

Attachments for Report

12.02 LAND USE STRATEGY & LOCAL ENVIRONMENTAL PLAN SUMMARY OF SUBMISSIONS AND FINAL ENDORSEMENT

**ATTACHMENT 1 - Summary of Public
Submissions received in
response to public exhibition
of the Draft LEP.**

Draft Oberon LEP Submissions					
Submission Number	Submitter Details	Submission Matter	Supportive of Draft LEP	Concerned with Draft LEP	Recommendation
1	Dorothy & Bill Allan - 370 Bloom Hill Road, O'Connell	Objecting to any further development in O'Connell		They think that there is enough subdivision already.	The LUS identifies need for further large lot residential in the vicinity of O'Connell
2	Ms S Christie - 'Menmuir' Beaconsfield Road, O'Connell	Objection to development area of O'Connell		Fragmentation of good agricultural land	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria
				Unacceptable MLS	The MLS is set as a minimum and larger lot sizes may result; however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				Development land will have unacceptable effects on biodiversity of river environment	Riparian Land and Watercourses mapping and local clause is in place to establish setbacks and controls over development adjacent to waterways.
				Water Table adversely affected	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambada Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				Cultural landscape of O'Connell at risk	The LUS amendment addresses cultural landscapes by inclusion of Urban Conservation Area, which is now better delineated with more accurate mapping. NSW Heritage Office supportive of heritage controls and raise no objection to O'Connell changes.

3	Patrica & Ian Forsyth - 136 Bloom Hill Road, O'Connell	Objection to development area of O'Connell		Significant agricultural land being affected	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria
				MLS in development area too small	The MLS is set as a minimum and larger lot sizes may result, however F11 is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				Effluent disposal will affect biodiversity in Fish River	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambada Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				Increase in bore numbers will affect water table	See above
				There is significant numbers of approvals in LGA yet to be taken up	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern
				The proposal is not wanted by a majority of O'Connell residents.	The LEP is based upon an approved LUS that was subject extensive consultation program
				Cultural landscape of O'Connell at risk	The LUS amendment addresses cultural landscapes by inclusion of Urban Conservation Area, which is now better delineated with more accurate mapping. NSW Heritage Office supportive of heritage controls and raise no objection to O'Connell changes.
				This type of development should be concentrated closer to urban areas	The LUS identifies need for further large lot residential in the vicinity of O'Connell

				The development area will cause a loss of community	The local community has been subject of gradual growth over time through the creation of smaller allotments similar to that proposed.
4	Tony Millbank	Agricultural viability and objection to development area of O'Connell		Difficult to source productive agricultural land	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria
				Weed control will and will continue to be a problem with currently little to no control over monitoring in the district	Weed control not subject to LEP controls and managed through Upper Macquarie County Council and Council's CSP
				There are very few lucerne paddocks in the area and development opportunities are provided for within the document over those paddocks	See above
				Access to these development lands have not been provided	Means of access to be identified at development stage
				The development proposal shows little to no understanding between good fertile productive farming land and less productive land	See above
				The development area needs to protect against fertile/productive land for farming purposes.	See above
5	Edward & Margret Collins - 311 Bosworth Falls Road, O'Connell	Support for development area in O'Connell	The development is a forward thinking smart document		Noted
			The document will result in greater infrastructure and facilities in and around O'Connell		Noted

			A great deal of objectors to this plan live on small acreages themselves		Noted
			There is an increasing demand for this type of development		Noted - As per LUS
			Objection is raised to the way a letter box drop from unsigned locals was encouraging residents to object to the plan		Noted
6	Fragar Planning & Development c/- Chris & Vanessa O'Neil, 175 Titania Road, Oberon	Titania Estate Investigation Area 4		Objection is raised to the proposed MLS provisions indicating there is very little planning/environmental rationale for the setting of Rural Residential MLS - Current MLS should be changed to 1ha minimum with 2ha average	Requested MLS of 1ha will double resultant dwelling yield, contrary to strategic direction established by LUS. In addition, DPI Office of Water raise concerns with MLS of Titania due to presence of vulnerable groundwater where no sewer is to be provided
				Controls can be managed through Merits assessment rather than strategic control.	Requested doubling of dwelling yield is a strategic issue, with cumulative impacts to be considered beyond the scope of site specific development assessment
				The current plan indicates no merit issues that could not be adequately addressed to allow approval of a dwelling on any 1ha site. It is therefore our opinion that there is reasonable grounds for Council to form the opinion that, subject to a properly prepared application, council could consider and approve a DA for Rural/Residential subdivision with an average 2ha minimum and a MLS of 1ha.	See above

				The structure and policies of the DLEP indicate that there is no substantive scientific or policy decisions or research that clearly set the MLS	See above
				Our research indicates that altering the MLS as indicated will not result in a substantive change to the possible Rural/Residential lot yield in the Oberon LGA.	Requested increase in lot yield from 50 to 100 lots will have site specific impacts that need to be considered in light of issues raised above
7	Brenda Doney - RMB 2071 O'Connell Road, O'Connell	Objection to development area of O'Connell		The community previously on two occasions have made it clear that they did not want the sort of intensive development proposed in the LUS	LEP is based upon an approved LUS that was subject extensive consultation program
				The plan is short-sighted and does not represent best planning outcomes	The LEP has been prepared in accordance with the Environmental Planning and Assessment Act
				Currently in the LGA there is an oversupply of approved developments	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern
				Previous consultant advice indicated that no large scale subdivision in the O'Connell Valley in line with the community's vision	As above
				Agricultural land has already been fragmented and to continue this course shows a lack of concern and foresight regarding the NSW Agricultural Departments attitude	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria

				Water demands created by such development has not been seriously considered and doubling the population of O'Connell would without doubt have a significant negative impact on the Fish River and water table.	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambada Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				Environmentally ecologically sensitive areas along the Fish River (which are mapped) are obvious	Riparian Land and Watercourses mapping and local clause is in place to establish setbacks and controls over development adjacent to waterways.
				This type of development should be concentrated closer to urban areas	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern
				Additionally development opportunities in the area would certainly secure the closure of the school as there is no further opportunity for expansion.	Demand for education infrastructure addressed by NSW Department of Education
				Noise pollution along O'Connell Road remains a serious problem. Council assume that the planned rural residential subdivision of 69 lots in O'Connell will happily accept regular logging truck movements along O'Connell Road and their impact on the rural ambience throughout the day and night. Add to this scenario the vehicles from 69 extra subdivisions also using the O'Connell Road and one has a recipe for disaster.	Additional traffic movements are not considered significant and will substantially reduce by reduced lot yield of Llambada Estate.

8	Ms Rosie Croft, 68 Bosworth falls Road, O'Connell	concerns over development area of O'Connell		Development of this nature should be confined to around urban areas.	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern
				There is inadequate infrastructure and amenities to adequately service a large development area.	Council's Section 94 Plan provides the mechanism for funding of required infrastructure associated with development
				What studies have been done on the regions ground water capacity.	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambada Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				Substantial subdivision would have a negative effect on the scenic beauty and rural atmosphere of the area, undermining tourism potential.	Proposed 10ha MLS will result in a low density development similar to surrounding development in the locality.
9	Michael & Tracey Robinson - 329 Bloomhill Road, O'Connell	Objection to development area of O'Connell		Maps were difficult to read at the workshops	Noted - maps are created in accordance with the Standard Instrument mapping guidelines
				Very difficult to support when no lot location, size, infrastructure and alike are included. As I will not be bounded by any DA this is the only time I have to comment.	Subdivision design and dwelling locations to be considered at DA stage

				Underground water should be considered seriously	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambda Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				Flooding patterns and stormwater pathways need to be considered for future	Subdivision design and dwelling locations to be considered at DA stage
				A 40acre (16.7ha) MLS would be more in line with historical heritage of the area.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambda Estate.
10	John Clague	Both objection and support	UCA for O'Connell praised for protecting cultural landscape around centre of O'Connell		Noted
				Objection to proposed development area outside UCA	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria
				Inconsistency between consultants reports indicating that no development recommending against expansion of O'Connell	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria
				The land in question represents prime crop and pasture land in some instances.	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria

				Additional development will have additional impacts on surface and groundwater	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambada Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				Additional riparian requirements will created further demand on existing Fish river extraction rights which are currently unregulated.	Mechanism for creating water rights under Water Legislation needs to be considered by responsible authority
				Additional development leads to the need for additional infrastructure pressures	Council's Section 94 Plan provides the mechanism for funding of required infrastructure associated with development
				Increased demand for services such as the existing school could lead to it closing as no consultation has been had with the NSW Department of Education.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				Is it any wonder that O'Connell residents feel that they are not well represented by Oberon Council and that many would welcome amalgamation with Bathurst Regional Council so that their interests would at least be considered.	For Council consideration
				It is a great pity Oberon Council seems largely unable to see and respond to the value of O'Connell area beyond increasing the rate revenue. It is short-sightedness that will serve Council poorly in the longer term.	For Council consideration

11	David McKibbon - 2519 O'Connell Road, O'Connell	Objection to the UCA		It is considered that the attempt to create the UCA is not a justifiable objection as the LUS simply seeks to define what Council previously had in place as part of LEP 1998	The proposed UCA has been endorsed by Council and NSW Heritage Council
				The UCA has never been defined by reference to a Map, therefore it could never have existed	The LUS seeks to formulate a map based area for the UCA to address any uncertainty created by LEP 1998
				The UCA will put an entire new control over farming land.	Proposed control exists under LEP 1998
				The UCA is a new control, not something that is already in place as no map exists to verify the area in question.	LEP 1998 identifies the UCA by reference to distance criteria
				The proposal is not fair. Currently farming provisions have not changed for the past 200 years. Farming has not affected views so what is the purpose of adding an additional heritage control.	See above
12	Jennifer & Colin Gray	Objection to development area of O'Connell		The development in O'Connell will devalue property by providing an oversupply in the market	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				The development potential will overpopulate the area for the infrastructure available.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				It is not good town planning or reasonable common sense to locate such a large scale population development so far from basic services.	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern

				In terms of distance from services, transport could be a major issue for residents and could even result in planning negligence on the part of the Council.	As above
				Additional vehicles will have an unacceptable impact on existing infrastructure, like O'Connell Plains, Bloomhill and Beaconsfield Road as well as Alicks Creek bridge.	Council's Section 94 Plan provides the mechanism for funding of required infrastructure associated with development
				If any such proposal was likely to be approved the O'Connell community should be requiring Oberon Council to provide guarantees that these upgrades and proper infrastructure facilities would take place as soon as any form of this proposed development is commenced, not 10 years after the event.	Suitable infrastructure upgrades will be considered during DA assessment, and contributions sought for community assets in accordance with Section 94 plan
13	J & M Clark - 430 Bloomhill Road, O'Connell	Objection to development area of O'Connell		We feel that a subdivision of this size in the O'Connell Valley completely inappropriate	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				The subdivision will adversely affect viable agricultural land and the Fish River.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				The development would destroy the beautiful and historic O'Connell Valley	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern

				Developing Land 23kms from any shopping precinct is ridiculous.	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern
14	Jeannie Clague - Bloomhill Road, O'Connell	Objection to development area of O'Connell		The concerns of the residents as part of the LUS exhibition are echoed by The Department of Planning, Office of Environment and Heritage and the Office of Water	The LUS has been endorsed by NSW Department of planning and Infrastructure. No objections have been received from State agencies in relation to O'Connell area
			Its pleasing to see that Council has included the O'Connell Urban Conservation Area in the draft LEP, however careful consideration needs to be given to the cultural landscape and general amenity of the O'Connell Valley		Noted
				Reducing the number of lots from 86 to 69 does nothing to stop further fragmentation of land.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				should change be inevitable perhaps council could consider a compromise portion size of 15-20 ha	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				O'Connell residents do not want to live in a Village	The draft LEP does not propose village type development

				Amended LUS removes reference made to 2 separate reports by professional consultants, the cost of which was over \$100,000 borne jointly by the Department of Planning and the rate payers of O'Connell, both of which recommended that no further development take place in O'Connell	Council endorsed the LUS, together with the Amendment. All content of the LUS remain and are not removed by the Amendment
				Groundwater and environmental sensitivity constraints have not been considered during the LUS stage	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambda Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				The proposed development in O'Connell cannot possibly hope to meet any of the lofty objectives outlined in 4.1 of DLEP. What is the point of having best practise standards if they mean nothing.	Clause 4.1 sets several detailed criteria to apply at development stage, not all of which apply to R5 subdivision
				Developments at O'Connell would be located 26kms from Oberon with most economic benefits flowing out of the shire. It is well known that O'Connell residents largely orientate towards Bathurst.	Noted
				The costs to Oberon LGA would outweigh benefits of this proposal.	The LUS has involved a detailed assessment process and identified R5 lands that balance opportunities and constraints

				Why must we citizens of O'Connell continually have to fight for the clearly stated vision of the majority which is allow O'Connell to retain its peaceful rural atmosphere and not become the cash cow delivering rates to Oberon.	For Council consideration
				One might be forgiven that this whole, lengthy, stinking process has just become a war of attrition, to see which team can hold out for the duration. It would be a mistake to underestimate the dedication and determination of O'Connell residents to fight for the future of their locality and resist the ad infinitum and random development.	For Council consideration
15	Susan Loudon - 250 Bloom Hill Road O'Connell	Objection to development area of O'Connell		The reduction in the amended LUS does not in my opinion alter my previous stance that indicated substantial objection.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
			Its pleasing to see that Council has included the O'Connell Urban Conservation Area in the draft LEP		Noted
				I am dismayed at what I regard as a poor planning decision to fragment such a huge area of productive agricultural land in a way that would dramatically impact on the character of the community.	For Council consideration

				<p>I see the proposed MLS as unimaginative and undemocratic. It leaves no room for choice for people wishing to purchase larger allotments. I understand that two submissions have already been adopted. One involves land on the Mutton Falls Road for which a request has been made to have it included in the subdivision area. This has been adopted. The owners of 1480 Carlwood Road requested three lots of 7.5ha instead of 10ha. This has also been approved.</p>	<p>All MLS for R5 lands is set at 10ha</p>
				<p>I regard this proposal for big portions of land to be converted to semi-urban conglomerations as visually ugly and disturbingly unsympathetic towards protecting, enhancing and conserving the splendid natural beauty of the landscape, the historic significance of the enchanting O'Connell Valley and the priceless worth of the social values of rural O'Connell.</p>	<p>The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern</p>
				<p>This proposal misses the point as to why people choose to live in O'Connell: for the peaceful and private rural lifestyle with splendid uncluttered views of the rolling hills and a caring small community.</p>	<p>The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern</p>
				<p>Council has disregarded previous advise that there should be no large scale subdivision in the O'Connell Valley in line with the communities vision and there is</p>	<p>The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern</p>

				already an over supply of approved subdivisions across the LGA.	
				I am concerned that an over supply of land will lower property values for all residents.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				This type of development should be concentrated around urban centres, not O'Connell.	land use conflict
				Infrastructure and servicing would be continual impacts on Oberon and O'Connell. Additional concerns include noxious weeds and feral animals, noise pollution, law and order, effluent disposal, land erosion animal welfare and increased carbon emissions and increased traffic on local roads.	As above
				The cultural landscape of O'Connell is of great significance within the context of Australia's heritage. It is rare and has remained largely unchanged since its genesis in the early 1800's.	The UCA seeks to protect the values mentioned, and R5 lands are located outside the UCA
				Most of the residents of O'Connell gravitate to Bathurst for work, business, retail spending, secondary education and the social, sporting and medical services provided in Bathurst. Thus most the economic benefit of increased population at O'Connell would favour Bathurst rather than Oberon.	For Council consideration

16	Marcus & Margaret Croft - 68 Bosworth Falls Road, O'Connell	Objection to development area of O'Connell		The amendment leaves out the entire strategic basis and strategic directions that should be placed within the document.	The amendment is to be considered together with the original LUS and only affects the sections outlined in the amendment.
				Previous submissions highlighted objections to the O'Connell subdivisions based on the issue of Climate Change which were not highlighted in the original LUS submissions document	For Council consideration
				The document indicates that a reduction from a minimum of 86 lots to a maximum of 69 substantially reduces concerns. We contend that a reduction of 20% in lot yield does very little to assuage these concerns. The proposal is substantially unchanged and this minor compromise does not seriously address a raft of concerns raised by a substantial number of respondents.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				There is no scientific evidence that this will address concerns relating to groundwater and other issues. Has this figure been drawn from a hat in a token show of compromise.	The LUS considered groundwater and surface water vulnerability and as part of identifying suitable sites for large lot residential, and establishing suitable MLS. Increase of MLS for Llambada Estate will significantly reduce potential lot yield, and minimise overall additional dwelling potential in proposed R5 areas. Government agencies have not objected to MLS of 10ha for O'Connell
				The fragmentation of land delivered by the DLEP is inconsistent with the Principal Development Standard outlined in 4.1 of the DLEP	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria

			It is however pleasing to see that the UCA has been included in the Draft LEP and amended LUS. However an additional 69 lots compromises the heritage qualities of the wider O'Connell Valley.		Noted
				The LUS prepared by Council clearly identifies the rural character of O'Connell as being rare and of considerable significance, yet the same document goes on to impose measures that would significantly compromise the values of that landscape by the addition of 69 large residential lots.	The proposed UCA has been endorsed by Council and NSW Heritage Council
				The draft LUS includes the adoption of a proposal for additional lots on Mutton Falls Road and Carlwood Road. What possible justification is there for these inclusions. How can a lot size be waived for one landowner and not another. Is planning a rational, objective process or does it involve granting the wishes of anyone who happens to wish to make money through subdivision.	The MLS is set as a minimum and larger lot sizes may result, however 10ha is consistent with, or larger than, existing subdivision pattern of Bloom Hill Rd and Llambada Estate.
				The development area will adversely affect property values through the law of supply and demand.	The LUS undertook an assessment of lands surrounding O'Connell and identified preferred areas based on agreed strategic criteria

17	Andrew Purcell - 1604 Mutton Falls Road, O'Connell	DCP requirements for R5 zone	I suggest that any rural/residential allotments in the O'Connell area be restricted to the use of motorbikes and solid fencing. The use of two stroke motorbikes is detrimental to the amenity of all residents as they can be heard for several kilometres and the use of solid fencing such as colorbond is detrimental to the scenic rural landscape and heritage value of the area.		PoEO legislation and DCP issues
18	Terry Neal - 417 Bloom Hill Road, O'Connell	Support for the LEP	I think that if this LEP is allowed to proceed then if correctly done and within the spirit of the present O'Connell community it should proceed.		Noted
			It is inevitable that this is to happen as the area has direct sealed road links to both Oberon and Bathurst. It will attract potential new families to the area.		Noted
			It will boost facilities in the area such as a sportsground, bigger school, small business, more substantial RFS service and tourist attractions.		Noted
			I would like to support the LEP and should be a good and positive major change to the O'Connell community.		Noted

19	E & G Bertwistle – 102 Bundaleer Road, O’Connell	Concerns over O’Connell release Area		Concern over the size of proposed blocks in the O’Connell Area in terms of infrastructure school etc	The LUS undertook an assessment of existing development trends and identified R5 areas based in part on reducing land use conflict from dispersed settlement pattern
				It seems inappropriate to replicate facilities that are both accessible to Bathurst and Oberon in O’Connell	The LUS undertook an assessment of lands surrounding O’Connell and identified preferred areas based on agreed strategic criteria
				Concerned over the impact this development area will have on the scenic and social values of this historic rural area	The LUS undertook an assessment of lands surrounding O’Connell and identified preferred areas based on agreed strategic criteria
				Fragmentation of good agricultural land	The LUS undertook an assessment of lands surrounding O’Connell and identified preferred areas based on agreed strategic criteria