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THE COUNCIL OF THE  
CITY OF BLUE MOUNTAINS

INCORPORATED 1947



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10/11/76

STATEMENT OF OBJECTIVES, POLICIES AND PRIORITIES FOR ACTION

Adopted by Resolution of Council on the twenty-first day of June, 1976, vide Minute No. 709/3.

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This Statement may be referred to as "The Blue Mountains Statement of Objectives".

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## EXPLANATORY INTRODUCTION

The following Statement specifies the 4 overall Objectives, 12 major Policies and 83 Priorities for Action of the Blue Mountains City Council for the years 1976 to 1978. These 99 sentences have been distilled from a great amount of work done by Aldermen, Council consultants and staff and concerned citizens during 1974 and 1975. This work was assisted by generous grants of money from the Australian Government's Minister and Department of Urban and Regional Development, under the Area Improvement Program.

Council's consultants, Urban Systems Corporation, prepared in 1974 a three volume Report on 5 possible Alternative Futures for the Blue Mountains.

Alternative Future 1 was for maximum possible conservation with little new development or population increase permitted, giving an ultimate future population of 47,300 people. Alternative Future 4 was for maintaining the existing draft statutory planning scheme, which could result in an ultimate population capacity of 170,000 people. The advantages and disadvantages, costs and benefits, of each alternative were measured and assessed by USC. These alternatives were publicly exhibited, discussed and debated during the second half of 1974 and early 1975.

The alternatives involve many complex legal, financial, engineering conservation and political questions. Neither the NSW nor the Australian Governments have been able to guarantee any particular long term financial or other assistance to the Blue Mountains City Council to do the things necessary to implement any particular Alternative Future. For these reasons, the Council has found it impossible to resolve upon any specific choice of one of the Alternative Futures which it could pursue with any precision throughout the whole of the Mountains.

The Council has, however, been able to formally adopt the following 99 sentences to define its objectives, and what it will do in striving to achieve those objectives and to cope with the problems of the City of Blue Mountains. These are the Objectives, Policies and Priorities which will guide and govern the day by day, month by month, year by year work of the Council, its Committees and Departments. It will be reviewed and revised, as may be necessary, before the end of 1978.

The Council seeks the help of all residents, ratepayers and community groups in the Mountains, to help it pursue vigorously this Statement of Objectives, Policies and Priorities for Action.

First Objective - M A N A G E M E N T

Co-ordinate and unify Council and Governmental decision-making on short and longer-term plans, programs and budgets for land acquisition, sewerage, drainage, water, electricity, road and other community projects and services, integrally with decisions on short and longer term environmental plans, designs and control codes for the conservation and development of land throughout the Mountains, while developing close liaison with the public on decisions and management.

Policy 1

CO-ORDINATION

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Take initiatives to arrange, direct and co-ordinate the work and procedures of all Council Committees and Departments so as to implement this statement of Objectives, Policies and Action Priorities, and strive to co-ordinate the activities of special purpose State and Federal Government bodies which affect the Blue Mountains.

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Action Priorities

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- NEW version
- A. Adopt, by resolution of Council, this Statement as the formal Statement of Council's Objectives, Policies and Action Priorities for the City of Blue Mountains, to guide the exercise of Council's powers and duties in all fields.
  - B. Publicise and widely distribute copies of this Statement; ~~and~~ continue to keep the public informed of Council's actions through all forms of the media, including regular press releases; and seek assistance and co-operation in ~~the~~ implementation from ratepayers, residents and Government authorities.
  - C. Direct all Council Committees and Departments to relate their reports to Council to relevant parts of this Statement.
  - D. Draw up an Annual Calendar for the work of Council Committees and Departments so as to achieve co-ordination in the preparation and implementation of financial, works and other plans and programs.
  - E. Progressively restructure Council's Committees, Departments and administrative and rating techniques and procedures where necessary to better ensure co-ordinated and efficient pursuit of Council's Objectives, Policies and Action Priorities as set out in this Statement. *budgeting,*
  - F. *New version* Appoint a Management Committee for planning and capital comprising the Town Clerk, City Treasurer, Deputy Town Clerk, City Engineer, Town Planner, Chief Electrical Engineer and the City Health and Building Surveyor, to assist and advise Council in implementing Policy 2 - Capital Budgeting, and prepare the 1977 Estimates on the Capital Budgeting System.
  - G. Appoint a Management Review Committee to monitor progress in the implementation of this Statement and to review and update the Statement by July, 1977.
  - H. Take initiatives, in conjunction with Council's preparation and implementation of financial, works and other plans and programs, to stimulate and co-ordinate the expenditures, works and other activities within or affecting the Blue Mountains, of special purpose State and Federal Government authorities.
  - I. Negotiate with, and give incentives to private enterprise, private institutions, community groups and Government authorities to initiate and finance services, projects and programs of action which help to achieve Council's Objectives, Policies and Action Priorities.

Policy 2  
CAPITAL BUDGETING

Prepare, review and adopt each year, detailed projections of Council's capital expenditures ranked in priority order, for the following 3 years; submit these annually to State and Federal Governments in support of applications for grants and loans and allocate capital available each year from grants, loans and revenue in accord with the pre-planned priorities.

Action Priorities

- A. Prepare, review and adopt each year, well prior to the annual estimates of income and expenditure, plans, programs and cash flow projections for Council's desired capital expenditures, ranked in priority order, for the following 3 years, covering: (i) acquisitions of land for conservation and development; (ii) sewerage, water and electricity reticulation and head works; (iii) roads, carpark and pedestrian facilities; (iv) construction of community recreation and social facilities such as swimming pools, sports grounds, libraries and community centres; (v) minor town improvement works; and (vi) Council offices, depots, plant, and machinery and other categories as deemed necessary. OB
- B. Submit each such capital budget, immediately on adoption, to every State and Federal Government authority which either may recommend or influence grants or loans to Council, or itself expends money or provides works or services in the City, in order to support Council's applications for grants, loans, or matching expenditure, and to assist in co-ordinating the projects of other authorities with those of Council.
- C. Invest time and resources in researching and documenting a major submission in November/December each year to the Federal or New South Wales Grants Commission or similar body managing the injection of tax revenue into Council Funds. OB
- D. Prepare plans and cost estimates for providing, in stages by 1985, full sewerage reticulation pursuant to Policy 10, and tertiary sewage treatment pursuant to Policy 4, and apply to the State and Federal Governments for the necessary loans and grants under the National Sewerage Program.
- E. Document evidence to support detailed definitions and priority listings of areas and places of environmental significance which should be acquired for preservation pursuant to Policy 6, together with cost estimates thereof, and apply to each of the relevant State and Federal Government authorities for the necessary funds.
- F. Monitor all other potential sources of grants and loans, and make well-documented annual applications thereto.
- G. Monitor cash flow projections and ensure that pre-planned expenditure and works programs are launched immediately bridging, loan, grant or revenue funds become available.

### Policy 3

#### STATUTORY POWERS

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Adopt and apply this Statement of Objectives, Policies and Action Priorities as a formal guide to the detailed exercise of Council's discretionary powers and responsibilities under all relevant legislation and ordinances, and seek formal approval of the Statement by the NSW Minister for Planning and Environment and relevant Federal Government Ministers.

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#### Action Priorities

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- A. Request the NSW PEC to formally receive and consider this Statement of Objectives, Policies and Action Priorities in conjunction with all future action by the PEC regarding statutory planning and development control in the City.
- B. Request the NSW Minister for Planning and Environment to formally endorse this Statement, and to request all NSW Government authorities to be guided by it and to assist in its implementation; and further, if and when new legislation provides for the gazettal of such Statements, to so gazette this Statement, or Council's then updated review thereof.
- C. Request the NSW PEC and the Minister to prepare and gazette, as a matter of urgency, an Interim Development Order covering the non-urban areas of the City, to assist Council in resolving currently unsatisfactory aspects of development control in these areas.
- D. Request the NSW PEC and the Minister, in future IDOs and in the final statutory Planning Scheme, to supplement current strictures which specify uniform minimum subdivision areas within a zone, with provisions which specify, or empower Council to specify and to negotiate with applicants to achieve:-
  - the maximum environmentally acceptable overall density or total amount of development within an area or a zone;
  - the minimum percentage of total area which must be retained or restored as natural bushland; and
  - powers and procedures for the preparation, approval and implementation of comprehensive plans and designs over large areas with a view in some cases to rationalise existing or conventional subdivision patterns, so as to achieve effective environmental protection and sensitive environmental design, while permitting limited development, the equity being apportioned between the original land owners within the area.
- E. Request relevant Federal Government Ministers to formally endorse this Statement and to request all Federal Government authorities and agencies to co-operate with and assist Council in its implementation, particularly by giving priority to financial assistance for land acquisitions, sewerage and community facilities pursuant to Policies 4, 6 and 12.

## Second Objective - CONSERVATION

Protect the natural character of the Mountains as a vital part of the National and State heritage, and as an attraction to residents and visitors, by eliminating creek and stream pollution caused by inadequate sewerage and excessive clearing of bushland; by sensitive pre-planning and design of all development to minimise clearing of bushland and disturbance of views, and by accelerated reservation and purchase of critical environmental areas by Governments.

## Policy 4

### POLLUTION CONTROL

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Restore and protect the natural ecological balance of mountain valleys, creeks and streams; monitor, control and reduce all sources of pollution, erosion, and disturbance to natural bushland flora and fauna, and to views; progressively overcome sewerage backlogs in urban areas; upgrade the purity of all sewerage effluents; and improve drainage to prevent erosion.

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#### Action Priorities

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- A. Obtain precise measurements at regular intervals of water flow and quality in all watercourses; define the types, degrees, sources and causes of pollution, and act to progressively reduce and eliminate them.
- B. Monitor, and require improvements in, the quality of liquid and other emissions from garbage dumps, golf courses, horticultural uses, hotels, hospitals and similar sources of pollution.
- C. Request the NSW Pollution Control Commission to classify the watercourses of the Mountains under the Clean Waters Act 1970, to permit control to be exercised over discharges into watercourses; seek the advice the assistance of the PCC in water quality control.
- D. Intensify Council's efforts to plan and obtain funds for full sewerage reticulation and treatment in stages for areas defined pursuant to Policy 10; and for the upgrading of all sewage works to secondary and where appropriate tertiary levels, giving priority to those discharging into the most polluted streams, meanwhile seeking greater powers for Council to prohibit or restrict development in line with the implementation of these projects.
- E. Identify and use all existing powers, devise and apply new development control codes and techniques, and seek greater powers to prohibit, control or limit the clearing or disturbance of bushland flora or fauna throughout the Mountains; introduce new controls on the percentage of any development site area which may be cleared or disturbed; and provide for the enhancement of the area by initiating landscaping design requirements to all developments.
- F. Secure, either by means of reservation, building lines, or where practical, conditions imposed on consents, including renewed consents, a depth of at least 100 metres of natural bushland between any new development and the nearest stream, to assist natural filtering of water discharges and run-off.
- G. Design all roads and hard surfaces to allow for the most frequent and natural dispersion of run-off, avoiding concentration into artificial channels.
- H. Protect, restore and enhance views from road and rail by gradually reducing and eliminating advertising hoardings and unnecessary or unsightly signs, structures and debris; and introduce new codes and standards for all Council and other outdoor signs and advertising.



## Policy 5

### ENVIRONMENTAL DESIGN

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Stimulate, guide and control development in sensitive problem areas by preparing and adopting detailed development plans, designs and codes specifying such standards as the location, siting, density and outline design of buildings, the arrangement of services and subdivision, and other environmental performance standards necessary to prevent or minimise on-site and off-site pollution, erosion, disturbance to natural bushland and to scenic views.

### Action Priorities

- A. Exercise to the fullest degree the stated and implied duties and powers of Council and the PEC to control the detailed planning and design of development under Clauses 23, 24, 28, 30, 32, 66 and 67 of the Certified Planning Scheme Ordinance, and Clauses 11, 12, 18 and 19 of IDO 26, particularly with respect to the obligation placed upon Council to consider, before granting consents for Column IV uses, "any detailed code, plan or design adopted by the Council for the development of the locality".
- B. Facilitate the exercise of all of the above duties and powers by causing to be prepared such detailed codes, plans and designs for development, covering specific sensitive problem areas where development carried out under conventional development control would produce undesirable results, and yet where prohibition of development, or reservation and acquisition pursuant to Policy 6, is not possible.
- C. Refuse consent to development which is not in accord with a detailed code, plan or design adopted by resolution of Council for the locality in which the development is situated.
- D. Prepare and adopt such detailed environmental control codes, plans and designs for the following most urgent <sup>priority ✓</sup> areas:-
  - (i) lands between towns, particularly fronting the Highway, and in the Lower Mountains;
  - (ii) designated non-urban areas subject to pressures for development;
  - (iii) the Town Centres of Katoomba and Springwood, and other business zones subject to pressures for development;
  - (iv) zones subject to pressures for residential or tourist accommodation development at medium or high densities;
  - and (v) Mt. Wilson, Mt. Irvine and Mt. Tomah.
- E. Request the Minister for Planning and Environment to amend IDO 26 and the Certified Ordinance to put beyond doubt Council's powers to enforce such "detailed codes, plans or designs", and to extend those powers to Column III uses.

Policy 6  
PRESERVATION

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Define, in priority order, all areas and places which merit preservation because of their visual, ecological, cultural, historic or other environmental significance; request the NSW Government to appropriately designate, zone or reserve such areas and places to achieve preservation; and press State and Federal Governments to progressively finance the purchase of selected areas and places.

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Action Priorities

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- A. Define detailed priorities for preservation, appropriate management and/or acquisition, in accord with the degree and immediacy of threat to them, for the following:-  
(i) undeveloped land between towns, particularly fronting the Highway, and in the Lower Mountains; (ii) the Eastern Escarpment, particularly undeveloped yet visually prominent land, including Crown land; (iii) Buffer strips along cliff edges in the Central and Upper Mountains; (iv) bushland valleys and ridges throughout the Mountains, some designated residential, some non-urban, some being Crown land; (v) Aboriginal sites and relics; and (vi) Significant European buildings and sites.
- B. Act urgently to preserve undeveloped lots between towns, by restricting densities and heights, requiring long frontages and setbacks, and redesignation to lower-order zones or to reservations for acquisition.
- C. Seek to amend IDO 26 and the Certified Ordinance to impose stronger and more effective controls on the density, visual pollution and site disturbance of all development; accelerate the reservation and acquisition of land on the Eastern Escarpment; and extend these actions to lands near cliff edges in the Central and Upper Mountains.
- D. Seek to have the National Park enlarged by the addition of contiguous Crown lands, the Jamison Valley and Linden/Erskine Creeks, the last remaining unpolluted stream system, in accord with Council's 1975 Report on Critical Environmental Areas and in close liaison with the National Parks and Wildlife Service and Council, based on mutually acceptable criteria. *comma*
- E. Request the Minister for Lands and Forests to ensure the preservation of all identified aboriginal relics and sites through the NSW National Parks and Wildlife Service.
- F. Prepare and publicise a register of European historic sites, and examples of period architecture; and request Governments to provide funds for their acquisition and restoration.

### Third Objective - COMMERCIAL DEVELOPMENT

Create more job opportunities of all types for local residents in the Central and Upper Mountains; revitalise the visitor accommodation industry and improve the diversity and quality of visitor recreation facilities; and develop Springwood and Katoomba as the two major commercial centres while progressively reshaping all town centres so as to give each one a distinctive individual character, and to reduce conflicts between pedestrians and both through and local vehicular traffic.

Policy 7  
EMPLOYMENT

industries

Stimulate the creation of additional jobs of all types in non-polluting secondary and tertiary, particularly tourist in the Central and Upper Mountains (from Linden westward), while liaising with relevant authorities to ensure that Sydney's western suburbs provide the bulk of job opportunities needed by residents of the Lower Mountains.

Action Priorities

- A. Promote, in industrial, business and selected non-urban zones in the Central and Upper Mountains, the creation of new labour-intensive establishments, and the growth of existing employment in the fields of tourism, recreation, entertainment, crafts, trades, non-polluting industry, retailing, offices, and government services, consistent with restraints imposed by other Policies and Action Priorities defined in this Statement.
- B. Promote the growth of tertiary (e.g. office) employment in the Springwood and Blaxland Town Centres, but limit the growth of secondary industry in the Lower Mountains.
- C. Promote the growth of industrial, service and other job opportunities on both Council and privately owned land in the Lawson and North Katoomba industrial areas, so that they provide by 1985 approximately 1,000 jobs. Negotiate with the Department of Technical Education to provide suitable training centres and courses in appropriate locations within the Mountains.
- D. Improve roads, services, sites and landscaping in industrial zones, financed by a local rate on privately owned land and by continued appropriations of Council finance to develop Council owned land and buildings which can easily be subdivided into small areas for rental to small, new industries or service businesses.
- E. Encourage small craft, service and tourist businesses as home industries in residential zones, subject to reasonable but not unnecessarily restrictive conditions for the protection of amenity; require these to move from residential zones if and when they grow or no longer conform to the imposed conditions, offering them space in Council owned rental premises, or encouraging them to move to the Leura Mall.
- F. Co-operate with all other relevant authorities to create a greater number and diversity of job opportunities in Lithgow and between Parramatta and Penrith.
- G. Distribute information on the advantages of the Mountains as a location for non-polluting activities (e.g. industry, education, conferences, research) producing high value, low transport cost, goods and services for the Sydney and NSW markets.
- H. Continue to press for reductions in costs to industry and commerce by inclusion of the Penrith Telephone District within the Sydney Telephone Zone and negotiating improvements in public transport facilities within the Blue Mountains and inter-City.

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## Policy 8

### TOURISM

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Recapture and enhance the image of the Blue Mountains as a leisure experience of unbroken views over rugged natural grandeur, fresh air, clean mists and intimate contact with unspoilt bushland; and develop tourism on the protection and enjoyment of this capital asset.

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#### Action Priorities

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- A. Encourage the creation of new types of recreation and entertainment facilities and improved visitor accommodation, particularly in the Upper and Central Mountains, so as to increase average length of visits, visitor expenditure and local employment, and attract higher income group visitors, while minimising and containing the impact of tourism on the natural environment and the lives of permanent residents.
- B. Invite tourist industry operators to create an independent non-profit Tourism and Recreation Organisation with a high calibre full-time Director under an independent Board, to research, promote, publicise and manage tourist development, offering Council assistance and co-operation if the industry demonstrates its ability to help itself.
- C. Invite proposals from, and assist, private enterprise to write, design, publish, sell and distribute a high quality "Guide to the Blue Mountains".
- D. Construct and equip Tourist Information Centres on the Highway preferably as self-financing projects in association with other commercial enterprise of suitable scale.
- E. Stimulate private development of sensitively designed and managed low density, log cabin, chalet, hostel, holiday camp, motel projects, with individual bedroom/bathroom units each surrounded by natural bushland, on large sites with minimum site disturbance, in some non-urban zones, near the fringe of the National Park; permit such projects to be built simply of natural materials, and support amendments to Ordinance 70 to permit such simple and natural types of units.
- F. Undertake a special tourist project for the restoration and enhancement of a 1920's historic Market Mall for arts, crafts and second hand goods at Leura, jointly with property owners, with initial finance from Council, and owners; and seek grants from NSW and Federal Government Tourism authorities, and the Australia Council.
- G. Request the NSW Department of Technical Education or other catering and hotel management training organisation to hold short courses at Katoomba for existing and potential tourist industry managers and staff.

## Policy 9

### TOWN CENTRE PRECINCTS

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Consolidate future commercial growth in Town Centres so that each centre expands only on one side of, and away from, the Great Western Highway, with a pedestrian-oriented core, fringe visitor parking, and commuter parking adjacent to railway stations, in accord with detailed Precinct plans, development control codes, public investment and works programs.

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#### Action Priorities

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- OB  
new
- A. Prepare and implement detailed Town Centre Precinct development control plans and codes, public investment and works programs, integrating controls and incentives for private development with plans and programs for action by governments, Council and Chambers of Commerce to provide visitor and commuter car parks and other community facilities, appropriate pedestrian malls or plazas and improved paving, street furniture and tree planting.
  - B. Prepare and implement such plans, codes and programs for Springwood, Katoomba, Blaxland, Lawson, Blackheath, and others as resources permit.
  - C. Plan Springwood as the Central and Lower Mountains District Centre utilising the findings of Lower Mountains Commercial Strategy Report; plan Katoomba as the Upper Mountains District Centre, in accord with an integrated Precinct Plan.
  - D. Plan for and stimulate the development of existing and new neighbourhood centres to provide convenience shopping and local community facilities, particularly to achieve:-
    - (1) a new neighbourhood centre on Council-owned land at Mount Riverview; (ii) a neighbourhood centre at Winmalee; (iii) the rehabilitation of the South Blaxland and Faulconbridge Centres; (iv) a neighbourhood centre for North Katoomba; and (v) a consolidated off-Highway centre of some historic character at Mount Victoria.
  - E. Investigate the feasibility of relocating the Highway through Faulconbridge alongside the railway instead of phasing out commercial development which currently fronts the south side of the Highway opposite the Coomassie Centre.
  - F. Press for the staged creation of clearways along the Highway through all Town Centres, in phase with the staged provision of off-Highway parking; prevent new, and reduce existing, direct Highway pedestrian and vehicular access to property in Town Centres.
  - G. Encourage where possible developments in Town Centres which provide public amenities, community facilities, elements of a traffic-free pedestrian network in accordance with Council's precinct plans and/or mixed residential/commercial development.
- OB  
new  
version

#### Fourth Objective - L I V I N G   A R E A S

Fully service and improve already established living areas to achieve a high quality of residential environment within compact towns surrounded and separated by bushland, and prevent non-essential and premature disturbance of bushland, by controlling the locations, amounts, densities, types, design and timing of residential development in accord with pre-planned stages of full provision of utility and community services within fixed ultimate future outer boundaries of areas to be so served.

Policy 10  
UTILITY SERVICES

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Fix, in accord with criteria derived from the Management and Conservation Objectives and Policies, absolute outer boundaries to these areas within which Council will, in pre-planned stages, reticulate water, sewerage and electricity services; and co-ordinate longer-term capital budgets, works programmes and statutory development control in strict accord therewith.

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Action Priorities

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- OB
- A. As a matter of top priority instruct Council's Town Planner, in conjunction with the City Engineer and other Departmental Heads, to submit to Council a recommended set of outer boundaries to those areas within which Council will in pre-planned stages, reticulate water, sewerage and electricity services; and adopt, by resolution of Council, such a set of outer boundaries.
  - B. Ensure that all 342AS Certificates issued by Council henceforth carry a notation that it is Council policy not to service lands beyond the outer boundaries to be set, or already set, by Council, even if the full costs of such services were to be paid by owners or developers.
  - C. Press the NSW Minister and Department of Public Works for early decisions and action to provide further external sources of water to augment existing supplies, while boosting existing supply systems.
  - D. Progressively reticulate water supply to unserved pockets within the fixed outer boundaries; where appropriate levy a local rate to finance extensions of reticulation to prematurely subdivided areas such as at North Hazelbrook.

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  - E. Subject to economic viability seek finance for, and construct new sewerage projects in the following order of priority:- (i) Valley Heights; (ii) North Springwood and Faulconbridge; (iii) North Woodford and part Hazelbrook; (iv) Medlow Bath; and (v) Woodford.
  - F. Progressively reticulate sewerage in unsewered pockets within the fixed outer boundaries, in order of priority determined by pollution levels, density of occupation, the degree of use of tanker and pan services.
  - G. Progressively put electricity reticulation and Telecom services underground, giving priority to Town Centre Precincts and areas of high visual prominence such as escarpments, cliff edges and scenic routes.
  - H. Require contributions from developers for headworks and mains augmentation external to sites where services are sought in advance of Council's staged programme of works.



## Policy 11

### RESIDENTIAL DEVELOPMENT

Encourage, in selected areas, new types of planned-unit, medium density, cluster housing developments which preserve large proportions of their site areas as natural bushland; and strive to reduce the ultimate gross population capacity of the City of Blue Mountains as much as possible below that of the Certified Draft Statutory Planning Scheme by reducing the area and the overall densities of residential zones in accord with the Policies and Action Priorities under the Conservation Objective.

#### Action Priorities

- OB
- A. Define selected areas outside the boundaries defined in priority 10A governed by environmental factors, where the granting of consent would be considered for limited but reasonable residential development, to maintain equity and fairness for persons who have owned land continuously since 1968, and/or at the date of purchase would have had the right to build under the then current planning controls. The provision of services to these areas will not be the responsibility of Council. OB
- B. Control residential subdivision and development in defined areas as determined in Priority 10A which provides logical in-fill between lands currently zoned residential. Conditional consent to residential development may be considered out of phase with the priorities determined in 10A subject to zoning proposals current at the date of the most recent purchase of the land, the defined limit of urban areas and to the owner making satisfactory arrangements for the provision of all services. OB
- C. Recognising that the number of existing vacant residential size lots in draft residential zones in the Central and Upper Mountains is already approximately 10,600 and that this is enough to supply any future house building needs for approximately 25 years, strive to reduce as much as possible, the ultimate population capacity of the Central and Upper Mountains, by redesignating areas of draft residential zonings to either non-urban zoning, low-density cluster-housing planned unit development zonings, or reservations to be acquired for preservation purposes, wherever environmental gains can be made.
- D. Oppose any extension of current draft residential zonings while seeking to reduce the area of such zonings in accord with (C) above.
- E. Request the Minister for Planning and Environment to replace current controls on residential development in the Central and Upper Mountains with an IDO empowering Council to refuse consent to development on the grounds of prematurity, conservation needs, and/or the non-availability of utility services except in accord with Council's planned works program.
- F. Negotiate with owners and developers to achieve sensitively designed "planned unit developments" of a wide diversity of dwelling types in appropriate areas, so as not to increase overall population capacity, and to preserve large areas of bushland and open space, in accord with Action Priorities 3D and 4E, and Policy 5, of this Statement.

## Policy 12

### COMMUNITY FACILITIES

Co-operate with, and assist, local communities, community organisations and State and Federal Government authorities to develop a balanced range of local recreation and social services and facilities to serve local residents throughout the Mountains, based on surveys of local needs and in accord with pre-planned stages of land acquisition and construction, integrated with longer term capital budgets and works programs.

#### Action Priorities

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phrase  
deleted
- A. Give local community organisations administrative, technical and financial assistance to create new local community facilities and with particular regard, for example, to: (i) the Mount Riverview Kindergarten; (ii) the Glenbrook School of Arts; (iii) Scout Groups at Glenbrook and Springwood; (iv) the Buena Vista, Heather Road sports complex; (v) the Winmalee and Valley Heights Halls; (vi) the Glenbrook Baby Health Centre; (vii) the Lawson community facilities in Honour Avenue; and (viii) existing and new Child Care Centres throughout the Mountains.
  - B. Encourage the multiple use of existing facilities, and the design of new facilities for multiple purposes; and in this regard, particularly co-operate with and assist the Department of Education to achieve the multiple use of schools, and their integration with plans for Town Centres and other community facilities.
  - C. Encourage the clustering of facilities such as a community hall, a senior citizens activity centre, a youth club, library, child care and other services. within or close to Town Centres and close to public transport, or centrally located small scale community facilities with ready access to living areas.
  - D. Encourage and give incentives to private enterprise and independent institutions to provide community facilities, by, for example, incentives to developments in Town Centres and neighbourhood centres which incorporate public amenities or community facilities as referred to in Action Priority 9G.
  - E. Make well-documented submissions requesting the provision of finance for community facilities from all relevant State and Federal Government authorities and agencies.
  - F. Prepare, adopt and implement, a staged programme of site acquisition planning, design, financing and construction of new major community facilities, by Council on Council-owned land, integrated with procedures for co-ordination and capital budgeting under Policies 1 and 2 of this Statement.
  - G. Establish a programme of Social Planning in conjunction with the appropriate State and Federal Departments. Develop Community Relations by encouraging liaison and co-ordination with established community organisations.
- OB  
add