

OBERON COUNCIL

137-139 Oberon Street
PO Box 84
OBERON NSW 2787



ABN 13 632 416 736

Telephone: (02) 6329 8100
Fax: (02) 6329 8142
email: council@oberon.nsw.gov.au
Website: www.oberon.nsw.gov.au

Contact: Shane Wilson
Your Ref: IRF18/1185
Our Ref: PR186-2519 SW:JB

19 April 2018

Mr Damien Pfeiffer
Director Regions, Western
Department of Planning and Environment
188 Macquarie Street
DUBBO NSW 2830

Dear Damien

Re: Planning proposal Box Flat Road, O'Connell – Additional Information

I refer to your letter requesting further information for the above Planning Proposal dated 9 April 2018.

Council has reviewed your request and provide the following information.

1. Why the subject land was omitted from the Strategy and Oberon LEP 2013?

The subject lot was considered within the Strategy, which resulted in the 40ha on the northern corner of Box Flat Road and Beaconsfield Road being rezoned as R5. The remaining area of the subject lot was not further included within the Strategy, as it was identified through the public exhibition period that the majority of submissions didn't want any further subdivision along the O'Connell Road frontage.

Council at its Ordinary meeting held on the 18th June 2013, considered a report on the Land Use Strategy and Local Environmental Plan, including the summary of submissions. It is noted from the report that several submissions were made in relation to the LUS for O'Connell with the main issues detailed within the report.

Council resolved unanimously to endorse the Strategy and Oberon LEP 2013 at the meeting. Copy of report and the resolution is attached as appendix A.

It is believed that the 4.4 O'Connell within the Strategy and the subsequent Page 11 – O'Connell Precinct of the Amendment explains the previous decisions.

2. Land supply – O'Connell and Oberon LGA

In relation to the question on the adequacy of the supply of land in the O'Connell area I refer you to the Oberon Land Use Strategy and the Council report that was supplied with the submission of the Gateway application.

The O'Connell area has a total of 42 developed R5 lots with the majority already with dwellings erected upon them.

Below is an analysis of the existing vacant and undeveloped R5 land within the O'Connell and other parts of the Oberon Council area (see Attached maps for locations).

Map id	Location	Current area ha	Minimum Lot Size	Potential lots
A	O'Connell (West of O'Connell Road)	166.7	10ha	16
		304.39		30
		40.7		4
B	O'Connell (East of O'Connell Road)	131.3		13
O'Connell total				63
C	Oberon (North)	170.6	5ha	34
D	Oberon (East)	94	5ha	18
E	Oberon (South)	38	4000m ²	95
F	Oberon (West)	256.9	2ha	128
G	Oberon (Titania)	149.3	2ha	73
Oberon total				348

As identified within the table above, the current potential number of R5 lots within O'Connell is 63 and other parts of the Oberon Council area 348, thus a total of 411 potential lots are currently zoned for large lot residential development. It is noted that the figures detailed above don't take in consideration the potential further subdivision of existing developed lots.

3. Intention for undeveloped R5 land near O'Connell

Should the proposal proceed as submitted, Council has no intentions to amend or alter any of the current R5 land within the area near O'Connell or other areas within the LGA. It is anticipated that the land will remain zoned as R5, until such time as the lack of supply demands or the owner chose to subdivide.

4. Strategy & Oberon LEP review

At this time Council has no intention to further review the 2013 Land Use Strategy. Council notes the requirements of Section 3.12 of the EP&A Act and will continue to review and update in accordance with these provisions. As part of each of the recent Planning Proposals, Council considered if the current instrument is adequately up to date and filling the planning requirements of the Council.

5. Service and facilities at O'Connell

O'Connell has very few services and facilities within the locality. Water and sewer is not provided to the O'Connell area and nor will it be considered in the future. Other community services in the near by area include a Public Primary School, Church and Rural Fire Station and there are private contractors that provide waste collection services to the area. Facilities are limited within the locality, with a small park with play ground, Café open on Fridays and weekends and the Pub which is open all week, there are currently no other facilities in O'Connell, with people having to travel to either Bathurst (26km away) and Oberon (24km).


Council has for some time has been looking to establish a recreation reserve within the O'Connell area, this has been delayed due to the inability to secure any suitable land. At this time Council is unaware of any other services or facilities that are proposed for the area.

6. State Environmental Planning Policy (Rural Lands) 2008 and Section 9.1 Direction 1.2 Rural Zones

Council acknowledges the inconsistencies State Environmental Planning Policy (Rural Lands) 2008 and Section 9.1 Direction 1.2 Rural Zones remain unresolved, with no additional information available in relation to this matter. It is recommended that the Minister consider whether the inconsistencies are considered acceptable.

Should you require any further information relating to the plan please do not hesitate to contact me on 63298122 or email shane.wilson@oberon.nsw.gov.au

Yours faithfully



Shane Wilson
Planning and Development Director