



Mr Gary Wallace
General Manager
Oberon Council
PO Box 84
OBERON NSW 2787

Attention: Shane Wilson, Planning and Development Director

Dear Mr Wallace

Planning Proposal – Box Flats Road, O’Connell - Request for Additional Information

Thank you for forwarding Council’s request for Gateway determination.

We have undertaken a preliminary assessment of the proposal and there is some additional information, as outlined below, required from Council to allow the proposal to be determined:

- The planning proposal documentation indicates that the subject land should have been included in the Oberon LEP 2013. A review of related documentation held by the Department does not indicate why the land was not included in the endorsed Strategy or the Oberon LEP 2013. Council is requested to clarify and provide information as to why the subject land was omitted from the Strategy and Oberon LEP 2013 if this was the case.
- The information provided in relation to supply and demand for large lot residential land remains unresolved between Council and the proponent. Council is to provide clarification on how it has been concluded there is adequate supply of land zoned R5 large lot residential land near O’Connell. Further details are required in relation to existing vacant zone R5 Large lot residential land near O’Connell and in other parts of the Oberon Council area.
- What are Council’s intentions about the existing undeveloped zone R5 land near O’Connell should this proposal proceed? Noting that the existing land is identified in the Strategy and zoned for large lot residential in the Oberon LEP 2013.
- It is noted that the Strategy was endorsed in 2013. It may be timely for Council to review this Strategy and Oberon LEP 2013. What is Council’s intentions in relation to reviewing the Strategy and Oberon LEP 2013?

- The additional supply of residential land in and around the village of O'Connell may require additional services and facilities. Further details are required about the provision of services and facilities required in the O'Connell having regard to the existing and proposed residential development.
- Consistency with State Environmental Planning Policy (Rural Lands) 2008 and section 9.1 Direction 1.2 Rural Zones remains unresolved. Please provide further information in relation to these matters.

Should you have any further questions in relation to this matter, please contact Mr Tim Collins, at the Department on (02) 6841 2180.

Yours sincerely



9.4.18

Damien Pfeiffer
Director Regions, Western