



## Land Development

### 1. Intent of Policy

Oberon Council recognises the importance of available stocks of land to “*expediate the population growth of the Oberon Council area...so that employment opportunities and industry diversification is enhanced*”. Oberon Council Management Plan, 2008-2013 Mission Statement page 12. The intention of this policy is to communicate to staff and the public that Council intends “*to provide and perpetuate saleable stocks of appropriately serviced blocks of land to meet demand of unmet supply and facilitate the development of a broad based robust local economy*”. Oberon Council Management Plan, 2008-2013, page21.

### 2. Scope of Policy

This policy applies to stocks of industrial, residential and rural-residential land in the Oberon Council area.

### 3. Guidelines

#### Industrial Land

Oberon Council will continually monitor unmet supply of industrial type land with the intention of filling the gap with the purchase and development of land for sale that:

1. is well situated and serviced to meet the needs of the Oberon community, and
2. encourages industry to establish in one area for planning efficiency and environmental reasons, and
3. provides local firms the opportunity to relocate, thus freeing up suitable residential and commercial land within Oberon, and
4. provides an industrial area of a high standard with appropriate planning controls for future development, and
5. has infrastructure completed before blocks are sold.

#### Residential Land

Oberon Council will plan on a broad basis, the future growth direction of the town. Oberon Council will continually monitor unmet supply of residential type land within the village township of Oberon with the intention of filling the gap with the purchase and development of land for sale that:

1. provides modern, fully serviced building blocks, and
2. ensures that a ready supply of building block stocks that provide prospective purchasers with reasonable choice, and

3. is offered at competitive prices to promote and encourage settlement and development, and
4. has infrastructure completed before blocks are sold.

### **Rural-Residential Land**

Oberon Council will continually monitor unmet supply of small acreage of rural - residential type land within its non-urban area with the intention of filling the gap with the purchase and development of land for sale that meets the objectives of its Local Environmental Plan.

### **Funding**

A Land Development Reserve has been established to:

1. Finance further land development and/or
2. Contribute to any special projects that Council decides

All purchases of land and the costs of development are to be funded from the Land Development Reserve.

All proceeds of from land sales are to be transferred to the Land Development Reserve.

### **Purchases, Pricing, Sales and Negotiation**

The Council and its employees will respect the commercial interest of potential sellers and buyers by treating all land negotiations and transactions as “commercial in confidence”.

Land prices shall initially be set by Council according to current market values.

A committee of Council consisting of the Mayor, General Manager and three Councillors have the authority to accept, negotiate or reject offers of land. Councillors will be appointed to this committee by Council from time to time. The General Manager will submit reports to Council as required reflecting and market changes on the pricing structure.

The General Manager will be responsible for the carrying out land sale/purchase negotiations within the direction of Council

Real Estate Agents may be engaged to sell land on Council’s behalf. This engagement must be under terms and conditions that are in accordance with Real Estate Institute procedures.

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|---------------------|--|---------------------------------|
| Approving Authority | Oberon Council   |                                 |
| Contact             | Director of Engineering  |                                 |
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| Replaces            | 4301   | Involvement in Land Development |
|                     | 4302   | Acceptance of Offers of Land    |