



PO Box 323, Penrith NSW 2751  
Level 4, 2-6 Station Street  
Penrith NSW 2750  
1300 722 468  
www.waternsw.com.au  
ABN 21 147 934 787

OBERON COUNCIL

29 APR 2015

D2015/53365

RECEIVED

Mr Gary Wallace  
Planning and Development Director  
Oberon Council  
PO Box 84  
OBERON NSW 2787

Dear Mr Wallace

**Planning Proposal – 280 Burroughs Crossing Road, Oberon (Lot 4 DP 264133)**

I refer to your letter of 1 April 2015 regarding the Planning Proposal to amend the Oberon Local Environmental Plan 2013 (LEP). It is understood that the proposal seeks to make 'function centre' an additional permitted use on Lot 4 DP 264133 by modifying Schedule 1 of the LEP.

It is noted that the Department of Planning and Environment's Gateway Determination for the planning proposal instructs Council to consult with the 'Sydney Catchment Authority' (now Water NSW) under Section 117 Direction 5.2 Sydney Drinking Water Catchment. The site is not within the Sydney Drinking Water Catchment and therefore this direction does not apply.

Water NSW's interest in this proposal is in relation to the Fish River Water Supply (FRWS) which provides water to Oberon Council, Lithgow Council and Energy Australia, supplements supplies for the Upper Blue Mountains Storages and provides raw and treated water to over 300 minor consumers.

Duckmaloi Weir and the Fish River Pipeline, which commences at the weir and adjoin the subject property, are part of the FRWS. Water NSW owns the land directly adjacent to the Duckmaloi Weir and weir pool (Lots 1, 3 and 5, DP 264133 and Lot 3 DP 632183). From the weir, the Fish River Pipeline runs along the Duckmaloi River then through the rear of the subject property.

Water NSW's key interests are protecting the integrity of the pipeline, ensuring access (including for any plant and equipment needed for repair, maintenance or renewal) and the water quality at Duckmaloi Weir. In recent years Water NSW has generally only required access to the pipeline within the subject property for inspections which have been undertaken on foot. In the future, Water NSW may require vehicular access for maintenance, repairs or renewal of the pipeline.

Water NSW notes that the proposed amendment of the LEP is to apply to the whole of Lot 4 DP 264133. Such an amendment could permit construction of new structures and ancillary facilities anywhere on the lot in the future.

In view of Water NSW's critical infrastructure adjacent to and within the property, it is requested that Water NSW are consulted as early as possible on any future planning or development proposal.

(A)PDO PR53-280. 170622.

While the Duckmaloi Weir pool looks like an attractive swimming hole, flows across weir structures and into the pipe intakes can cause unpredictable currents and be hazardous to swimmers. For safety and security purposes, any development application for the future use of the land as a function centre should include measures to ensure visitors at the function centre do not use the weir pool as a swimming hole.

Should you have any questions regarding the above, please contact Rachel Hannan, Senior Land Use Planner, on 4724 2278.

Yours faithfully

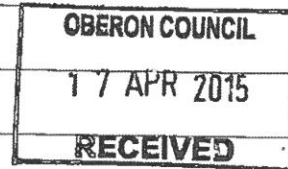


24/4/15

**FRAN KELLY**  
**Manager Planning and Assessments**

(A) GM, PDD  
(1) EC

TO THE GENERAL MANAGER  
OBERON COUNCIL.



I AM WRITING THIS LETTER TO  
RAISE CONCERNS I HAVE REGARDING  
THE PROPOSED DEVELOPMENT AT  
"WALDARA", BURROUGHS CROSSING ROAD.

I AM MAINLY CONCERNED ABOUT THE  
UNSAFE CONDITION OF BURROUGHS CROSSING  
ROAD, AS IT IS VERY NARROW, BLIND CORNERS,  
OLD DEAD & ROTTEN TREES THAT ARE STILL  
STANDING BESIDE THE ROAD. IN DRY  
TIMES THE ROAD BECOMES VERY DUSTY.  
AT THE MOMENT THERE IS MORE TRAFFIC  
MOVEMENTS THAN NORMAL BECAUSE OF THE  
EXTRA ACTIVITIES BEING CARRIED OUT BY  
PAINTERS, BUILDERS, FARM WORKERS & TRUCKS. IT  
WILL BE A LOT WORSE ONCE THE DEVELOPMENT  
IS UP AND RUNNING. THERE HAVE BEEN  
MANY "CLOSE CALLS" WITH ONCOMING  
TRAFFIC ALREADY. ANOTHER CONCERN I HAVE  
IS THE WAY SOME PEOPLE DRIVE THROUGH  
OUR PROPERTY WITH BREEDING STOCK

BEING FORCED TO SCATTER BECAUSE OF  
FAST MOVING CARS, SOME PEOPLE JUST DON'T  
CARE. I HOPE MY CONCERNS ~~WILL~~ WILL  
BE TAKEN INTO CONSIDERATION WHEN  
APPROVING THIS DEVELOPMENT AS IT IS  
MAINLY THE SAFETY OF MY FAMILY AND  
ANIMALS AS WELL AS THE VISITORS TO "WALDAR"  
THAT HAS ME CONCERNED.

REGARDS

DAVID ARMSTRONG

188 BURROUGHS CROSSING ROAD

PH 6336 1929.

MOB 0427878891.

