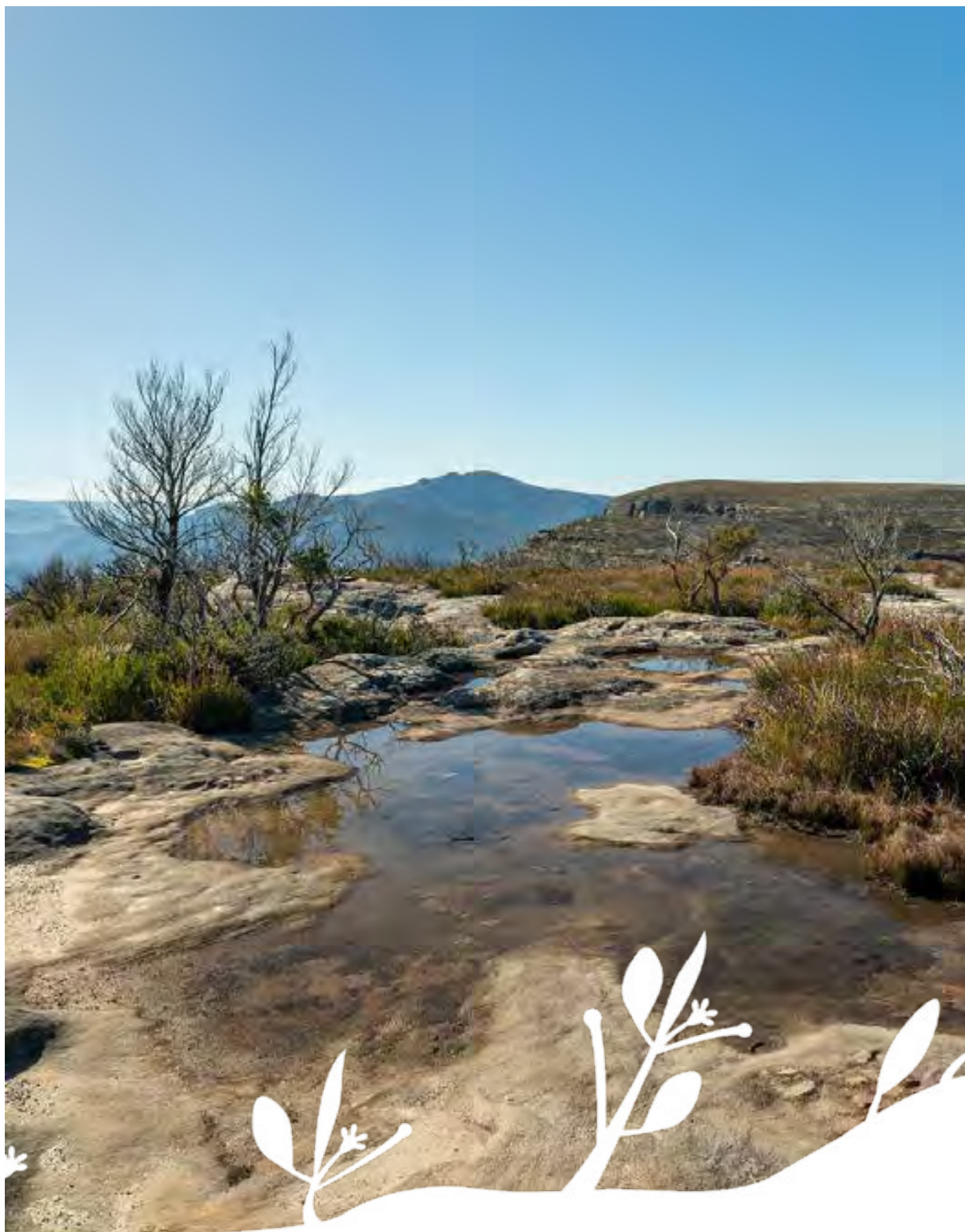




OBERON 2025 - 2045

LOCAL STRATEGIC PLANNING STATEMENT





Acknowledgments

Oberon Council acknowledges that within its local government area boundaries are the Traditional Lands of the Wiradjuri, Dharug and Gundungurra people. Oberon Council respects elders past, present and future, for they hold the memories, the traditions, the culture and hopes of Aboriginal peoples.

Disclaimer

This report has been prepared by Currajong Pty Ltd with all reasonable skill, care and diligence, and taking account of the time-scale and resources allocated to it by agreement with the Client. Information reported herein is based on the information provided by the client and has been accepted in good faith as being accurate and valid. This report is for the exclusive use of Oberon Council. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Currajong Pty Ltd. Currajong Pty Ltd disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



CURRAJONG
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Mayoral Message

The Oberon Local Strategic Planning Statement that was prepared in 2020 informed the community that a new Land Use Strategy and eventually a new Local Environmental Plan and Development Control Plan would be prepared.

In 2025, Council is delivering on its commitments to update the land-use planning framework applying to the Oberon Local Government Area.

The first step is the development of a new Local Strategic Planning Statement to sharpen our focus on the important issues and initiatives that have the potential to drive land-use changes over the next 20 years.

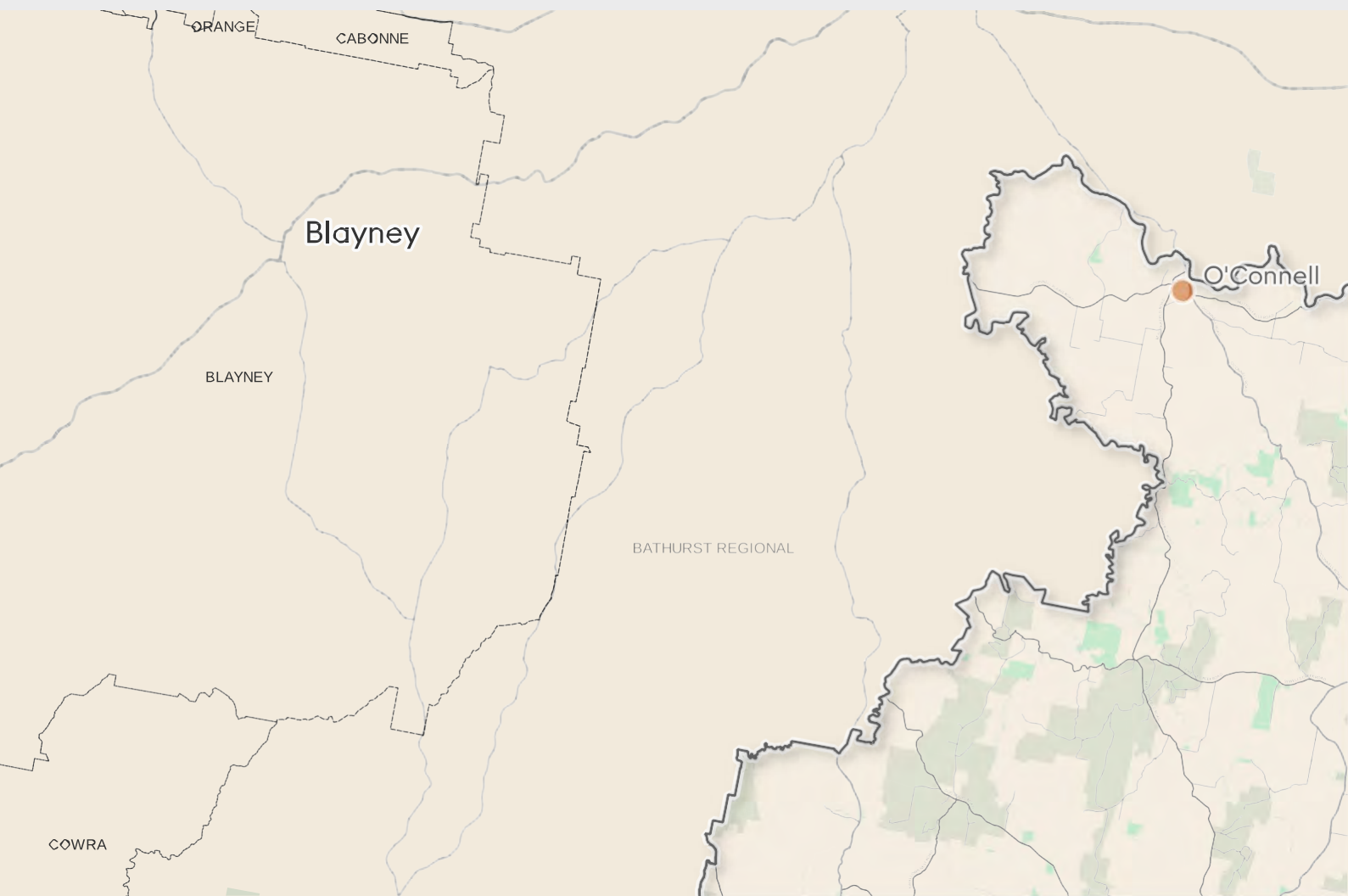
We also have the opportunity to reaffirm the vision for the Oberon Local Strategic Planning Statement, which is one of sustainability and economic opportunity from leveraging from agriculture, forestry, transport, natural resources and tourism for the benefit of current and future generations.

Council held a number of engagement events during the preparation of the Oberon Local Strategic Planning Statement 2025, with feedback from surveys, information sessions and workshops as well as written submissions being recorded in the Oberon LSPS Review of Submissions Table, August 2025.

All of the information and progress achieved in the development of the Oberon Local Strategic Planning Statement 2025 is now being used to update Council's land-use planning framework, starting with a new Housing Strategy, Employment Lands Strategy and Open Spaces Strategy.

Planning for sustainable growth in advance, provides opportunity to shape new development in a manner that ensures our valuable rural landscapes, biodiversity and lifestyle are protected.





Executive Summary

Oberon is defined by water, with the Fish, Duckmaloi, Cox's, Kowmung, Abercrombie, Isabella and Campbell's Rivers, along with Sewell's and Lannigan's Creeks, almost completely encircling the Local Government Area (LGA).

The Oberon plateau makes up the bulk of the LGA and consists of fertile soils underlain by sandstone, shale or slate, intruded with granite. To the east of the plateau is the Great Dividing Range comprising rugged sandstone and granite country, which forms part of the Greater Blue Mountains World Heritage Area.

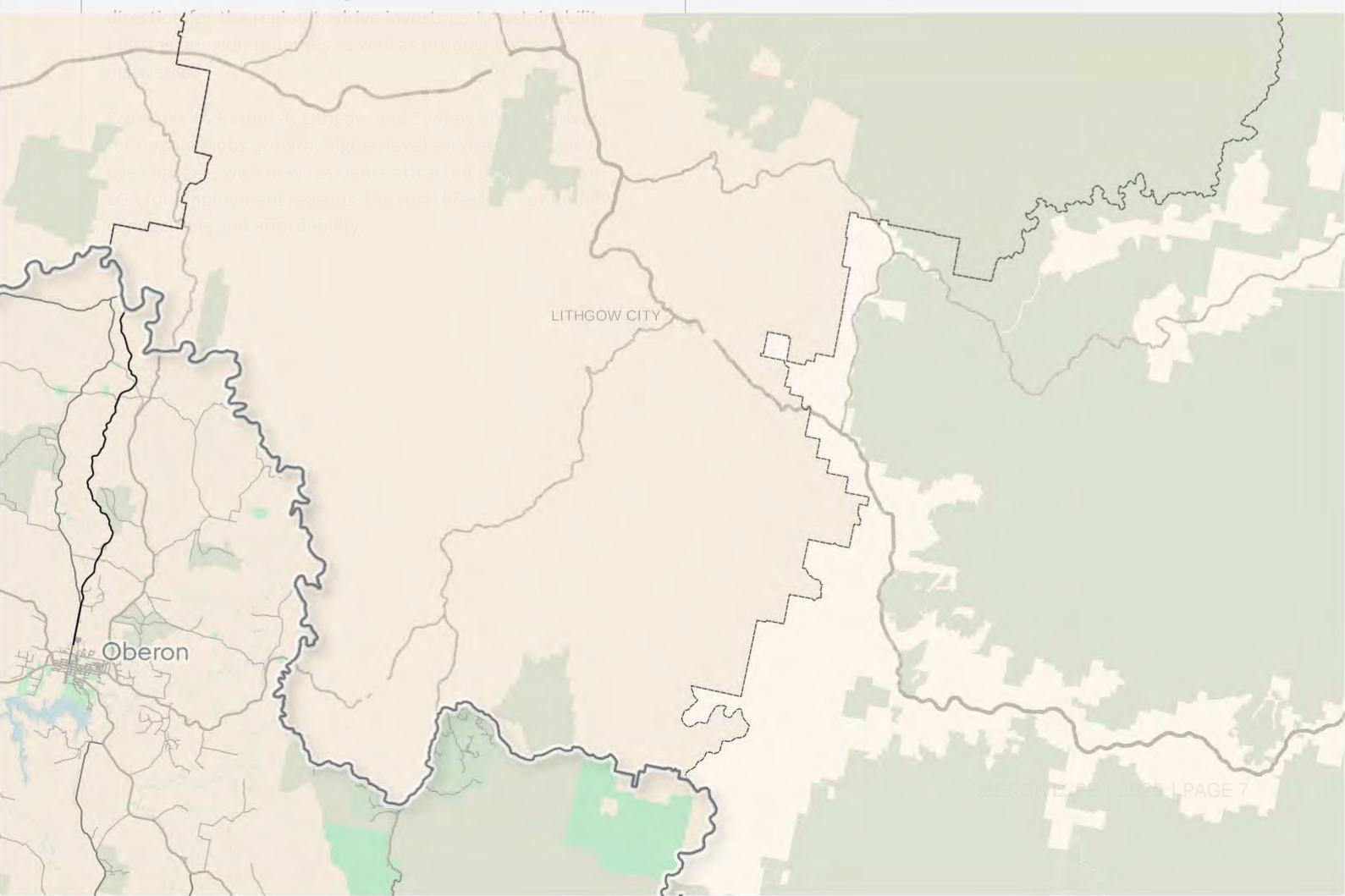
Since the adoption of the Oberon Local Strategic Planning Statement (LSPS) in 2020, the NSW Planning Framework has undergone significant changes in response to new and emerging challenges and opportunities. In particular, the Central West and Orana Regional Plan 2041 has set a new

The Oberon LSPS 2025 focuses on attracting sustainable economic jobs growth (new industries, small business initiatives, events and innovation) whilst balancing and enhancing the natural environment and the rich network of social values, connections and opportunities.

To support this agenda, there needs to be a focus on land-use planning to provide well-located serviceable land for industries, housing, public recreation and community facilities.

Community engagement is integral to the preparation of the Oberon LSPS 2025 and the land-use strategies to follow.

The Oberon Council Roadmap to Sustainable Engagement 2022 is being used to guide the engagement phases of the drafting of the Oberon LSPS 2025 and subsequent new land-use strategies.



01

About this Plan



PRELIMINARY

Local Strategic Planning Statements are required to be prepared by all NSW Councils every seven (7) years to set the strategic (20-year) land-use planning vision for the LGA. They provide the framework for future land-use planning decisions and the management of growth, based on an understanding of recent and expected changes that have potential to shape the economic, social and environmental needs of the community.

ADMINISTRATION

The Oberon LSPS 2025 has been prepared in accordance with Section 3.9 of the Environmental Planning and Assessment Act (EP&A Act) 1979 and will be used by Oberon Council in land-use planning decision making.

The Oberon LSPS 2025 is to replace the current Oberon LSPS that was adopted by Oberon Council in June 2020. The five priorities that were identified in the Oberon LSPS 2020 were:

- + Growth, in terms of increasing the local population and boosting economic activity.
- + Community well-being, primarily in terms of increased services and an improved built environment.
- + Infrastructure, especially improved freight and rail connections.
- + Environment, in terms of providing greater protection of environmental assets.
- + Leadership, including the active promotion of local business opportunities.

PURPOSE

The purpose of the Oberon LSPS 2025 is to:

- + Recognise, support and celebrate Oberon's unique identity.
- + Identify the core values and characteristics of Oberon that must be enhanced / protected.
- + Provide a vision for how future growth and change will be managed over the next 20 years.
- + Support and grow jobs for the future.
- + Implement the Central West and Orana Regional Plan 2041.
- + Set clear priorities to secure adequate employment lands, housing, open spaces, community services, roads and infrastructure to support future growth and development over the next 20 years.

Oberon Council is one of the first councils undertaking a revision of its LSPS in 2025.

PROJECT METHODOLOGY

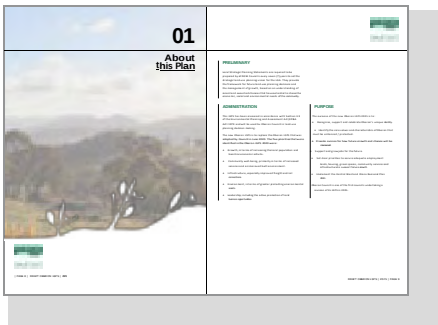
The methodology used to develop the Oberon LSPS 2025 follows the process outlined by the NSW DPHI's Local Strategic Planning Statement Guidelines. The LSPS is supported by vision objectives and their associated planning priorities. Each planning priority is complemented by a suite of actions.

READING THE PLAN

The Oberon LSPS 2025 has been structured around 07 separate Sections, as shown below. The Planning Priorities in Section 06 show how the opportunities and challenges facing the Oberon community are to be addressed by Council and other government authorities.

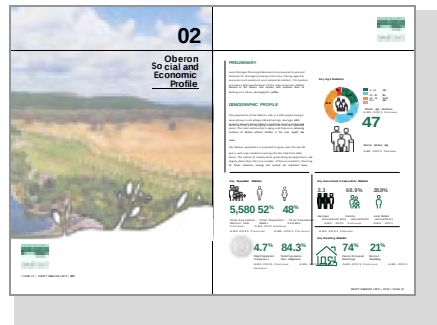
Section 01

About this Plan



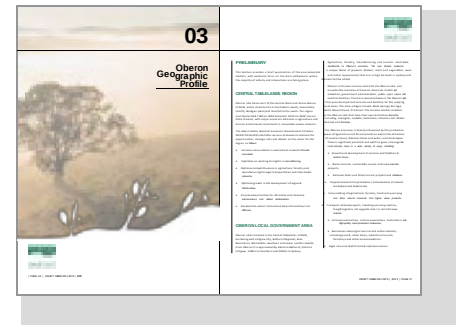
Section 02

Oberon Social and Economic Profile



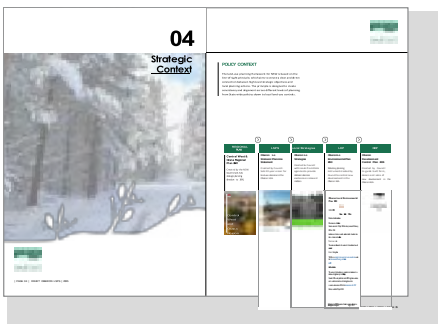
Section 03

Oberon Geographic Profile



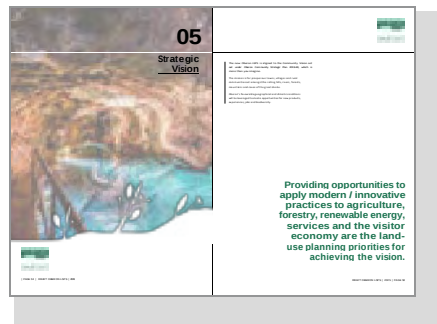
Section 04

Strategic Context



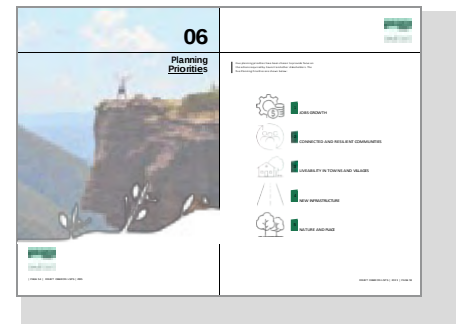
Section 05

Strategic Vision



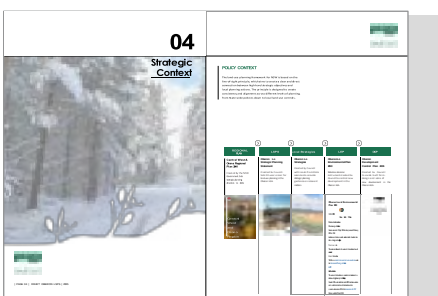
Section 06

Planning Priorities



Section 07

Monitoring and Reporting



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Oberon Social and Economic Profile



PRELIMINARY

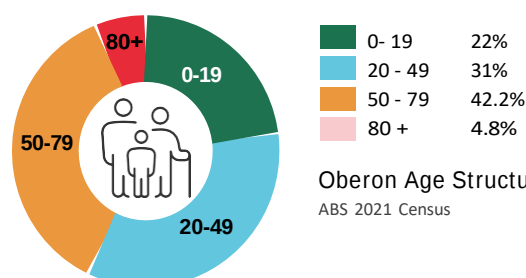
Local Strategic Planning Statements are required to present the basis for strategic planning in the area, having regard to economic and social and environmental matters. This Section provides a brief examination of the socio-economic matters relevant to the Oberon LGA context, with particular focus on existing and future demographic profiles.

DEMOGRAPHIC PROFILE

The population of the Oberon LGA is 5,580 people living in several towns and settlements (Black Springs, Burruga, Edith, Jenolan, Mount David, Oberon and O'Connell) and the rural areas. The local community is aging and there are increasing numbers of families without children in the area. Health care, social services and changing household sizes are important issues.

The Oberon population is projected to grow over the next 20 years, with new residents coming into the LGA from other areas. The extent of employment generating developments will largely determine the true number of future residents. Planning for future industries, housing and services are important issues.

Key Age Statistics



Oberon Age Structure
ABS 2021 Census



47

Oberon Median Age
ABS 2021 Census

Key Population Statistics



5,580

Total Population -
Oberon LGA
ABS 2021 Census



52%

Total Population -
Males
ABS 2021 Census



48%

Total Population -
Females
ABS 2021 Census



4.7%

Total Population -
Indigenous
ABS 2021 Census

84.3%

Total Population -
Non-Indigenous
ABS 2021 Census

Key Household Composition Statistics

2.3



Average
Household Size
ABS 2021 Census

68.9%



Family
Households
ABS 2021 Census

28.8%



Lone Person
Households
ABS 2021 Census

Key Dwelling Statistics



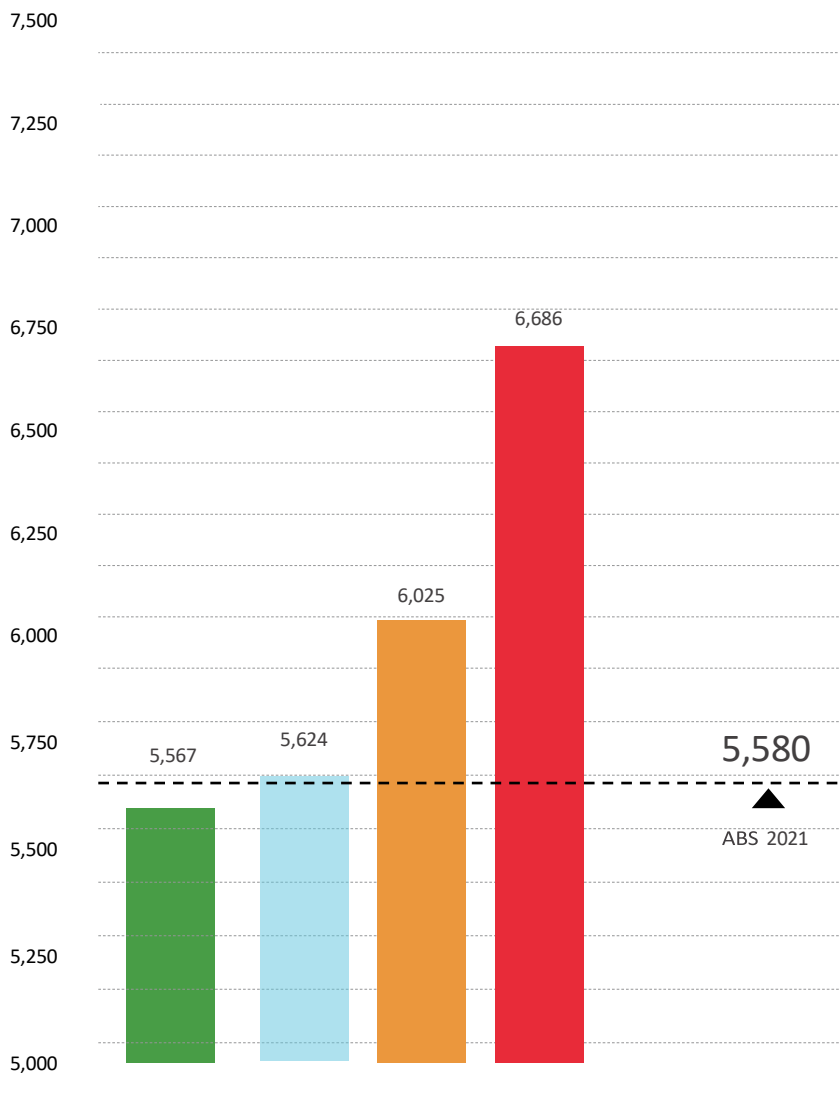
74%

Owner Occupied
Dwellings
ABS 2021 Census

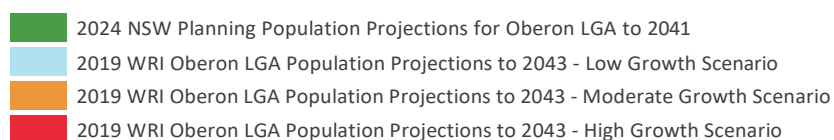
21%

Rented
Dwellings
ABS 2021 Census

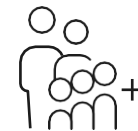
Population Growth Scenarios - 2043



Population Forecast Comparison for Oberon LGA



Population Projections - Oberon LGA



5,580

Current Population - Oberon LGA
ABS 2021 Census



6,025

Adopted 2043 Population Projection
WRI Report 2019 - Moderate Growth Scenario



+445

Projected Population Increase to 2043
WRI Report 2019 - Moderate Growth Scenario

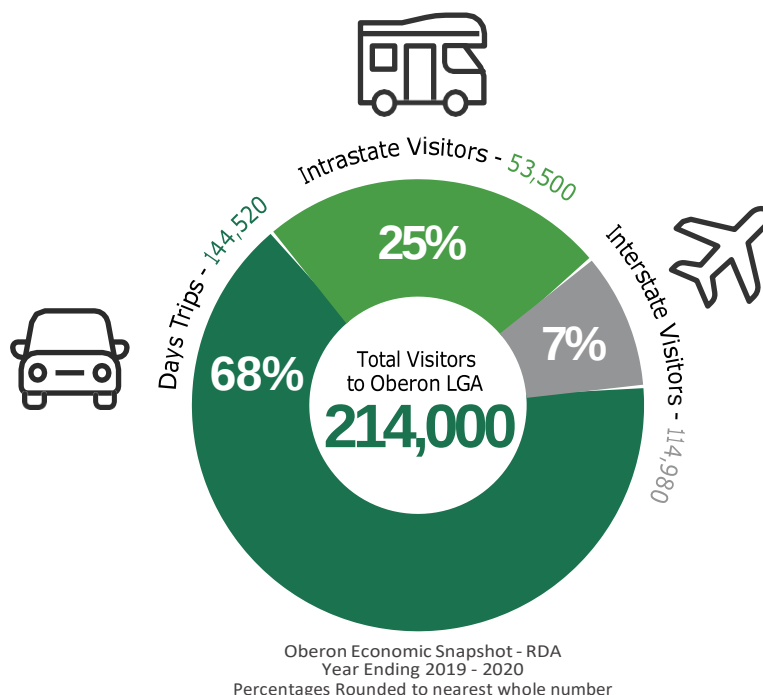
SOCIAL AND ECONOMIC PROFILE

Oberon township lies at the heart of the LGA and is the primary location for housing, industries, shopping, health and education, government administration, public open space and sporting facilities.

Oberon is surrounded by the outlying towns, villages and settlements of Black Springs, Burruga, Edith, Jenolan, Mount David and O'Connell, which provide further opportunities for housing, commerce, education and recreational activity. The proximity of Oberon to Bathurst, Lithgow and Sydney also provides opportunities for employment and access to quality health care, education, entertainment and a wide range of other services.

The rural land base is comprised of highly fertile land with breathtaking scenery in close proximity to visitor and consumer markets, placing Oberon LGA at an advantage over other areas in regional NSW.

Applying modern / innovative practices to agriculture, forestry, renewable energy, services and the visitor economy will likely be important components of the future local economy.



Key Economic Statistics

763

Total Businesses - Oberon LGA

ABS 2021 Census

4,467

Total Jobs - Oberon LGA

ABS 2021 Census

\$461B

Gross Regional Product - Oberon LGA

2022-2023 - RDA Central West

\$93M

Total Value - New Building Approvals

2021 - 2024 - ABS Data

Key Dwelling Statistics

\$558K

Median House Price - Oberon LGA

The median price in Oberon LGA as per realestate.com.au for March 2024 - February 2025

\$420

Median Rental Price - Oberon LGA

The median price in Oberon LGA as per realestate.com.au for March 2024 - February 2025

Oberon Geographic Profile



PRELIMINARY

This Section provides a brief examination of environmental matters, with particular focus on the main settlements where the majority of activity and interactions are taking place.

CENTRAL TABLELANDS REGION

Oberon LGA forms part of the Central West and Orana Region of NSW, which stretches from Condobolin (west), Coonamble (north), Mudgee (east) and Grenfell to the south. The region contributes \$44.7 Billion (RDA Snapshot 2021) to NSW's Gross State Product, with major economic activities in agriculture and mining and infrastructure (e.g. roads, railways, energy, telecommunications, special activation precincts, healthcare facilities and water security projects).

The Abercrombie Regional Economic Development Strategy (REDS) 2018-2022 identifies six core strategies to capture the opportunities, manage risks and deliver on the vision for the region, as follows:

- + Increase value-adding in agricultural products through innovation.
- + Capitalise on existing strengths in manufacturing.
- + Optimise competitiveness in agriculture, forestry and manufacturing through transportation and intermodal networks.
- + Optimise growth in the development of regional infrastructure.
- + Provide opportunities for attracting and retaining entrepreneurs and skilled professionals.
- + Develop the region's brand and diversify local tourism offerings.

OBERON LOCAL GOVERNMENT AREA

Oberon LGA is located in the Central Tablelands of NSW, bordering with Lithgow City, Bathurst Regional, Blue Mountains, Wollondilly, Goulburn and Upper Lachlan Councils. From Oberon it is approximately 49km to Bathurst, 55km to Lithgow, 140km to Goulburn and 200km to Sydney.

Agriculture, forestry, manufacturing and tourism contribute significantly to Oberon's economy. The cool climate produces a unique blend of products (timber, meat and vegetables, wool and visitor experiences) that are in high demand from Sydney and markets further afield.

Oberon is the main service centre for the Oberon LGA and provides the mainstay of housing, shopping, health, education, government administration, public open space and sporting facilities. There are several villages in the Oberon LGA that provide important services and facilities for the outlying rural areas. The main settlements include, Black Springs, Burruga, Edith, Mount David and O'Connell. There are also smaller localities in the Oberon LGA that have their own distinctive character, including Essington, Isabella, Duckmaloi, Shooters Hill, Porters Retreat and Arkstone.

The Oberon economy is heavily influenced by the production power of agriculture and forestry lands as well as the attraction of Jenolan Caves, National Parks and wider rural landscapes. There is significant potential and uplift to grow / manage the local industry base in a wide variety of ways, including:

- + Growth and development of services and facilities at Jenolan Caves.
- + Projects and initiatives aimed at protecting / enhancing natural areas and biodiversity, including National Parks, State Forests and Aboriginal cultural heritage sites.
- + Projects and initiatives aimed at improving water security and quality, including water storages, watercourses and riparian areas.
- + Transport related projects, including roads and railways, servicing centres, freight logistics, active transport and rail trail re-use.
- + Value adding of agricultural, forestry, hard rock quarrying and other natural resources into higher value products.
- + Intensive agriculture, such as aquaculture, horticulture and high-quality meat production businesses.
- + Businesses catering to sustainable tourism and visitor markets, including events, cellar doors, adventure tourism, farmstays and other accommodation.
- + Aged care and health-retreat style businesses.

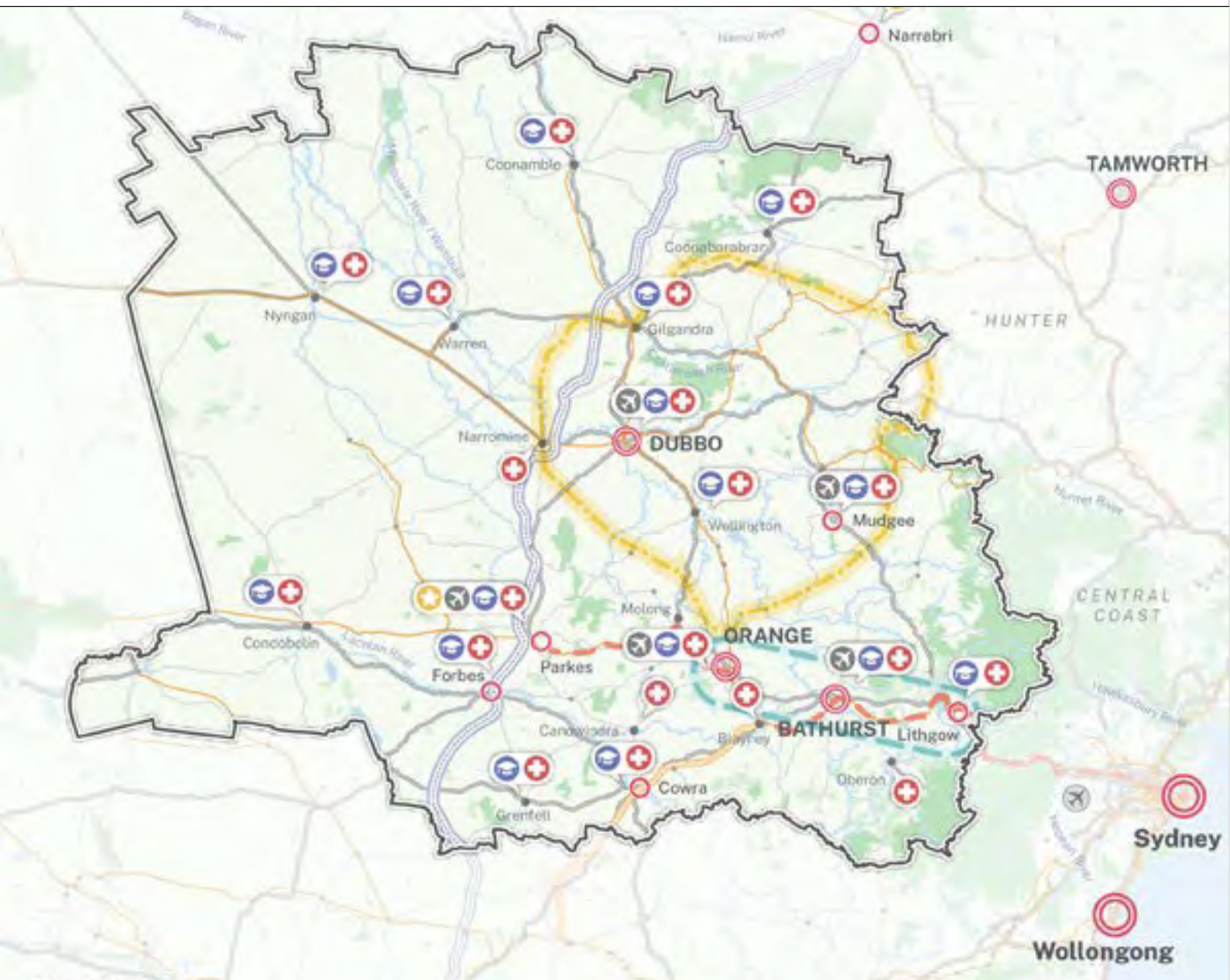
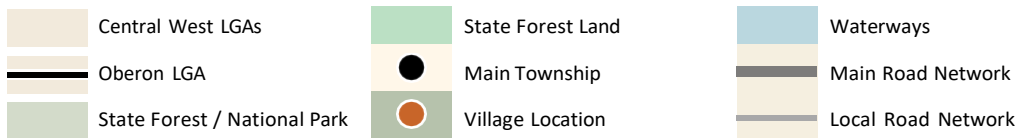
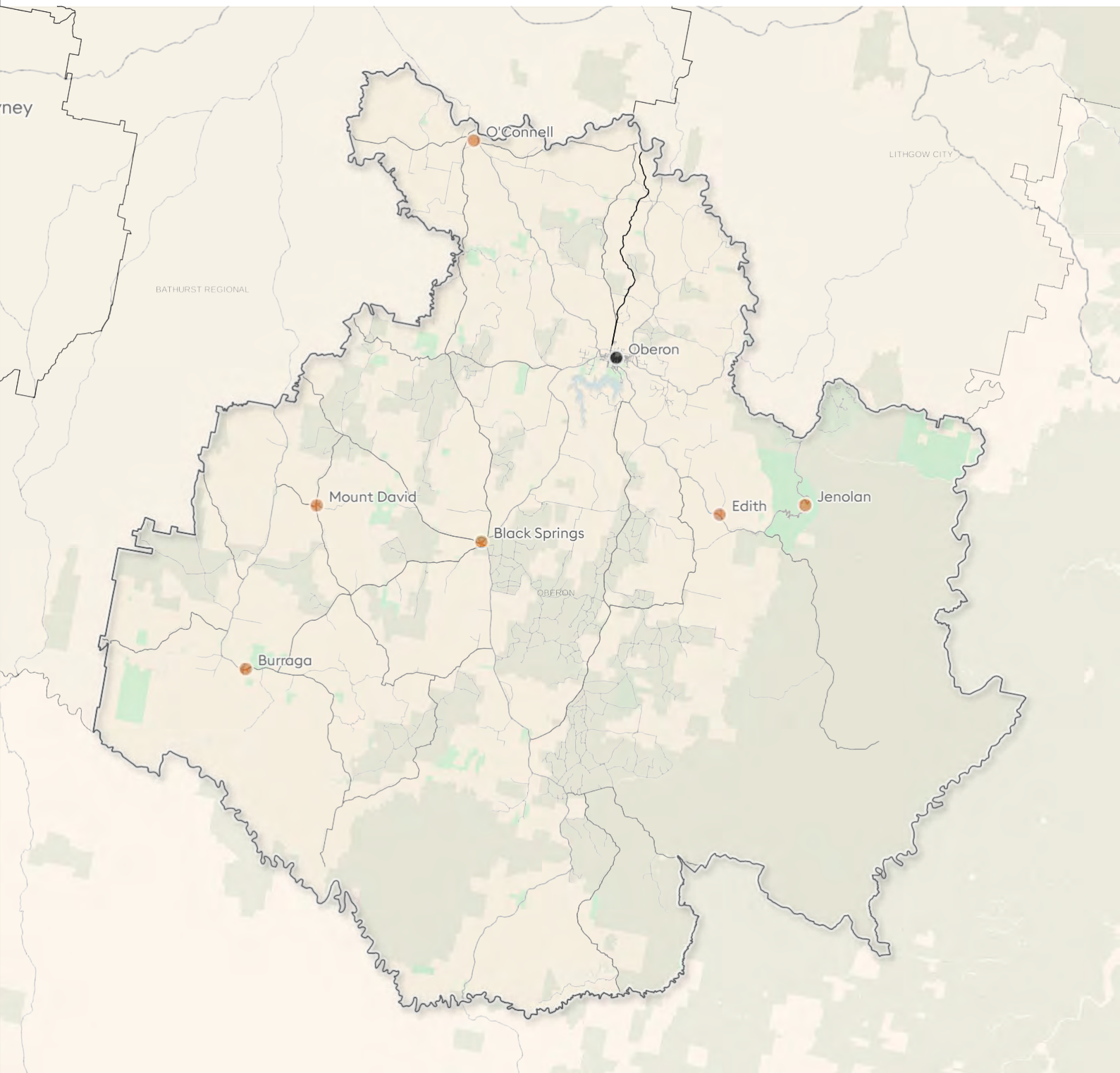


Figure 2: Vision map for the Central West and Orana





BLACK SPRINGS

Black Springs (originally named Swatchfield) is located 24km south of Oberon on the Abercrombie Road. The village is on the western slopes of the Great Dividing Range at an elevation of 1,210m.

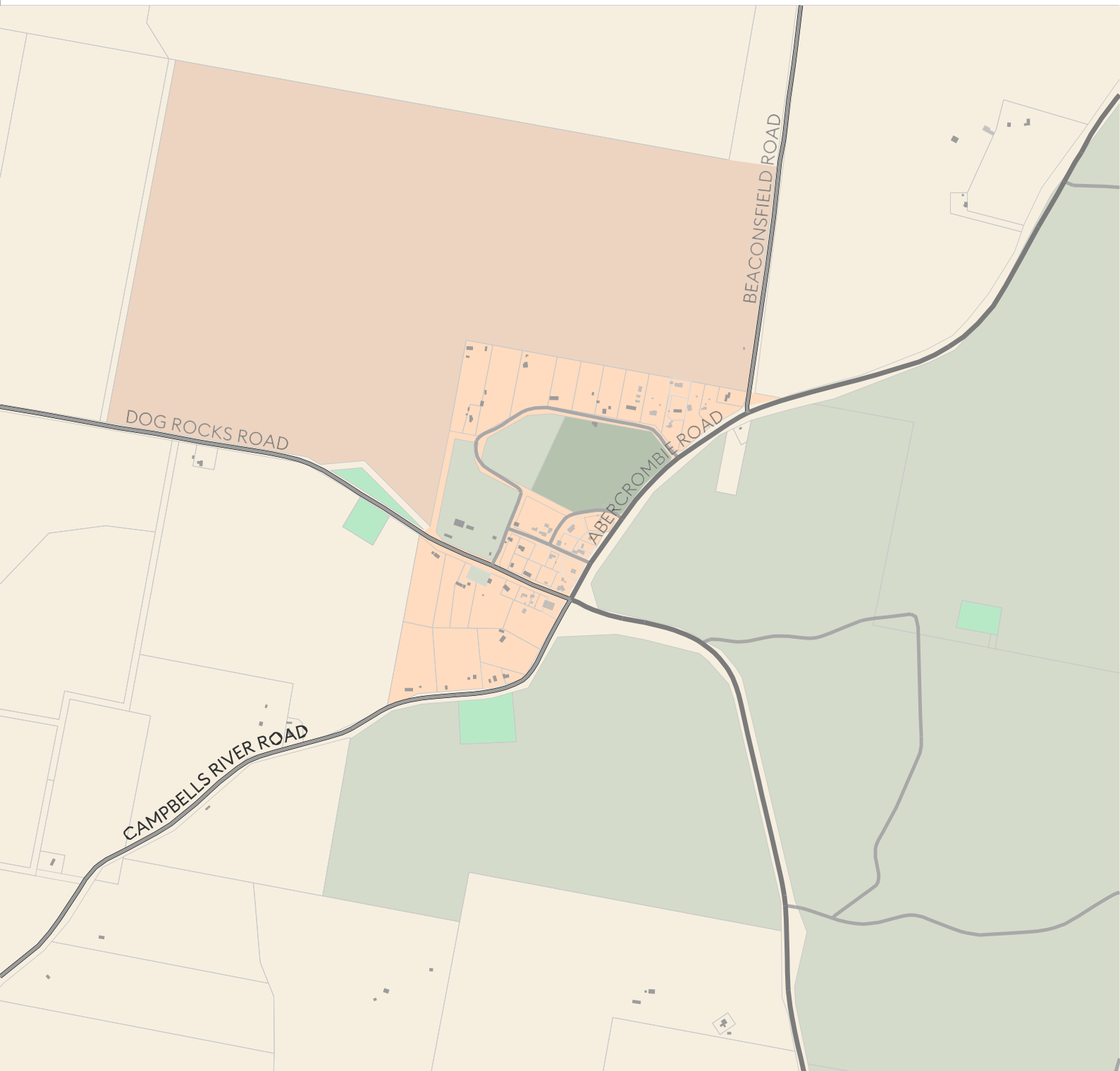
Black springs has a village zoning for a population of approximately 225 people, with access to reticulated water supply, grid electricity and telecommunications.

The village is located at a busy cross-roads (Abercrombie Road, Campbells River Road and Dog Rocks Road) and locals are cautious when navigating the road network by car, bike or walking.

The Black Springs Community Hall and the Black Springs Recreation Reserve are highly valued facilities in the community and host many events and activities for the enjoyment of residents and visitors. There is also a popular free camp ground on the eastern side of the intersection of Abercrombie Road and Dog Rocks Road.

Fossicking is popular at Sapphire Bend, off the Riverview Road in Vulcan State Forest. There are various motel / B&B establishments in the area.

			
STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Agriculture and farming businesses Forestry / timber industry Proximity to Oberon Attractive village Heritage values Tablelands Way Public School Strong community, with active Churches, hall and community events Fat lambs, with one farm supplying products to QANTAS Forestry and RFS Stations	Relatively small / aging population No shop, hotel or fuel Lack of opportunity for school age children Limited telecommunications / connectivity Road quality / connections Lack of public transport Lack of land to develop Lack of comprehensive disaster management	New housing, open spaces and recreation projects Establish new retail Visitor markets (agritourism, farmstays, fossicking, mushroom hunting, trails riding and passing traffic) Emerging industries (Christmas trees, truffles, berries, tulips and daffodils, cherries, wine and meat products) Improve public facilities (open spaces, streetscape, lighting, showers at camp ground) Waste management facility improvements, including kerbside bin service Volunteering, community event promotion (Council newsletter)	Population decline Poor road conditions along heavy vehicle routes Road safety, with wildlife on roads Road closures during snow Loss of productive farm land Disease, invasive weeds and native species (biddy bush) affecting agriculture and forestry Rising costs of living (fuel, electricity, insurances) Blackout / brownout issues Slow emergency response times Bushfires and flooding Drought



	Residential Land		State Forest Land		Waterways		Heritage Listed Land
	Rural Residential Land		Crown Land		Main Road Network		LGA Boundary
	Employment Land		Recreation Land		Local Road Network		

BURRAGA

Burraga (population 82) is located 47km south-west of Oberon and is situated amongst farming and forestry lands.

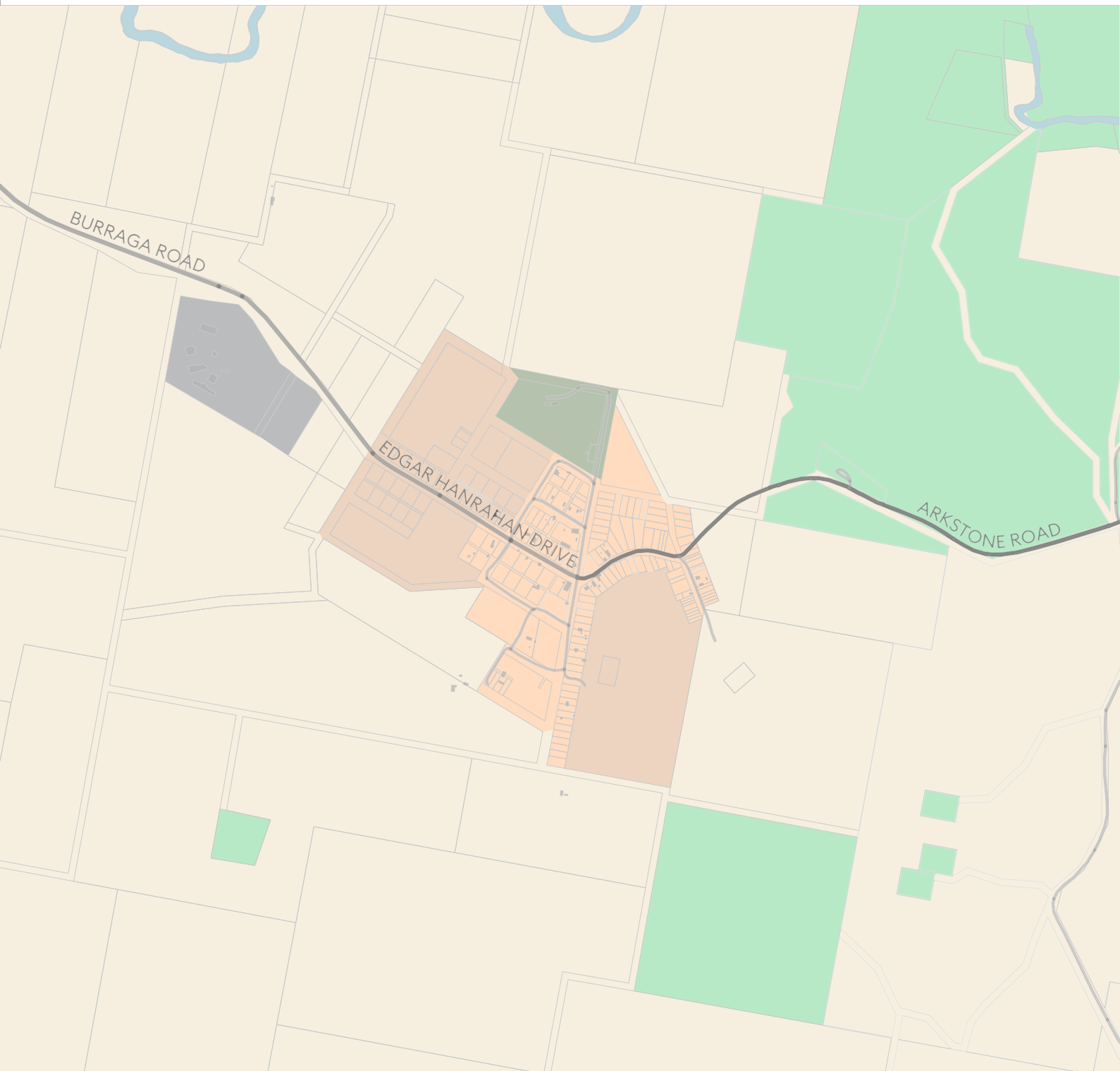
The discovery of copper at Burraga in the late 1870s, led to the development of the Thompsons Creek Copper Mine and then Lloyds Copper Mine, along with the village of Burraga that peaked at approximately 500 persons (circa 1900). The Burraga Public School has been closed since December 2016 due to falling enrolments.

The major industry in the area is Australian United Timbers, who are wholesale producers of treated timber products (fence posts, landscape rounds, sawn sections and certified building poles).

Burraga has a village zoning with access to reticulated water supply from Burraga Dam, grid electricity and limited telecommunications. There is no reticulated sewerage system at Burraga and new housing is required to install / operate on-site waste management systems, which can influence minimum lot size requirements for dwellings.

The Burraga Sport and Recreation Club and the Burraga Community Hall are highly valued facilities in the community. Burraga Dam Reserve is an important attraction (camping and fishing) to the north of the village. The remains of the historic copper mines can be seen from the outskirts of the village, including Australia's tallest round brick chimney.





	Residential Land		State Forest Land		Waterways		Heritage Listed Land
	Rural Residential Land		Crown Land		Main Road Network		LGA Boundary
	Employment Land		Recreation Land		Local Road Network		

EDITH

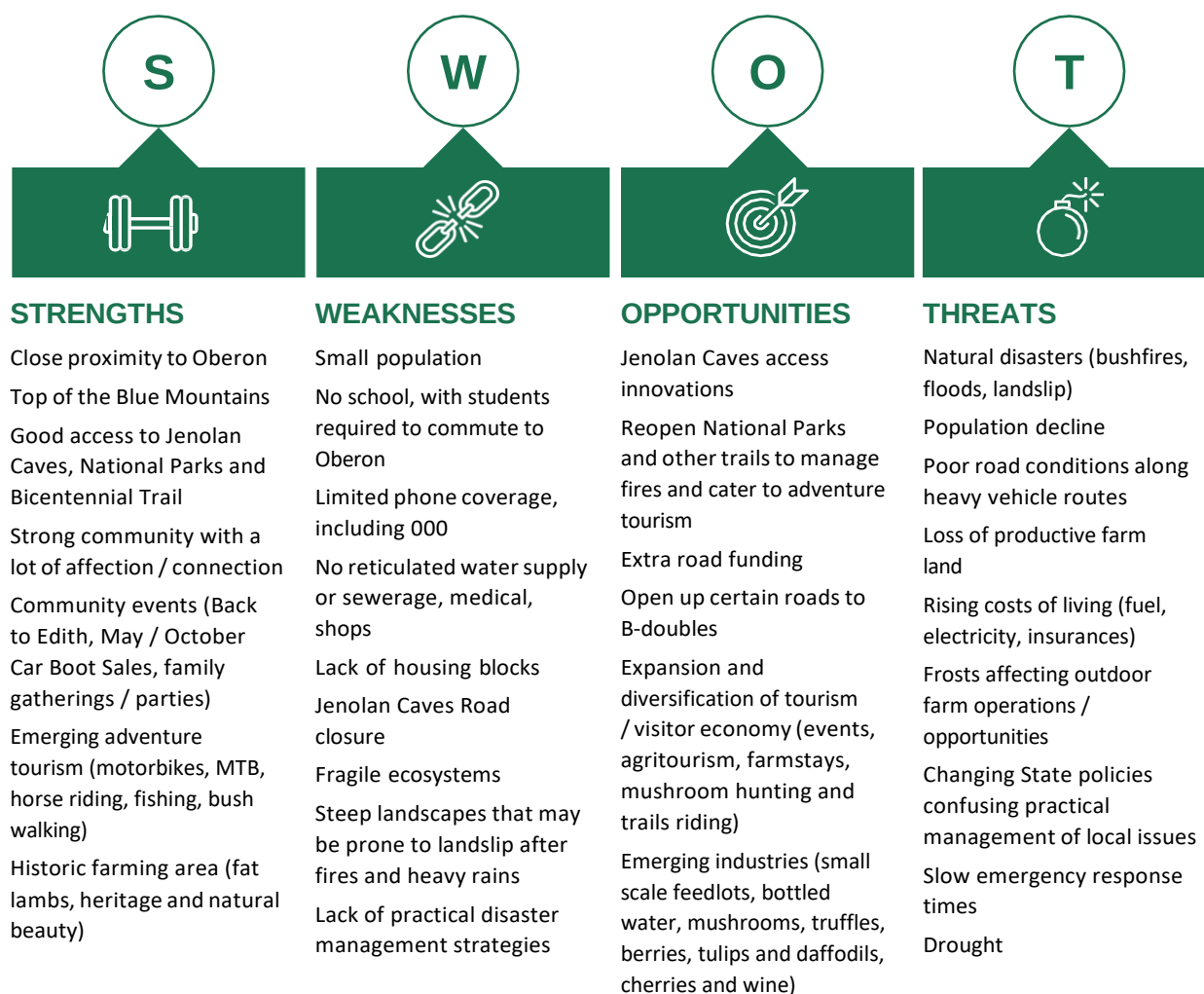
Edith (originally known as Buckamore) is a small rural settlement / farming area of 120 people on the western edge of the Great Dividing Range, approximately 14.3km south-east of Oberon.

Edith is renowned for its stunning landscapes and scenery, especially in winter when there can be snow filled pastures and spectacular bushland views.

The settlement is close to Jenolan Caves and Kanangra Boyd National Park and is visited by a wide range of people seeking adventure / bushland experiences.

Due to its location in the Oberon LGA and attraction to a wide range of visitors, Edith is subject to changes in government responses to issues and events (bushfires, landslides, road closures, access restrictions in National Parks and large-scale energy projects).

Whilst the community remains stoic and positive on the future of the Edith area, there is a quiet frustration about the lack of communication on important issues affecting the practical management of National Parks and State Forests, roads, telecommunications and other local issues.





JENOLAN

The spectacular Jenolan Caves are located 38km south-east of Oberon and 54km south of Lithgow.

The caves are located within the Jenolan Karst Conservation Reserve, which is zoned SP3 Tourist under Oberon LEP 2013. The conservation reserve forms part of the UNESCO World Heritage listed Greater Blue Mountains Area.

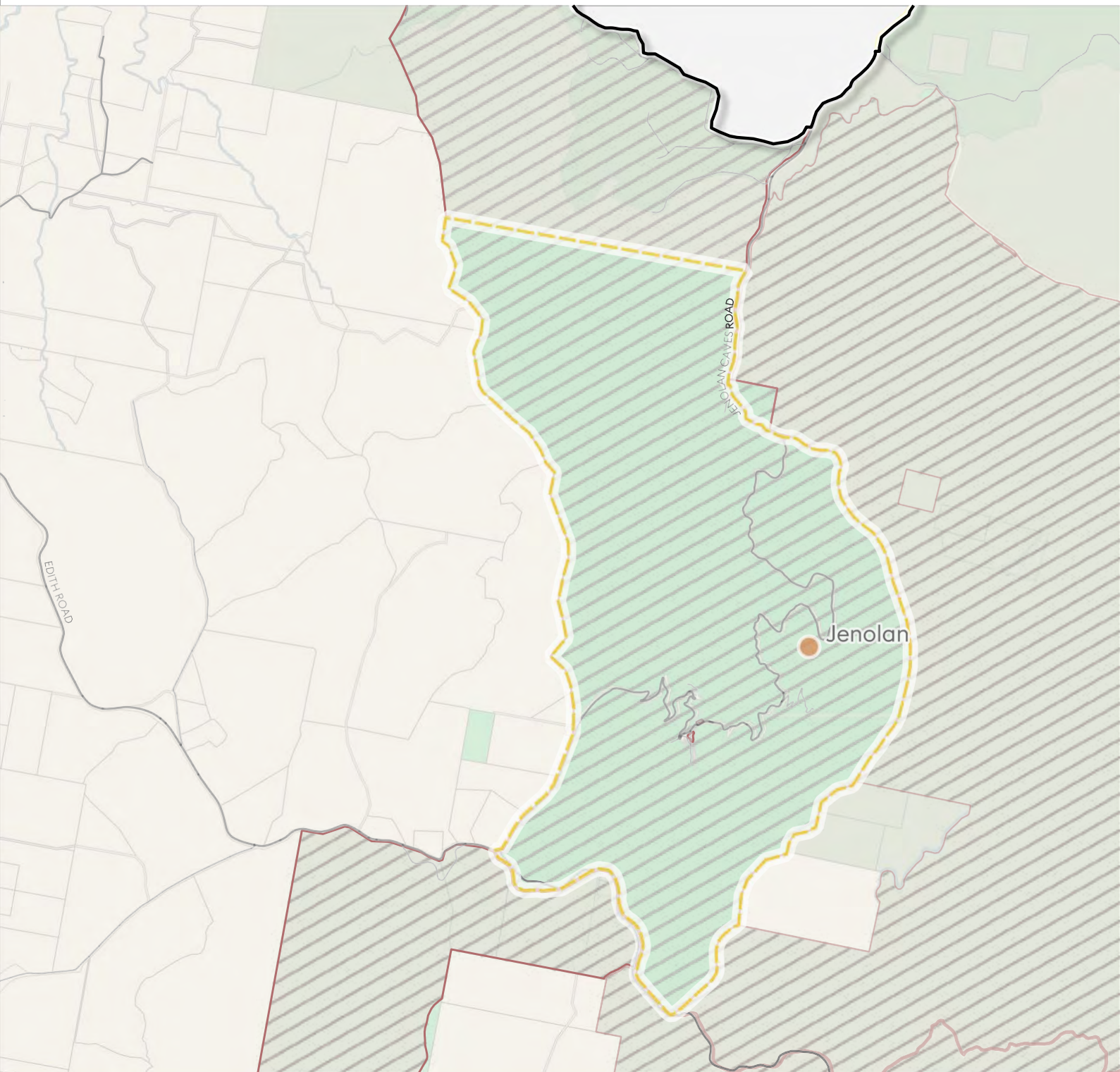
Jenolan Caves normally attracts up to 200,000 visitors annually. Following an extreme weather event in March 2021, sections of the Jenolan Caves Road and 2 Mile Road were damaged / became unstable, with restrictions on traffic and access to the area.

Challenges with access are likely to continue, with new ideas and improvements required to support the long-term viability of tourism in the area.

Due to its location in the Oberon LGA and attraction to a wide range of visitors, Jenolan is subject to changes in government responses to issues and events (bushfires, landslides, road closures, access restrictions).

Ranked the 12th most famous Australian natural landmark, the whole Oberon community is encouraging of the NSW government to take the lead on breathing life back into the Jenolan Karst Conservation Reserve and associated village with exciting new projects and initiatives.





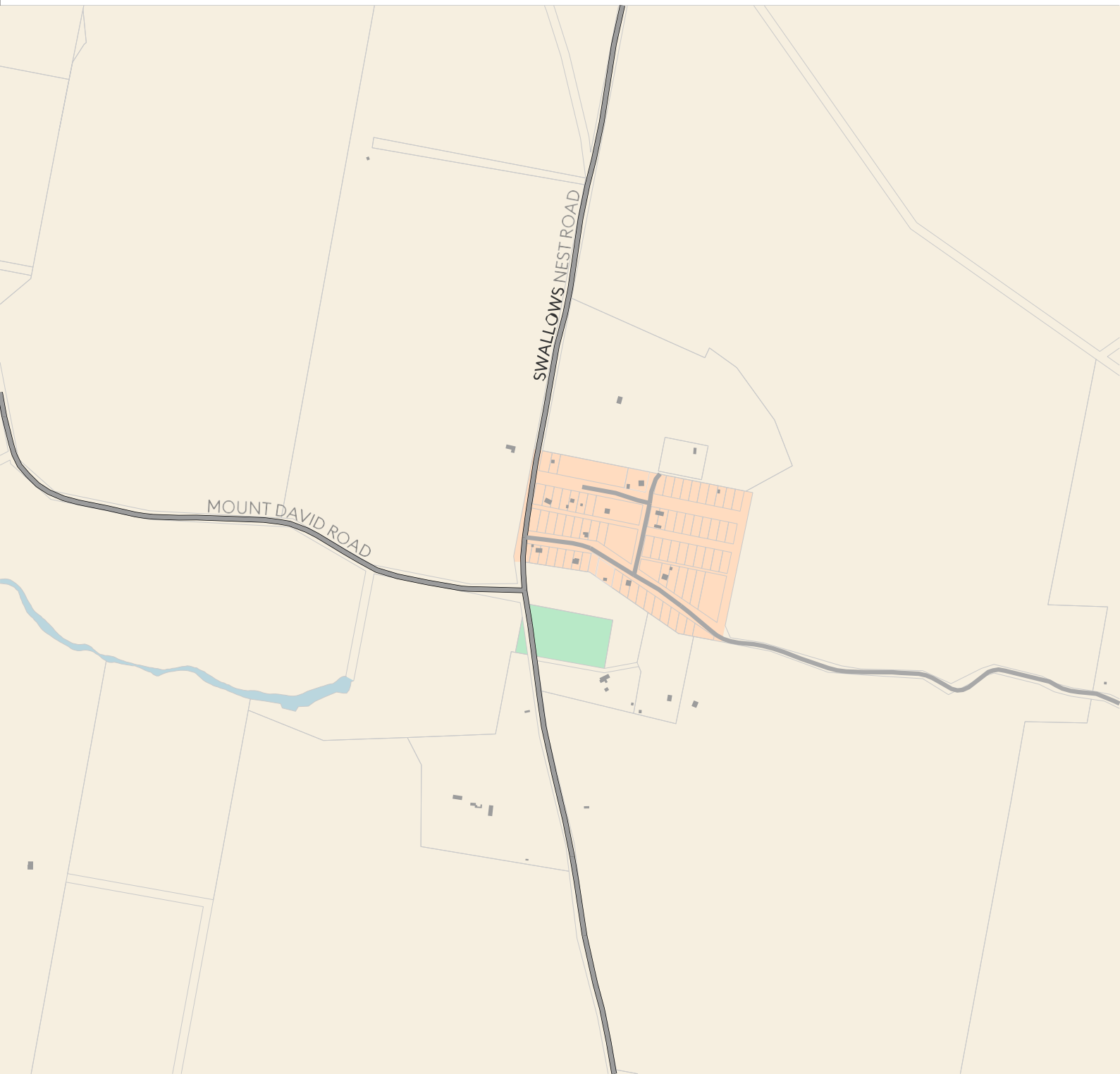
MOUNT DAVID

Mount David is located 43km south-west of Oberon at the intersection of Mount David Road, Swallows Nest Road and Howes Road.

The area is steeped in gold mining history and also known for sapphires.

Mount David has a village zoning for 44 residents.





	Residential Land		State Forest Land		Waterways		Heritage Listed Land
	Rural Residential Land		Crown Land		Main Road Network		LGA Boundary
	Employment Land		Recreation Land		Local Road Network		

OBERON

Oberon is situated on an elevated plateau on the western fall of the Blue Mountains, some 1,130m above sea level. The township is renowned for its four distinct seasons.

Oberon's employment sectors include a strong engineering support base, forestry and timber processing, tourism, retail, and service industries and schools.

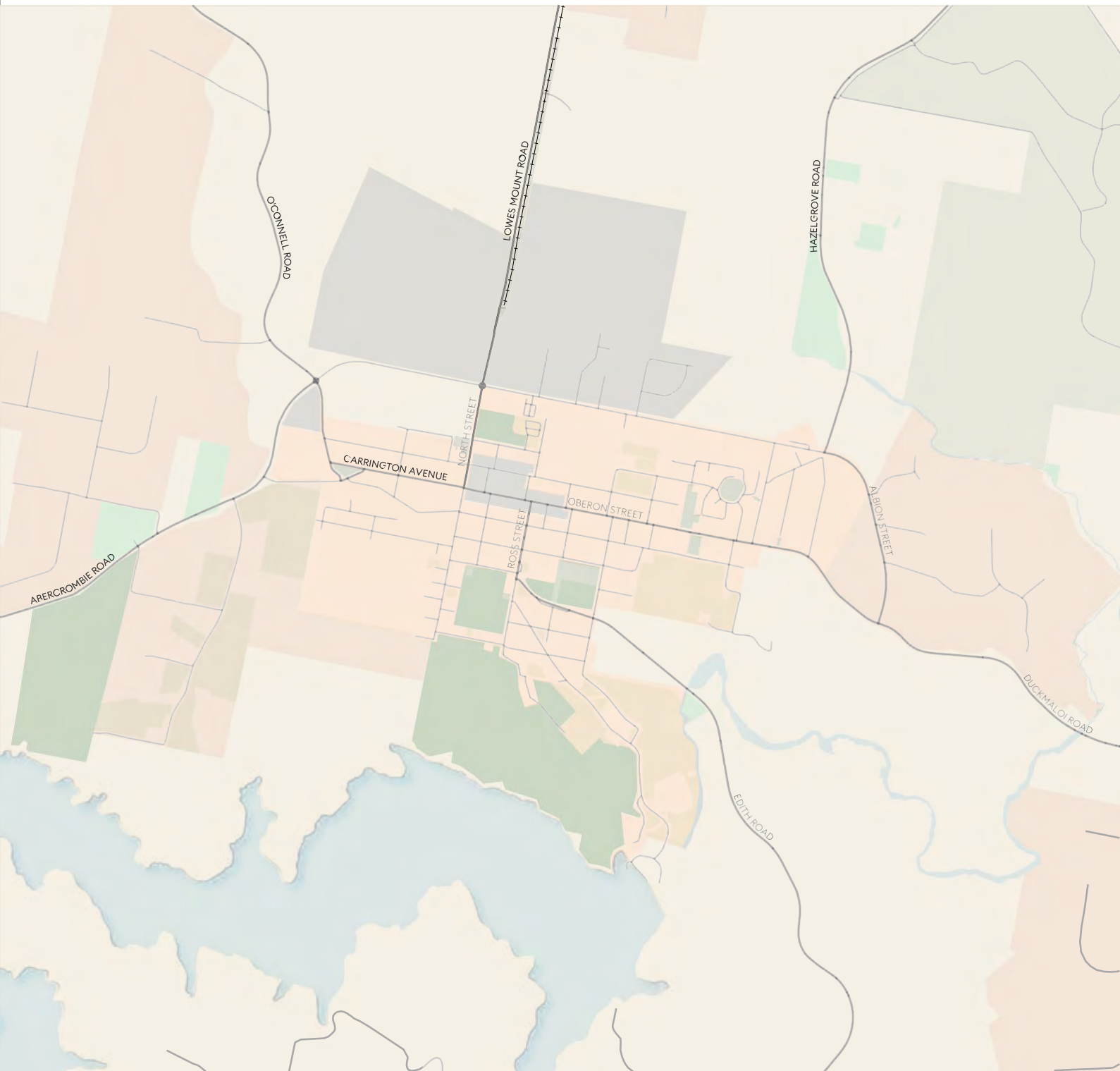
Manufacturing is the largest employer in the town with approximately 494 people employed in this sector. The Oberon Timber Complex (OTC) is one of the main concentrations of employment, which comprises a large area of industrial zoned land on the northern outskirts of Oberon where dressed and treated timber and medium density fibreboard (MDF)

are produced for use in the construction industry. Transport companies and other industrial service trades are also strongly associated with the OTC to deliver finished products to Sydney and wider afield.

The Oberon community is resilient, despite the 2019 bushfires, COVID-19, damage to Jenolan Caves Road and Two Mile Road restricting access to Jenolan, and growing threats from large-scale energy projects on forests, farmland and amenity.

A range of visitor accommodation services are available in and around Oberon, including hotels, motels, bed and breakfasts, self contained cottages, farm stays and caravan parks. Lake Oberon supplies drinking water to communities as far as Bulaburra / Penrith and is a popular fishing and boating destination.





	Residential Land		State Forest Land		Waterways		Heritage Listed Land
	Rural Residential Land		Crown Land		Main Road Network		LGA Boundary
	Employment Land		Recreation Land		Local Road Network		

O'CONNELL

O'Connell is a located halfway (23km) between Bathurst and Oberon via the O'Connell Road. The area has a long history of settlement, having been situated on the original road between Bathurst and Sydney.

Located on the western edge of the Fish River floodplain, with an elevation around 698m AHD, O'Connell is distinct from other towns and villages in the Oberon LGA that are at significantly higher elevations.

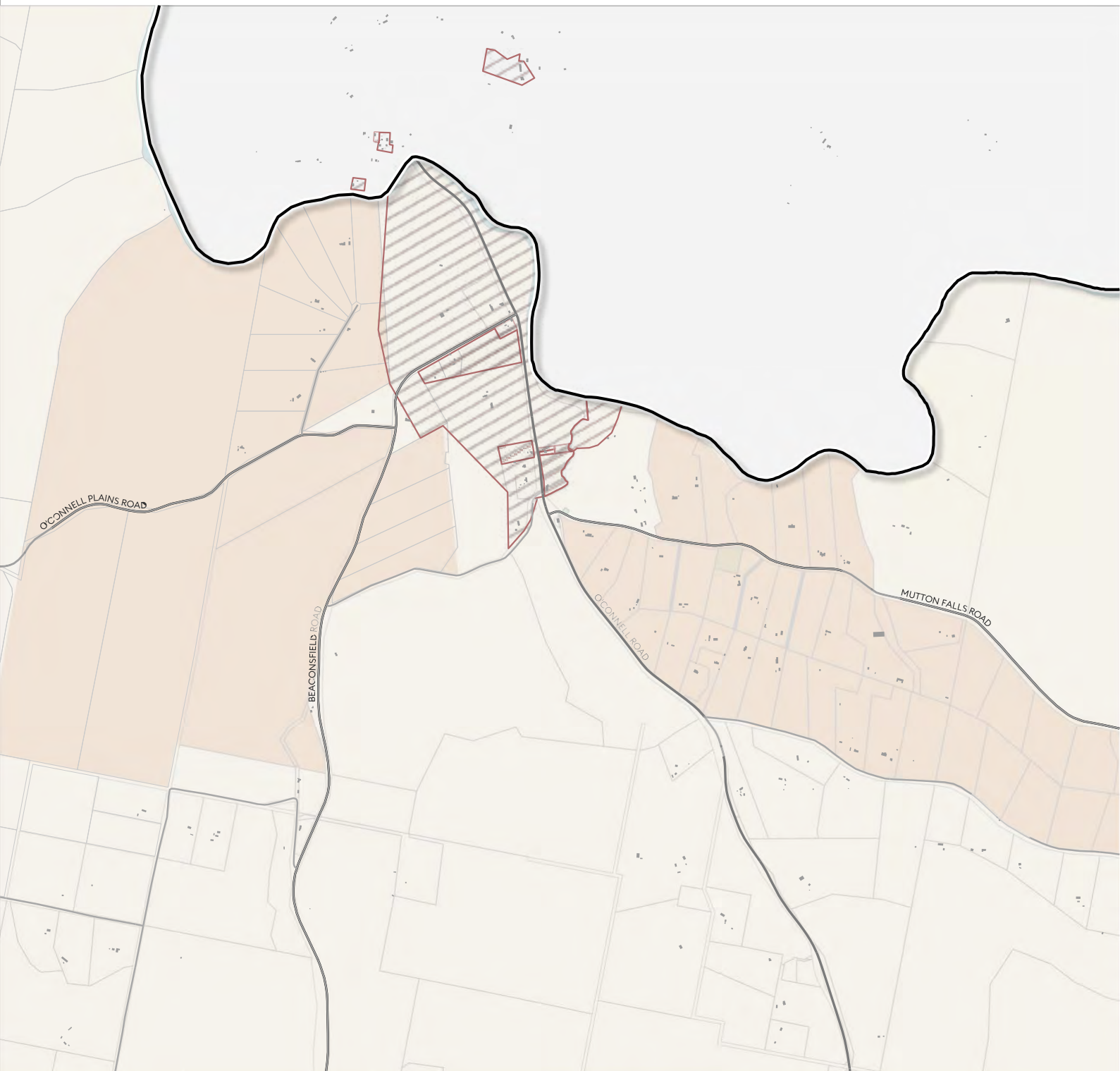
O'Connell has a population of 653 people, predominantly living in the R5 Large Lot Residential zones surrounding the historic settlement.

The O'Connell Hotel, Recreational Ground, Public School, Hassall Park and the Get Roasted Cafe are highly valued facilities in the community and host many events and activities for the enjoyment of residents and visitors.

Parts of O'Connell Road are included in a Heritage Conservation Area under the Oberon LEP 2013. The Memorial Avenue (O'Connell Road) is a significant and beautiful streetscape.

The NSW National Trust has classified O'Connell as an historic village.





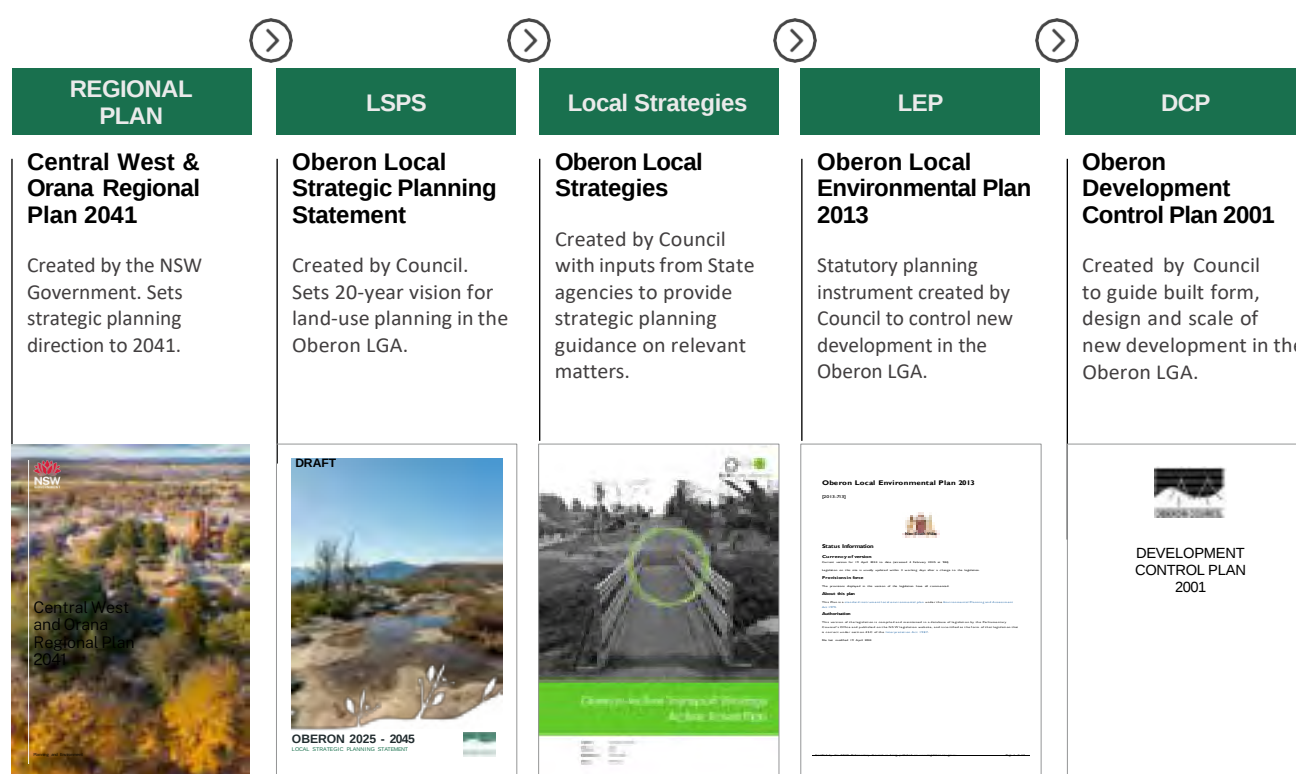
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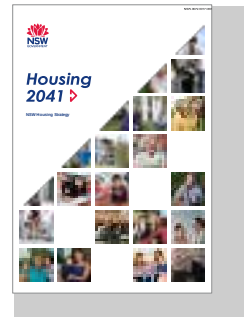
Strategic Context



POLICY CONTEXT

The land-use planning framework for NSW is based on the line-of-sight principle, which aims to create a clear and direct connection between high-level strategic objectives and local planning actions. The principle is designed to create consistency and alignment across different levels of planning, from State wide policies down to local land-use controls.





NSW HOUSING STRATEGY 2041

The NSW Housing Strategy 2041 represents the 20-year vision for housing in NSW.

The strategy aims to deliver better housing outcomes, including ensuring housing is provided in the right locations, suits the diverse needs and feels like home.

Implementation of housing strategy initiatives by NSW Councils is critical to increase supply in appropriate locations and achieve more housing diversity.

A big challenge for regional areas is the provision of enabling infrastructure to support housing growth areas / subdivisions.

The key pillars of the strategy are below:

NSW Housing Strategy Objectives

Supply - including the amount, location and timing of the supply of new housing.

Diversity - different types of housing and how a diverse choice of housing can reflect the needs and preferences of housing.

Affordability - recognising peoples diverse situations and ensuring that housing is affordable, stable and supportive of their well-being.

Resilience - responding to community and environmental issues by providing safe, comfortable and resilient housing.



INDUSTRIAL LANDS ACTION PLAN 2025

The NSW Industrial Lands Strategy was published in January 2025 to establish a new approach to plan, secure, and manage the supply of industrial lands in NSW.

The primary aim of the plan is to open up more land for industrial purposes. The plan outlines initiatives to boost the supply of industrial lands, including:

- + Delivering a State wide categorisation policy and approach for the supply pipeline of industrial lands to replace the Retain, Review and Plan and Manage policies.
- + Making planning policy amendments to increase flexibility on land zoned for industrial purposes.
- + Implementing an Employment Land Development Program to coordinate infrastructure investment for the supply of industrial land over the next two decades.

The objectives of the strategy are below:

Objectives of the Action Plan

Secure, intensify and actively manage significant industrial lands.

Support a pipeline of development-ready industrial lands to meet future needs.

Plan for new industrial lands in areas that are close to transport and freight networks and will not result in land use conflicts.

Respond to the changing needs of industry (emerging industries, diversification, adaptation, innovation or transition).

Support other government initiatives to attract industry investment, efficient freight networks and key supply chains.

Support a pipeline of development-ready industrial lands to meet future needs.



PUBLIC OPEN SPACES STRATEGY FOR NSW 2022

The Public Open Spaces Strategy supports the NSW Public Spaces Charter, which aims to guide the planning, design, management and activation of public spaces.

The strategy sets out a collaborative, coordinated and evidence based approach to unify the planning, investment and delivery of open spaces within NSW.

There are five (5) key objectives to achieve the vision, which are listed towards the bottom of page.

The Central West and Orana Sport and Active Recreation Plan 2018-2023 is also used to assist with the planning of open spaces.

Key Objectives of the Strategy

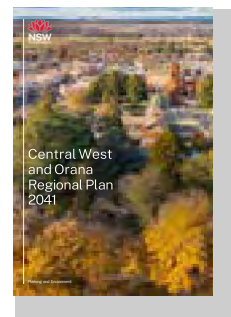
Better recognition for public open space.

Stronger First Nations involvement.

Coordinated planning, governance, policy and funding.

Greater social, environmental and economic value.

Better outcomes for Regional NSW.



CENTRAL WEST AND ORANA REGIONAL PLAN 2041

The Central West and Orana Regional Plan 2041 (CWORP) establishes a strategic framework, vision and direction for land-use to address important State objectives.

Oberon Council's priorities as set in the Regional Plan for the LGA are below:

Priorities

Residential planning strategies for towns and villages, including future residential areas in Oberon.

Support innovation and value-add opportunities in forestry and agricultural sectors and associated businesses.

Opportunities to support freight and logistics industries.

Cool climate opportunities to support eco-tourism and food tourism.

Expand and diversify Oberon's commercial core areas.

Provision and development of regional and local sports, recreation, and cultural facilities protecting cultural heritage sites and properties.

Regional forestry freight corridors.

Identifying opportunities for the LGA as the wider region's economy diversifies, and leveraging its accessibility to Bathurst, Orange, Lithgow and Greater Sydney.

Connectivity to the Great Western Highway and Fast Rail initiatives, which have the potential to support industries, commuting and service provision in Oberon LGA.

Participation in the NSW Government's Electricity Infrastructure Roadmap to provide a coordinated framework for a modern electricity system for NSW to achieve cheaper, cleaner and more reliable energy.

State government guidelines related to housing, employment, destination management, public open spaces and recreation, active transport planning and the like.

Responding to biodiversity values in new development areas to deliver better biodiversity and development outcomes.



STATE POLICY
REGIONAL POLICY
LOCAL POLICY



BATHURST AND OBERON REDS 2023

Since 2018, the NSW Government has been working with councils and their communities to develop 37 Regional Economic Development Strategies across regional NSW.

The Bathurst and Oberon Regional Economic Development Strategy (REDS) was first published in 2018 and has since been updated in 2023.

The Bathurst and Oberon REDS 2023 aims to guide governments in making policy and investment decisions to enhance resilience and drive sustainable, long-term economic growth in regional NSW.

The Bathurst and Oberon REDS 2023 identifies the number of strategies for the Oberon LGA, and these are shown to the bottom of page.

Oberon Council meet regularly with other council representatives via the NSW Joint Organisation (JO) and Central NSW JO.

Priorities

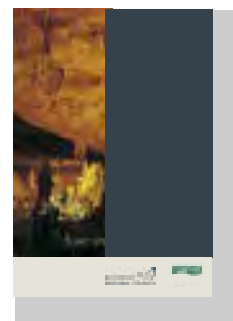
Sustain / develop the production of high-value agricultural products, and subsequent distribution to markets through efficient transport links.

Facilitate the growth of a successful manufacturing cluster.

Attract more visitors who stay for longer to enjoy a variety of local and regional attractions.

Develop and pursue an integrated commercial vision for the region.

Enhance the Oberon community by targeting worker attraction and retention to bring economic, social and cultural value to the region.



ABERCROMBIE RED STRATEGY

The Abercrombie Regional Economic Development Strategy 2018 - 2022 sets out a long-term economic vision and associated core strategies for Bathurst Regional and Oberon LGAs.

The strategy was developed to identify key economic opportunities that can capitalise on the endowments and industry specialisations unique to the region.

The aims of the Abercrombie REDS 2018 - 2022 are shown to the bottom of page.

Priorities

Increase value-adding in agriculture through innovation.

Capitalise on existing strengths in manufacturing.

Optimise growth in regional transport and inter-modal networks.

Optimise growth in the development of regional infrastructure.

Provide opportunities for attracting / retaining entrepreneurs and young skilled professionals.

Develop and diversify the region's brand and local tourism offerings.



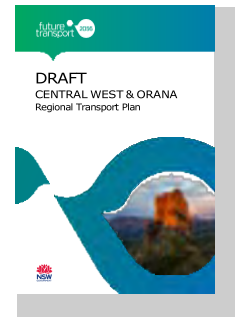
STATE POLICY
REGIONAL POLICY
LOCAL POLICY

CENTRAL WEST AND ORANA REGIONAL TRANSPORT PLAN

The draft Central West and Orana Regional Transport Plan provides a vision for the management of the transport network, infrastructure and services.

Changes are being made to the draft Transport Plan that was placed on exhibition in 2021 to take into account new strategies and policies.

Oberon Council's priorities for the finalisation of the draft Transport Plan are below:



Priorities

Upgrades to main road corridors linking Oberon to Bathurst, Lithgow and Sydney.

Improving safety of key road corridors and implementation of new technologies to improve safety outcomes.

Improving access to the Jenolan Karst Conservation Reserve.

Adapting to evolving freight trends and ensuring high levels of efficiency across the network.

Ensuring professional drivers work schedules are regulated to prevent fatigue.

Reducing emissions from the freight and logistics sector through utilisation of electric and hydrogen fuel cell vehicles.

Providing infrastructure to support vehicles of the future.

Ensuring highway service centres and rest areas are appropriately distanced to provide adequate areas for highway users to rest from fatigue.

Exploring initiatives that address public transport gaps.

Expanding active transport networks in urban areas.



OBERON COMMUNITY STRATEGIC PLAN 2019-2040

The Oberon Council Community Strategic Plan 2019-2040 (CSP) describes the community's vision for the Oberon LGA and sets the key directions for Oberon.

The Oberon Council CSP covers a range of strategies and actions across five (5) themes, which are shown at the bottom of page.

Since the adoption of the Oberon Council CSP in 2019, Oberon Council has prepared the 2022 - 2026 Delivery Program, which proposes significant capital investment in roads, open spaces, community and cultural facilities.

The Oberon Council Delivery Program 2022 - 2026 makes commitments to the preparation of an economic development plan, review of the Oberon Local Environmental Plan 2013 and the review of the Oberon Active Transport Strategy and Active Travel Plan 2016.

CSP Priorities

Community well-being.

Caring for the environment.

Infrastructure and services.

A growing economy.

Leadership and engagement.

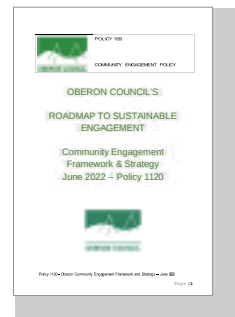


STATE POLICY
REGIONAL POLICY
► LOCAL POLICY

OBERON COUNCIL ROADMAP TO SUSTAINABLE ENGAGEMENT 2022

The Oberon Council Roadmap to Sustainable Engagement 2022 provides innovative engagement methodologies that can be used by Council during the drafting of new policies / strategies, including use of Council's web-page, social media, advertising, newsletters, posters, workshops and formal exhibition processes.

The Oberon Council Roadmap to Sustainable Engagement 2022 is structured around the below principles:



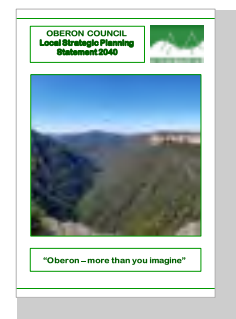
Principles

Planned - to achieve meaningful engagement / outcomes.

Consistency - to ensure a consistent approach to providing information / feedback.

Respect - valuing all contributions.

Inclusive - using creative methods to maximise feedback from the wide range of stakeholders.



OBERON LOCAL STRATEGIC PLANNING STATEMENT 2020

The Oberon Council LSPS 2020 - 2040 establishes a strategic land-use planning framework for the Oberon LGA.

The Oberon LSPS 2020 - 2040 is structured around 23 objectives, which belong to the following themes:

- + Region-shaping investment.
- + A sustainable and resilient place.
- + People, centres, housing and communities.
- + Prosperity, productivity and innovation.

The Oberon LSPS identifies the following priorities:

LSPS Priorities

Residential planning strategies for towns and villages, including future residential areas in Oberon.

Support innovation and value-add opportunities in forestry and agricultural sectors and associated businesses.

Opportunities to support freight and logistics industries.

Cool climate opportunities to support eco-tourism and food tourism.

Expand and diversify Oberon's commercial core areas.

Regional forestry freight corridors.

Provision and development of regional and local sports, recreation, and cultural facilities protecting cultural heritage sites and properties.

Identifying opportunities for the LGA as the wider region's economy diversifies, and leveraging its accessibility to Bathurst, Orange, Lithgow and Sydney.



STATE POLICY
REGIONAL POLICY
► LOCAL POLICY

OBERON LOCAL ENVIRONMENTAL PLAN 2013

The Oberon Local Environmental Plan (LEP) 2013 is a legally binding planning instruments made under the EP&A Act 1979, having the benefit of review by Parliamentary Counsel and publication on the NSW Legislation website.

The Oberon LEP 2013 applies to the whole of the Oberon LGA and Council is the 'consent authority' responsible for determining all Development Applications for local development within its administrative boundaries.

Council is obliged to strictly adhere to the provisions of the Oberon LEP 2013 when determining whether or not it can approve proposed new development. For example, where a proposed development is prohibited in a zone, Council approval is not permitted.

Oberon Council has identified a need to investigate the implications of population growth and new development demand on the current zoning and planning control framework under the Oberon LEP 2013.

There is also a need to explore how other recent LEPs have dealt with new / emerging issues that have relevance in the Oberon context, such as provisions dealing with views and scenic protection areas as well as emerging land-use and emerging industry trends such as intensive agriculture and agritourism.

STATE POLICY
REGIONAL POLICY
► LOCAL POLICY

OBERON COUNCIL DEVELOPMENT CONTROL PLAN 2001

The Oberon Development Control Plan (DCP) 2001 is a Council planning policy aimed at assisting with the assessment of Development Applications lodged with Council.

Whereas the Oberon LEP 2013 is a legally binding planning instrument published on the NSW Legislation website, the Oberon DCP 2001 is a non-statutory planning policy that provides guidance on the following:

- + Giving effect to the aims of the Oberon LEP 2013.
- + Facilitating development that is permissible under the Oberon LEP 2013.
- + Achieving the objectives of land zones under the Oberon LEP 2013.

The Oberon DCP 2001 is old by DCP standards, and in need of an update. Without an up-to-date DCP, there is less opportunity for members of the community to have access to Council's policies and standards that apply to new development proposals.

Oberon Council has identified a need to review the Oberon DCP 2001 to provide a modern easy to understand policy is available for Council and development-related customers to use.

OBERON COUNCIL CONTRIBUTIONS PLANS

With the adoption of the Oberon Council Development Servicing Plans in 2017, the Oberon Development Contributions and Water Management Works Plan 2004 is only used to levy contributions under Section 7.11 of the EP&A Act 1979.

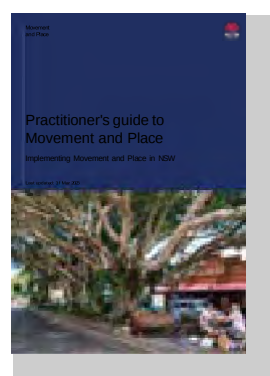
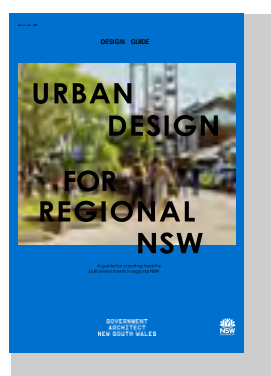
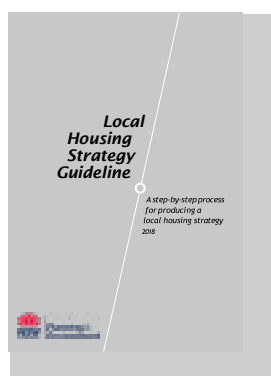
The continued reliance on the Oberon Development Contributions and Water Management Works Plan 2004 to levy Section 7.11 Contributions is in need of review. The lack of a Section 7.12 (Fixed Levy) Contributions Plan may also be placing Council and the wider community at a disadvantage in realising adequate contributions from new development

Oberon Council has identified a need to review the Contributions Framework to ensure adequate contributions are being obtained from new development.

OTHER RELEVANT POLICIES

Recent policy reforms have been implemented by the NSW Government to improve planning outcomes for businesses and productivity generally, and to create new business opportunities for rural landowners through agritourism initiatives. The following policies and guidelines are relevant to the planning review framework:

- + Growing a Better Australia - A Billion Trees for Jobs and Growth 2018.
- + DPHI Local Housing Strategy Guideline 2018 and Regional Housing Task-force Recommendations Report 2021.
- + NSW Urban Design for Regional NSW Guideline 2020.
- + Everyone can play (guideline) and the Greener Places: An urban green infrastructure design framework.
- + NSW Movement and Place Framework.
- + Draft NSW Disaster Adaptation Plan Guidelines.



GLOBAL, NATIONAL, REGIONAL AND LOCAL TRENDS

Macro forces are changing local, national and global outlooks.

Events occurring overseas are having a direct affect on the quality of life of residents in the Oberon LGA.

The review of the Land-use Framework applying to the Oberon LGA must therefore be informed by an understanding and anticipation of the trends and issues that lies ahead.

The mega-trends listed in the CSIRO report, Our Future World 2022 have been considered in this Section to guide an understanding of trends / issues affecting global, national and local conditions.

LOCAL TRENDS



1

ENVIRONMENT - Agriculture, forestry, renewable energy and the visitor economy are vital components of the Oberon economy. Demand for local timber and hard rock products in the construction sector will drive further growth in industry and manufacturing sectors in the Oberon LGA. Oberon's climate and location supports the expansion of intensive (plant and livestock) agriculture and aquaculture to markets in Sydney and further afield. The rural land base is comprised of highly fertile land and breathtaking scenery, making it suitable for a wide range of activities and interests. The natural environment and rural landscapes offer an untapped premier destination for adventure tourism and eco-tourism. Natural disasters, such as bushfires and floods occur in the area, and there is a need to adopt multi-pronged strategies to manage risks.



2

DEMOGRAPHICS - The population of the Oberon LGA has remained steady over many years at approximately 5,580 (2021 ABS Census), with the population dispersed across Black Springs, Burruga, Edith, Jenolan, Mount David, Oberon, O'Connell and the rural areas. The local community is aging and there is increasing importance on health care, social services and housing diversification.



3

HEALTH - Oberon fared relatively well during the COVID-19 Pandemic and there is arguably new appreciation that life in Oberon is good at getting through tough times. Residents in the Oberon LGA are being exposed to similar health issues and pressures as other Australians. Access to localised medical treatment and specialists is limited, however there are excellent medical facilities in nearby Bathurst, Orange, Lithgow and Sydney.



4

ECONOMY - Oberon is well-positioned to supply food, fibre and natural resources to Sydney and markets further afield. Prime lambs, beef cattle and forestry are the main rural industries, with horticultural industries, tree nurseries, nut tree plantations, wineries and bulb farms also developing in the area. At the forefront of future challenges is transport, with increases in transport efficiencies translating to higher profits in goods out and lower costs for goods into the LGA. Despite being outside the NSW Government's renewable energy zones, there are parts of the Oberon LGA that are subject to renewable energy projects and upgrades to the power-grid. While these projects will support the roll-out of green energy related industries and investment, it is also placing pressure on Forestry and farming lands and the general amenity of the area.



5

TECHNOLOGY - Access to telecommunications remains a key issue for the Oberon LGA, with some areas not having internet / mobile phone service. Use of technology on farms and in the forestry industry is expected to grow in coming years. Product offerings must evolve with changing expectations of ever-connected customers. There will also be a need to implement new technologies that may include intensification, automation and improvements in transport and logistics to generate competitive advantage and access to global markets and opportunities. Timber milling and manufacturing businesses will need to embrace automation and training to remain competitive.



6

GEOPOLITICS - Oberon Council was formed in 1906 and has taken the lead role in the provision of roads, water supply, sewerage, waste management, open space and community facilities up to present. Council has also undertaken town beautification programs and other projects aimed at expanding the visitor economy. The timber industry, freight transporters and State and private forest growers remain important stakeholders in the community. Rural landholders also need support in looking to diversify, innovate and adapt to changing market opportunities.

NATIONAL / REGIONAL TRENDS



1

ENVIRONMENT

- The Australian environment has undergone significant changes since European settlement. Climate change is introducing new pressures in the form of increased land and sea temperatures affecting seasons and producing more extreme weather events as well as other environmental stresses. Australia is a world leader in low emissions technology and is focussed on advancing practical, scalable and commercially viable technologies to drive the global transition to net-zero, with renewables expected to contribute 50% of electricity output by 2030. The top environmental priorities for the government are climate change, contamination / pollution and conservation. The rapid changes to the electricity grid are currently causing cost spikes and disruption in communities where sustainable energy projects are being rolled-out.



2

DEMOGRAPHICS

- The Australian population will likely reach 30 million by 2030, with NSW projected to remain as the largest State with over 9 million people. Most of the population (<75%) will be concentrated in the major cities. An aging demographic is increasing demand for healthcare and other services.



3

HEALTH

- Post the COVID-19 Pandemic, the healthcare system continues to be challenged by increasing healthcare costs, over-diagnosis and over-treatment, growing out-of-pocket health costs and increasing private health insurance premiums.



4

ECONOMY

- Australia is well-positioned to supply food, fibre, minerals and energy resources to international markets. Tourism is one of Australia's largest export industries, with over 650,000 people employed in this sector. Before the COVID-19 pandemic, Australia recorded 28 straight years of annual economic growth and is currently the 13th largest economy in the world. During the COVID-19 Pandemic, there was decreased spending and increased savings amongst Australians. GDP growth is currently at its lowest level since the recession of the early 1990s and private capital expenditure grew by only 0.3% over the last year. Customer demand, workforce availability, wages costs, skills gaps, artificial intelligence and input costs are expected to impact businesses into the near future.



5

TECHNOLOGY

- Australia is not a leader in autonomous systems, and ranks last on the OECD manufacturing self-sufficiency measure. The AiGroup Technology Adoption in Australia Industry Survey 2024 showed that 84% of business leaders report they are currently adopting new technology into their operations and 45% of businesses reporting they are currently adopting net-zero technologies. The Australia Institute Centre for Future Work shows renewal of the sector could generate significant additional GDP and more than 400,000 jobs.



6

GEOPOLITICS

- Australia is one of the most multi-cultural countries in the world, and home to the world's oldest continuing culture. Australia has a proud history of democracy and stable government. As a founding member of the United Nations (UN), Australia plays a constructive role shaping and maintaining international laws.

GLOBAL TRENDS



1

ENVIRONMENT - Adapting to a changing climate and more extreme weather events, biodiversity loss and other environmental pressures as well as resource scarcity and the rise of green technology are prominent issues in world affairs. The global push to reach net-zero is different between countries due to different issues and priorities, which creates challenges for global targets.



2

DEMOGRAPHICS - There will be 8.5 Billion people living on Earth by 2030, with two-thirds of the world's population projected to live in cities that will generate 80% of global GDP. Current trends indicate a decline in the fertility rate and improvement in the mortality rate in most countries, which continue to affect the size and distribution of the population and the age profile. There is elevating importance of diversity, equity and transparency in business, policy and decision making.



3

HEALTH - The escalating health imperative and the promotion of health in the face of rising demand, demographic ageing, emerging diseases, humanitarian crises and unhealthy lifestyles are becoming more prominent issues in world affairs. The COVID-19 Pandemic exposed how vulnerable communities and everyday routines are to health issues, with unprecedented challenges to public health, food security, labour, border closures, trade restrictions and confinement measures imposed by governments in varying degrees.



4

ECONOMY - There is a rebalancing of economies and markets, with the Asia-Pacific to comprise two-thirds of the world's middle-class population and nearly 60% of middle-class consumption by 2030. The rise in new economic powers and sovereign debt in many countries is leading to uncertainty in markets.



5

TECHNOLOGY - The digital and data economy is growing rapidly and innovations such as advanced autonomous systems (robotics), artificial intelligence (AI), green technologies and home entertainment systems are reshaping industry productivity, healthcare and lifestyles.



6

GEOPOLITICS - New technologies, population shifts, cost of living pressures and escalating inequality are manifesting in populism and disaffection as seen in the 'Yellow Vest' movement in France, street protests in Hong Kong, the isolationist sentiments of Brexit and 'America First.' Many governments are focusing more on protectionism (as seen in tariffs) and the immediate issues required to win elections rather than longer term goals.

05

Strategic Vision



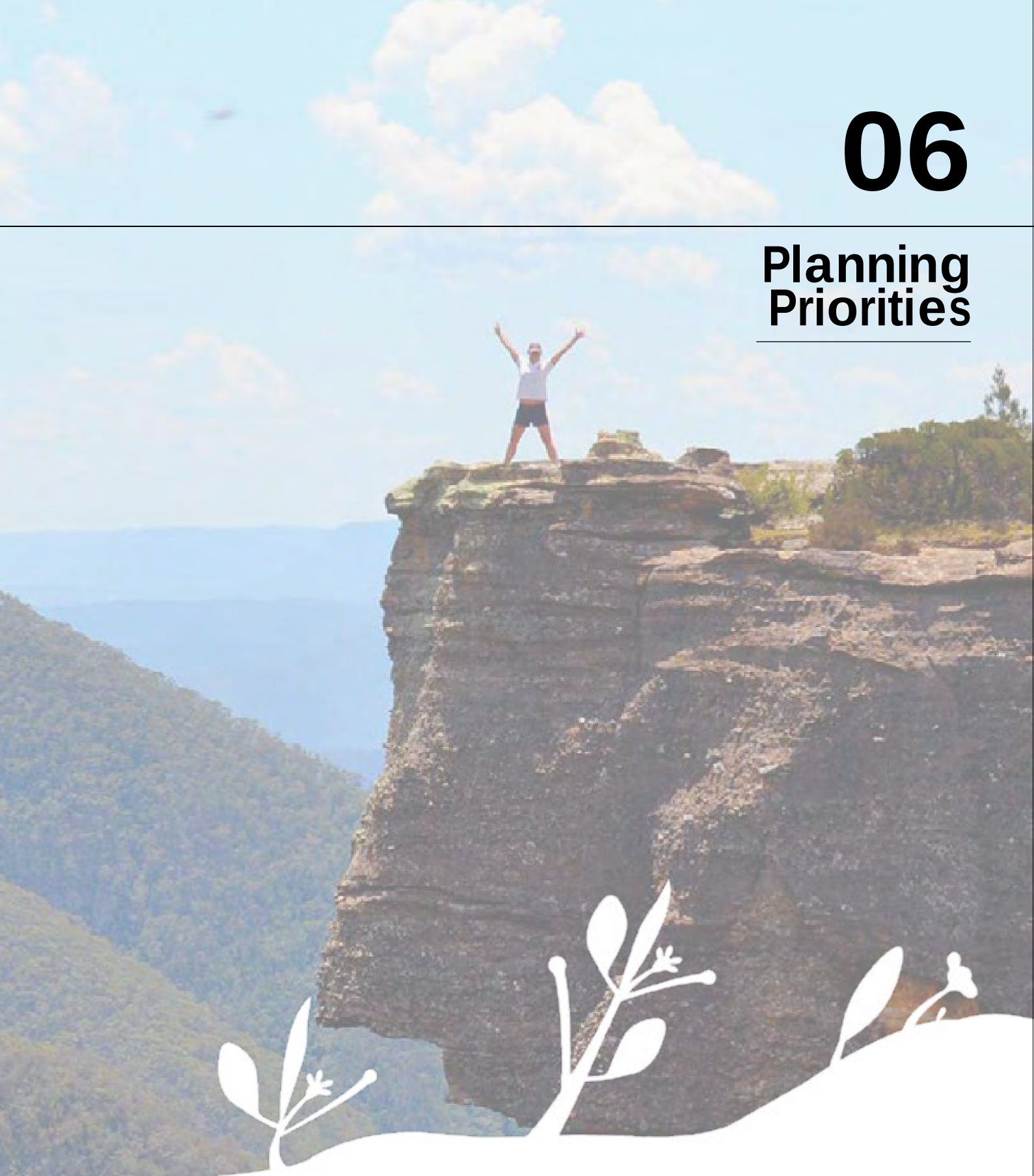
The Oberon LSPS 2025 is aligned to the Community Vision set out under Oberon Community Strategic Plan 2019-40, which is more than you imagine.

The mission is for prosperous towns, villages and rural communities set amongst the rolling hills, rivers, forests, mountains and caves of the great divide.

Oberon's favourable geographical and climatic conditions continue to be highly valued and leveraged in NSW to create opportunities for products, jobs, visitor experiences and sustainable land management practices.

Providing opportunities from agriculture, forestry, transport, natural resources and tourism for the benefit of current and future generations.

Planning Priorities



Five planning priorities have been chosen to provide focus on the actions required by Council and other stakeholders. The five Planning Priorities are shown below:



1

JOBS GROWTH



2

CONNECTED AND RESILIENT COMMUNITIES



3

LIVEABILITY IN TOWNS AND VILLAGES



4

NEW INFRASTRUCTURE



5

NATURE AND PLACE

1



PLANNING PRIORITY 1 JOBS GROWTH

RATIONALE

Maintaining and creating new jobs is pivotal for economic resilience and social stability.

The World Economic Forum's Future of Jobs Report 2023 advises 23% of jobs are expected to change in the next five years, driven by industry transformation caused by increased adoption of technology, the green transition and macro-economic conditions.

Whilst the job transition levels in Oberon are unlikely to align with world wide predictions, due to its regional-based economy, any local industries that are exposed to national / international markets should expect some transformational pressures. The agriculture, timber industry and transport sectors in Oberon LGA will likely be exposed to industry transformation, with these industries being relied to drive future prosperity and jobs growth in the Oberon LGA.

Strategies that improve access to information, finance and markets at scale are worthwhile investments underpinning the future jobs market in the Oberon LGA. Improvements in roads, telecommunications and general liveability may also influence jobs growth / retention. Access to training to enhance digital skills will also be important.

Value-adding of primary production systems (timber products, more intensive / diverse agriculture, as well as agritourism) may provide the most opportunities for new jobs. Growth in health care and social assistance is also expected to increase jobs into the local economy.



Planning Priorities

1. Support existing businesses operating in the Oberon LGA.
2. Identify gaps / challenges in providing the necessary infrastructure to activate commercial and industrial precincts and growth areas.
3. Support the growth of more intensive agriculture (plant and livestock) and aquaculture.
4. Support the growth of agritourism, healthcare and visitor markets.
5. Identify new industries and enterprises suitable for investigation / investment in the Oberon LGA.
6. Investigate opportunities for the expansion of existing / new industrial precincts in townships that do not impact on residents.
7. Support the growth and diversity of events in the region.
8. Grow the attraction of the Oberon Town Centre as the main service centre and visitor hub for the wider LGA.
9. Support the development of circular economies around agriculture, forestry, tourism and waste management / recycling.

Actions		Time-frame
		Short (1-2 Yrs)
11	Prepare an Oberon Employment Lands Strategy that investigates the needs of businesses on primary production, industrial and commercial zoned land.	
12	Prepare an Open Spaces Strategy that explores opportunities to grow and support outdoor attractions and related businesses.	Short (1-2 Yrs)
13	Prepare Masterplans for commercial and industrial precincts / growth areas.	Short (1-2 Yrs)
		Short (1-2 Yrs)
14	Update the Oberon LEP and DCP to implement strategy findings.	
		Medium (3-5 Yrs)
15	Collaborate with training providers and neighbouring Councils to improve access to training in digital literacy, critical thinking, creative thinking, problem-solving, communications and teamwork.	
		Medium (3-5 Yrs)
16	Continue to promote the aims and objectives of the MOU with the Oberon Business and Tourism Association.	
		Medium (3-5 Yrs)
17	Prepare a Destination Management Plan to leverage natural and built environment assets to grow the visitor economy.	
		Ongoing
18	Prepare an employment profile listing all jobs in the Oberon LGA, to allow monitoring of progress on jobs growth in various sectors.	
		Ongoing
19	Monitor jobs growth progress as part of Council's Integrated Planning and Reporting Framework.	

2



PLANNING PRIORITY 2 CONNECTED AND RESILIENT COMMUNITIES

RATIONALE

Social connection is the key to a happy life, with research showing how people with low social support are less tolerant to stress.

Connectivity, both in a physical and digital sense, is perhaps the most critical issue to liveability and a resilient economy. The Australian Local Government Association advise in their Strategic Plan 2020 - 2023 that research reveals that resilient and prepared communities are more likely to withstand the negative impacts of natural disasters and that strong social capital correlates to a more effective recovery.

Land-use and development in the Oberon LGA must be well-connected to roads and telecommunications and must avoid locations where significant flood impacts, bushfires or other hazards are expected to occur.

Strategies that incorporate effective responses to natural disasters are worthwhile investments in the Oberon LGA. Improvements to transport and telecommunication infrastructure will also build better-connected and resilient communities.

Greater communication between State government agencies on their policies for National Parks, State Forests and the Jenolan Karst Conservation Reserve and other important Crown lands in the Oberon LGA is also to be encouraged.



Planning Priorities

1. Identify key regional road corridors (including freight corridors) that contribute to the broader regional viability of existing / future businesses and communities.
2. Work with Transport for NSW and neighbouring Councils to improve road conditions and safety along main roads and other roads to important attractors.
3. Identify the freight networks that are utilised by Oberon's primary industries (agriculture, forestry, extractive industries and the like) to ensure these roads have the capacity to support industries.
4. Strengthen resilience and adaptive capacity to natural disasters.
5. Improve awareness, preparedness and response to flood and bushfire planning.
6. Advocate for continual improvement of telecommunications infrastructure throughout the Oberon LGA.
7. Promote for small business opportunities, such as agritourism, intensive agricultural pursuits and tourism related businesses.

Actions		Time-frame
21	Prepare a Road Network Hierarchy Map for Oberon LGA, based on the NSW Road Classification System and connections to existing / future attractors.	Short (1-2 Yrs)
22	Consider road connections, flood studies, bushfire hazard areas and other environment hazards in Employment Lands, Housing and Open Spaces Strategies.	Short (1-2 Yrs)
23	Work with NSW Rural Fire Service to finalise a review of Bushfire Hazard Mapping in the Oberon LGA.	Short (1-2 Yrs)
24	Work with Transport for NSW, Regional NSW and other interested State government agencies to prepare an options study that investigates ways to improve connection to the Jenolan Karst Conservation Reserve.	Short (1-2 Yrs)
25	Work with the Department of Planning, Housing and Infrastructure to coordinate the updating of LEP Map Overlays (biodiversity, riparian lands, watercourses) based on available State government data.	Short (1-2 Yrs)
26	Work with Transport for NSW to explore opportunities to improve public transport options in the Oberon LGA.	Medium (3-5 Yrs)
27	Update the Oberon LEP to implement strategy findings.	Medium (3-5 Yrs)
28	Prepare a Disaster Action Plan for the Oberon LGA.	Medium (3-5 Yrs)
29	Advocate for the NSW government to take the lead on new projects and initiatives at the Jenolan Karst Conservation Reserve and associated village.	Medium (3-5 Yrs)
210	Advocate for the ongoing removal of internet and mobile phone black spots in the Oberon LGA.	Ongoing

3



PLANNING PRIORITY 3 TOWNS AND VILLAGES

RATIONALE

The towns and villages in the Oberon LGA are essential in supporting the local economy and creating a sense of place and belonging. Providing for the expansion of industries, housing supply, open spaces and services in existing towns and villages will also ensure that growth and investment can occur.

As the centre of most activity in the LGA, it is important that Oberon continues to provide for the mainstay of housing, employment lands, commerce, open spaces, recreation and social activity.

Some villages experiencing growth / demand will also play an important strategic role in supporting growth and services for the outlying rural areas.

Due to its proximity to Bathurst and Oberon, O'Connell (which is currently not a village) is experiencing strong demand for housing on land zoned R5 Large Lot Residential, with some in the community questioning whether a village zone would be a 'good or bad thing' in the future.

The preparation of employment lands, housing and open spaces strategies are seen as important opportunities to undertake more detailed analysis of key issues underpinning towns and villages and potentially O'Connell.



Planning Priorities

1. Support existing businesses operating in the Oberon LGA.
2. Identify gaps / challenges in providing the necessary infrastructure to activate commercial and industrial precincts / growth in Oberon.
3. Explore in more detail the pros and cons of expanding urban land-use and facilities in O'Connell beyond the existing hotel, cafe, school, RFS station, active transport facilities and recreational ground and parkland and other infrastructure.
4. Investigate in more detail the pros and cons of rationalising public open spaces.
5. Explore additional tourism opportunities.
6. Provide industrial land-uses in areas that have room for expansion and do not lead to land-use conflict.
7. Identify supply and demand for a more diverse array of housing in the Oberon LGA.
8. Support the growth and diversity of events in the region.

Actions		Time-frame
31	Prepare an Employment Lands Strategy for the Oberon LGA.	Short (1-2 Yrs)
32	Prepare an Open Spaces Strategy for the Oberon LGA.	Short (1-2 Yrs)
33	Prepare a Housing Strategy for the Oberon LGA.	Short (1-2 Yrs)
34	Update the Oberon LEP and DCP to implement strategy findings.	Short (1-2 Yrs)
35	Prepare Masterplans for the main commercial, industrial precincts and open spaces in Oberon.	Short (1-2 Yrs)
36	Prepare Masterplan (village and non-village option) for O'Connell.	Medium (3-5 Yrs)
37	Prepare a Disaster Action Plan for all towns and villages in the Oberon LGA.	Medium (3-5 Yrs)

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PLANNING PRIORITY 4 NEW INFRASTRUCTURE INVESTMENT

RATIONALE

Experience in the Oberon LGA and wider region indicates that lack of infrastructure is a significant impediment to the delivery of sustainable growth and development.

The needs, demands and planning of infrastructure in towns and villages are often unique. Access to reticulated water supply, sewerage, electricity supply, roads, drainage and telecommunications continue to be the primary essential services required for urban growth.

The location of existing infrastructure and services must be considered in land-use strategies to ensure new infrastructure is well-planned and as efficient and cost-effective as possible. The need for robust / safe transport corridors connecting Oberon and villages to Bathurst, Lithgow, Sydney and beyond is also an important consideration.



Planning Priorities

1. Advocate for improved water security for Oberon township and village customers.
2. Advocate for improved voice and data connectivity, including removal of mobile phone black spots.
3. Develop and advocate for quality, reliable, sustainable and resilient infrastructure, including State significant infrastructure to support economic development.
4. Support the growth of appropriate renewable energy projects that provide benefits to the region.
5. Identify gaps / challenges in providing the necessary infrastructure to activate commercial, industrial and housing precincts / growth areas.
6. Identify the freight networks that are utilised by Oberon's timber industry, extractive industries, farms and major tourist attractions to ensure these roads have the capacity to safely support regional traffic volumes.
7. Investigate opportunities to secure community contributions from new development.

Actions		Time-frame
41	Review Council's integrated water cycle management plan to ensure future growth areas align with water and sewerage infrastructure.	Short (1-2 Yrs)
42	Complete identified projects within Councils Delivery Program (2017-2021), Operational Plan (2019-2020) and Abercrombie REDS 2018-2022.	Short (1-2 Yrs)
43	Prepare Employment Lands and Housing Strategies that take into account available / planned infrastructure.	Short (1-2 Yrs)
44	Prepare an Open Spaces Strategy to identify the quantity, quality and type of public space in the Oberon LGA under a hierarchy system.	Short (1-2 Yrs)
45	Review Council's contribution plans.	Medium (3-5 Yrs)
46	Advocate for the NSW government to take the lead on new projects and initiatives at the Jenolan Karst Conservation Reserve and associated village.	Ongoing
47	Advocate for continued communication by State government authorities and utility infrastructure agencies on important issues affecting the management of National Parks and State Forests in the Oberon LGA.	Ongoing



PLANNING PRIORITY 5 NATURE AND PLACE

RATIONALE

Nature is fundamental to life, health and well-being of humans and non-human biodiversity.

DPHI has developed the Biodiversity in Place Framework to provide wildlife habitat and food, support biodiversity, improve mental health and beautify our living spaces.

Land-use and development must respond / contribute to Oberon's peaceful and beautiful landscapes through promoting its 'best fit' in line with the existing and desired future use and character of a locality.

New development must also be consistent with Ecologically Sustainable Development (ESD) principles and not disrupt significant views / character areas. It must also align with the heritage objectives in the Central West and Orana Regional Plan 2041.

With care, the economic industry base can also be expanded to take advantage of Oberon's favourable geographic and climatic conditions.



Planning Priorities

1. Protect water related ecosystems, including mountains, forests, wetlands, rivers, aquifers and lakes.
2. Protect areas of high biodiversity value and natural landscapes.
3. Protect scenic and cultural landscapes.
4. Protect important agricultural lands.
5. Support the growth of intensive (plant and livestock) agricultural and aquaculture.
6. Support the principles of ecologically sustainable development.
7. Strengthen resilience and adaptive capacity to natural disasters.
8. Support the protection of heritage values and assets.
9. Embed sustainable waste management practices that protects the environment, human health and supports the transition towards a circular economy.

No.	Actions	Time-frame
51	Prepare an Employment Lands, Housing and Open Spaces Strategy that takes into account available data and best practice management standards relating to the management of natural ecosystems, heritage and natural resources.	Short (1-2 Yrs)
52	Engage with Traditional Owners and the community in the development of land-use strategies to understand cultural and heritage values.	Short (1-2 Yrs)
53	Work with the Department of Planning, Housing and Infrastructure to coordinate the updating of LEP Map Overlays (biodiversity, riparian lands, watercourses) based on available State government data.	Short (1-2 Yrs)
54	Update the Oberon LEP and DCP to implement strategy findings.	Short (1-2 Yrs)
55	Prepare a Disaster Action Plan dealing with non-urban lands.	Medium (3-5 Yrs)
56	Prepare a Waste Management Strategy for the Oberon LGA.	Medium (3-5 Yrs)
57	Seek (funding) opportunities to undertake more detailed environmental management studies to inform new biodiversity mapping layers.	Ongoing
58	Continue to implement weeds control / eradication programs.	Ongoing

Monitoring and Reporting



Oberon Council is committed to reviewing this Local Strategic Planning Statement every five to seven years.

The review process will be undertaken as part of Council's Integrated Planning and Reporting process to update / change actions due to previously unforeseen risks or challenges that could impact the delivery of LSPS actions.