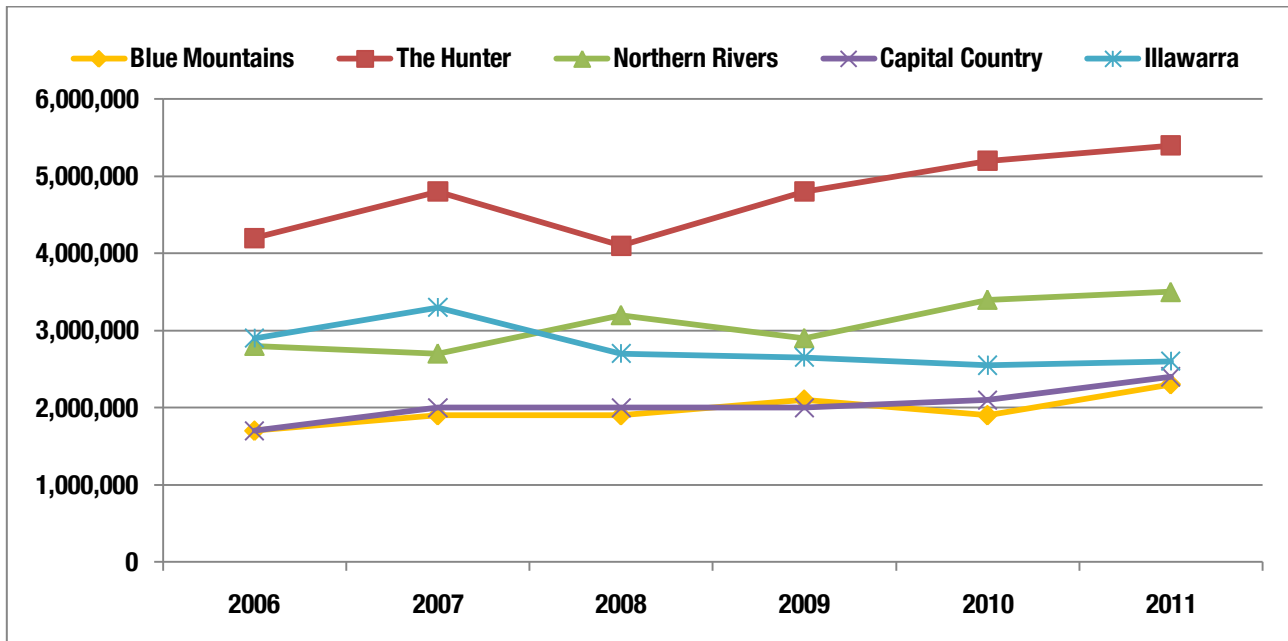
REGION	2006	2007	2008	2009	2010	2011
BLUE MOUNTAINS	2,536,300	2,666,800	2,663,500	2,733,800	2,626,200	3,070,400
Domestic Day Trip	1,700,000	1,900,000	1,900,000	2,100,000	1,900,000	2,300,000
Domestic Overnight	600,000	700,000	687,000	563,000	645,000	691,000
International	56,300	66,800	76,500	70,800	81,200	79,400
THE HUNTER	6,514,600	7,009,600	6,212,800	6,914,600	7,334,800	7,730,300
Domestic Day Trip	4,200,000	4,800,000	4,100,000	4,800,000	5,200,000	5,400,000
Domestic Overnight	2,200,000	2,100,000	2,000,000	2,000,000	2,000,000	2,200,000
International	114,600	109,600	112,600	114,600	134,800	130,300
NORTHERN RIVERS	4,812,100	4,724,700	5,123,000	4,832,100	5,435,400	5,714,000
Domestic Day Trip	2,800,000	2,700,000	3,200,000	2,900,000	3,400,000	3,600,000
Domestic Overnight	1,800,000	1,800,000	1,700,000	1,700,000	1,800,000	2,000,000
International	212,100	224,700	223,000	232,100	235,400	214,000
CAPITAL COUNTRY	2,617,800	2,920,400	2,965,900	2,922,900	3,062,800	3,404,400
Domestic Day Trip	1,700,000	2,000,000	2,000,000	2,000,000	2,100,000	2,400,000
Domestic Overnight	900,000	900,000	944,000	903,000	936,000	982,000
International	17,800	20,400	21,900	19,900	26,800	22,400
ILLAWARRA	3,848,400	4,257,100	3,578,800	3,530,800	3,374,889	3,487,490
Domestic Day Trip	2,900,000	3,300,000	2,700,000	2,652,000	2,550,000	2,601,000
Domestic Overnight	900,000	900,000	828,000	828,000	770,897	828,000
International	42,400	57,100	50,800	50,800	53,972	58,490

Figure 14 below demonstrates the growth that has been experienced in the domestic day market in both the Blue Mountains and its key competing regions. Whilst The Project Team acknowledges the importance of



this market, it notes the challenges high levels of day trippers can bring. Generally, overnight visitors input far more into the economy as a result of longer stay. Day trippers often utilise local facilities whilst spending relatively little on food and other product. The Blue Mountains domestic day market has experienced the largest level of growth over the past year, growing by over 20%¹².

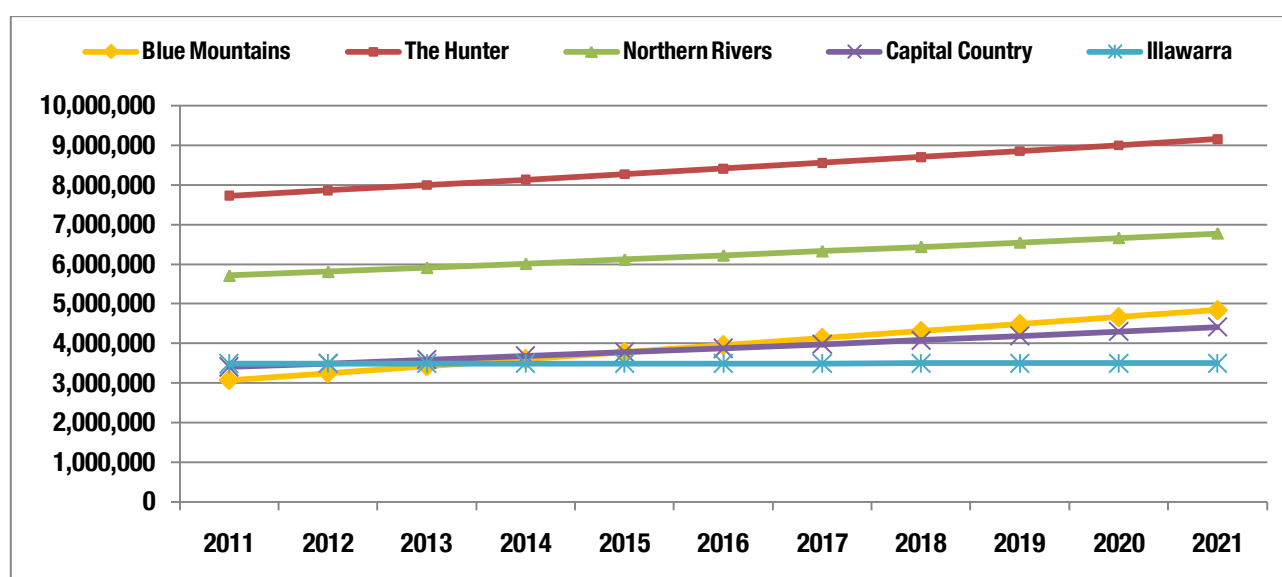
FIGURE 14: DOMESTIC DAY TRIP MARKET GROWTH



6.2. PROJECTED VISITATION WITH COMPETING REGIONS

Figure 15 below demonstrates the projected annual visitation rates for the Blue Mountains and its four key competing regions (Appendix 6 provides further analysis with domestic day, domestic overnight and international markets broken down). The Blue Mountains region, whilst initially having the lowest share of visitors (13%) is expected to become the third most visited region, increasing its market share by 5%, overtaking visitation to both the Illawarra and Capital Country regions by 2018. It is expected that the majority of this growth will be derived from the domestic day visitor market.

¹² It is also important to note that visitation figures for 2011 have only been calculated for up to June 2011. Therefore, this figure will be higher when visitation figures for yearend December 2011 are released by Tourism NSW.

FIGURE 15: DETAILED PROJECTED VISITATION TO COMPETING REGIONS: 2011-2021¹³

6.3. COMPETITIVE ADVANTAGES OF DIRECT COMPETITORS

TABLE 17 included in Appendix 7 provides a summary of the key competitive advantages The Project Team has determined for each of the four competing regions.

With respect to the Blue Mountains, the following SWOT analysis¹⁴ helps to highlight its positives as a competitive visitor destination.

¹³ Figures calculated from average of annual visitation growth. 2011 Visitation figures are calculated from June 2011, Tourism NSW figures.

¹⁴ Please note, those marked with a * have been sourced from the Blue Mountains Lithgow and Oberon Tourism Strategic Plan FY2010-2012 as The Group recognises these are still relevant.

7. SWOT

IMPACT: A = MAJOR, B = MEDIUM, C = LOW

STRENGTHS

- Proximity to Sydney - A
- The seasonal variances in climate - C
- The heritage-built environment (buildings and trails) - B
- National Park availability - A
- A lack of traffic - C
- Strong domestic and international brand* - A
- Good transport infrastructure via the public rail system - B
- Greater Blue Mountains World Heritage Area is Australia's most accessible wilderness/nature tourism area* - A
- Blue Mountains has a diverse range of experiences, both passive/active and built/natural* - B

WEAKNESSES

- Lack of internationally branded accommodation options- A
- Ageing population resulting in increasing strain on resources- B
- Variable service standards (particularly in restaurants and retail outlets)- B
- Short trading hours (particularly in restaurants)- C
- Poor signage regarding directions- B
- Perception of lack of communication between Council and industry- A
- Linear shape of region- C
- Nature of hiking terrain requires reasonable level of fitness due to steep descents and subsequent climbs - B
- Lack of activities for young children- B
- Locals not very eager to stimulate tourism due to perception of traffic and noise- B
- Locals not enthusiastic about greater number of festivals due to noise levels- B
- Ageing visitor infrastructure* - B
- Extensive road works along Great Western Highway - B
- Large day trip market - A
- Abundance of heritage buildings means renovation costs are high - A

OPPORTUNITIES

- Introduce internationally branded resort - A
- Develop multiday hikes to meet international demand - A
- Improve communication processes - B
- Implementation of a LTO which feeds information into RTO - A
- Promote better use of the National Parks - B
- Ongoing demand for experiential tourism can be capitalised on - B
- Market is value driven rather than price driven - A
- Grown in demand for events and ability to capitalise on this market - A
- Opportunity to develop activities for families with young children - B
- Development of plans to improve activities, such as mountain biking - B
- Sell economic benefits to stimulate local enthusiasm regarding tourism - B

THREATS

- Slowing economies in Asia - C
- High Australian dollar encouraging locals to travel internationally and discouraging inbound international travel - B
- Lack of new products nation-wide impacting international interest - B
- Low cost air travel encouraging locals to travel internationally - A
- Second recession wave - A
- Apathy, lack of commitment by parts of Tourism Industry* - B
- Possible negativity towards Tourism by the community* - B
- Bushfires and over sensational reporting or inaccurate coverage of bushfires* - C



8. CHALLENGES FOR TOURISM AND RECREATION DEVELOPMENT

The Project Team have identified a number of challenges that need to be overcome to further sustainable tourism development in the region. The challenges have been identified through engagement with key stakeholders, site visits in addition to extensive primary and secondary research. It is important that these challenges are addressed and adequate control mechanisms are put in place that either seeks to reduce their potential impact or work to convert them into possible opportunities (identified in sections 8.3 and 8.4 of this report).

8.1. TOURISM AND RECREATION DEVELOPMENT CHALLENGES

8.1.1. High Numbers of Day Trip Market Visitors

As identified earlier in this report, the region has a high number of day trippers visiting the region. Currently, the region experiences an estimated 2.3m day trippers annually with this figure forecasted to rise to 3.6m by 2021. Although The Group recognises the role day tripper's play in the tourism market and therefore does not seek to dismiss their importance, conversion of as many of these visitors as possible into overnight visitors will significantly enhance economic benefits for the region.

The day tripper market utilise a region's facilities whilst also contributing to traffic and noise levels and often contribute proportionally little to the economy. For example, currently day trippers contribute on average \$79 per trip to the Blue Mountains region whilst overnight visitors spend on average \$150, nearly double the average day tripper spend.¹⁵

8.1.2. Event Locations

The demand for events in the region is growing as organisations recognise the unique geography of the region. The challenge is often associated with lower levels of tolerance for events by locals due to increased noise levels, traffic congestion, road closures and perceived elements of lifestyle inconvenience.

8.1.3. Lack of Evening Activities

The Blue Mountains region has a distinct lack of evening activities for visitors to undertake and therefore it is challenging to convince day trippers to convert their trip into an overnight visit. The development of

¹⁵Average spend figures sourced from Destination NSW



evening activities within the Blue Mountains region is often challenging due to local community concerns regarding perceived noise levels, etc.

8.1.4. Geographic Layout of the Mountains

The Blue Mountains region is lineal in geography. As such, most of the townships, accommodation and recreation facilities are located along the Great Western Highway. The region is also segmented by steep climbs and therefore the development of long treks and rides can be challenging due to the need to descend and ascend steep hills to reach some townships. Additionally, the lineal geographic layout makes the creation of specific tourism zones challenging. Access to the edges of the National Park is a major criterion for future visitor growth and discrete developments rather than focussing on township commercial centres.

8.1.5. Constraints Regarding Accommodation in National Parks

Blue Mountains is the most visited National Park in Australia however current constraints within the National Parks limits the ability to create accommodation such as a hut system to cater for the overnight trekking market. Current international demand indicates there is a need for overnight treks and therefore development of such accommodation needs to be considered, or at the very least, sites on the fringe of National Parks. Additionally, the ability to convert day trippers into overnight visitors could be assisted through the development of accommodation and the promotion of overnight trekking experiences (1-2, 2-3 day treks).

8.1.6. Heritage Development

Development options at current, heritage listed sites are limited and therefore maintenance and enhancements can be extremely costly to undertake. This is challenging as these sites (for example, the Hydro Majestic) are unique to the Blue Mountains and important historically. It is therefore important that State and Local Government policies are developed which outline how these sites can be maintained and developed. Without changes many potential heritage sites risk being run down and eventually lost due to the land zoning and prohibitive cost of heritage maintenance and compliances.



8.1.7. Rail Corridor near Mt Boyce

The expansion of climbing and walking sites near Mt Boyce and mountain biking trails require access adjacent to the rail corridor. The Project Team understands RailCorp is reluctant to allow this.

FIGURE 16: RAIL CORRIDOR NEAR MT VICTORIA



8.1.8. Climbing Infrastructure

The climbing infrastructure at several locations will require upgrades now and in the future, particularly if demand increases as anticipated. The challenge includes the cost to maintain these sites and responsibility



for these costs. Investigation into possible usage fees for individuals and commercial operators alike needs to be considered.

8.1.9. Parking (Coach and Car)

Lack of parking, particularly at Echo Point, according to industry feedback is a key complaint amongst visitors to the Blue Mountains. Any increase in self-drive visitors is likely to compound existing problems.

8.1.10. Visitor Carrying Capacity and Usage of Existing Sites

Although it has been identified that current activity sites have not reached capacity, there is benefit in the future undertaking demand and capacity analysis of popular activity sites in the region (such as Mount Boyce). This will ensure that Council is aware when sites are nearing their capacity and will be able to undertake appropriate action to avoid overcrowding and site degradation.

8.1.11. Local Support of Tourism

Currently, industry feedback indicates that locals are perceived to be ambivalent toward tourism in the LGA due to perceived noise, traffic and environmental issues. This is challenging as it hinders the further development of tourism including future accommodation facilities, event and festival activities and potential recreational attractions.

8.1.12. Lack of Experiences for Under 10 Market

It has been identified that the Blue Mountains region does not adequately cater for the younger family market with children under 10 years of age. Whilst trekking experiences exist for families with older children there is a need for stimulating experiences to be introduced for younger children. Such experiences could include outdoor mazes, a water park and/or a high ropes course etc.

8.1.13. Lack of New Investment

There is a distinct lack of new tourism and recreational activity investment in the region. There is a need to address initiatives which will encourage new investment which can help refresh the region. The challenge exists not only in tourism investment but other commercial sectors as well.



8.1.14. Perception of Council

There is a perception amongst the investment and development community that the Blue Mountains City Council is not always sufficiently supportive of tourism development. This perception needs to be addressed in order to align community, industry and Council needs to further expand tourism investment within the region. Investment is needed to enhance existing plant and equipment as well as create new products and facilities.

8.1.15. Aging Population

An aging population is challenging as the elderly generally rely more heavily on support facilities and resources and may be less enthusiastic about new or expanded tourism development due to perceived impacts on lifestyles.

8.1.16. Upgrading and Maintenance Costs of Activity Sites

Currently, visitors pay a nominal fee to enter the sites. Consideration may need to be given to increasing fees from \$3.00 to \$5.00 (full day) and from \$1.50 to \$3.00 (half day). This fee is collected by activity tour operators for those undertaking canyoning, abseiling, rock climbing, base jumping etc. Income generated from this fee increase can be directly placed into development and upkeep costs for activity sites.

8.1.17. Role of Council

Council needs to consider taking a far more active role in investment facilitation. To this end, planning and policy documentation needs to be focused toward supporting new tourism development and recreational activity which supports employment growth and helps achieve Council's various social and economic goals.

8.2. PLANNING CHALLENGES

8.2.1. Tourism is Not Explicitly Encouraged or Facilitated

The challenge is that investors do not know that "we are open for business" and perceive Council as difficult to get planning approval from.



8.2.2. Tourism is Supported In Centres and Not Outside These Areas

While the market is seeking opportunities as close to national parks as possible, which would also facilitate overnight stays, the planning tools recognise tourism demand primarily in town centres.

8.2.3. Current Controls are Preventative Rather than Facilitative

Current controls are viewed as setting out rules and hurdles, and are perceived as overly complex, rather than opening doors and encouraging investment.

8.2.4. Current Controls are Detailed and Focus on Small Developments such as B&Bs

Current controls are very detailed and a lot of attention is focused on small scale developments that only offer very small levels of economic benefit.

8.2.5. There are Few Guidelines or Supporting Documents

Investors are provided with little guidance regarding Council's degree of responsiveness to tourism, and how to access the system.



8.3. CONVERSION OF TOURISM AND RECREATION DEVELOPMENT CHALLENGES TO OPPORTUNITIES

CHALLENGE	ABILITY TO CONVERT TO OPPORTUNITY	CONVERSION OF CHALLENGE TO OPPORTUNITY
HIGH NUMBERS OF DAY TRIP MARKET	High	Day trippers contribute little to an economy (compared with overnight visitors) and therefore investigation into how these visitors can be converted is essential. Strategic marketing focused on visitor conversion will assist in addition to the creation of a greater range of activities for families, an internationally branded property and the introduction of overnight hikes.
EVENT LOCATIONS	High	Identifying locations which events can be held which suit both local and event organisers needs will help grow the events market in the Blue Mountains.
LACK OF EVENING ACTIVITIES	High	Investigation into festivals, events and activities which can be completed at night will help stimulate the overnight market. Events such as music festivals, overnight running marathons, moonlight cinemas and concerts etc could be considered.
GEOGRAPHICAL LAYOUT OF THE MOUNTAINS	Low	The LGA follows a lineal pattern based on the ridgeline either side of the National Park. This will continue to make visitor driving or walking circuits and loops difficult to achieve.
CONSTRAINTS REGARDING ACCOMMODATION IN NATIONAL PARKS	Medium	Blue Mountains can convert this challenge to an opportunity by participating in discussions with National Parks to identify locations whereby sustainable accommodation can be developed on the fringe of Urban and National Parks land (Council or Crown Land) and reconciling land through public land rationalization.
HERITAGE DEVELOPMENT	Low	Development of heritage listed sites is quite limited. Blue Mountains Council needs to work with owners of such sites (for example, the Hydro Majestic) to ensure they know their limitations and help overcome construction issues associated with heritage sites.
RAIL CORRIDOR	Low	Council may be able to discuss options with RailCorp in order to determine if this corridor could potentially be utilised as access for recreational activities.



CHALLENGE	ABILITY TO CONVERT TO OPPORTUNITY	CONVERSION OF CHALLENGE TO OPPORTUNITY
CLIMBING INFRASTRUCTURE	High	Currently, visitors do not pay to climb at most sites (although, commercial operators pay a small fee). A nominal fee could be introduced which can be put back into a fund which pays for the maintenance of these sites.
PARKING	Medium	Blue Mountains Council could potentially develop a parking strategy which seeks to introduce a new parking facility at Echo Point in the future, if demand requires it. It is noted that a plan was previously done to address parking in Echo Point, this plan could be utilised to identify possibilities.
UPGRADING AND MAINTENANCE COSTS OF ACTIVITY SITES	High	Currently, visitors pay a nominal fee to enter the region. There is an opportunity to increase this fee from \$3.00 to \$5.00 (full day) and from \$1.50 to \$3.00 (half day). Income generated from this fee increase can be directly placed into development and upkeep costs for activity sites.
VISITOR CARRYING CAPACITY AND USAGE OF EXISTING SITES	Medium	Council has the opportunity to undertake demand and capacity analysis studies for key activity sites in the region which will allow them to identify when a site is approaching capacity and introduce appropriate measures.
LOCAL SUPPORT OF TOURISM	High	In order to convert this to an opportunity Council can sell the economic benefits of tourism to the region, identifying the key ways in which tourism will help improve the local community.
LACK OF MEETING NEEDS FOR UNDER 10 MARKET	High	Although currently there are not many activities and events which cater for the under 10 market, there is definite potential to introduce activities which will encourage demand from this market. Activities such as high ropes courses and outdoor mazes directly reflect and complement the environmental focus of the region and will also stimulate demand from the under 10 market encouraging families with children within this age range to visit.
LACK OF NEW INVESTMENT	Medium	In order to stimulate investment in the tourism and recreational sectors, there is a need for Council to introduce initiatives which will encourage investment within the region.
PERCEPTION OF COUNCIL	High	In order to improve communication flows between Council and the local community and industry, Council can potentially instigate discussions and quarterly meetings and updates which demonstrate how they are supportive of and attempting to drive tourism. Additionally, there is the opportunity for Council to remove ambiguities



CHALLENGE	ABILITY TO CONVERT TO OPPORTUNITY	CONVERSION OF CHALLENGE TO OPPORTUNITY
		regarding tourism development so as to ensure that developers are fully aware of the development process within the region.
AGEING POPULATION	Low	Council has the opportunity to actively demonstrate the economic and social benefits of tourism to the elderly in order to help reverse negative perceptions that are harboured, particularly relating to noise, traffic etc. Such benefits include increased financial abilities to support health care, retirement facilities and aged recreational facilities.
ROLE OF COUNCIL	High	In order for council to take a more active role as an investment facilitator, planning and policy documentation needs to be reviewed and be more focused towards supporting tourism and recreational activity development.



8.4. CONVERSION OF PLANNING CHALLENGES TO OPPORTUNITIES

CHALLENGE	ABILITY TO CONVERT TO OPPORTUNITY	CONVERSION OF CHALLENGE TO OPPORTUNITY
TOURISM IS NOT EXPLICITLY ENCOURAGED OR FACILITATED	High	Consolidation of LEPs provides the opportunity for the introduction of new strategic directions. Include an objective regarding tourism and recreation investment in the new consolidated LEP.
TOURISM IS SUPPORTED IN CENTRES AND NOT OUTSIDE THESE AREAS	High	Investigate tourism site opportunities as outlined in this report in detail, then consider a short-list of sites to be zoned either specifically for tourism (SP3 in the Standard Instrument) or for State Significant Development (SSD) as set out in Division 4.1 of Part 4 of the EP&A Act. SSD requires a Capital Investment Value of \$30M or greater. Council should also consider preparing Masterplans for key sites.
CURRENT CONTROLS ARE DETAILED AND PERCEIVED AS PREVENTATIVE RATHER THAN FACILITATIVE	High	Definitions for tourist facilities ranging from Bed and Breakfasts to Hotels should be simplified within the consolidated instrument. In addition, other support mechanisms should be developed including: ▪ Guidelines for tourism and recreation investments presented in simple English and promoting the opportunities of the area overall; ▪ Simple flow charts for planning approvals pathways for a range of tourist-related development types; ▪ Identification of a contact point and entry for discussions with Council.
THERE IS AN EXPECTATION THAT ANY NEW CLAUSES WILL BE SI CLAUSES	High	New zones are proposed only for key opportunity sites outside of centres. For these sites a tourism specific zone is appropriate, enabling application of SP3 from the Standard Instrument or State Significant Development as set out in Division 4.1 of Part 4 of the EP&A Act if the anticipated CIV will be greater than \$30M. Further detailed investigation of these sites, leading to a short-list of preferred locations, is recommended before a particular direction is chosen.



CHALLENGE	ABILITY TO CONVERT TO OPPORTUNITY	CONVERSION OF CHALLENGE TO OPPORTUNITY
THERE ARE FEW GUIDELINES OR SUPPORTING DOCUMENTS	High	Introduce new guidelines and support documents and a clear contact point in Council. Include simple flow charts illustrating planning approvals pathways for a range of tourist-related development types.
TOURISM AND RECREATION INVESTMENT IS NOT INCENTIVISED	Medium	Planning incentives to be further investigated. These may include: ▪ Fast-track approvals pathways; ▪ Reduced application fees; and ▪ Other mechanisms being used by Councils elsewhere (to be investigated).
MEGALONG VALLEY CAN BECOME A UNIQUE OFFERING	High	Planning controls for the Megalong Valley should be reviewed following detailed investigation into carrying capacity of the area, and sensitivities between agriculture, tourism and agri-tourism.



9. SPECIFIC RECOMMENDATIONS FOR PLANNING INSTRUMENTS

9.1. CONSOLIDATED LEP

ITEM	RECOMMENDATION
PRINCIPAL OBJECTIVES	Include an objective that is explicitly in support of facilitation of major tourist opportunities for the Blue Mountains eg “To promote the provision of major tourist facilities that optimise the World Heritage listing of the area while responding to the principle of ecologically sustainable development”
LOCALITY MANAGEMENT	Update locality management to address the proposed new tourism zoning for key opportunity sites. The Megalong Valley should be investigated as a unique place, with carrying capacities for this area investigated in detail.
LAND USE MATRIX	Update land use matrix so that is clear where tourist and recreation facilities are encouraged.
ASSESSING THE SITE	Site analyses will be essential for all tourist and recreation facilities. There is an opportunity to update to include a Division on what would be highly regarded in tourist and recreation applications, and reference made to Guidelines specifically on this issue.
LOCALITY MANAGEMENT WITHIN THE TOURIST OPPORTUNITY SITES	Shortlisted tourist opportunity sites should be included within the Schedules. Development of a Masterplan for each site is recommended. The Megalong Valley should be considered as a unique locality.
DICTIONARY (DEFINITIONS)	Definitions for tourist and recreation facilities should be updated and simplified (ranging from B&Bs to hotels) and reference made to complementary Guidelines (which can be further updated between LEP updates).
GENERAL USE OF LANGUAGE	Council to consider language that outlines what is possible, rather than what will be refused.

9.2. DCP

Council’s DCP should be updated to address the following:

- Simpler guidelines for tourist accommodation, with a wider range of accommodation types;
- If Masterplans are developed for tourist opportunity sites as recommended, they could be included within the DCP.



10. POTENTIAL SITES FOR TOURISM AND RECREATION DEVELOPMENT

10.1. ACCOMMODATION

The Blue Mountains region already has an abundance of bed and breakfast (B&B) style accommodation and there is no need to expand this. There are also a small number of existing hotels and resorts. In order to help provide greater international tourism cache, there is a need to introduce internationally branded accommodation properties. These properties can complement the natural aura of the Blue Mountains and do not necessarily have to be large scale. International brands could include Accor, Rydges, Mantra, Oberoi, Sheraton, Aman, Alila, Marriott, Peppers etc, by way of example.

FIGURE 17: EXAMPLE OF BOUTIQUE LUXURY MEDIUM SIZE ACCOMMODATION¹⁶



The opportunity also exists to introduce accommodation which could be utilised as part of an overnight trek experience. This could be similar to the hut system which is utilised on many Tasmanian or New Zealand

¹⁶The Ubud Alila Resort, Bali. Image obtained from: <http://www.alilahotels.com/ubud>



hiking trails, however, in order to complement the Australian bush experience attractive tent accommodation, also known as glamping, may be more appropriate (FIGURE 18 and FIGURE 19 below illustrates glamping).

Glamping, defined as camping done glamorously, is a unique experience and would capitalise on the Blue Mountains' natural beauty enabling visitors to stay much closer to nature. The glamping experience features all of the exposure to the great outdoors that traditional camping trips provide, however, visitors are also provided with many of the facilities that traditional hotels provide.

The provision of glamping accommodation located on Council or crown land on the fringe of National Parks land could create the opportunity to introduce new multiday walks whereby hikers could conduct walks within the National Parks and hike up to the fringe in order to stay the night. This would allow visitors to still have the national park surroundings whilst staying overnight, but would not conflict with any conservation concerns over staying within the National Parks.

FIGURE 18: EXAMPLE OF GLAMPING – JERVIS BAY, NSW¹⁷

FIGURE 19: EXAMPLE OF GLAMPING - BRITISH COLUMBIA¹⁸



The Group also notes there is a growing demand for self-contained style accommodation which simulates a 'home away from home' experience whilst also allowing for extended stay and self-catering.

¹⁷Image obtained from: <http://goglamourcamping.com/category/glamping-in-australia/>

¹⁸ Image obtained from: <http://ecosalon.com/to-glamp-or-not-to-glamp/>



10.2. RECREATION

Currently, the Blue Mountains region has a wide range of recreational activities which tourists and the community alike can participate in. However, The Project Team notes industry feedback that the Blue Mountains product and infrastructure needs expanding. It is therefore essential that new activities and/or experiences are introduced and existing activities enhanced wherever possible.

FIGURE 20: KINGS TABLE LAND¹⁹

FIGURE 21: WENTWORTH FALLS LAKE²⁰

FIGURE 22: RADIATA PLATEAU²¹



¹⁹ Image obtained from <http://telsa.co.za/Photos%20Web%20Page/Bronwyn%20and%20Anton%20Wedding/13%20Kings%20Tableau.jpg>

²⁰ Image obtained from <http://www.flickr.com/photos/yewenyi/485621937/>

²¹ Image obtained from <http://www.travelrez.com.au/files/tours/>



10.3. TOURISM DEVELOPMENT SITE MATRIX

TABLE 10 below includes 14 sites which The Group has identified which could offer potential for tourism development if zoned appropriately or routed through the State Significant Development planning pathway. Not all of the land in each site is required however for commercial development– several of the sites are large and portions only could be used for tourist accommodation. These sites all warrant in depth analysis and assessment but are noted as potential sites. They have been identified by various Council personnel and other stakeholders (



Appendix 8 provide maps of key sites).

Please note that the development possibilities outlined in the table which follows are tourist opportunities and generally not permissible under the current zoning. This is high level information only based on preliminary investigations, and further research into each site is recommended.

The zoning information provided in this report indicates that without a change of zoning, or designation as a State Significant Development (SSD) site, several of the listed sites could not really be utilised for anything significant (e.g. medium-large scale high end resort development).



TABLE 10: TOURISM DEVELOPMENT SITE MATRIX

SITE	DEVELOPMENT POSSIBILITIES	COMMUNITY SUPPORT
OLD HOSPITAL SITE – WENTWORTH FALLS	- Medium to large scale high end eco resort - Glamping accommodation to cater for development of overnight treks.	Site is located fairly far away from residential development so may not meet as much resistance as other sites.
RADIATA PLATEAU	- Medium to large scale higher end resort - Outdoor activities course - Glamping accommodation to cater for development of overnight treks.	- Important to note that development for the purposes highlighted would not require the entire site – perhaps half of the land. - Community support could be increased if development aesthetically resembles the local environment.
BLACKHEATH CARAVAN PARK	Medium to large scale high end eco resort	- Close proximity to residential development so site would require a buffer zone beside nearby properties and be lower in height so as not to be obtrusive. - To increase community support, economic benefits can be highlighted such as employment opportunities that are generated as a result of the resort.
KATOOMBA SOUTH	- Medium scale high end resort/villas (Echo Point Motor Inn) - Night time event – sound and lights show (Scenic World) and chamber groups/choirs (Echo Point)	- Development at this site may meet public resistance due to its close proximity to residential properties. - Close proximity to residential development so site would require a buffer zone beside nearby properties and be lower in height so as not to be obtrusive. - To increase community support, economic benefits can be highlighted such as employment opportunities that are generated as a result of the resort/villas and benefits associated with converting day trippers to overnight visitors (as a direct result of developing night time events/activities)
CENTRAL BLUE MOUNTAINS GOLF COURSE	- Medium to large scale higher end resort - Outdoor activities course – high ropes etc. - Location for future events/festivals	- Site is currently wanted for a number of other purposes such as off the leash dog parks, so it is important to note that development for the purposes highlighted would not require the entire site – perhaps half of the land. - Employment benefits generated from using a portion of this land for accommodation/activity



SITE	DEVELOPMENT POSSIBILITIES	COMMUNITY SUPPORT
LAPSTONE HILL (INCLUDING KNAPSACK RESERVE)	▪ Internationally recognised downhill mountain biking course; ▪ Small-Medium scale eco lodge	courses development could increase community support to use a portion of this land. ▪ Site is an EEC area and therefore development of any activities/lodges which will harm the environment will not be supported. ▪ Close proximity to residential development so site would require a buffer zone beside nearby properties and be lower in height so as not to be obtrusive. ▪ Downhill local mountain biking community would be highly supportive as it is understood that the establishment of this facility has been investigated for some time. ▪ To increase community support, economic benefits can be highlighted such as employment opportunities, higher visitor expenditure and increased profitability for local businesses as a result of visitors coming to the internationally recognised downhill biking course.
WENTWORTH FALLS LAKE (AND SURROUNDING REGION INCLUDING BANKSIA ROAD)	▪ Completion of walking trail around the lake ▪ Food and beverage kiosk ▪ Further develop kayaking etc on the lake	▪ Demand within the community as well as visitors indicates that the establishment of a food and beverage kiosk, as well as a walking trail, here would be looked favourably upon.
BREAKFAST POINT AND ENVIRONS	▪ Enhancement of current walking trails	▪ Community support would be high as walking trails and lookouts are popular within this area. ▪ Opportunity to involve the local community in track enhancement programs exists.
LEURA GOLF COURSE	▪ Outdoor activities course – high ropes etc. ▪ Micro-brewery/other visitor attractions	▪ Close proximity to residential development so site would require a buffer zone beside nearby properties and be lower in height as well as aesthetically resembling the local environment so as not to be obtrusive. ▪ To increase community support, economic benefits can be highlighted such as employment opportunities that are generated as a result of the lodge and/or activities course.
SOUTH LAWSON	▪ Small-Medium scale eco lodge	▪ Community support for festivals/events may be low due to close proximity with residential



SITE	DEVELOPMENT POSSIBILITIES	COMMUNITY SUPPORT
PARK	▪ Outdoor activities course ▪ Location for future events/festivals	zone and associated perceptions regarding noise and traffic. It is therefore important to highlight to the community the economic benefits of developing the events and festival scene within the Blue Mountains. ▪ Close proximity to residential development so site would require a buffer zone beside nearby properties and be lower in height as well as aesthetically resembling the local environment so as not to be obtrusive.
BLACKHEATH (VACANT FLAT LAND BETWEEN HAT HILL ROAD & GODSON AVENUE)	▪ Small-Medium scale eco lodge ▪ Outdoor activities course – high ropes etc.	▪ Close proximity to residential development so site would require a buffer zone beside nearby properties and be lower in height as well as aesthetically resembling the local environment so as not to be obtrusive. ▪ To increase community support, economic benefits can be highlighted such as employment opportunities that are generated as a result of the lodge and/or activities course.
HYDRO MAJESTIC HOTEL	▪ Need to look at future expansion, including a major flying fox which ventures into the valley (apparently, there used to be a similar experience on offer).	▪ Site is of major historical importance and therefore, the community is assumed to be supportive of the future development of this site, including the introduction of experiences at the site which will encourage visitation and therefore stimulate economic benefits for the community (job creation etc).
RHODODENDRON GARDENS	▪ Small-Medium scale eco lodge ▪ Medium to large scale higher end resort ▪ Outdoor activities course – high ropes etc. ▪ Farm stay experience ▪ Location for future events/festivals	▪ Close proximity to residential development so site would require a buffer zone beside nearby properties and be lower in height as well as aesthetically resembling the local environment so as not to be obtrusive. ▪ Site is currently operated by volunteers. Conversion of site (or partial area of the site) into a commercial property could potentially reduce the enthusiasm of volunteers to continue to maintain the site.
KATOOMBA AIRFIELD	▪ Reassess use of site for future development potential.	▪ Site is located fairly far away from residential development so may not meet as much resistance as other sites.



SITE	DEVELOPMENT POSSIBILITIES	COMMUNITY SUPPORT
MEGALONG VALLEY	▪ Cellar door and farm gate product ▪ Boutique 4-10 unit accommodation ▪ Further develop trails for walking, horse riding etc.	▪ Site is located fairly far away from residential development so may not meet as much resistance as other sites. ▪ Agricultural area – not a traditional urban area and therefore it needs to take account of both agriculture and tourism when new product is developed. ▪ Promotion of economic benefits gained from creation of tourism products will help stimulate community support for development.



10.4. ZONING ASSESSMENT

1. BREAKFAST POINT AND ENVIRONS

ZONE	OBJECTIVES	PERMISSIBLE USE
LEP 1991 Recreation Environmental Protection (covers the site). Escarpment Area (west portion of site)	<u>Recreation Environmental Protection</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the environmental characteristics. <u>Escarpment Area</u> (a) To preserve and enhance the natural environmental and visual significance of the escarpment system of the Blue Mountains; (b) To limit the presence of buildings and works in the escarpment area and to limit the impact of buildings on the perception of the escarpment as a significant natural feature; and (c) To limit the proportion of hard surfaces in the escarpment area and to provide for the restoration of all degraded areas and their return to a natural habitat.	Recreation Environmental Protection - Recreation Area; - Visitor Facilities; and - Walking Track.
LEP 2005 Not defined on map		



LEP No. 4

	RURAL 'A1'		BUSINESS GENERAL		RECREATION PROPOSED
	RURAL 'A3'		BUSINESS NEIGHBOURHOOD		RECREATION PRIVATE
	RURAL 'B'		BUSINESS AUTOMOTIVE		RECREATION (special purposes)
	RURAL 'C1'		BUSINESS SPECIAL		ENVIRONMENTAL PROTECTION
	RESIDENTIAL 'A1'		INDUSTRIAL GENERAL		SPECIAL PURPOSES RESERVATION
	RESIDENTIAL 'A2'		INDUSTRIAL LIGHT		ARTERIAL ROAD PROPRIETY WIDENING
	RESIDENTIAL 'B1'		SPECIAL USES 'A' (school, etc)		LOCAL ROAD PROPRIETY WIDENING
	RESIDENTIAL 'B2'		SPECIAL USES 'B' (railway)		LOCAL OPEN SPACE RESERVATION
	RESIDENTIAL 'C1'		SPECIAL USES 'C' (water catchment)		
	RESIDENTIAL 'C2'		SPECIAL USES 'D' (retirement village)		
	RESIDENTIAL 'D'		RECREATION EXISTING		



ZONES AND PRECINCTS

	VILLAGE—TOWN CENTRE		EMPLOYMENT—ENTERPRISE
	VILLAGE—NEIGHBOURHOOD CENTRE		REGIONAL TRANSPORT CORRIDOR (ROAD)
	VILLAGE—TOURIST		REGIONAL TRANSPORT CORRIDOR (RAIL)
	VILLAGE—HOUSING		RECREATION—PRIVATE
	LIVING—GENERAL		RECREATION—OPEN SPACE
	LIVING—CONSERVATION		ENVIRONMENTAL PROTECTION—PRIVATE
	LIVING—BUSHLAND CONSERVATION		ENVIRONMENTAL PROTECTION—OPEN SPACE
	EMPLOYMENT—GENERAL		

LEP No. 1891

	RURAL CONSERVATION		ROADS
	BUSHLAND CONSERVATION		a) ARTERIAL/CLASSIFIED ROAD
	RESIDENTIAL BUSHLAND CONSERVATION		b) RESTRICTED ACCESS (LEP No. 4)
	RESIDENTIAL INVESTIGATION		c) PROPOSED ROAD CLOSURE
	LIGHT INDUSTRIAL		d) PROPOSED NEW ALIGNMENT
	RECREATION		PROTECTED AREAS
	RECREATION ENVIRONMENTAL PROTECTION		a) CANOPY CONSERVATION
	ENVIRONMENTAL PROTECTION		b) ENVIRONMENTAL CONSTRAINT AREA
	ENVIRONMENTAL PROTECTION - ACQUISITION		c) ESCARPMENT AREA
	NATIONAL PARK		d) LAND BETWEEN TOWNS
	REGIONAL OPEN SPACE		e) WATER SUPPLY CATCHMENT



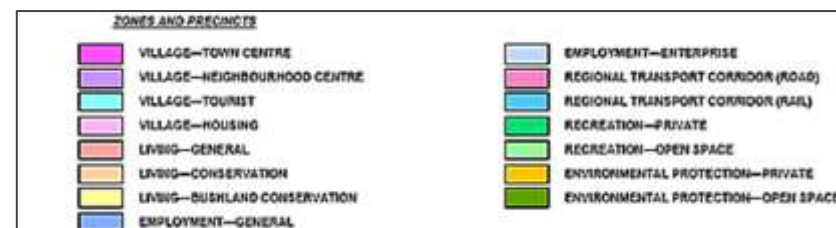
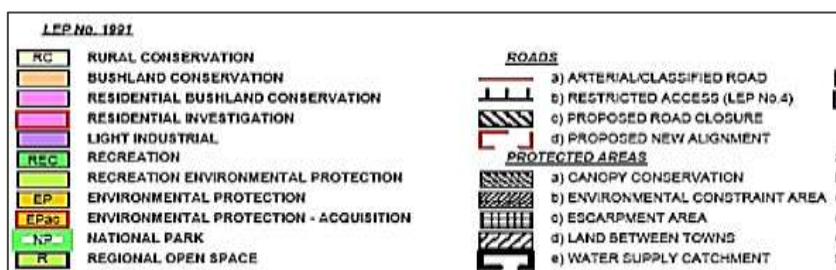
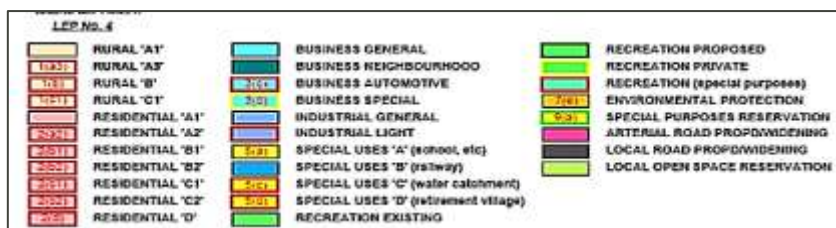
2. WENTWORTH FALLS LAKE

ZONE	OBJECTIVES	PERMISSIBLE USE
LEP 1991 - Recreation Environmental Protection; - Residential A1.	<u>Recreation Environmental Protection (Predominates the location)</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics. <u>Residential A1 (Surrounds the location)</u> - Not Defined in LEP	Recreation Environmental Protection - Recreation Area; - Visitor Facilities; and - Walking Track .
LEP 2005 - Recreation Environmental Protection Zone subject to LEP 1991; - Living Bushland Conservation.	<u>Recreation Environmental Protection (predominates the location)</u> Subject to LEP 1991 zoning (see objectives above) <u>Living Bushland Conservation (surrounds the location)</u> (a) To allow for residential development in the form of single detached dwellings where this development is within the capacity of the environment to sustain such development and is undertaken in a manner that minimises impact on environmentally sensitive areas; (b) To preserve and re-establish native bushland in areas that exhibit a predominantly bushland character, where consistent with the protection of assets from bush fire; (c) To permit only low density residential land uses and to retain large allotment sizes in fringe urban	Recreation Environmental Protection (predominates location) - Recreation Area; - Visitor Facilities; and - Walking Track. Living Bushland Conservation (surrounds the location) - Bed and Breakfast;



2. WENTWORTH FALLS LAKE

ZONE	OBJECTIVES	PERMISSIBLE USE
	locations or locations that do not have reasonable access to services and facilities; (d) To allow a limited range of non-residential land uses only where these are conducted in association with a predominantly residential land use; (e) To ensure that the form and siting of buildings, colours, landscaping and building materials are appropriate for and harmonise with the bushland character of the locality; and (f) To encourage the retention and re-establishment of native bushland along significant fauna corridors and in areas of high visual significance, including escarpment areas and along the Regional Transport Corridor.	- Holiday Lets; and - Visitor Facilities.





3. WENTWORTH FALLS- BANKSIA RD

ZONE	OBJECTIVES	PERMISSIBLE USE
LEP 1991 - Recreation Environmental Protection; - Residential A1.	<u>Recreation Environmental Protection</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics. <u>Residential A1 (surrounds location)</u> - Not defined in LEP	Recreation Environmental Protection (predominates location) - Recreation Area; - Visitor Facilities; and - Walking Track.
LEP 2005 - Recreation Environmental Protection Zone subject to LEP 1991; - Living Bushland Conservation.	Recreation Environmental Protection Subject to LEP 1991 zoning (see above) Living Bushland Conservation (surrounds the location) (a) To allow for residential development in the form of single detached dwellings where this development is within the capacity of the environment to sustain such development and is undertaken in a manner that minimises impact on environmentally sensitive areas; (b) To preserve and re-establish native bushland in areas that exhibit a predominantly bushland character, where consistent with the protection of assets from bush fire; (c) To permit only low density residential land uses and to retain large allotment sizes in fringe urban locations, or locations that do not have reasonable access to services and facilities; (d) To allow a limited range of non-residential land uses only where these are conducted in association with a	Recreation Environmental Protection (predominates location) - Recreation Area; - Visitor Facilities; and - Walking Track. Living Bushland Conservation (surrounds the location) - Bed and Breakfast; - Holiday Lets; and



3. WENTWORTH FALLS- BANKSIA RD

ZONE	OBJECTIVES	PERMISSIBLE USE
	predominantly residential land use; (e) To ensure that the form and siting of buildings, colours, landscaping and building materials are appropriate for and harmonise with the bushland character of the locality; and (f) To encourage the retention and re-establishment of native bushland along significant fauna corridors and in areas of high visual significance, including escarpment areas and along the Regional Transport Corridor.	- Visitor Facilities.



LEP No. 4

RURAL 'A1'	BUSINESS GENERAL	RECREATION PROPOSED
RURAL 'A2'	BUSINESS NEIGHBOURHOOD	RECREATION PRIVATE
RURAL 'B'	BUSINESS AUTOMOTIVE	RECREATION (special purposes)
RURAL 'C1'	BUSINESS SPECIAL	ENVIRONMENTAL PROTECTION
RESIDENTIAL 'A1'	INDUSTRIAL GENERAL	SPECIAL PURPOSES RESERVATION
RESIDENTIAL 'A2'	INDUSTRIAL LIGHT	ARTERIAL ROAD PROPRIETARY WIDENING
RESIDENTIAL 'B1'	SPECIAL USES 'A' (school, etc)	LOCAL ROAD PROPRIETARY WIDENING
RESIDENTIAL 'B2'	SPECIAL USES 'B' (railway)	LOCAL OPEN SPACE RESERVATION
RESIDENTIAL 'C1'	SPECIAL USES 'C' (water catchment)	
RESIDENTIAL 'C2'	SPECIAL USES 'D' (retirement village)	
RESIDENTIAL 'D'	RECREATION EXISTING	



ZONES AND PRECINCTS

VILLAGE—TOWN CENTRE	EMPLOYMENT—ENTERPRISE
VILLAGE—NEIGHBOURHOOD CENTRE	REGIONAL TRANSPORT CORRIDOR (ROAD)
VILLAGE—TOURIST	REGIONAL TRANSPORT CORRIDOR (RAIL)
VILLAGE—HOUSING	RECREATION—PRIVATE
LIVING—GENERAL	RECREATION—OPEN SPACE
LIVING—CONSERVATION	ENVIRONMENTAL PROTECTION—PRIVATE
LIVING—BUSHLAND CONSERVATION	ENVIRONMENTAL PROTECTION—OPEN SPACE
EMPLOYMENT—GENERAL	

LEP No. 1921

RURAL CONSERVATION	ROADS
BUSHLAND CONSERVATION	a) ARTERIAL/CLASSIFIED ROAD
RESIDENTIAL BUSHLAND CONSERVATION	b) RESTRICTED ACCESS (LEP No 4)
RESIDENTIAL INVESTIGATION	c) PROPOSED ROAD CLOSURE
LIGHT INDUSTRIAL	d) PROPOSED NEW ALIGNMENT
RECREATION	PROTECTED AREAS
RECREATION ENVIRONMENTAL PROTECTION	a) CANOPY CONSERVATION
ENVIRONMENTAL PROTECTION	b) ENVIRONMENTAL CONSTRAINT AREA
ENVIRONMENTAL PROTECTION - ACQUISITION	c) ESCARPMENT AREA
NATIONAL PARK	d) LAND BETWEEN TOWNS
REGIONAL OPEN SPACE	e) WATER SUPPLY CATCHMENT



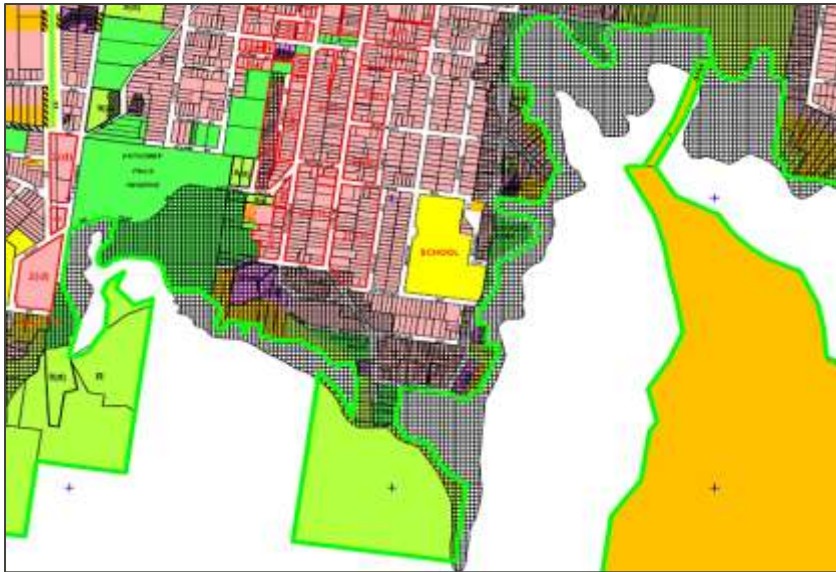
4. KATOOMBA SOUTH

ZONE	OBJECTIVES	PERMISSIBLE USE
LEP 1991	<u>Recreation Environmental Protection</u>	Recreation Environmental Protection (predominates location)
- Recreation Environmental Protection (around ridge)	(a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.	- Recreation Area; - Visitor Facilities; and - Walking Track.
LEP 2005	<u>Environmental Protection—Private zone</u>	Environmental Protection—Private zone
- Environmental Protection (Leura Park, Banksia Park, Katoomba Falls Reserve, Lilianfels Park); - Living Conservation (east of Katoomba Falls reserve, west of Banksia Park and surrounding Leura Park); and - Living Bushland Conservation	(a) To protect land that is environmentally sensitive or has high scenic value from development, where that land is privately owned or is not intended to be used as public open space; (b) To encourage land restoration works on disturbed bushland areas; (c) To allow bush fire hazard reduction that is in a form consistent with the protection of natural ecological values; (d) To restrict development on part of land that is inappropriate by reason of physical characteristics or high bush fire hazard, but only where less restricted development is allowed by this plan elsewhere on the land due to its different zoning; and (e) To contribute to the maintenance of bio-diversity in the Blue Mountains.	- Nature Based Recreation Living—Conservation zone - Bed and Breakfast; - Establishments; - Holiday Lets; and - Visitor Facilities.
	<u>Living—Conservation zone</u>	Living Bushland Conservation
	(a) To retain and enhance the character of residential areas which are formed by larger allotments and single dwelling houses within a prominent traditional garden setting; (b) To enhance the landscape character and setting along roads of heritage significance where the road forms a	- Bed and Breakfast; - Holiday Lets; and - Visitor Facilities.



4. KATOOMBA SOUTH

ZONE	OBJECTIVES	PERMISSIBLE USE
(south-west of Banksia Park and west of Leura Park).	visually significant entrance to a village or a linkage/pathway between major visitor destinations; (c) To ensure development, including development within adjoining road reserves, retains the prominence of landscape elements and traditional garden settings; and (d) To allow for a limited range of non-residential land uses where these are conducted in association with a predominantly residential land use and are consistent with the retention of a residential character based on a landscape or open space setting. <u>Living—Bushland Conservation zone</u> (a) To allow for residential development in the form of single detached dwellings where this development is within the capacity of the environment to sustain such development and is undertaken in a manner that minimises impact on environmentally sensitive areas; (b) To preserve and re-establish native bushland in areas that exhibit a predominantly bushland character, where consistent with the protection of assets from bush fire; (c) To permit only low density residential land uses and to retain large allotment sizes in fringe urban locations or locations that do not have reasonable access to services and facilities; (d) To allow a limited range of non-residential land uses only where these are conducted in association with a predominantly residential land use; (e) To ensure that the form and siting of buildings, colours, landscaping and building materials are appropriate for and harmonise with the bushland character of the locality; (f) To encourage the retention and re-establishment of native bushland along significant fauna corridors and in areas of high visual significance, including escarpment areas and along the Regional Transport Corridor.	





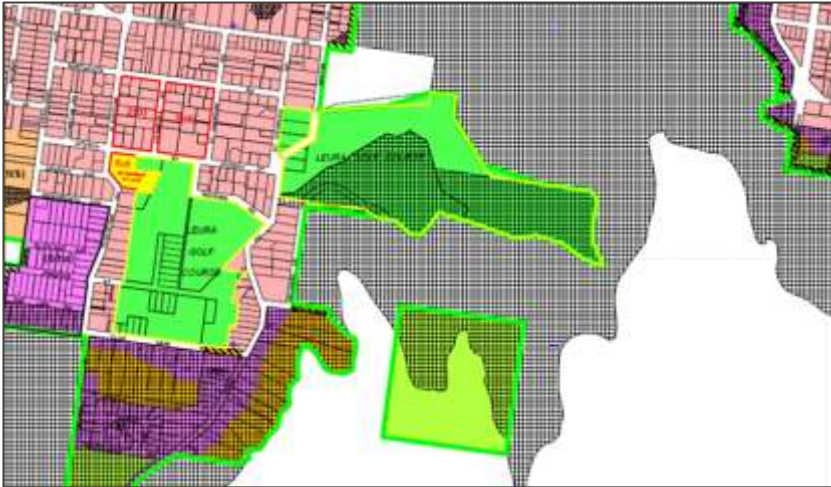
5. LEURA GOLF COURSE

ZONE	OBJECTIVES	PERMISSIBLE USE
LEP 1991 - Recreation Private (Predominately covers Leura Golf Course); and - Residential A1 (Surrounds South-West portion of Leura Golf Course).	<u>Recreation—Private zone (Predominately covers Leura Golf Course)</u> - Overlaps with 2005 zoning map (see 2005) <u>Residential A1 (Surrounds South- West portion of Leura Golf Course)</u> - Not defined in LEP	Recreation—Private zone - Camping Sites; - Caravan Parks; - Caretakers Dwellings; - Nature Based Recreation; - Recreation Areas; - Recreation Facilities; and - Visitor Facilities.
LEP 2005 - Recreation Private, Environmental Protection- Private and Living Conservation (2005).	<u>Recreation—Private zone (Predominately Leura Golf Course)</u> (a) To encourage the development of land in a manner that satisfies the private recreational needs of the community; (b) To allow development of land uses and activities that support and are compatible with private recreational land use; and (c) To ensure that recreational development is environmentally sensitive and site responsive and compatible with use of the land for sport, entertainment, education, tourism and accommodation of older people and people with a disability. <u>Environmental Protection—Private zone (South- East portion of Leura Golf Course)</u> (a) To protect land that is environmentally sensitive or has high scenic value from development, where that land is privately owned or is not intended to be used as public open space; (b) To encourage land restoration works on disturbed bushland areas; (c) To allow bush fire hazard reduction that is in a form consistent with the protection of natural ecological	Recreation—Private zone - Camping Sites; - Caravan Parks; - Caretakers Dwellings; - Nature Based Recreation; - Recreation Areas; - Recreation Facilities; and - Visitor Facilities. Environmental Protection—Private zone - Nature Based Recreation.



5. LEURA GOLF COURSE

ZONE	OBJECTIVES	PERMISSIBLE USE
	values; (d) To restrict development on part of land that is inappropriate by reason of physical characteristics or high bush fire hazard, but only where less restricted development is allowed by this plan elsewhere on the land due to its different zoning; and (e) To contribute to the maintenance of bio-diversity in the Blue Mountains. <u>Living—Conservation zone (Surrounds Leura Golf Course)</u> (a) To retain and enhance the character of residential areas that are formed by larger allotments and single dwelling houses within a prominent traditional garden setting; (b) To enhance the landscape character and setting along roads of heritage significance where the road forms a visually significant entrance to a village or a linkage/pathway between major visitor destinations; (c) To ensure development, including development within adjoining road reserves, retains the prominence of landscape elements and traditional garden settings; and (d) To allow for a limited range of non-residential land uses where these are conducted in association with a predominantly residential land use and are consistent with the retention of a residential character based on a landscape or open space setting.	Living—Conservation zone - Bed and Breakfast Establishments; - Holiday Lets; and - Visitor Facilities.





6. CENTRAL BLUE MOUNTAINS GOLF COURSE

ZONE	OBJECTIVES	PERMISSIBLE USE
LEP 1991	<u>Recreation (REC)</u>	Recreation
- Recreation (cover golf course)	(a) To provide for active recreational requirements of the City; and	- Camping Site;
- Residential Bushland Conservation (surrounds golf course to north, east and west)	(b) To ensure that recreational development is environmentally sensitive and site responsive.	- National Park;
- Recreation Environmental Protection (south of golf course)	<u>Zone: Residential Bushland Conservation (RES-BC)</u>	- Recreation Area;
	(a) To ensure that all development including subdivision is environmentally sensitive and site responsive and maintains and facilitates sustainable natural ecosystems and biodiversity within the Blue Mountains;	- Recreation Facility;
	(b) To utilise best practice water management techniques:	- Visitor Facilities; and
	▪ To protect, and where practicable to improve, existing perennial and non-perennial watercourses and the associated riparian zone;	- Walking Track.
	▪ To protect, and where practicable to improve, water quality;	Residential Bushland Conservation
	▪ To maintain pre-development downstream flow patterns; and	- Bed and Breakfast establishment;
	▪ To promote ecologically sustainable water and land management practices.	- National Park;
	(c) To establish an appropriate landscape character by encouraging the preservation, regeneration and re-establishment of native bushland, where practicable;	- Recreation Area;
	(d) To ensure that the form and siting of development, and the building materials, colours, and landscaping utilised in that development, are each appropriate for, and harmonise with, the bushland character of the area in which the development is to take place;	- Visitor Facilities; and
	(e) To ensure bush fire protection measures are adequate to protect proposed development and are able to be implemented without unacceptable adverse environmental impacts; and	- Walking Track.
	(f) To ensure that non-residential land uses are compatible with the residential character of the area in which development is proposed.	Recreation Environmental Protection
		- National Park;



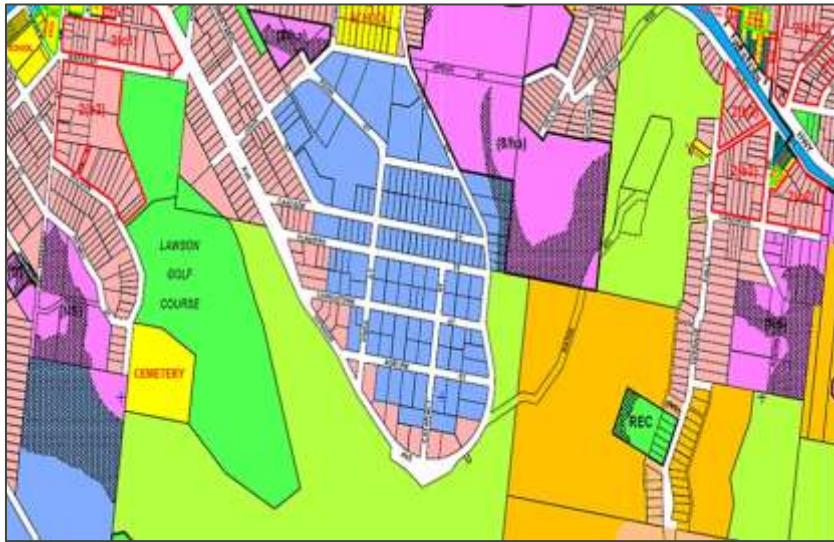
6. CENTRAL BLUE MOUNTAINS GOLF COURSE

ZONE	OBJECTIVES	PERMISSIBLE USE
	<u>Zone: Recreation - Environmental Protection (REC-EP)</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.	- Visitor Facilities; and - Walking Track.
LEP 2005 - Recreation Open Space (covers majority of golf course); - Recreation Private (covers part of the golf course); and - Living Bushland Conservation.	<u>Recreation Open Space</u> (a) To enhance the quality of life of residents and visitors and improve the amenity of the villages in the Blue Mountains through the provision and management of open space; (b) To identify and provide public land to be used for open space and public recreational purposes; (c) To provide for a range of recreational settings to cater for the needs of local residents and visitors; (d) To promote improved recreational facilities on publicly owned land; (e) To improve the environmental quality of the area and ensure that recreational development is environmentally sensitive and site responsive; (f) To identify privately owned land that should be acquired for recreational purposes; and (g) To ensure that the development of land is consistent with any plan of management applying to the land. <u>Recreation Private</u> (a) To protect land that is environmentally sensitive or has high scenic value from development, where that land is privately owned or is not intended to be used as public open space;	Recreation Open Space - Camping Sites; - Caravan Parks; - Caretakers dwellings; - Nature Based; - Recreation; - Recreation Facilities; - Recreation Areas; and - Visitor Facilities. Recreation Private Space - Camping Sites; - Caravan Parks;



6. CENTRAL BLUE MOUNTAINS GOLF COURSE

ZONE	OBJECTIVES	PERMISSIBLE USE
	(b) To encourage land restoration works on disturbed bushland areas; (c) To allow bush fire hazard reduction that is in a form consistent with the protection of natural ecological values; (d) To restrict development on part of land that is inappropriate by reason of physical characteristics or high bush fire hazard, but only where less restricted development is allowed by this plan elsewhere on the land due to its different zoning; and (e) To contribute to the maintenance of bio-diversity in the Blue Mountains. <u>Living Bushland Conservation</u> (a) To allow for residential development in the form of single detached dwellings where this development is within the capacity of the environment to sustain such development and is undertaken in a manner that minimises impact on environmentally sensitive areas; (b) To preserve and re-establish native bushland in areas that exhibit a predominantly bushland character, where consistent with the protection of assets from bush fire; (c) To permit only low density residential land uses and to retain large allotment sizes in fringe urban locations, or locations that do not have reasonable access to services and facilities; (d) To allow a limited range of non-residential land uses only where these are conducted in association with a predominantly residential land use (e) To ensure that the form and siting of buildings, colours, landscaping and building materials are appropriate for and harmonise with the bushland character of the locality; and (f) To encourage the retention and re-establishment of native bushland along significant fauna corridors and in areas of high visual significance, including escarpment areas and along the Regional Transport Corridor.	- Caretakers dwellings; - Nature Based Recreation; - Recreation Areas; - Recreation Facilities; and - Visitor Facilities. Living- Bushland Conservation - Bed and Breakfast establishments; - Holiday lets; and - Visitor Facilities.





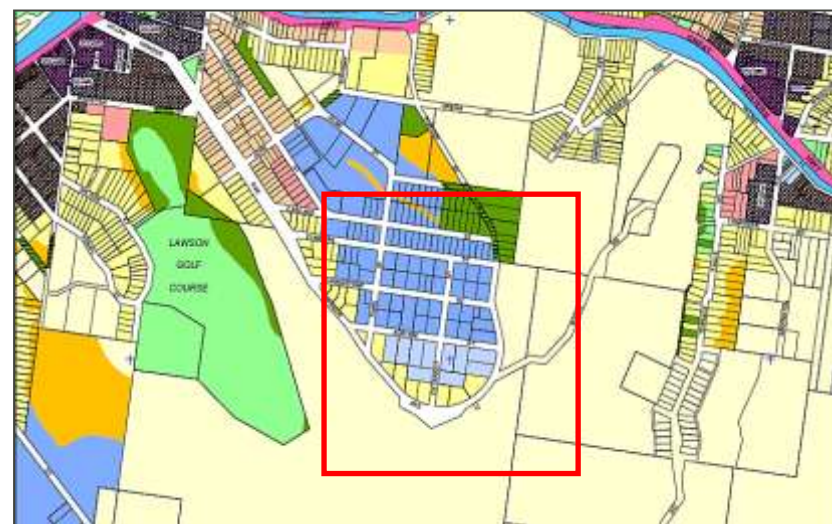
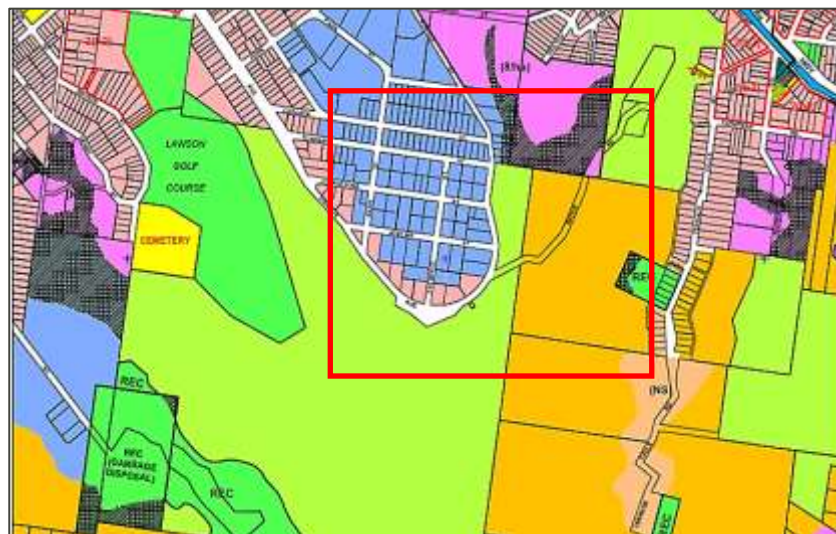
7. SOUTH LAWSON PARK

ZONE	OBJECTIVES	PERMISSIBLE USE
LEP 1991 - Recreation Environmental Protection; - Residential Bushland Conservation; and - Environmental Protection.	<u>Recreation Environmental Protection</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.	Recreation Environmental Protection - Recreation Area; - Visitor Facilities; - Walking Track; and - National Park.
	<u>Residential Bushland Conservation</u> (a) To ensure that all development including subdivision is environmentally sensitive and site responsive and maintains and facilitates sustainable natural ecosystems and biodiversity within the Blue Mountains; (b) To utilise best practice water management techniques: ▪ To protect, and where practicable to improve, existing perennial and non-perennial watercourses and the associated riparian zone; ▪ To protect, and where practicable to improve, water quality; ▪ To maintain pre-development downstream flow patterns; and ▪ To promote ecologically sustainable water and land management practices. (c) To establish an appropriate landscape character by encouraging the preservation, regeneration and re-establishment of native bushland, where practicable; (d) To ensure that the form and siting of development, and the building materials, colours, and landscaping utilised in that development, are each appropriate for, and harmonise with, the bushland character of the area in which the development is to take place;	Residential Bushland Conservation - Bed and Breakfast establishment; - National Park; - Recreation Area; - Visitor Facilities; and - Walking Track. Environmental Protection - National Park; - Recreation area; and - Walking Track.



7. SOUTH LAWSON PARK

ZONE	OBJECTIVES	PERMISSIBLE USE
	(e) To ensure bush fire protection measures are adequate to protect proposed development and are able to be implemented without unacceptable adverse environmental impacts; and (f) To ensure that non-residential land uses are compatible with the residential character of the area in which development is proposed. Environmental Protection <u>Environmental Protection</u> (a) To protect environmentally sensitive land and areas of high scenic value in the City from development; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; and (d) To encourage the restoration of disturbed bushland areas.	
LEP 2005 - Not defined on map.		



LEP No. 1991

RC	RURAL CONSERVATION
BC	BUSHLAND CONSERVATION
RB	RESIDENTIAL BUSHLAND CONSERVATION
RI	RESIDENTIAL INVESTIGATION
LI	LIGHT INDUSTRIAL
REC	RECREATION
REP	RECREATION ENVIRONMENTAL PROTECTION
EP	ENVIRONMENTAL PROTECTION
EPac	ENVIRONMENTAL PROTECTION - ACQUISITION
NP	NATIONAL PARK
R	REGIONAL OPEN SPACE

<u>LEP No. 1991</u>	
<u>ZONES AND PRECINCTS</u>	
VILLAGE—TOWN CENTRE	EMPLOYMENT—ENTERPRISE
VILLAGE—NEIGHBOURHOOD CENTRE	REGIONAL TRANSPORT CORRIDOR (ROAD)
VILLAGE—TOURIST	REGIONAL TRANSPORT CORRIDOR (RAIL)
VILLAGE—HOUSING	RECREATION—PRIVATE
LIVING—GENERAL	RECREATION—OPEN SPACE
LIVING—CONSERVATION	ENVIRONMENTAL PROTECTION—PRIVATE
LIVING—BUSHLAND CONSERVATION	ENVIRONMENTAL PROTECTION—OPEN SPACE
EMPLOYMENT—GENERAL	



8. LAPSTONE HILL

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991 - Recreation Environmental Protection; and - Recreation.	<u>Recreation Environmental Protection</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.	Recreation Environmental Protection - Recreation Area; - Visitor Facilities; - Walking Track; and - National Park.
	<u>Recreation</u> (a) To provide for active recreational requirements of the City; and (b) To ensure that recreational development is environmentally sensitive and site responsive.	Recreation - Camping Site; - National Park; - Recreation Area; - Recreation Facility; - Visitor Facilities; and - Walking Track.



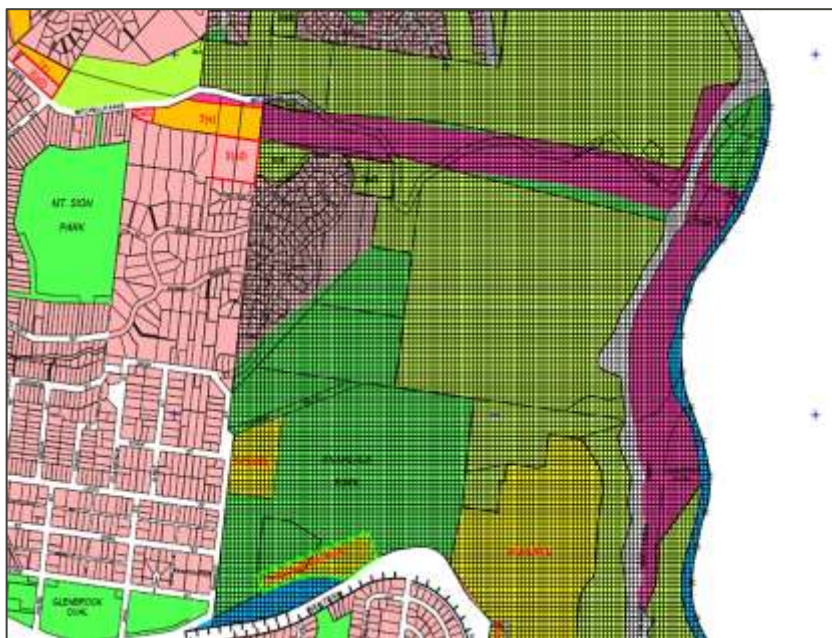
8. LAPSTONE HILL

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 2005 - Environmental Protection- Open Space (predominately covers the site); and - Recreation Open Space (partly covers the site).	<u>Environmental Protection- Open Space</u> (a) To ensure conservation and facilitate management of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of the physical characteristics or the high bush fire hazard of the land; (d) To allow bush fire hazard reduction that is in a form consistent with the protection of natural ecological values; (e) To provide for nature-based recreational opportunities that are compatible with the land's natural, cultural and aesthetic values and to foster an appreciation of those values; (f) To encourage land restoration works on disturbed bushland areas; (g) To ensure that the development of land is consistent with any plan of management applying to the land; and (h) To identify privately owned land that should be acquired for environmental protection and open space purposes.	Environmental Protection-Open Space - Nature Based; - Recreation; and - Visitor Facilities.
	<u>Recreation Open Space</u> (a) To enhance the quality of life of residents and visitors and improve the amenity of the villages in the Blue Mountains through the provision and management of open space; (b) To identify and provide public land to be used for open space and public recreational purposes;	Recreation Open Space - Camping Sites; - Caravan Parks; - Caretakers dwellings; and - Nature Based Recreation.



8. LAPSTONE HILL

ZONE	OBJECTIVE	PERMISSIBLE USE
	(c) To provide for a range of recreational settings to cater for the needs of local residents and visitors; (d) To promote improved recreational facilities on publicly owned land; (e) To improve the environmental quality of the area and ensure that recreational development is environmentally sensitive and site responsive; (f) To identify privately owned land that should be acquired for recreational purposes; and (g) To ensure that the development of land is consistent with any plan of management applying to the land.	





9. BLACKHEATH (INCLUDING VACANT FLAT LAND BETWEEN HAT HILL ROAD & GODSON AVENUE)

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991	<u>Environmental Protection</u>	Environmental Protection
- Environmental Protection - Recreation Environmental Protection	(a) To protect environmentally sensitive land and areas of high scenic value in the City from development; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; and (d) To encourage the restoration of disturbed bushland areas.	- National Park; - Recreation Area; and - Walking Track.
	<u>Recreation Environmental Protection</u>	Recreation Environmental Protection
	(a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.	- National Park; - Recreation Area; - Visitor Facilities; and - Walking Track.
LEP 2005		
- Not considered in LEP.		



LEP No. 1991

RC	RURAL CONSERVATION
	BUSHLAND CONSERVATION
	RESIDENTIAL BUSHLAND CONSERVATION
	RESIDENTIAL INVESTIGATION
	LIGHT INDUSTRIAL
REC	RECREATION
	RECREATION ENVIRONMENTAL PROTECTION
EP	ENVIRONMENTAL PROTECTION
EPac	ENVIRONMENTAL PROTECTION - ACQUISITION
NP	NATIONAL PARK
R	REGIONAL OPEN SPACE



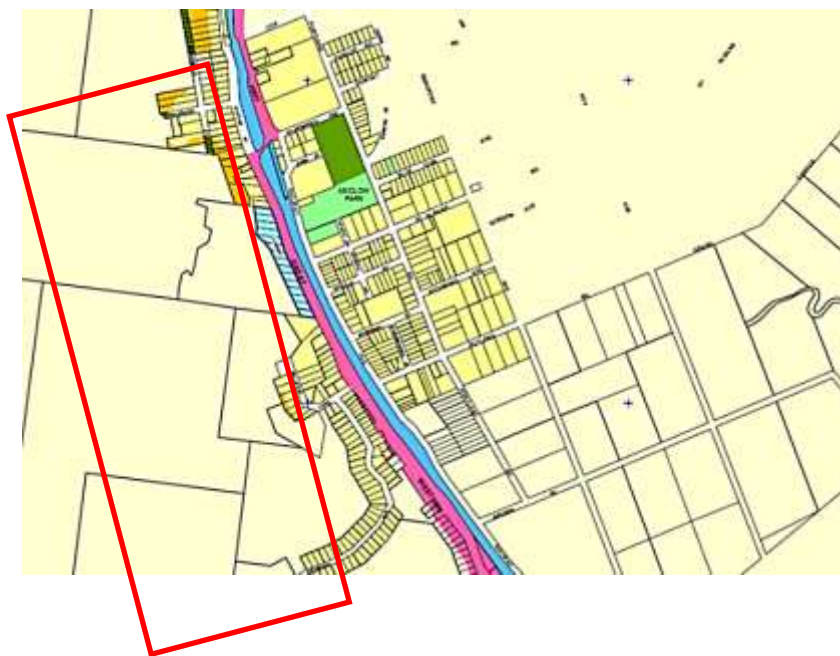
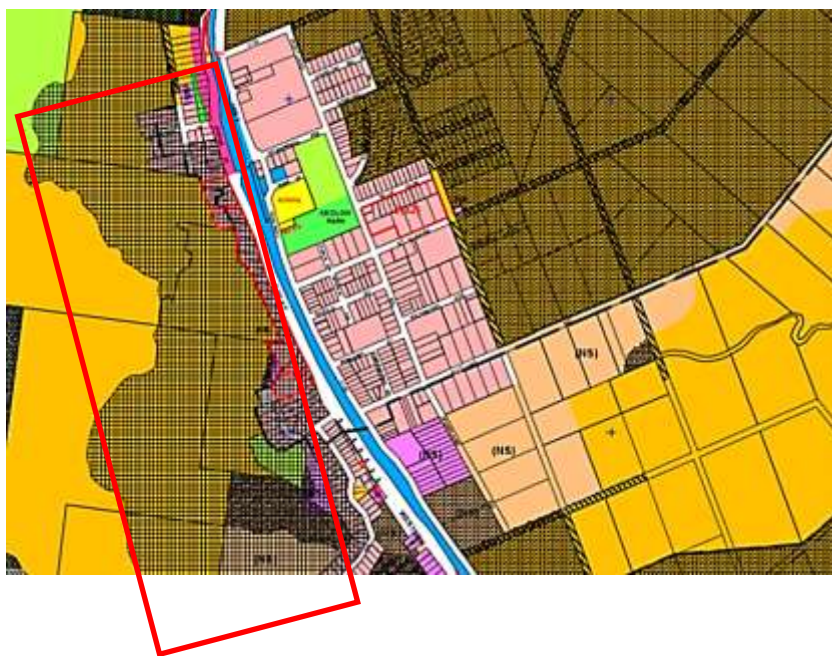
10. HYDRO MAJESTIC HOTEL

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991 - Environmental Protection - Residential Bushland Conservation (surrounds site)	<u>Environmental Protection</u> (a) To protect environmentally sensitive land and areas of high scenic value in the City from development; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; and (d) To encourage the restoration of disturbed bushland areas.	Environmental Protection - National Park; - Recreation Area; and - Walking Track.
	<u>Residential Bushland Conservation</u> (a) To ensure that all development including subdivision is environmentally sensitive and site responsive and maintains and facilitates sustainable natural ecosystems and biodiversity within the Blue Mountains; (b) To utilise best practice water management techniques: ▪ To protect, and where practicable to improve, existing perennial and non-perennial watercourses and the associated riparian zone; ▪ To protect, and where practicable to improve, water quality; ▪ To maintain pre-development downstream flow patterns; and ▪ To promote ecologically sustainable water and land management practices. (c) To establish an appropriate landscape character by encouraging the preservation, regeneration and re-establishment of native bushland, where practicable; (d) To ensure that the form and siting of development, and the building materials, colours, and landscaping utilised in that development, are each appropriate for, and harmonise with, the bushland character of the area in which the development is to take place; (e) To ensure bush fire protection measures are adequate to protect proposed development and are able to be	Residential Bushland Conservation - Bed and Breakfast establishments; - National Park; - Recreation Area; - Visitor Facilities; and - Walking Track.



10. HYDRO MAJESTIC HOTEL

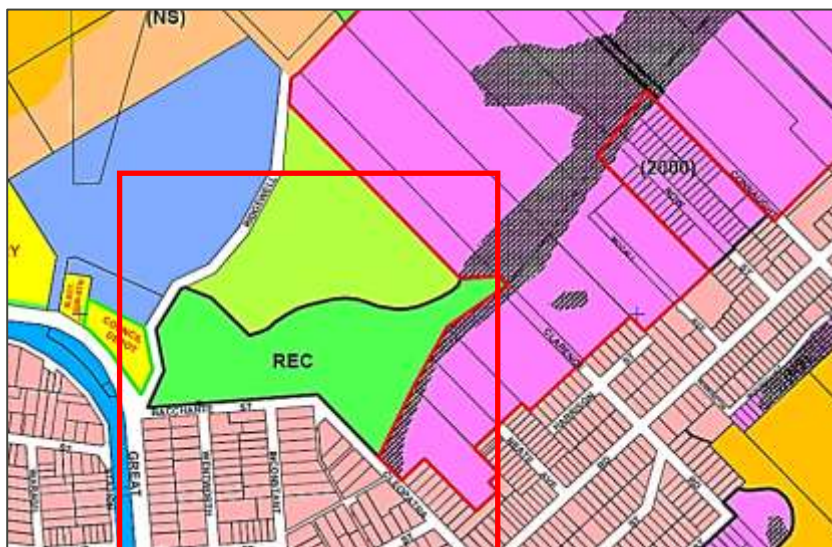
ZONE	OBJECTIVE	PERMISSIBLE USE
	implemented without unacceptable adverse environmental impacts; and (f) To ensure that non-residential land uses are compatible with the residential character of the area in which development is proposed.	
LEP 2005 - Not defined on map		-





11. RHODODENDRON GARDENS

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991 - Recreation; and - Recreation Environmental Protection.	<u>Recreation (REC)</u> (a) To provide for active recreational requirements of the City; and (b) To ensure that recreational development is environmentally sensitive and site responsive. <u>Recreation Environmental Protection</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.	Recreation - Camping Site; - National Park; - Recreation Area; - Recreation Facility; - Visitor Facilities; and - Walking Track. Recreation Environmental Protection - National Park; - Recreation Area; - Visitor Facilities; and - Walking Track.
LEP 2005 - Not defined on map.		

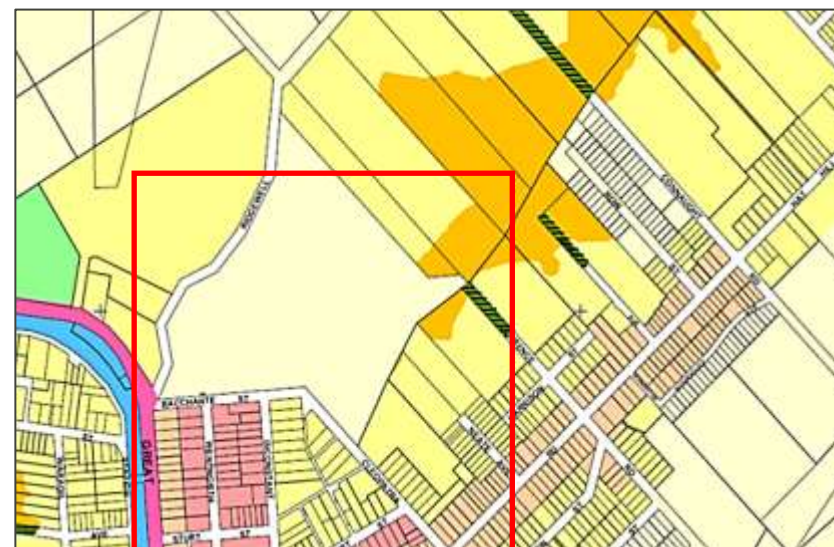


LEP No. 1991

RC	RURAL CONSERVATION
	BUSHLAND CONSERVATION
	RESIDENTIAL BUSHLAND CONSERVATION
	RESIDENTIAL INVESTIGATION
	LIGHT INDUSTRIAL
REC	RECREATION
	RECREATION ENVIRONMENTAL PROTECTION
EP	ENVIRONMENTAL PROTECTION
EPac	ENVIRONMENTAL PROTECTION - ACQUISITION
NP	NATIONAL PARK
R	REGIONAL OPEN SPACE

LEP No. 4

RURAL 'A1'	BUSINESS GENERAL	RECREATION PROPOSED
RURAL 'A3'	BUSINESS NEIGHBOURHOOD	RECREATION PRIVATE
RURAL 'B'	BUSINESS AUTOMOTIVE	RECREATION (special purposes)
RURAL 'C1'	BUSINESS SPECIAL	ENVIRONMENTAL PROTECTION
RESIDENTIAL 'A1'	INDUSTRIAL GENERAL	SPECIAL PURPOSES RESERVATION
RESIDENTIAL 'A2'	INDUSTRIAL LIGHT	ARTERIAL ROAD PROPDWIDENING
RESIDENTIAL 'B1'	SPECIAL USES 'A' (school, etc)	LOCAL ROAD PROPDWIDENING
RESIDENTIAL 'B2'	SPECIAL USES 'B' (railway)	LOCAL OPEN SPACE RESERVATION
RESIDENTIAL 'C1'	SPECIAL USES 'C' (water catchment)	
RESIDENTIAL 'C2'	SPECIAL USES 'D' (retirement village)	
RESIDENTIAL 'D'	RECREATION EXISTING	





12. BLACKHEATH CARAVAN PARK

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991 - Recreation; - Recreation Environmental Protection.	<u>Recreation (REC)</u> (a) To provide for active recreational requirements of the City; and (b) To ensure that recreational development is environmentally sensitive and site responsive. <u>Recreation Environmental Protection</u> (a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard; (d) To encourage the restoration of disturbed bushland areas; and (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.	Recreation - Camping Site; - National Park; - Recreation Area; - Recreation Facility; - Visitor Facilities; and - Walking Track. Recreation Environmental Protection - National Park; - Recreation Area; - Visitor Facilities; and and - Walking Track.
LEP 2005 - Recreation-Open Space; and - Environmental	<u>Recreation Open Space</u> (a) To enhance the quality of life of residents and visitors and improve the amenity of the villages in the Blue Mountains through the provision and management of open space; (b) To identify and provide public land to be used for open space and public recreational purposes; (c) To provide for a range of recreational settings to cater for the needs of local residents and visitors;	Recreation Open Space - Camping Sites; - Caravan Parks; - Caretakers dwellings; - Nature Based



12. BLACKHEATH CARAVAN PARK

ZONE	OBJECTIVE	PERMISSIBLE USE
I Protection-Open Space.	(d) To promote improved recreational facilities on publicly owned land; (e) To improve the environmental quality of the area and ensure that recreational development is environmentally sensitive and site responsive; (f) To identify privately owned land that should be acquired for recreational purposes; and (g) To ensure that the development of land is consistent with any plan of management applying to the land.	Recreation; - Recreation Facilities; - Recreation Areas; and - Visitor Facilities.
	<u>Environmental Protection- Open Space</u> (a) To ensure conservation and facilitate management of environmentally sensitive land and areas of high scenic value in the City; (b) To provide a buffer around areas of natural ecological significance; (c) To restrict development on land that is inappropriate by reason of the physical characteristics or the high bush fire hazard of the land; (d) To allow bush fire hazard reduction that is in a form consistent with the protection of natural ecological values; (e) To provide for nature-based recreational opportunities which are compatible with the land's natural, cultural and aesthetic values and to foster an appreciation of those values; (f) To encourage land restoration works on disturbed bushland areas; (g) To ensure that the development of land is consistent with any plan of management applying to the land; and (h) To identify privately owned land that should be acquired for environmental protection and open space purposes.	Environmental Protection-Open Space - Nature Based Recreation; and - Visitor Facilities.



13. KATOOMBA AIRFIELD

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991	Not zoned under LEP 1991	
LEP 2005	Not zoned under LEP 2005	

14. RADIATA PLATEAU

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991	Not zoned under LEP 1991	
LEP 2005	Not zoned under LEP 2005	

15. OLD HOSPITAL SITE – WENTWORTH FALLS

ZONE	OBJECTIVE	PERMISSIBLE USE
LEP 1991	Not zoned under LEP 1991	
LEP 2005	Not zoned under LEP 2005	



11. APPENDICES

Appendix 1:	Blue Mountains City historical population figures 2006-2011
Appendix 2:	Blue Mountains key regions - population forecast figures 2011 – 2025
Appendix 3:	Blue Mountains City historical visitation figures 2006-2011
Appendix 4:	Blue Mountains City projected visitation figures 2010-2025
Appendix 5:	Blue Mountains key regions - projected visitation figures 2011-2025
Appendix 6:	Detailed projected visitation to competing regions: 2011-2021
Appendix 7:	Competitive regions detailed comparison
Appendix 8:	Potential accommodation and recreation site locations



11.1. APPENDIX 1

TABLE 11: BLUE MOUNTAINS CITY HISTORICAL POPULATION FIGURES 2006-2011

BLUE MOUNTAINS						
	2006	2007	2008	2009	2010	2011
GLENBROOK						
Population	6,103	6,083	6,098	6,078	6,062	6,052
WENTWORTH FALLS						
Population	5,832	5,820	5,893	5,878	5,881	5,873
LEURA						
Population	4,352	4,374	4,373	4,368	4,372	4,378
KATOOMBA						
Population	8,558	8,563	8,715	8,723	8,734	8,742
BLACKHEART AND MT VICTORIA						
Population	5,671	5,658	5,656	5,652	5,633	5,616
SPRINGWOOD						
Population	9,835	9,992	9,933	9,932	9,911	9,904
BLAXLAND						
Population	7,196	7,338	7,397	7,395	7,365	7,350
WINMALEE						
Population	8,018	7,961	8,025	8,008	7,991	7,971
OTHER TOWNSHIPS						
Population	20,499	20,436	20,651	20,635	20,638	20,644
TOTAL BM POPULATION	76,064	76,225	76,741	76,669	76,587	76,530

11.2. APPENDIX 2

TABLE 12: BLUE MOUNTAINS KEY REGIONS - POPULATION FORECAST FIGURES 2011 – 2025

BLUE MOUNTAINS															
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
GLENBROOK															
Population	6,052	6,043	6,044	6,033	6,027	6,035	6,034	6,048	6,052	6,055	6,071	6,081	6,093	6,106	6,127
WENTWORTH FALLS															
Population	5,873	5,865	5,862	5,870	5,872	5,883	5,894	5,904	5,920	5,934	5,951	5,969	5,984	6,054	6,070
LEURA															
Population	4,378	4,392	4,457	4,478	4,490	4,502	4,523	4,545	4,556	4,573	4,593	4,611	4,635	4,654	4,678
KATOOMBA															
Population	8,742	8,783	8,826	8,880	8,938	8,991	9,051	9,151	9,209	9,271	9,328	9,384	9,439	9,497	9,556
BLACKHEATH AND MT VICTORIA															
Population	5,616	5,616	5,607	5,609	5,611	5,606	5,603	5,611	5,617	5,626	5,633	5,639	5,649	5,656	5,669
SPRINGWOOD															
Population	9,904	9,905	9,970	9,975	9,978	10,000	10,018	10,037	10,063	10,086	10,119	10,142	10,172	10,209	10,249
BLAXLAND															
Population	7,350	7,348	7,345	7,339	7,343	7,343	7,344	7,360	7,381	7,396	7,414	7,433	7,448	7,460	7,480
WINMALEE - YELLOW ROCK															
Population	7,971	7,981	7,978	7,980	7,986	7,997	8,007	8,021	8,036	8,046	8,062	8,078	8,096	8,116	8,135
OTHER TOWNSHIPS															
Population	20,644	20,651	20,682	20,733	20,750	20,812	20,818	20,859	20,887	20,938	20,996	21,062	21,115	21,186	21,245
TOTAL BM POPULATION	76,530	76,584	79,771	76,897	76,995	77,169	77,292	77,536	77,721	77,925	78,167	78,399	78,631	78,938	79,209

11.3. APPENDIX 3

TABLE13: BLUE MOUNTAINS CITY HISTORICAL VISITATION FIGURES 2006-2011

BLUE MOUNTAINS CITY HISTORICAL VISITATION					
2006	2007	2008	2009	2010	2011 ²²
2,418,000	2,619,000	2,627,000	2,716,000	2,667,000	3,025,000

²² 2011 figure as of June this year. All other figures represent annual visitation.

11.4. APPENDIX 4

TABLE 14: BLUE MOUNTAINS CITY PROJECTED VISITATION FIGURES 2010-2025

BLUE MOUNTAINS CITY TOURISM PROJECTION								
	2010	2011	2012	2013	2014	2015	2016	2017
TOURISM	2,667,000	2,820,857	2,974,713	3,128,570	3,282,427	3,436,284	3,590,140	3,743,997
	2018	2019	2020	2021	2022	2023	2024	2025
TOURISM	3,897,854	4,051,710	4,205,567	4,359,424	4,513,280	4,667,137	4,820,994	4,979,923

11.5. APPENDIX 5

TABLE 15: BLUE MOUNTAINS KEY REGIONS - PROJECTED VISITATION FIGURES 2011-2025

BLUE MOUNTAINS KEY REGIONS TOURISM GROWTH FORECAST															
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
GLENBROOK															
Tourism	150,000	158,653	167,307	175,960	184,613	193,267	201,920	210,574	219,227	227,880	236,534	245,187	253,840	262,494	271,147
WENTWORTH FALLS															
Tourism	250,000	264,422	278,845	293,267	307,689	322,111	336,534	350,956	365,378	379,800	394,223	408,645	423,067	437,489	451,912
LEURA															
Tourism	700,000	740,382	780,765	821,147	861,529	901,912	942,294	982,676	1,023,059	1,063,441	1,103,823	1,144,206	1,184,588	1,224,970	1,265,353
KATOOMBA															
Tourism	3,000,000	3,173,067	3,346,134	3,519,201	3,692,269	3,865,336	4,038,403	4,211,470	4,384,537	4,557,604	4,730,672	4,903,739	5,076,806	5,249,873	5,422,940
BLACKHEATH AND MT VICTORIA															
Tourism	150,000	158,653	167,307	175,960	184,613	193,267	201,920	210,574	219,227	227,880	236,534	245,187	253,840	262,494	271,147

11.6. APPENDIX 6

TABLE 16: DETAILED PROJECTED VISITATION TO COMPETING REGIONS: 2011-2021²³

REGION	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
BLUE MOUNTAINS	3,070,400	3,247,528	3,424,657	3,601,785	3,778,914	3,956,042	4,133,171	4,310,299	4,487,428	4,664,556	4,841,685
Domestic Day Trip	2,300,000	2,432,685	2,565,370	2,698,054	2,830,739	2,963,424	3,096,109	3,228,794	3,361,479	3,494,163	3,626,848
Domestic Overnight	691,000	730,863	770,726	810,589	850,453	890,316	930,179	970,042	1,009,905	1,049,768	1,089,631
International	79,400	83,981	88,561	93,142	97,722	102,303	106,883	111,464	116,044	120,625	125,205
THE HUNTER	7,730,300	7,862,553	7,997,069	8,133,886	8,273,044	8,414,583	8,558,543	8,704,966	8,853,894	9,005,370	9,159,438
Domestic Day Trip	5,400,000	5,492,385	5,586,351	5,681,925	5,779,134	5,878,006	5,978,569	6,080,853	6,184,887	6,290,700	6,398,324
Domestic Overnight	2,200,000	2,237,639	2,275,921	2,314,858	2,354,462	2,394,743	2,435,713	2,477,385	2,519,769	2,562,878	2,606,725
International	130,300	132,529	134,797	137,103	139,448	141,834	144,261	146,729	149,239	151,792	154,389
NORTHERN RIVERS	5,714,000	5,812,060	5,911,802	6,013,256	6,116,451	6,221,417	6,328,185	6,436,785	6,547,248	6,659,607	6,773,895
Domestic Day Trip	3,500,000	3,560,064	3,621,160	3,683,303	3,746,514	3,810,809	3,876,207	3,942,728	4,010,390	4,079,213	4,149,218
Domestic Overnight	2,000,000	2,034,323	2,069,234	2,104,745	2,140,865	2,177,605	2,214,975	2,252,987	2,291,651	2,330,979	2,370,982
International	214,000	217,673	221,408	225,208	229,073	233,004	237,002	241,070	245,207	249,415	253,695
CAPITAL COUNTRY	3,404,400	3,493,772	3,585,490	3,679,616	3,776,212	3,875,345	3,977,080	4,081,486	4,188,632	4,298,591	4,411,437
Domestic Day Trip	2,400,000	2,463,004	2,527,663	2,594,019	2,662,117	2,732,002	2,803,722	2,877,325	2,952,860	3,030,378	3,109,931
Domestic Overnight	982,000	1,007,779	1,034,235	1,061,386	1,089,249	1,117,844	1,147,190	1,177,305	1,208,212	1,239,930	1,272,480
International	22,400	22,988	23,592	24,211	24,846	25,499	26,168	26,855	27,560	28,284	29,026
ILLAWARRA	3,487,490	3,488,597	3,489,705	3,490,813	3,491,921	3,493,030	3,494,139	3,495,248	3,496,358	3,497,468	3,498,579
Domestic Day Trip	2,601,000	2,601,826	2,602,652	2,603,478	2,604,305	2,605,132	2,605,959	2,606,787	2,607,614	2,608,442	2,609,270
Domestic Overnight	828,000	828,263	828,526	828,789	829,052	829,315	829,579	829,842	830,106	830,369	830,633
International	58,490	58,508	58,527	58,545	58,564	58,583	58,601	58,620	58,638	58,657	58,676

²³ Figures calculated from average of annual visitation growth. 2011 Visitation figures are calculated from June 2011, Tourism NSW figures.



11.7. APPENDIX 7

TABLE 17: COMPETITIVE REGIONS DETAILED COMPARISON

REGION	VISITATION (As of June 2011)	COMPETITIVE ADVANTAGES	ABILITY OF BLUE MOUNTAINS TO ACQUIRE MARKET SHARE	TOURISM INVESTMENT ENCOURAGEMENT OFFERED BY REGION
THE HUNTER	7,730,300	- Hunter Valley is Australia's oldest and most well known wine region. - Variety of internationally recognised properties - Abundance of natural retreats and sandy beaches (Lake Macquarie) - Strong food focus within region - Variety of activities available ranging from hiking and wine tasting to hot air ballooning and scuba diving - Most popular tourist destination outside Sydney.	- Blue Mountains has the ability to introduce internationally recognised accommodation brands to encourage visitation by those visitors who see this as an important interest driver. - The opportunity exists for Blue Mountains to become one of the most popular tourist destination outside of Sydney due to its close proximity and vast abundance of natural beauty.	- Tourism is worth \$1.3billion to the Hunter economy. - Tourism in the region is backed by the strength and support of Tourism NSW and funded by industry contribution through local tourism associations, local councils and the private sector. - Encouragement for investment in the tourism hospitality sector as it has experienced significant growth.



REGION	VISITATION (As of June 2011)	COMPETITIVE ADVANTAGES	ABILITY OF BLUE MOUNTAINS TO ACQUIRE MARKET SHARE	TOURISM INVESTMENT ENCOURAGEMENT OFFERED BY REGION
NORTHERN RIVERS²⁴	5,714,000	▪ Year round climate conducive to tourism ▪ Beautiful rainforests ▪ World class surf beaches ▪ Strong population growth ▪ Traditional heritage architecture ▪ Healthy arts and entertainment scene ▪ Large amount of locally growth produce ▪ 2nd highest rating in Australia for range of biodiversity. ▪ Strong perception of health and wellbeing products ▪ Good reputation for offering spiritual/self-awareness experiences ▪ Actively engaged community ▪ Geographic location convenient to the Pacific Coast Touring Route (PCTR). ▪ Committed tourism operators	▪ Blue Mountains can encourage more festivals and arts shows in order to growth their events scene. ▪ There exists the opportunity to further market the blue mountains as a retreat surrounded by untouched nature, helping to increase its reputation as wellbeing destination. ▪ By increasing communication flows between the industry and Council, a positive attitude can be generated resulting in more committed industry operators and an engaged community.	▪ Strong encouragement for tourism investment in the eco-tourism sector. ▪ Region has identified that there is significant growth potential for the local alternative health industry offering the tourist the opportunity to avail themselves to an indulgence holiday focused on their own wellbeing.

²⁴ Some competitive advantages obtained from Northern Rivers Tourism Strategic Plan 2009-2011 as they are still regarded as competitive advantages.



REGION	VISITATION (As of June 2011)	COMPETITIVE ADVANTAGES	ABILITY OF BLUE MOUNTAINS TO ACQUIRE MARKET SHARE	TOURISM INVESTMENT ENCOURAGEMENT OFFERED BY REGION
CAPITAL COUNTRY²⁵	3,404,400	▪ Rural character in town and surrounding area ▪ Popular for weekend escapes ▪ Major fruit growing region ▪ Close to Sydney and Canberra ▪ Positive population growth ▪ Abundance of historical buildings ▪ Quaint villages ▪ Natural Beauty ▪ Wide diversity of international standard wildlife experiences available. ▪ Enthusiastic tourism operators ▪ Refined atmosphere that is sophisticated yet still warm and friendly ▪ Relatively good public transport access from Sydney	▪ Blue Mountains is surrounded by untouched, world-class National Parks. There is the ability to promote this further to further drive this perception. ▪ Communication improvements will impact tourism operator's enthusiasm. ▪ Blue Mountains' close proximity to Sydney can be further marketed to encourage weekend escapes for time poor Sydneysiders.	▪ Region is focused on encouraging increased industry investment in tourism. ▪ Strong encouragement of business tourism investment. ▪ Region is looking to invest in order to significantly raise the profile of the region as a food and wine destination.

²⁵ Some competitive advantages obtained from Wollondilly Shire Council Tourism Business Plan as they are still regarded as competitive advantages.



REGION	VISITATION (As of June 2011)	COMPETITIVE ADVANTAGES	ABILITY OF BLUE MOUNTAINS TO ACQUIRE MARKET SHARE	TOURISM INVESTMENT ENCOURAGEMENT OFFERED BY REGION
ILLAWARRA²⁶	3,487,490	▪ Established, well-known tourism region. ▪ Wide diversity of tourism experiences and accommodation options ▪ Scenic route between Sydney and Melbourne ▪ Internationally recognised beaches ▪ Renowned fresh seafood, dairy products and emerging wine region ▪ Large number of heritage and seaside villages ▪ Wildlife observation experiences ▪ Diversity of Aboriginal and European cultural experiences ▪ Temperate climate ▪ Good variety of shopping experiences	▪ There exists the opportunity to introduce exciting Aboriginal cultural experiences drawing on the natural beauty and history of the region.	▪ Region holds workshops to educate operators on how to stimulate visitation. ▪ Views tourism as an emerging industry and in 2006 proposed to invest \$500 million in the Shell Cove marina (a major tourism investment).

²⁶ Some competitive advantages obtained from South Coast Regional Tourism Organisation Inc - Business Marketing Plan 2008/2009 as they are still regarded as competitive advantages.

11.8. APPENDIX 8

FIGURE 23: POTENTIAL ACCOMMODATION AND RECREATION SITE LOCATIONS

