



# **Attachments Excluded From Agenda**

## **Meeting of Singleton Council**

Tuesday 15 July 2025

*"Vibrant – Progressive – Connected – Sustainable - Resilient"*



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# CODE OF MEETING PRACTICE

Policy | Governance

To ensure that meetings of Council are conducted in a consistent, accessible, orderly, effective and efficient manner

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## 1 Introduction

### 1.1 Title of the Policy and Commencement Date

The Code of Meeting Practice Policy takes effect upon adoption by Council.

### 1.2 Purpose of the Policy

This policy is based upon the Model Code of Meeting Practice for Local Councils in NSW (the Model Meeting Code) and is prescribed under section 360 of the *Local Government Act, 1993* (the Act) and the *Local Government Regulation, 2021* (the Regulation).

Councils must adopt a Code of Meeting Practice that incorporates the mandatory provisions of the Model Meeting Code.

The purpose of this policy is to provide a uniform set of meeting rules to ensure that meetings of Council are consistent, accessible, orderly, effective and efficient.

### 1.3 Application of this Policy

This policy applies to all meetings of Council and Committees of Council of which all members are Councillors (Committees of Council). Council committees whose members include persons other than Councillors may adopt their own rules for meetings or Terms of Reference.

## 2 Meeting Principles

### 2.1 Council and committee meetings should be:

- *Transparent:* Decisions are made in a way that is open and accountable.
- *Informed:* Decisions are made based on relevant, quality information.
- *Inclusive:* Decisions respect the diverse needs and interests of the local community.
- *Principled:* Decisions are informed by the principles prescribed under Chapter 3 of the Act.
- *Trusted:* The community has confidence that councillors and staff act ethically and make decisions in the interests of the whole community.
- *Respectful:* Councillors, staff and meeting attendees treat each other with respect.
- *Effective:* Meetings are well organised, effectively run and skilfully chaired.
- *Orderly:* Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

### 3 Before the Meeting

#### Timing of ordinary council meetings

- 3.1 The council shall, by resolution, set the frequency, time, date and place of its ordinary meetings.

*Note: Under section 365 of the Act, councils are required to meet at least ten (10) times each year, each time in a different month unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet each year under section 365A.*

#### Extraordinary meetings

- 3.2 If the Mayor receives a request in writing, signed by at least two (2) councillors, the Mayor must call an extraordinary meeting of the council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The Mayor can be one of the two councillors requesting the meeting.

*Note: This clause reflects section 366 of the Act.*

#### Notice to the public of council meetings

- 3.3 The council must give notice to the public of the time, date and place of each of its meetings, including extraordinary meetings and of each meeting of committees of the council.

*Note: This clause reflects section 9(1) of the Act.*

- 3.4 For the purposes of clause 3.3, notice of a meeting of the council and of a committee of council is to be published before the meeting takes place. The notice must be published on the council's website, and in such other manner that the council is satisfied is likely to bring notice of the meeting to the attention of as many people as possible.

- 3.5 For the purposes of clause 3.3, notice of more than one (1) meeting may be given in the same notice.

#### Notice to councillors of ordinary council meetings

- 3.6 The General Manager must send to each councillor, at least three (3) days before each meeting of the council, a notice specifying the time, date and place at which the meeting is to be held, and the business proposed to be considered at the meeting.

*Note: This clause reflects section 367(1) of the Act.*



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- 3.7 The notice and the agenda for, and the business papers relating to, the meeting may be given to councillors in electronic form, but only if all councillors have facilities to access the notice, agenda and business papers in that form. Upon request, Council will make such documents available to Councillors by other reasonable means as may be required.

*Note: This clause reflects section 367(3) of the Act.*

**Notice to councillors of extraordinary meetings**

- 3.8 Notice of less than three (3) days may be given to councillors of an extraordinary meeting of the council in cases of emergency.

*Note: This clause reflects section 367(2) of the Act.*

**Giving notice of business to be considered at council meetings**

- 3.9 A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted no less than ten (10) business days before the meeting is to be held.

*Note: A notice of motion is to be submitted using the form provided at Appendix B.*

- 3.10 A councillor may, in writing to the General Manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.

- 3.11 If the General Manager considers that a notice of motion submitted by a councillor for consideration at an ordinary meeting of the council has legal, strategic, financial or policy implications which should be taken into consideration by the meeting, the General Manager may prepare a report in relation to the notice of motion for inclusion with the business papers for the meeting at which the notice of motion is to be considered by the council.

- 3.12 A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the notice of motion. If the notice of motion does not identify a funding source, the General Manager must either:

- (a) prepare a report on the availability of funds for implementing the motion if adopted for inclusion in the business papers for the meeting at which the notice of motion is to be considered by the council, or
- (b) by written notice sent to all councillors with the business papers for the meeting for which the notice of motion has been submitted, defer consideration of the matter by the council to such a date specified in the notice, pending the preparation of such a report.

**Questions with notice**

- 3.13 A councillor may, by way of a notice submitted under clause 3.9, ask a question for response by the General Manager about the performance or operations of the council.
- 3.14 A councillor is not permitted to ask a question with notice under clause 3.13 that comprises a complaint against the General Manager or a member of staff of the council, or a question that implies wrongdoing by the General Manager or a member of staff of the council.
- 3.15 The General Manager or their nominee may respond to a question with notice submitted under clause 3.13 by way of a report included in the business papers for the relevant meeting of the council or orally at the meeting.

**Agenda and business papers for ordinary meetings**

- 3.16 The General Manager must cause the agenda for a meeting of the council or a committee of the council to be prepared as soon as practicable before the meeting.
- 3.17 The General Manager must ensure that the agenda for an ordinary meeting of the council states:
- (a) all matters to be dealt with arising out of the proceedings of previous meetings of the council, and
  - (b) if the Mayor is the chairperson – any matter or topic that the chairperson proposes, at the time when the agenda is prepared, to put to the meeting, and
  - (c) all matters, including matters that are the subject of staff reports and reports of committees, to be considered at the meeting, and
  - (d) any business of which due notice has been given under clause 3.9.
- 3.18 Nothing in clause 3.17 limits the powers of the Mayor to put a Mayoral Minute to a meeting under clause 9.6.
- 3.19 The General Manager must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the General Manager, the business is, or the implementation of the business would be, unlawful. The General Manager must report, without giving details of the item of business, any such exclusion to the next meeting of the council.
- 3.20 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the General Manager, is likely to take place when the meeting is closed to the public, the General Manager must ensure that the agenda of the meeting:

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- (a) identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the meeting is closed to the public), and
- (b) states the grounds under section 10A(2) of the Act relevant to the item of business.

*Note: This clause reflects section 9(2A)(a) of the Act.*

- 3.21 The General Manager must ensure that the details of any item of business which, in the opinion of the General Manager, is likely to be considered when the meeting is closed to the public, are included in a business paper provided to councillors for the meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a councillor or by any other person to another person who is not authorised to have that information.

#### **Statement of ethical obligations**

- 3.22 Business papers for all ordinary and extraordinary meetings of the council and committees of the council must contain a statement reminding councillors of their oath or affirmation of office made under section 233A of the Act and their obligations under the council's code of conduct to disclose and appropriately manage conflicts of interest.

#### **Availability of the agenda and business papers to the public**

- 3.23 The agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council will be published on councils website.
- 3.24 One (1) copy of the agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council will be made available at councils customer service office for viewing at least 3 days prior to the meeting.
- 3.25 Three (3) copies will be available to the public at least 3 days prior to the meeting, for taking away by any person free of charge at the offices of the council no additional copies will be printed once allocation is exhausted.

*Note: This clause reflects section 9(2) and (4) of the Act.*

- 3.26 Clause 3.23 does not apply to the business papers for items of business that the General Manager has identified under clause 3.20 as being likely to be considered when the meeting is closed to the public.

*Note: This clause reflects section 9(2A)(b) of the Act.*

- 3.27 For the purposes of clause 3.23, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to councillors.

*Note: This clause reflects section 9(3) of the Act.*

- 3.28 A copy of an agenda, or of an associated business paper made available under clause 3.23, may in addition be given or made available in electronic form.

*Note: This clause reflects section 9(5) of the Act.*

#### **Agenda and business papers for extraordinary meetings**

- 3.29 The General Manager must ensure that the agenda for an extraordinary meeting of the council deals only with the matters stated in the notice of the meeting.
- 3.30 Despite clause 3.27, business may be considered at an extraordinary meeting of the council, even though due notice of the business has not been given, if:
- (a) a motion is passed to have the business considered at the meeting, and
  - (b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.
- 3.31 A motion moved under clause 3.28(a) can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with.
- 3.32 Despite clauses 10.20–10.30, only the mover of a motion moved under clause 3.28(a) can speak to the motion before it is put.
- 3.33 A motion of dissent cannot be moved against a ruling of the chairperson under clause 3.28(b) on whether a matter is of great urgency.

#### **Pre-meeting briefing sessions**

- 3.34 Prior to each ordinary meeting of the council, the General Manager may arrange a pre-meeting briefing session to brief councillors on business to be considered at the meeting. Pre-meeting briefing sessions may also be held for extraordinary meetings of the council and meetings of committees of the council.
- 3.35 Pre-meeting briefing sessions are to be held in the absence of the public.
- 3.36 Pre-meeting briefing sessions may be held by audio-visual link.
- 3.37 The General Manager or a member of staff nominated by the General Manager is to preside at pre-meeting briefing sessions.
- 3.38 Councillors must not use pre-meeting briefing sessions to debate or make preliminary decisions on items of business they are being briefed on, and any debate and decision-making must be left to the formal council or committee

meeting at which the item of business is to be considered.

- 3.39** Councillors (including the Mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of a briefing at a pre-meeting briefing session, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at pre-meeting briefing sessions and how the conflict of interest was managed by the councillor who made the declaration.

## **4 Public Forums**

- 4.1 The council may hold a public forum prior to each ordinary meeting of the council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to extraordinary council meetings and meetings of committees of the council.
- 4.2 Public forums may be held by audio-visual link.
- 4.3 Public forums are to be chaired by the Mayor or their nominee.
- 4.4 To speak at a public forum, a person must first make an application to the council in the approved form. Applications to speak at the public forum must be received by 4.00pm on the date on which the public forum is to be held and must identify the item of business on the agenda of the council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.
- 4.5 A person may apply to speak to no more than five (5) items of the business on the agenda of the council meeting.
- 4.6 Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.
- 4.7 The General Manager or their delegate may refuse an application to speak at a public forum. The General Manager or their delegate must give reasons in writing to the applicant for a decision to refuse an application and advise all Councillors of the refusal.
- 4.8 No more than four (4) speakers are to be permitted to speak on each item of business on the agenda for the council meeting. Generally, this will be two (2) speakers for and two (2) speakers against each item.
- 4.9 If more than the permitted number of speakers apply to speak on any item of business, the General Manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the council on the item of business. If the speakers are not able to agree on whom to nominate to address the council, the General Manager or their delegate is to determine who will address the council at the public forum.

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- 4.10 If more than the permitted number of speakers apply to speak on any item of business, the General Manager or their delegate may, in consultation with the Mayor or the Mayor's nominated chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the council to hear a fuller range of views on the relevant item of business.
- 4.11 Approved speakers at the public forum are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public forum, and to identify any equipment needs by midday on the day of the public forum. The General Manager or their delegate may refuse to allow such material to be presented. Upon request, Council will make such documents available to Councillors by other reasonable means as may be required.
- 4.12 The General Manager or their delegate is to determine the order of speakers at the public forum.
- 4.13 Each speaker will be allowed five (5) minutes to address the council. This time is to be strictly enforced by the chairperson.
- 4.14 If required, a speaker may be granted an extension of a further two (2) minutes of speaking time upon a majority resolution of Council.
- (a) In relation to clauses 4.12 and 4.13, due respect will be given to people from non-English speaking backgrounds, those with disabilities or people who face inherent challenges when communicating their speech to Council. Council recognises that:
- people with disabilities may communicate differently than others, particularly if their disability presents challenges for them verbally, in the operation of equipment or requires the use of adaptive technology.
  - people from non-English speaking backgrounds may also seek to address Council in a manner that respects their respective linguistic or cultural diversity.
- This may require additional time to be heard and therefore any Councillor may request the Chair allow additional time. Any person seeking to rely on this clause, may give prior notice to the General Manager or their delegate at the time of making an application to speak but is not required to do so.
- (b) Any decision pursuant to clause 4.13(a) shall not in any way bias or attempt to unfairly exclude a person from participation in the process and it is incumbent upon Council to ensure that all necessary and reasonable measures are afforded to that person to facilitate their participation.
- 4.15 Speakers at public forums must not digress from the item on the agenda of the council meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do

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so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

- 4.16 A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.
- 4.17 Speakers are under no obligation to answer a question put under clause 4.15. Answers by the speaker, to each question are to be limited to two (2) minutes.
- 4.18 Speakers at public forums cannot ask questions of the council, councillors or council staff.
- 4.19 The General Manager or their nominee may, with the concurrence of the chairperson, address the council for up to five (5) minutes in response to an address to the council at a public forum after the address and any subsequent questions and answers have been finalised.
- 4.20** Where an address made at a public forum raises matters that require further consideration by council staff, the General Manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.
- 4.21 When addressing the council, speakers at public forums must comply with this code and all other relevant council codes, policies and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct or making other potentially defamatory statements.
- 4.22 If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.20, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.
- 4.23 Clause 4.21 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 14 of this code.
- 4.24 Where a speaker engages in conduct of the type referred to in clause 4.20, the General Manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the General Manager or their delegate considers appropriate.
- 4.25 Councillors (including the Mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.

## 5 Coming Together

### Attendance by councillors at meetings

- 5.1 All councillors must make reasonable efforts to attend meetings of the council and of committees of the council of which they are members.
- Note: A councillor may not attend a meeting as a councillor (other than the first meeting of the council after the councillor is elected or a meeting at which the councillor takes an oath or makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.*
- 5.2 A councillor cannot participate in a meeting of the council or of a committee of the council unless personally present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.
- (a) Any Councillor who has disclosed having a health or medical disability that may in certain circumstances require the use of additional technology to participate fully and effectively in the meeting, may be permitted to request an adjournment of the meeting to enable the use of such technology.
- (b) Any request made under clause 5.2(a) is to be made to the General Manager or their delegate and/or the Mayor prior to the meeting, where possible.
- 5.3 Where a councillor is unable to attend one or more ordinary meetings of the council, the councillor should request that the council grant them a leave of absence from those meetings. This clause does not prevent a councillor from making an apology if they are unable to attend a meeting. However, the acceptance of such an apology does not constitute the granting of a leave of absence for the purposes of this code and the Act.
- 5.4 A councillor's request for leave of absence from council meetings should, if practicable, identify (by date) the meetings from which the councillor intends to be absent and the grounds upon which the leave of absence is being sought.
- 5.5 The council must act reasonably when considering whether to grant a councillor's request for a leave of absence.
- 5.6 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.

*Note: This clause reflects section 234(1)(d) of the Act.*



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- 5.7 A councillor who intends to attend a meeting of the council despite having been granted a leave of absence should, if practicable, give the General Manager at least two (2) days' notice of their intention to attend.

**The quorum for a meeting**

- 5.8 The quorum for a meeting of the council is a majority of the councillors of the council who hold office at that time and are not suspended from office.

*Note: This clause reflects section 368(1) of the Act.*

- 5.9 Clause 5.8 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.

*Note: This clause reflects section 368(2) of the Act.*

- 5.10 A meeting of the council must be adjourned if a quorum is not present:

- (a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or
- (b) within half an hour after the time designated for the holding of the meeting, or
- (c) at any time during the meeting.

- 5.11 In either case, the meeting must be adjourned to a time, date and place fixed:

- (a) by the chairperson, or
- (b) in the chairperson's absence, by the majority of the councillors present, or
- (c) failing that, by the General Manager.

- 5.12 The General Manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the councillors present.

- 5.13 Where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster, a public health emergency, public unrest or potential or actual serious illegal act by a third party the Mayor may, in consultation with the General Manager and, as far as is practicable, with each councillor, cancel the meeting. Where a meeting is cancelled, notice of the cancellation must be published on the council's website and in such other

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manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.

- 5.14 Where a meeting is cancelled under clause 5.13, the business to be considered at the meeting may instead be considered, where practicable, at the next ordinary meeting of the council or at an extraordinary meeting called under clause 3.2.

**Meetings held by audio-visual link**

- 5.15 A meeting of the council or a committee of the council may be held by audio-visual link where the Mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The Mayor may only make a determination under this clause where they are satisfied that attendance at the meeting may put the health and safety of councillors and staff at risk. The Mayor must make a determination under this clause in consultation with the General Manager and, as far as is practicable, with each councillor.
- 5.16 Where the Mayor determines under clause 5.15 that a meeting is to be held by audio-visual link, the General Manager must:
- (a) give written notice to all councillors that the meeting is to be held by audio-visual link, and
  - (b) take all reasonable steps to ensure that all councillors can participate in the meeting by audio-visual link, and
  - (c) cause a notice to be published on the council's website and in such other manner as the General Manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting.
- 5.17 This code applies to a meeting held by audio-visual link under clause 5.15 in the same way it would if the meeting was held in person.

**Attendance by councillors at meetings by audio-visual link**

- 5.18 Councillors may attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of council or the relevant committee.
- 5.19 A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the General Manager prior to 12.00pm on the day of the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.
- 5.20 Councillors may request approval to attend more than one meeting by audio-visual link. Where a councillor requests approval to attend more than one

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meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.19.

- 5.21 The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.
- 5.22 A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.
- 5.23 A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state:
- (a) the meetings the resolution applies to, and
  - (b) the reason why the councillor is being permitted to attend the meetings by audio-visual link where it is on grounds other than illness, incapacity, disability, caring responsibilities or cultural reasons.
- 5.24 If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.
- 5.25 A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link. However, the council and committees of the council are under no obligation to approve a councillor's request to attend a meeting by audio-visual link where the technical capacity does not exist to allow the councillor to attend the meeting by these means.
- 5.26 The council and committees of the council may refuse a councillor's request to attend a meeting by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this code on one or more previous occasions they have attended a meeting of the council or a committee of the council by audio-visual link.
- 5.27 This code applies to a councillor attending a meeting by audio-visual link in the same way it would if the councillor was attending the meeting in person. Where a councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.

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- 5.28 A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The councillor's camera must be on, no background and use headphones during all times during the meeting except as may be otherwise provided for under this code, or in circumstances where it is evident that the audio visual link is unstable, causing the meeting participant's screen to freeze or when experiencing any other temporary technical issue with the camera or internet feed.
- 5.29 A councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

**Entitlement of the public to attend council meetings**

- 5.30 Everyone is entitled to attend a meeting of the council and committees of the council. The council must ensure that all meetings of the council and committees of the council are open to the public.

*Note: This clause reflects section 10(1) of the Act.*

- 5.31 Clause 5.30 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.

- 5.32 A person (whether a councillor or another person) is not entitled to be present at a meeting of the council or a committee of the council if expelled from the meeting:

- (a) by a resolution of the meeting, or
- (b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.

*Note: This clause reflects section 10(2) of the Act.*

**Webcasting of meetings**

- 5.33 Each meeting of the council or a committee of the council is to be recorded by means of an audio or audio-visual device.

*Note: This clause reflects section 236 of the Regulation.*

- 5.34 At the start of each meeting of the council or a committee of the council, the chairperson must inform the persons attending the meeting that:

- (a) the meeting is being recorded and made publicly available on the council's website, and

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- (b) persons attending the meeting should refrain from making any defamatory statements.

*Note: This clause reflects section 236 of the Regulation.*

- 5.35 The recording of a meeting is to be made publicly available on the council's website:

- (a) at the same time as the meeting is taking place, or

- (b) as soon as practicable after the meeting.

*Note: This clause reflects section 236 of the Regulation.*

- 5.36 The recording of a meeting is to be made publicly available on the council's website for at least 12 months after the meeting.

*Note: This clause reflects section 236 of the Regulation.*

- 5.37 Clauses 5.35 and 5.36 do not apply to any part of a meeting that has been closed to the public in accordance with section 10A of the Act.

*Note: This clause reflects section 236 of the Regulation.*

- 5.38 Recordings of meetings may be disposed of in accordance with the *State Records Act, 1998*.

#### **Attendance of the General Manager and other staff at meetings**

- 5.39 The General Manager is entitled to attend, but not to vote at, a meeting of the council or a meeting of a committee of the council of which all of the members are councillors.

*Note: This clause reflects section 376(1) of the Act.*

- 5.40 The General Manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.

*Note: This clause reflects section 376(2) of the Act.*

- 5.41 The General Manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the General Manager or the terms of employment of the General Manager.

*Note: This clause reflects section 376(3) of the Act.*

- 5.42 The attendance of other council staff at a meeting, (other than as members of the public) shall be with the approval of the General Manager.

- 5.43 The General Manager and other council staff may attend meetings of the council and committees of the council by audio-visual link. Attendance by the General Manager at meetings by audio-visual link shall be with the approval of the Mayor.

Attendance by council staff at meetings by audio-visual link (other than as members of the public) shall be with the approval of the General Manager.

## 6 The Chairperson

### The chairperson at meetings

- 6.1 The Mayor, or at the request of or in the absence of the Mayor, the Deputy Mayor (if any) presides at meetings of the council.

*Note: This clause reflects section 369(1) of the Act.*

- 6.2 If the Mayor and the deputy Mayor (if any) are absent, a councillor elected to chair the meeting by the councillors present presides at a meeting of the council.

*Note: This clause reflects section 369(2) of the Act.*

### Election of the chairperson in the absence of the Mayor and Deputy Mayor

- 6.3 If no chairperson is present at a meeting of the council at the time designated for the holding of the meeting, the first business of the meeting must be the election of a chairperson to preside at the meeting.

- 6.4 The election of a chairperson must be conducted:

- (a) by the General Manager or, in their absence, an employee of the council designated by the General Manager to conduct the election, or
- (b) by the person who called the meeting or a person acting on their behalf if neither the General Manager nor a designated employee is present at the meeting, or if there is no General Manager or designated employee.

- 6.5 If, at an election of a chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the chairperson is to be the candidate whose name is chosen by lot.

- 6.6 For the purposes of clause 6.5, the person conducting the election must:

- (a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and
- (b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.

- 6.7 The candidate whose name is on the drawn slip is the candidate who is to be the chairperson.

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- 6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the meeting.

**Chairperson to have precedence**

- 6.9 When the chairperson rises or speaks during a meeting of the council:
- (a) any councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and
  - (b) every councillor present must be silent to enable the chairperson to be heard without interruption.

**7 Modes of Address**

- 7.1 If the chairperson is the Mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor'.
- 7.2 Where the chairperson is not the Mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson'.
- 7.3 A councillor is to be addressed as 'Councillor [surname]'.
- 7.4** A council officer is to be addressed by their official designation or as Mr/Ms [surname].

## 8 Order of Business for Ordinary Council Meetings

8.1 The general order of business for an ordinary meeting of the council shall be:

- 01 Opening meeting
- 02 Acknowledgement of country
- 03 Apologies and applications for a leave of absence or attendance by audio-visual link by councillors
- 04 Confirmation of minutes
- 05 Disclosures of interests
- 06 Mayoral minute(s)
- 07 Presentations
- 08 Notices of Motion
- 09 Reports to council
- 10 Questions with notice
- 11 Confidential matters (Closed Council)
- 12 Conclusion of the meeting

8.2 The order of business as fixed under clause 8.1 may be altered for a particular meeting of the council if a motion to that effect is passed at that meeting. Such a motion can be moved without notice.

8.3 Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 8.2 may speak to the motion before it is put.

## 9 Consideration of Business at Council Meetings

### Business that can be dealt with at a council meeting

9.1 The council must not consider business at a meeting of the council:

- (a) unless a councillor has given notice of the business, as required by clause 3.9, and
- (b) unless notice of the business has been sent to the councillors in accordance with clause 3.6 in the case of an ordinary meeting or clause 3.8 in the case of an extraordinary meeting called in an emergency.

9.2 Clause 9.1 does not apply to the consideration of business at a meeting, if the business:

- (a) is already before, or directly relates to, a matter that is already before the council, or
- (b) is the election of a chairperson to preside at the meeting, or



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- (c) subject to clause 9.9, is a matter or topic put to the meeting by way of a Mayoral Minute, or
  - (d) is a motion for the adoption of recommendations of a committee, including, but not limited to, a committee of the council.
- 9.3 Despite clause 9.1, business may be considered at a meeting of the council even though due notice of the business has not been given to the councillors if:
  - (a) a motion is passed to have the business considered at the meeting, and
  - (b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.
- 9.4 A motion moved under clause 9.3(a) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 9.3(a) can speak to the motion before it is put.
- 9.5 A motion of dissent cannot be moved against a ruling by the chairperson under clause 9.3(b).

**Mayoral Minutes**

- 9.6 Subject to clause 9.9, if the Mayor is the chairperson at a meeting of the council, the Mayor may, by minute signed by the Mayor, put to the meeting without notice any matter or topic that is within the jurisdiction of the council, or of which the council has official knowledge.
- 9.7 A Mayoral Minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chairperson (but only if the chairperson is the Mayor) may move the adoption of a Mayoral Minute without the motion being seconded.
- 9.8 A recommendation made in a Mayoral Minute put by the Mayor is, so far as it is adopted by the council, a resolution of the council.
- 9.9 A Mayoral Minute must not be used to put without notice matters that are routine and not urgent or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.
- 9.10 Where a Mayoral Minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the Mayoral Minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the General

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Manager on the availability of funds for implementing the recommendation if adopted.

**Staff reports**

- 9.11 A recommendation made in a staff report is, so far as it is adopted by the council, a resolution of the council.

**Reports of committees of council**

- 9.12 The recommendations of a committee of the council are, so far as they are adopted by the council, resolutions of the council.
- 9.13 If in a report of a committee of the council distinct recommendations are made, the council may make separate decisions on each recommendation.

**Questions**

- 9.14 A question must not be asked at a meeting of the council unless it concerns a matter on the agenda of the meeting or notice has been given of the question in accordance with clauses 3.9 and 3.13.
- 9.15 A councillor may, through the chairperson, put a question to another councillor about a matter on the agenda.
- 9.16 A councillor may, through the General Manager, put a question to a council employee about a matter on the agenda. Council employees are only obliged to answer a question put to them through the General Manager at the direction of the General Manager.
- 9.17 A councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the council.
- 9.18 Councillors must put questions directly, succinctly, respectfully and without argument.
- 9.19 The chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a councillor or council employee.

*Note: Appendix A provides additional clarification relating to questions.*

**Presentations**

- 9.20 A person or persons may, with the approval of the General Manager, make a presentation for a maximum duration of 15 minutes, to a meeting of the council.

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- 9.21 An application to make a presentation to a meeting of the council must be received by the General Manager no later than ten (10) business days prior to a meeting of the council if the presentation is to be included as an item on the agenda for that meeting.
- 9.22** The inclusion of a presentation as an item on the agenda for a meeting of council is at the General Manager's ultimate discretion.

## 10 Rules of Debate

### Motions to be seconded

- 10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

### Notices of motion

- 10.2 A councillor who has submitted a notice of motion under clause 3.9 is to move the motion the subject of the notice of motion at the meeting at which it is to be considered.
- 10.3 If a councillor who has submitted a notice of motion under clause 3.9 wishes to withdraw it after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the councillor may request the withdrawal of the motion when it is before the council.
- 10.4 In the absence of a councillor who has placed a notice of motion on the agenda for a meeting of the council:
- (a) any other councillor may, with the leave of the chairperson, move the motion at the meeting, or
  - (b) the chairperson may defer consideration of the motion until the next meeting of the council.

**Chairperson's duties with respect to motions**

- 10.5 It is the duty of the chairperson at a meeting of the council to receive and put to the meeting any lawful motion that is brought before the meeting.
- 10.6 The chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.
- 10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.
- 10.8 Any motion, amendment or other matter that the chairperson has ruled out of order is taken to have been lost.

**Motions requiring the expenditure of funds**

- 10.9 A motion or an amendment to a motion which if passed would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the motion. If the motion does not identify a funding source, the council must defer consideration of the matter, pending a report from the General Manager on the availability of funds for implementing the motion if adopted.

**Amendments to motions**

- 10.10 An amendment to a motion must be moved and seconded before it can be debated.
- 10.11 An amendment to a motion must relate to the matter being dealt with in the original motion before the council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the chairperson.
- 10.12 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.
- 10.13 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.
- 10.14 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.

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- 10.15 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.
- 10.16 An amendment may become the motion without debate or a vote where it is accepted by the councillor who moved the original motion.

**Foreshadowed motions**

- 10.17 A councillor may propose a foreshadowed motion in relation to the matter the subject of the original motion before the council, without a seconder during debate on the original motion. The foreshadowed motion is only to be considered if the original motion is lost or withdrawn and the foreshadowed motion is then moved and seconded. If the original motion is carried, the foreshadowed motion lapses.
- 10.18 Where an amendment has been moved and seconded, a councillor may, without a seconder, foreshadow a further amendment that they propose to move after the first amendment has been dealt with. There is no limit to the number of foreshadowed amendments that may be put before the council at any time. However, no discussion can take place on foreshadowed amendments until the previous amendment has been dealt with and the foreshadowed amendment has been moved and seconded.
- 10.19 Foreshadowed motions and foreshadowed amendments are to be considered in the order in which they are proposed. However, foreshadowed motions cannot be considered until all foreshadowed amendments have been dealt with.

**Limitations on the number and duration of speeches**

- 10.20 A councillor who, during a debate at a meeting of the council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.
- 10.21 A councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.
- 10.22 A councillor must not, without the consent of the council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.
- 10.23 Despite clause 10.22, the chairperson may permit a councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the councillor to make a statement limited to explaining the misrepresentation or misunderstanding.
- 10.24 Despite clause 10.22, the council may resolve to shorten the duration of speeches to expedite the consideration of business at a meeting.

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- 10.25 Despite clauses 10.20 and 10.21, a councillor may move that a motion or an amendment be now put:
- (a) if the mover of the motion or amendment has spoken in favour of it and no councillor expresses an intention to speak against it, or
  - (b) if at least two (2) councillors have spoken in favour of the motion or amendment and at least two (2) councillors have spoken against it.
- 10.26 The chairperson must immediately put to the vote, without debate, a motion moved under clause 10.25. A seconder is not required for such a motion.
- 10.27 If a motion that the original motion or an amendment be now put is passed, the chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.20.
- 10.28 If a motion that the original motion or an amendment be now put is lost, the chairperson must allow the debate on the original motion or the amendment to be resumed.
- 10.29 All councillors must be heard without interruption and all other councillors must, unless otherwise permitted under this code, remain silent while another councillor is speaking.
- 10.30 Once the debate on a matter has concluded and a matter has been dealt with, the chairperson must not allow further debate on the matter.

## 11 Voting

### Voting entitlements of councillors

- 11.1 Each councillor is entitled to one (1) vote.  
*Note: This clause reflects section 370(1) of the Act.*
- 11.2 The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.  
*Note: This clause reflects section 370(2) of the Act.*
- 11.3 Where the chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.

**Voting at council meetings**

- 11.4 A councillor who is present at a meeting of the council but who fails to vote on a motion put to the meeting is taken to have voted against the motion.
- 11.5 If a councillor who has voted against a motion put at a council meeting so requests, the General Manager must ensure that the councillor's dissenting vote is recorded in the council's minutes.
- 11.6 The decision of the chairperson as to the result of a vote is final unless the decision is immediately challenged and not fewer than two (2) councillors rise and call for a division.
- 11.7 When a division on a motion is called, the chairperson must ensure that the division takes place immediately. The General Manager must ensure that the names of those who vote for the motion and those who vote against it are recorded in the council's minutes for the meeting.
- 11.8 When a division on a motion is called, any councillor who fails to vote will be recorded as having voted against the motion in accordance with clause 11.4 of this code.
- 11.9 Voting at a meeting, including voting in an election at a meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, the council may resolve that the voting in any election by councillors for Mayor or Deputy Mayor is to be by secret ballot.

**Voting on planning decisions**

- 11.10 The General Manager must keep a register containing, for each planning decision made at a meeting of the council or a council committee (including, but not limited to a committee of the council), the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.
- 11.11 For the purpose of maintaining the register, a division is taken to have been called whenever a motion for a planning decision is put at a meeting of the council or a council committee.
- 11.12 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.
- 11.13 Clauses 11.10–11.12 apply also to meetings that are closed to the public.

*Note: These clauses reflect section 375A of the Act.*

## 12 Committee of the Whole

- 12.1 The council may resolve itself into a committee to consider any matter before the council.

*Note: This clause reflects section 373 of the Act.*

- 12.2 All the provisions of this code relating to meetings of the council, so far as they are applicable, extend to and govern the proceedings of the council when in committee of the whole, except the provisions limiting the number and duration of speeches.

*Note: Clauses 10.20–10.30 limit the number and duration of speeches.*

- 12.3 The General Manager or, in the absence of the General Manager, an employee of the council designated by the General Manager, is responsible for reporting to the council the proceedings of the committee of the whole. It is not necessary to report the proceedings in full, but any recommendations of the committee must be reported.

- 12.4 The council must ensure that a report of the proceedings (including any recommendations of the committee) is recorded in the council's minutes. However, the council is not taken to have adopted the report until a motion for adoption has been made and passed.

## 13 Closure of Council Meetings to the Public (Closed Council)

### Grounds on which meetings can be closed to the public

- 13.1 The council or a committee of the council may close to the public so much of its meeting as comprises the discussion or the receipt of any of the following types of matters:
- (a) personnel matters concerning particular individuals (other than councillors),
  - (b) the personal hardship of any resident or ratepayer,
  - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
  - (d) commercial information of a confidential nature that would, if disclosed:
    - (i) prejudice the commercial position of the person who supplied it, or



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- (ii) confer a commercial advantage on a competitor of the council, or
- (iii) reveal a trade secret,
- (e) information that would, if disclosed, prejudice the maintenance of law,
- (f) matters affecting the security of the council, councillors, council staff or council property,
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
- (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,
- (i) alleged contraventions of the council's code of conduct.

*Note: This clause reflects section 10A(1) and (2) of the Act.*

- 13.2 The council or a committee of the council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.

*Note: This clause reflects section 10A(3) of the Act.*

#### **Matters to be considered when closing meetings to the public**

- 13.3 A meeting is not to remain closed during the discussion of anything referred to in clause 13.1:

- (a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and
- (b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless the council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

*Note: This clause reflects section 10B(1) of the Act.*

- 13.4 A meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 13.1(g) unless the advice concerns legal matters that:

- (a) are substantial issues relating to a matter in which the council or committee is involved, and

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(b) are clearly identified in the advice, and

(c) are fully discussed in that advice.

*Note: This clause reflects section 10B(2) of the Act.*

- 13.5 If a meeting is closed during the discussion of a motion to close another part of the meeting to the public (as referred to in clause 13.2), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting other than consideration of whether the matter concerned is a matter referred to in clause 13.1.

*Note: This clause reflects section 10B(3) of the Act.*

- 13.6 For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:

(a) a person may misinterpret or misunderstand the discussion, or

(b) the discussion of the matter may:

(i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or

(ii) cause a loss of confidence in the council or committee.

*Note: This clause reflects section 10B(4) of the Act.*

- 13.7 In deciding whether part of a meeting is to be closed to the public, the council or committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government.

*Note: This clause reflects section 10B(5) of the Act.*

#### **Notice of likelihood of closure not required in urgent cases**

- 13.8 Part of a meeting of the council, or of a committee of the council, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting under clause 3.20 as a matter that is likely to be considered when the meeting is closed, but only if:

(a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 13.1, and

(b) the council or committee, after considering any representations made under clause 13.9, resolves that further discussion of the matter:

(i) should not be deferred (because of the urgency of the matter), and

- (ii) should take place in a part of the meeting that is closed to the public.

*Note: This clause reflects section 10C of the Act.*

#### **Representations by members of the public**

- 13.9 The council, or a committee of the council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

*Note: This clause reflects section 10A(4) of the Act.*

- 13.10 A representation under clause 13.9 is to be made after the motion to close the part of the meeting is moved and seconded.
- 13.11 Where the matter has been identified in the agenda of the meeting under clause 3.20 as a matter that is likely to be considered when the meeting is closed to the public, in order to make representations under clause 13.9, members of the public must first make an application to the council in the approved form. Applications must be received by 4.30pm on the date of the meeting at which the matter is to be considered.
- 13.12 The General Manager (or their delegate) may refuse an application made under clause 13.11. The General Manager or their delegate must give reasons in writing to the applicant for a decision to refuse an application and advise all Councillors of the refusal.
- 13.13 No more than four (4) speakers are to be permitted to make representations under clause 13.9.
- 13.14 If more than the permitted number of speakers apply to make representations under clause 13.9, the General Manager or their delegate may request the speakers to nominate from among themselves the persons who are to make representations to the council. If the speakers are not able to agree on whom to nominate to make representations under clause 13.9, the General Manager or their delegate is to determine who will make representations to the council. People with disabilities, from non-English speaking backgrounds, or who are at a special disadvantage, should not be adversely affected by any decision to minimise the number of speakers and every attempt shall be made to include those persons as additional speakers.
- 13.15 The General Manager (or their delegate) is to determine the order of speakers.
- 13.16 Where the council or a committee of the council proposes to close a meeting or part of a meeting to the public in circumstances where the matter has not been identified in the agenda for the meeting under clause 3.20 as a matter that is likely to be considered when the meeting is closed to the public, the chairperson is to invite representations from the public under clause 13.9 after the motion to close the part of the meeting is moved and seconded. The chairperson is to permit no more than four (4) speakers to make representations in such order as determined by the chairperson.

- 13.17 Each speaker will be allowed five (5) minutes to make representations, and this time limit is to be strictly enforced by the chairperson. Speakers must confine their representations to whether the meeting should be closed to the public. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

#### **Expulsion of non-councillors from meetings closed to the public**

- 13.18 If a meeting or part of a meeting of the council or a committee of the council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a councillor and who fails to leave the meeting when requested, may be expelled from the meeting as provided by section 10(2)(a) or (b) of the Act.
- 13.19 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary restrain that person from re-entering that place for the remainder of the meeting.

#### **Obligations of councillors attending meetings by audio-visual link**

- 13.20 A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The councillor's camera must be on, no background and use headphones during all times during the meeting except as may be otherwise provided for under this code, or in circumstances where it is evident that the audio visual link is unstable, causing the meeting participant's screen to freeze or when experiencing any other temporary technical issue with the camera or internet feed.

#### **Information to be disclosed in resolutions closing meetings to the public**

- 13.21 The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the following:
- (a) the relevant provision of section 10A(2) of the Act,
  - (b) the matter that is to be discussed during the closed part of the meeting,
  - (c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

*Note: This clause reflects section 10D of the Act.*

**Resolutions passed at closed meetings to be made public**

- 13.22 If the council passes a resolution during a meeting, or a part of a meeting, that is closed to the public, the chairperson must make the resolution public as soon as practicable after the meeting, or the relevant part of the meeting, has ended, and the resolution must be recorded in the publicly available minutes of the meeting.
- 13.23 Resolutions passed during a meeting, or a part of a meeting, that is closed to the public must be made public by the chairperson under clause 13.22 during a part of the meeting that is webcast.

**14 Keeping Order at Meetings****Points of order**

- 14.1 A councillor may draw the attention of the chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.
- 14.2 A point of order cannot be made with respect to adherence to the principles contained in clause 2.1.
- 14.3 A point of order must be taken immediately it is raised. The chairperson must suspend the business before the meeting and permit the councillor raising the point of order to state the provision of this code they believe has been breached. The chairperson must then rule on the point of order – either by upholding it or by overruling it.

**Questions of order**

- 14.4 The chairperson, without the intervention of any other councillor, may call any councillor to order whenever, in the opinion of the chairperson, it is necessary to do so.
- 14.5 A councillor who claims that another councillor has committed an act of disorder, or is out of order, may call the attention of the chairperson to the matter.
- 14.6 The chairperson must rule on a question of order immediately after it is raised but, before doing so, may invite the opinion of the council.
- 14.7 The chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

**Motions of dissent**

- 14.8 A councillor can, without notice, move to dissent from a ruling of the chairperson on a point of order or a question of order. If that happens, the chairperson must suspend the business before the meeting until a decision is made on the motion of dissent.

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- 14.9 If a motion of dissent is passed, the chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the chairperson must restore the motion or business to the agenda and proceed with it in due course.
- 14.10 Despite any other provision of this code, only the mover of a motion of dissent and the chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.

**Acts of disorder**

- 14.11 A councillor commits an act of disorder if the councillor, at a meeting of the council or a committee of the council:
- (a) contravenes the Act, the Regulation or this code, or
  - (b) assaults or threatens to assault another councillor or person present at the meeting, or
  - (c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or the committee, or addresses or attempts to address the council or the committee on such a motion, amendment or matter, or
  - (d) insults, makes unfavourable personal remarks about, or imputes improper motives to any other council official, or alleges a breach of the council's code of conduct, or
  - (e) says or does anything that is inconsistent with maintaining order at the meeting or is likely to bring the council or the committee into disrepute.

*Note: This clause reflects section 182 of the Regulation.*

- 14.12 The chairperson may require a councillor:
- (a) to apologise without reservation for an act of disorder referred to in clauses 14.11(a), (b), (e), or
  - (b) to withdraw a motion or an amendment referred to in clause 14.11(c) and, where appropriate, to apologise without reservation, or
  - (c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 14.11(d) and (e).

*Note: This clause reflects section 233 of the Regulation.*

**How disorder at a meeting may be dealt with**

## Policy

## Code of Meeting Practice

- 14.13 If disorder occurs at a meeting of the council, the chairperson may adjourn the meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the chairperson, decide without debate whether the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of councillors.

#### Expulsion from meetings

- 14.14 All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person other than a councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of the council or the committee of the council.
- 14.15 Clause 14.14, does not limit the ability of the council or a committee of the council to resolve to expel a person, including a councillor, from a council or committee meeting, under section 10(2)(a) of the Act.
- 14.16 A councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for having failed to comply with a requirement under clause 14.12. The expulsion of a councillor from the meeting for that reason does not prevent any other action from being taken against the councillor for the act of disorder concerned.
- Note: This clause reflects section 233(2) of the Regulation.*
- 14.17** A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for engaging in or having engaged in disorderly conduct at the meeting.
- 14.18 Where a councillor or a member of the public is expelled from a meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the meeting.
- 14.19 If a councillor or a member of the public fails to leave the place where a meeting of the council is being held immediately after they have been expelled, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the councillor or member of the public from that place and, if necessary, restrain the councillor or member of the public from re-entering that place for the remainder of the meeting.

#### How disorder by councillors attending meetings by audio-visual link may be dealt with

- 14.20 Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with this code.

## Policy

## Code of Meeting Practice

- 14.21 If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

**Use of mobile phones and the unauthorised recording of meetings**

- 14.22 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.
- 14.23 A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a meeting of the council or a committee of the council without the prior authorisation of the council or the committee.
- 14.24 Without limiting clause 14.17, a contravention of clause 14.23 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 14.17. Any person who contravenes or attempts to contravene clause 14.23, may be expelled from the meeting as provided for under section 10(2) of the Act.
- 14.25 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the meeting.

## 15 Conflicts of Interest

- 15.1 All councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at meetings of the council and committees of the council in accordance with the council's code of conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.



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## Code of Meeting Practice

- 15.2 Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be suspended or terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

## 16 Decisions of the Council

### Council decisions

- 16.1 A decision supported by a majority of the votes at a meeting of the council at which a quorum is present is a decision of the council.  
*Note: This clause reflects section 371 of the Act.*
- 16.2 Decisions made by the council must be accurately recorded in the minutes of the meeting at which the decision is made.

### Rescinding or altering council decisions

- 16.3 A resolution passed by the council may not be altered or rescinded except by a motion to that effect of which notice has been given under clause 3.9.  
*Note: This clause reflects section 372(1) of the Act.*
- 16.4 If a notice of motion to rescind a resolution is given at the meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with.  
*Note: This clause reflects section 372(2) of the Act.*
- 16.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with clause 3.9.  
*Note: This clause reflects section 372(3) of the Act.*
- 16.6 A notice of motion to alter or rescind a resolution, and a notice of motion which has the same effect as a motion which has been lost, must be signed by three (3) councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost.  
*Note: This clause reflects section 372(4) of the Act.*

## Policy

## Code of Meeting Practice

- 16.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same.
- Note: This clause reflects section 372(5) of the Act.*
- 16.8 The provisions of clauses 16.5–16.7 concerning lost motions do not apply to motions of adjournment.
- Note: This clause reflects section 372(7) of the Act.*
- 16.9 A notice of motion submitted in accordance with clause 16.6 may only be withdrawn under clause 3.10 with the consent of all signatories to the notice of motion.
- 16.10 A notice of motion to alter or rescind a resolution relating to a development application must be submitted to the General Manager no later than 10.00am on the day after the meeting at which the resolution was adopted.
- 16.11 A motion to alter or rescind a resolution of the council may be moved on the report of a committee of the council and any such report must be recorded in the minutes of the meeting of the council.
- Note: This clause reflects section 372(6) of the Act.*

**Recommitting resolutions to correct an error**

- 16.12 Despite the provisions of this Part, a councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:
- (a) to correct any error, ambiguity or imprecision in the council's resolution, or
  - (b) to confirm the voting on the resolution.
- 16.13 In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 16.12(a), the councillor is to propose alternative wording for the resolution.
- 16.14 The chairperson must not grant leave to recommit a resolution for the purposes of clause 16.12(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the substance of the resolution previously adopted at the meeting.
- 16.15 A motion moved under clause 16.12 can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 16.12 can speak to the motion before it is put.

## Policy

## Code of Meeting Practice

- 16.16 A motion of dissent cannot be moved against a ruling by the chairperson under clause 16.12.
- 16.17 A motion moved under clause 16.12 with the leave of the chairperson cannot be voted on unless or until it has been seconded.

## 17 Time Limits on Council Meetings

- 17.1 Meetings of the council and committees of the council are to conclude no later than 10.30pm.
- 17.2 If the business of the meeting is unfinished at 10.30pm, the council or the committee may, by resolution, extend the time of the meeting to no later than 11.30pm.
- 17.3 If the business of the meeting is unfinished at 10.30pm, and the council does not resolve to extend the meeting, the chairperson must either:
- (a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or
  - (b) adjourn the meeting to a time, date and place fixed by the chairperson.
- 17.4 Clause 17.3 does not limit the ability of the council or a committee of the council to resolve to adjourn a meeting at any time. The resolution adjourning the meeting must fix the time, date and place that the meeting is to be adjourned to.
- 17.5 Where a meeting is adjourned under clause 17.3 or 17.4, the General Manager must:
- (a) individually notify each councillor of the time, date and place at which the meeting will reconvene, and
  - (b) publish the time, date and place at which the meeting will reconvene on the council's website and in such other manner that the General Manager is satisfied is likely to bring notice of the time, date and place of the reconvened meeting to the attention of as many people as possible.

## 18 After the Meeting

### Minutes of meetings

- 18.1 The council is to keep full and accurate minutes of the proceedings of meetings of the council.

*Note: This clause reflects section 375(1) of the Act.*

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## Code of Meeting Practice

- 18.2 At a minimum, the General Manager must ensure that the following matters are recorded in the council's minutes:
- (a) the names of councillors attending a council meeting and whether they attended the meeting in person or by audio-visual link,
  - (b) details of each motion moved at a council meeting and of any amendments moved to it,
  - (c) the names of the mover and seconder of the motion or amendment,
  - (d) whether the motion or amendment was passed or lost, and
  - (e) such other matters specifically required under this code.
- 18.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.
- Note: This clause reflects section 375(2) of the Act.*
- 18.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.
- 18.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent meeting.
- Note: This clause reflects section 375(2) of the Act.*
- 18.6 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.
- 18.7 The confirmed minutes of a council meeting must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of its meetings on its website prior to their confirmation.

**Access to correspondence and reports laid on the table at, or submitted to, a meeting**

- 18.8 The council and committees of the council must, during or at the close of a meeting, or during the business day following the meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the meeting. Council will provide any required assistance with regards to accessibility of any such documents as may be required upon request.
- Note: This clause reflects section 11(1) of the Act.*
- 18.9 Clause 18.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the meeting when the meeting was closed to the public.

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*Note: This clause reflects section 11(2) of the Act.*

- 18.10 Clause 18.8 does not apply if the council or the committee resolves at the meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act.

*Note: This clause reflects section 11(3) of the Act.*

- 18.11 Correspondence or reports to which clauses 18.9 and 18.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

#### **Implementation of decisions of the council**

- 18.12 The General Manager is to implement, without undue delay, lawful decisions of the council.

*Note: This clause reflects section 335(b) of the Act.*

## **19 Council Committees**

#### **Application of this Part**

- 19.1 This Part only applies to committees of the council whose members are all councillors.

#### **Council committees whose members are all councillors**

- 19.2 The council may, by resolution, establish such committees as it considers necessary.
- 19.3 A committee of the council is to consist of the Mayor and such other councillors as are elected by the councillors or appointed by the council.
- 19.4 The quorum for a meeting of a committee of the council is to be:
- (a) such number of members as the council decides, or
  - (b) if the council has not decided a number – a majority of the members of the committee.

**Functions of committees**

- 19.5 The council must specify the functions of each of its committees when the committee is established but may from time to time amend those functions.

**Notice of committee meetings**

- 19.6 The General Manager must send to each councillor, regardless of whether they are a committee member, at least three (3) days before each meeting of the committee, a notice specifying:
- (a) the time, date and place of the meeting, and
  - (b) the business proposed to be considered at the meeting.
- 19.7 Notice of less than three (3) days may be given of a committee meeting called in an emergency.

**Attendance at committee meetings**

- 19.8 A committee member (other than the Mayor) ceases to be a member of a committee if the committee member:
- (a) has been absent from three (3) consecutive meetings of the committee without having given reasons acceptable to the committee for the member's absences, or
  - (b) has been absent from at least half of the meetings of the committee held during the immediately preceding year without having given to the committee acceptable reasons for the member's absences.
- 19.9 Clause 19.8 does not apply if all of the members of the council are members of the committee.

**Non-members entitled to attend committee meetings**

- 19.10 A councillor who is not a member of a committee of the council is entitled to attend, and to speak at a meeting of the committee. However, the councillor is not entitled:
- (a) to give notice of business for inclusion in the agenda for the meeting, or
  - (b) to move or second a motion at the meeting, or
  - (c) to vote at the meeting.

**Chairperson and deputy chairperson of council committees**

- 19.11 The chairperson of each committee of the council must be:
- (a) the Mayor, or
  - (b) if the Mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or
  - (c) if the council does not elect such a member, a member of the committee elected by the committee.
- 19.12 The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.
- 19.13 If neither the chairperson nor the deputy chairperson of a committee of the council is able or willing to preside at a meeting of the committee, the committee must elect a member of the committee to be acting chairperson of the committee.
- 19.14 The chairperson is to preside at a meeting of a committee of the council. If the chairperson is unable or unwilling to preside, the deputy chairperson (if any) is to preside at the meeting, but if neither the chairperson nor the deputy chairperson is able or willing to preside, the acting chairperson is to preside at the meeting.

**Procedure in committee meetings**

- 19.15 Subject to any specific requirements of this code, each committee of the council may regulate its own procedure. The provisions of this code are to be taken to apply to all committees of the council unless the council or the committee determines otherwise in accordance with this clause.
- 19.16 Whenever the voting on a motion put to a meeting of the committee is equal, the chairperson of the committee is to have a casting vote as well as an original vote unless the council or the committee determines otherwise in accordance with clause 19.15.
- 19.17 Voting at a council committee meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

**Closure of committee meetings to the public**

- 19.18 The provisions of the Act and Part 13 of this code apply to the closure of meetings of committees of the council to the public in the same way they apply to the closure of meetings of the council to the public.
- 19.19 If a committee of the council passes a resolution, or makes a recommendation, during a meeting, or a part of a meeting that is closed to the public, the chairperson must make the resolution or recommendation public as soon as practicable after the meeting or part of the meeting has ended, and report the resolution or recommendation to the next meeting of the council. The resolution or recommendation must also be recorded in the publicly available minutes of the meeting.
- 19.20 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 19.19 during a part of the meeting that is webcast.

**Disorder in committee meetings**

- 19.21 The provisions of the Act and this code relating to the maintenance of order in council meetings apply to meetings of committees of the council in the same way as they apply to meetings of the council.

**Minutes of council committee meetings**

- 19.22 Each committee of the council is to keep full and accurate minutes of the proceedings of its meetings. At a minimum, a committee must ensure that the following matters are recorded in the committee's minutes:
- (a) the names of councillors attending a meeting and whether they attended the meeting in person or by audio-visual link,
  - (b) details of each motion moved at a meeting and of any amendments moved to it,
  - (c) the names of the mover and seconder of the motion or amendment,
  - (d) whether the motion or amendment was passed or lost, and
  - (e) such other matters specifically required under this code.
- 19.23 The minutes of meetings of each committee of the council must be confirmed at a subsequent meeting of the committee.
- 19.24 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.



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- 19.25 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent meeting.
- 19.26 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.
- 19.27 The confirmed minutes of a meeting of a committee of the council must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of meetings of committees of the council on its website prior to their confirmation.

## 20 Irregularities

- 20.1 Proceedings at a meeting of a council or a council committee are not invalidated because of:
- (a) a vacancy in a civic office, or
  - (b) a failure to give notice of the meeting to any councillor or committee member, or
  - (c) any defect in the election or appointment of a councillor or committee member, or
  - (d) a failure of a councillor or a committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or committee meeting in accordance with the council's code of conduct, or
  - (e) a failure to comply with this code.

*Note: This clause reflects section 374 of the Act.*

## 21 Definitions

For the purposes of this policy:

Term	Meaning
the Act	means the <i>Local Government Act, 1993</i>
act of disorder	means an act of disorder as defined in clause 14.11 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
chairperson	in relation to a meeting of the council <ul style="list-style-type: none"> <li>– means the person presiding at the meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and</li> </ul> in relation to a meeting of a committee <ul style="list-style-type: none"> <li>– means the person presiding at the meeting as provided by clause 19.11 of this code</li> </ul>
this code	means the council's adopted code of meeting practice
committee of the council	means a committee established by the council in accordance with clause 19.2 of this code (being a committee consisting only of councillors) or the council when it has resolved itself into committee of the whole under clause 12.1
council official	has the same meaning it has in the Model Code of Conduct for Local Councils in NSW
day	means calendar day
division	means a request by two councillors under clause 11.6 of this code requiring the recording of the names of the councillors who voted both for and against a motion
foreshadowed amendment	means a proposed amendment foreshadowed by a councillor under clause 10.18 of this code during debate on the first amendment
foreshadowed motion	means a motion foreshadowed by a councillor under clause 10.17 of this code during debate on an original motion
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	

Policy

Code of Meeting Practice

	means a decision made in the exercise of a function of a council under the <i>Environmental Planning and Assessment Act 1979</i> including any decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of that Act
performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of councillors or committee members necessary to conduct a meeting
the Regulation	means the <i>Local Government (General) Regulation 2021</i>
webcast	a video or audio broadcast of a meeting transmitted across the internet either concurrently with the meeting or at a later time
year	means the period beginning 1 July and ending the following 30 June

## 22 Relevant Legislation

- *Local Government Act, 1993.*
- *Local Government (General) Regulation, 2021.*

## 23 Document Information

Related documents and reference information in this section provides a single reference point to develop and maintain site compliance information.

### 23.1 Related Documents

Related documents, listed in **Table 23-1** below, are documents directly related to or referenced from this document.

Number	Title
POL/1011	Code of Conduct
POL/1016	Interactions Between Councillors & Staff Policy
13/60393	Councillor Questions and Requests Procedure
	Model Code of Meeting Practice for Local Councils in NSW - 2021

Table 23-1 – Related documents

Policy

Code of Meeting Practice

**24 Responsible Officer / Policy Owner**

Ownership of this policy rests with the Coordinator Governance.

**25 Approval**

As per cover sheet.

**26 Monitoring**

This policy will be monitored by the Coordinator Governance to ensure compliance.

**27 Review Date**

This policy, once adopted, is to remain in force until it is reviewed by Council. This policy is to be reviewed approximately every four (4) years to ensure that it meets legislative requirements.

**28 Last Review Date**

This policy was last reviewed on 20 May 2019.

**29 Record Keeping, Confidentiality and Privacy**

This policy is to be made available for public viewing as required under the *Government Information (Public Access) 2009, NSW*.

**30 Breaches and Sanctions**

Any breaches of this Policy will be referred to the General Manager for appropriate action.

**31 Document History**

The below table provides a summary of changes and amendments to this document.

Version.	Date Amended	Author	Comments (e.g. reasons for review)
10	09/02/2022	L Britton	<ul style="list-style-type: none"> <li>Amended in accordance with new Model Code of Meeting Practice for NSW Councils</li> <li>Updated position titles and dates as relevant</li> <li>Minor wording changes in introduction</li> <li>Added statement of ethical obligations</li> <li>Updated to include attendance by audio-visual link and references</li> </ul>

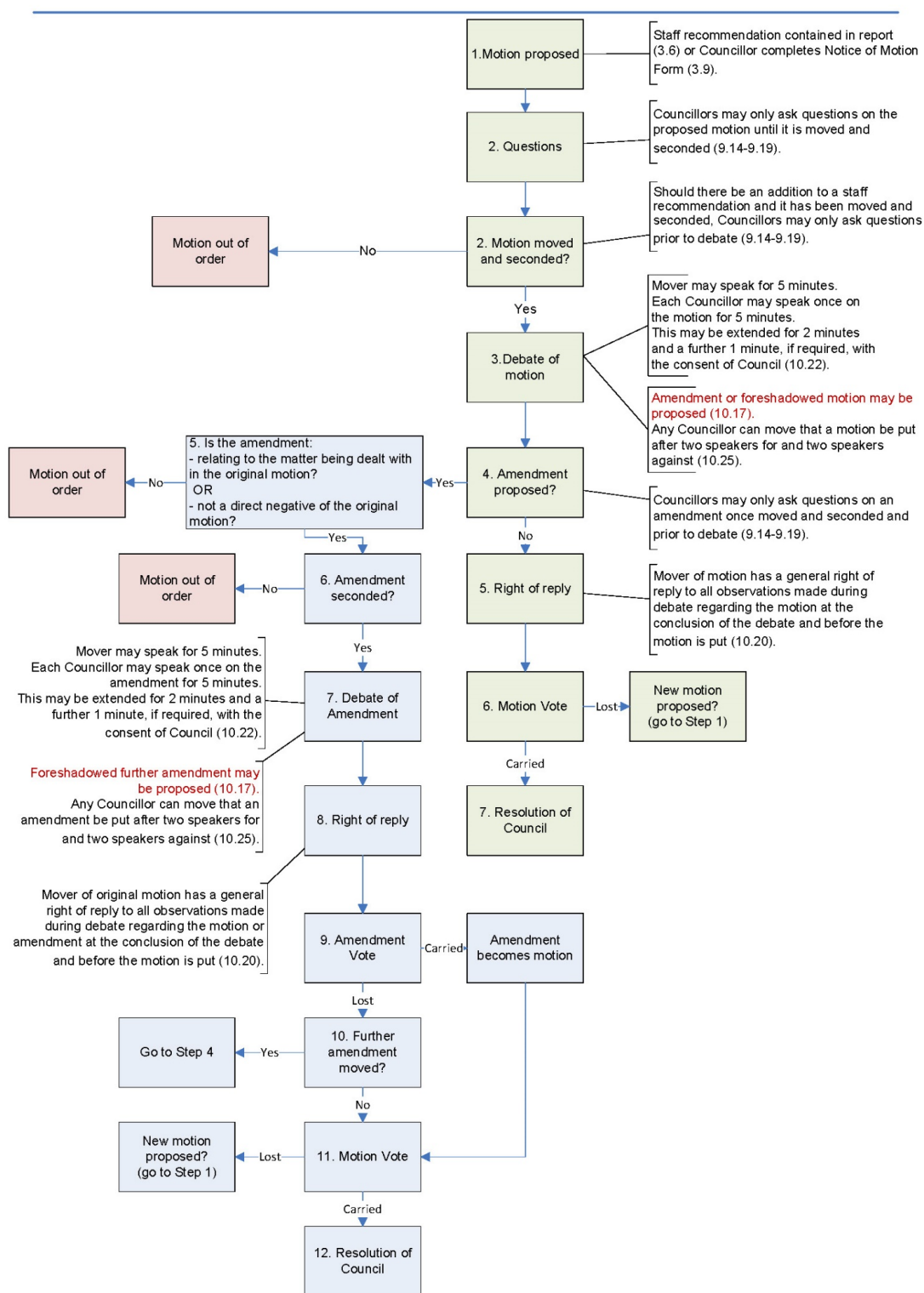
51

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			<p>updated throughout document as appropriate</p> <ul style="list-style-type: none"> <li>• Included references to health and public health emergencies</li> <li>• Updated provisions for webcasting</li> <li>• Updated Regulation</li> <li>• Updated clause references throughout document</li> <li>• Flow chart updated to include reference to notice of motion form and clarification relating to questions</li> <li>• Added notice of motion form</li> <li>• Updated relevant clauses to include accessibility of documents as may be required.</li> <li>• Updated relevant clauses to include giving consideration to people from non-English speaking backgrounds, those with disabilities or people who face inherent challenges when communicating their speech to Council.</li> </ul>
11	08/07/2024	R Bailey	<ul style="list-style-type: none"> <li>• Updated availability of agenda and business papers to the public.</li> <li>• Updated Public Forum</li> <li>• Updated obligations of councillors attending meetings via audio visual link.</li> <li>• Updated Time Limits of Council Meetings</li> </ul>

## Appendix A - Motions & Amendments Flowchart



Policy

Code of Meeting Practice

Appendix B - Notice of Motion Form



NOTICE OF MOTION

CLAUSE 3.9 CODE OF MEETING PRACTICE

I \_\_\_\_\_ give notice that I wish for the following business to be considered at the next ordinary meeting of Council:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Can you identify a source of funding (If the motion requires expenditure of funds on works and/or services other than those already provided for in Council's current adopted Operational Plan)?

Yes / No

Provide details:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Councillor

\_\_\_\_\_  
Date

*Note: This notice must be submitted no less than 10 business days before the meeting is to be held.*

## Policy

Code of Meeting Practice

**Staff response/report:**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





# DRAFT Generic Plan of Management for Certain General Community Use Lands



**Prepared for Singleton Council  
by Gondwana Consulting Pty Ltd**

**DRAFT V5, 1 July 2025**

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# Generic Plan of Management for Certain General Community Use Lands for Singleton Council

This Plan of Management (PoM) has been prepared by Singleton Council. It provides direction as to the use and management of certain Council-owned community lands and Council-managed Crown reserves, located across the local government area, which are classified as "Community Land" and are (or are proposed to be) categorised as "General Community Use". The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

This PoM is a generic document, covering 13 selected sites, and outlines the way these lands will be used and provides the framework for Council to follow in relation to the express authorisation of leases and licence on the lands.

## CONTROLLED DOCUMENT "Generic Plan of Management for Certain General Community Use Lands"

Version	Date	Status
V1	18 Oct 2024	Working draft (excluding Action Table) for review and comment by Council
V2	16 Jan 2025	Full Draft Plan, revised to incorporate Council feedback on V1 and including Action Table
V3	13 March 2025	Amended to incorporate Rural Fire Service feedback
V4	1 April 2025	Amended to incorporate Native Title advice
V5	1 July 2025	Amended following Councillor review and comments

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 Specialist Native Title Manager advice by: Lands Advisory Services Pty Ltd (Landsas)  
 Photographs by: Gondwana Consulting (unless otherwise credited)  
 Reviewed by: Andrew Ginns    Issued by: Alan Ginns

This **Generic Plan of Management for Certain General Community Use Lands**  
 for **Singleton Council**  
 was prepared by



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# 1. INTRODUCTION

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## 1.1 Singleton Local Government Area, Singleton Council and General Community Use Lands

The Singleton local government area covers just under 4,900 square kilometres in the centre of the Hunter Valley, approximately 80 kilometres north-west of Newcastle and 200 kilometres north of Sydney, on the traditional lands of the Wanaruah and Mindaribba Aboriginal People. The local government area's population at the 2021 Census was just over 24,500 people (ABS data), with a median age of 37 years – living in the Singleton township and a collection of villages as well as rural dwellings. Just over 14,200 people lived in the Singleton township in 2021 (58% of the local government area's total population) with a slightly younger median age of 35 years.

The local economy is largely driven by coal mining, power generation and light and heavy industry. However these are set amongst a matrix of agricultural, winery, defence, tourism and protected area land uses across the local government area. An array of retail, services and administration, and commercial activities occur within the Singleton township.

Singleton Council manages just under 80 parks and reserves of varying types throughout the local government area, covering over 400 hectares in total. These range from urban amenity or civic parks, through sportsgrounds and recreation reserves, to specific-use sites (such as golf courses, mountain bike tracks and camping areas) or linear drainage reserves, as well as undeveloped sites and bushland blocks. These parks and reserves are (with only some minor exceptions) Council-owned community lands or Crown reserves under Council's care, control and management.

As a requirement of the *Local Government Act 1993*, and more recently the *Crown Land Management Act 2016*, Council has progressively prepared plans of management for a number of these parks and reserves – either for individual parks or for groups of parks.

This Plan of Management is a “generic” document, addressing 13 selected parks or reserves under Council's ownership and/or management – as Council owned and managed community land or Council-managed Crown reserves. All 13 are, or are proposed to be, “categorised” as General Community Use land, and 5 are addressed by an existing adopted plan of management.

The *Local Government Act 1993* defines General Community Use land as an area for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public (and which is not required/suitable for categorisation as one of the other community land categories). General Community Use lands typically include general non-specific open spaces, unstructured recreation areas, open space corridors, drainage corridors, unmanaged lands, access ways, carparks, and public resting places. They can also include special purpose uses – such as community centres, ambulance stations, baby clinics or health centres, Scout or Guide halls, fire brigade and bush fire brigade stations, caravan and camping grounds, saleyards, showgrounds, and a variety of public buildings.

The 13 selected sites covered by this Plan of Management are made up of:

- 8 sites used for bush fire brigade stations;
- 2 sites which are largely unmanaged or unused land;
- 1 cleared block used for grazing purposes;

- 1 former rubbish depot; and
- 1 site largely comprising natural bushland.

Details of each of the 13 sites are provided in Section 2.1 and Appendix A.



## 1.2 Purpose of this Plan of Management

The *Local Government Act 1993* requires a plan of management (PoM) to be prepared for all public land that is classified as “community land” under that Act. This applies to Council-owned community land.

The *Crown Land Management Act 2016* requires (at section 3.22, with some specific exceptions) that a Council-manager of a Crown reserve “must manage the land as if it were community land under the *Local Government Act 1993*” and a Council-manager has “for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land)”. Accordingly the *Crown Land Management Act 2016* requires a Council-manager of a Crown reserve to prepare and adopt a PoM for the reserved Crown land, in accordance with the PoM provisions of the *Local Government Act 1993*.

Plans of management are important documents. They serve as an “agreement” between a Council and the community as to how an area (or multiple areas) of “community land” is to be managed, used or developed and a site’s values protected. A PoM sets out management objectives and performance targets for such “community land” as well as providing directions and actions for an area’s management and use into the future. Current and future uses, activities and developments – including leases and licences – are identified and/or approved through a PoM. PoMs are prepared in consultation with the community, providing a transparent and co-ordinated approach to public land management.

The *Local Government Act 1993* includes provisions regarding the preparation of plans of management for lands under a Council’s management, how a PoM is to be prepared (including community engagement or exhibition activities), and what must be included in a plan.

A PoM for community and/or Crown land may apply to a single area of land. Such a “site-specific” plan is often prepared for larger parks or reserves where there are complex management issues or a mix of activities and demands that need to be addressed, or where significant heritage or environmental values have been identified.

The *Local Government Act 1993* also allows for the preparation of “generic” plans of management. A generic PoM covers multiple sites, generally where the attributes and values of the lands are similar – such as for a particular “category” of community land. Compared to a site-specific plan a generic PoM is less focused on each individual site, and addresses broad management objectives as well as containing more generalised management actions.

This Plan of Management is a generic plan which has been prepared to guide management of a number of mostly smaller sites across the Singleton local government area which are (or will be) all categorised as “General Community Use” (refer to Section 4.1 for further discussion regarding categorisation).

The sites covered by this Plan include both Council-owned community land and Council-managed Crown land (as described in Section 2.1 and detailed in Appendix A).

The purpose of this Generic Plan of Management is to:

- contribute to the Council’s broader strategic goals and vision, as set out in *Create Singleton 2032 - Community Strategic Plan 2022-2032*;
- ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*;
- identify issues relevant to the future management of the subject General Community Use lands;
- provide direction and clarity in the future development, use and management of the subject lands, which that will guide the timing, shape and nature of future actions;
- identify the types of leases, licences and other estates to be authorised within the subject lands;
- provide a basis for assigning priorities in works programming and budgeting within Council’s financial capacity;
- provide clear directions and responsibilities for the approved occupants and users of the subject lands; and
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

Any works at the sites identified must be in accordance with this Plan of Management and overall in accordance with the Reserve purpose (where applicable). If there is any further development proposed on the community land other than that authorised by this PoM, or a change in the categorisation of a subject General Community Use area is proposed, amendment and re-exhibition of the PoM is required.

This Plan of Management has been prepared in accordance with, and seeks adoption under, the *Local Government Act 1993* and the *Crown Land Management Act 2016*.

Further information about the legislative context of plans of management, both for Council-owned community land and Council-managed Crown land, can be found in Section 3.1 and Appendix B of this document.

### 1.3 Need for this Plan of Management

At present only 5 of the 13 sites covered by this Plan are included in an adopted plan of management (PoM), either a site-specific or a generic document. These 5 sites are included, among numerous other reserves managed by Singleton Council, in the *Plan of Management for Village Parks* (un-dated) (as shown in Table 3).

The remaining 8 sites have no current PoM. These comprise 2 sites which are Council-owned community land and 6 sites which are Council-managed Crown land (as shown in Table 3).

The *Local Government Act 1993* requires that a PoM is prepared and adopted for Council-owned community land.



Further, the *Crown Land Management Act 2106* (enacted in mid 2018) requires a Council-manager of a Crown reserve to prepare and adopt a PoM for the reserved Crown land, in accordance with the PoM provisions of the *Local Government Act 1993*. This is required even where there is a previous PoM already in place. Council must comply with this legislative requirement.

Section 36 of the *Local Government Act 1993* outlines the following requirements for PoMs.

36 *Preparation of draft plans of management for community land*

- (1) *A council must prepare a draft plan of management for community land.*
- (2) *A draft plan of management may apply to one or more areas of community land, except as provided by this Division.*
- (3) *A plan of management for community land must identify the following -*
  - (a) *the category of the land,*
  - (b) *the objectives and performance targets of the plan with respect to the land,*
  - (c) *the means by which the council proposes to achieve the plan's objectives and performance targets,*
  - (d) *the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,**and may require the prior approval of the council to the carrying out of any specified activity on the land.*

These requirements apply both to generic and site-specific PoMs. Section 36 continues to set out additional requirements for a PoM "that applies to just one area of community land" (a site-specific PoM), which do not apply in the case of this document.

Singleton Council has prepared this Plan of Management to meet its responsibilities under the above two pieces of legislation. Once adopted, this Plan of Management will replace the *Plan of Management for Village Parks* (un-dated) in providing directions and actions for the future management, development and use of the 5 subject sites now covered by this earlier PoM.

This new Plan is being prepared (including an update of the earlier PoM for 5 of the subject sites) to enable Council and the community to better manage all 13 subject sites in response to changing community values or attitudes and aspirations, evolving usage pressures and management challenges, and to build on past management measures.

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Singleton Council area. These areas can also have intrinsic values and serve important roles in biodiversity conservation and ecosystem function as well as their scenic and landscape values. Singleton Council supports a wide range of uses of community land and aims to facilitate uses which increase the activation of these lands, where appropriate.

Preparing a PoM also helps ensure that an area's future management considers the community's and Council's long term vision for the Singleton local government area and its community as set out in Council's community strategic plan *Create Singleton 2032 - Community Strategic Plan 2022-2032* and its five priorities of people, places, environment, economy and leadership. Management of the 13 subject sites covered by the Plan must align with the relevant directions and strategic objectives of the Community Strategic Plan and ensure that their use and management remains consistent with the community's expressed values and preferences.

Finally, preparing a new PoM allows the occupants and/or users of the subject sites, neighbours, other stakeholders and the wider community to participate in the planning process – to express their views, provide comments and input, and review evolving management directions – through both informal engagement and input opportunities, and via the legislatively required exhibition of the Draft Plan for formal comment.

## 1.4 Process of Preparing this Plan of Management

Table 1 below illustrates the process undertaken by Council in preparing this Plan of Management.

**Table 1 Process for Preparing a Plan of Management Which Includes Council-managed Crown Reserves**

Source: Department of Planning, Housing and Infrastructure (Crown Lands), as adapted

Step	Tasks
<b>Step 1</b>	<b>Drafting the Plan of Management (PoM)</b> <ul style="list-style-type: none"> <li>▶ The PoM should meet all the minimum requirements outlined in section 36(3) of the <i>Local Government Act 1993</i> (LG Act) and identify the owner of the lands.</li> <li>▶ Any activities (including tenure or development) to be undertaken on the sites must be expressly authorised in the PoM to be lawfully authorised.</li> <li>▶ Councils must obtain written advice from a qualified Native Title Manager that the PoM and the activities under the PoM comply with the Commonwealth <i>Native Title Act 1993</i>.</li> </ul>
<b>Step 2</b>	<b>Notifying the Landowner and Seek Minister's Consent to Adopt</b> <ul style="list-style-type: none"> <li>▶ For those sites which are Crown reserves under a Council manager, the Department of Planning, Housing and Infrastructure (Crown Lands) (the department) as the landowner is to be notified of the Draft PoM prior to public exhibition of the plan under section 39 of the LG Act.</li> <li>▶ Councils are also required to seek written consent from the Department of Planning, Housing and Infrastructure (Crown Lands) to adopt the Draft PoM for the subject Crown reserves (under clause 70B of <i>Crown Land Management Regulation 2018</i>). The department's consent can be sought at the same time as notifying the landowner of the Draft PoM.</li> </ul>
<b>Step 3</b>	<b>Community Consultation and Draft Plan of Management</b> <ul style="list-style-type: none"> <li>▶ Consultation with the NSW Rural Fire Service regarding those 8 sites now occupied by bush fire brigade stations.</li> <li>▶ Preparation and review of the Draft PoM.</li> <li>▶ Council resolution to publicly exhibit the Draft PoM. Councils are required to publicly notify and exhibit the Draft PoM under section 38 of the LG Act.</li> <li>▶ Councils are not required to hold a public hearing under section 40A of the LG Act (exemption under clause 70A of the <i>Crown Land Management Regulation 2018</i>) in relation to Crown reserves under a Council manager (however a public hearing may still be required in relation to Council owned community lands).</li> </ul>
<b>Step 4</b>	<b>Adopting a Final Plan of Management</b> <ul style="list-style-type: none"> <li>▶ Preparation and review of the Final PoM, including amendments following public exhibition.</li> <li>▶ If there are any changes to the PoM (affecting the Crown reserves under a Council manager) following public exhibition of the Draft PoM, Councils must seek the Department of Planning, Housing and Infrastructure (Crown Lands) consent to adopt the PoM.</li> <li>▶ A Council resolution regarding adoption of a Final PoM that includes Crown land should note that the PoM is adopted pursuant to section 40 of the LG Act in accordance with 3.23(6) of the <i>Crown Land Management Act 2016</i>.</li> <li>▶ Once a Council has adopted the Final PoM which includes Crown land, a copy of the adopted PoM should be forwarded to the Department of Planning, Housing and Infrastructure (Crown Lands) for record purposes.</li> </ul>

## 1.5 Adoption and Review of this Plan of Management

The consent of the Minister administering the *Crown Land Management Act 2016*, as the owner of the 8 Crown reserves covered by this document, is required before this Plan of Management is adopted by Council.

Once subsequently adopted by Council, this Plan will come into effect and will guide the on-going development, use and management of all 13 subject sites. Once adopted this Plan will also supersede the *Plan of Management for Village Parks* (un-dated) in relation to the 5 subject sites now covered by this earlier PoM.

It is important to note that – in providing directions or guidelines, and specific actions, for the management of a site or collection of sites – a plan of management (PoM) sets out *what can be done* in managing an area but not that it *must be done*. Normal Council budgeting and decision making procedures still apply in terms of funding and actioning a PoM. However in the management of an area *something cannot be done if it is not consistent with, or approved by, the adopted PoM*.

Typically a PoM will remain relevant and have a time horizon of approximately ten years. However, management strategies and actions can be reviewed and updated prior to this “use-by” date if required. Accordingly, this Plan of Management will require periodic review in order to align with community values and changing community needs, to reflect changes in Council priorities, and to respond to changing circumstances or conditions affecting a site(s).

Implementation of this Plan and its ongoing relevance will be reviewed annually as part of Council's internal and external reporting processes. This is also to ensure that the sites are being managed in accordance with the Plan, are well maintained, and provide a safe environment for public access and enjoyment where appropriate.

Consideration of the need for a major review and update of this Plan of Management should occur ten years from the date of adoption of the Plan, if not undertaken prior. The community will have an opportunity to participate in reviews of this Plan.

## 1.6 Community Consultation

The Hunter District of the NSW Rural Fire Service was consulted during the preparation of this Plan of Management regarding those 8 subject sites now occupied by bush fire brigade stations. The Plan was also prepared in consideration of those community values and aspirations as known to Council and relevant to the 13 subject sites. Opportunistic discussions with neighbouring landholders occurred during the site assessments for the Plan's preparation.

This Draft Plan of Management is being placed on public exhibition for community comment and feedback – as required by section 38 of the *Local Government Act 1993*.

In accordance with section 39 of the *Local Government Act 1993*, prior to being placed on public exhibition, this Draft Plan of Management was referred to the Department of Planning, Housing and Infrastructure (Crown Lands), as representative of the State of NSW, which is the owner of the 8 Crown reserves covered by this Plan. Council has included in the Plan any provisions that have been required by the Department of Planning, Housing and Infrastructure (Crown Lands).

## 1.7 Compliance with Legislative Requirements

The *Local Government Act 1993* sets out a number of requirements or factors that must be included in, or addressed by, a plan of management (PoM). This Plan of Management has been prepared in accordance and compliance with these requirements – as shown in Table 2.

This Plan of Management has also been prepared in recognition of, and to realise, the “principles of Crown land management” as set out in the *Crown Lands Management Act 2016* (the principles of Crown land management are outlined in Section 4.3).

**Table 2 Compliance with *Local Government Act 1993* Requirements**

<i>Local Government Act 1993</i> Requirement	Relevant Section(s) of this Plan
Identification of the owner of the lands	Section 2
Categorisation of community land	Section 4
Core objectives for management of community land	Section 4
Permissible uses and developments	Section 5
Authorisation of leases, licences or other estates	Section 5
Performance targets for management of community land	Section 6
Means of achieving objectives and performance targets,	Section 6
Means of assessing the achievement of objectives and performance targets	Section 6

## 2. SUBJECT LANDS AND THEIR CHARACTERISTICS

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### 2.1 General Community Use Lands to Which this Plan Applies

The *Local Government Act 1993* defines General Community Use lands as an area for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and which is not required/suitable for categorisation as one of the other community land categories (refer to Section 4.1 for further discussion regarding categorisation).

This Generic Plan of Management covers 13 selected sites, all of which are or are proposed to be categorised as General Community Use (entirely in the case of 12 sites, and in part in the case of 1 site), located across the Singleton local government area – as shown on Figure 1, and listed in Table 3 and detailed in Appendix A. Together these 13 sites cover just under 13 hectares (12.70625 hectares or 127,062.48 square metres).

Of these 13 sites, 8 are Crown reserves for which Singleton Council is either the appointed “Council Crown land manager” under the *Crown Land Management Act 2016* in the case of 6 sites, or management has devolved to Council under section 48 of the *Local Government Act 1993* in the case of 2 sites – as noted in Table 3. This Plan of Management applies to those 2 sites where management has devolved to Singleton Council, despite this not being a requirement under the *Local Government Act 1993*.

The remaining 5 sites are all Council-owned community land.

This Plan does not apply to all General Community Use lands within the Singleton local government area. Some areas categorised entirely as General Community Use have their own adopted site-specific plan of management (PoM) (such as Lake St Clair Park), while other site-specific PoMs apply to sites that have multiple categories including General Community Use and others (such as under the *Howe Park Plan of Management* and the *Burdekin Park Plan of Management*). Other General Community Use lands are yet to be included within an adopted PoM.

Table 3 provides a summary description of all 13 General Community Use sites covered by this Plan of Management. Further details of each site, including maps, are provided in the “profile sheet” for each site at Appendix A.

For clarity of ownership – the following 8 sites are Crown land (gazetted Crown reserves) owned by the State of New South Wales (as described in Table 3 and detailed in Appendix A). Singleton Council is the appointed Council Crown land manager for 6 of these sites, and the devolved manager for 2 sites (Jerrys Plains Reserve and Stanhope Fire Shed).

- Belford Resting Place (Crown Reserve No. 85406)
- Howes Valley Fire Shed (Crown Reserve No. 97816)
- Jerrys Plains Fire Shed (Crown Reserve No. 1000356)
- Jerrys Plains Reserve (Crown Reserve No. 54)
- Jerrys Plains Waste Depot (Crown Reserve No. 70074)
- Milbrodale Reserve (Crown Reserve No. 79787)
- Stanhope Fire Shed (Crown Reserve No. 96784)
- Wollombi Rest Park (Crown Reserve No. 97208)



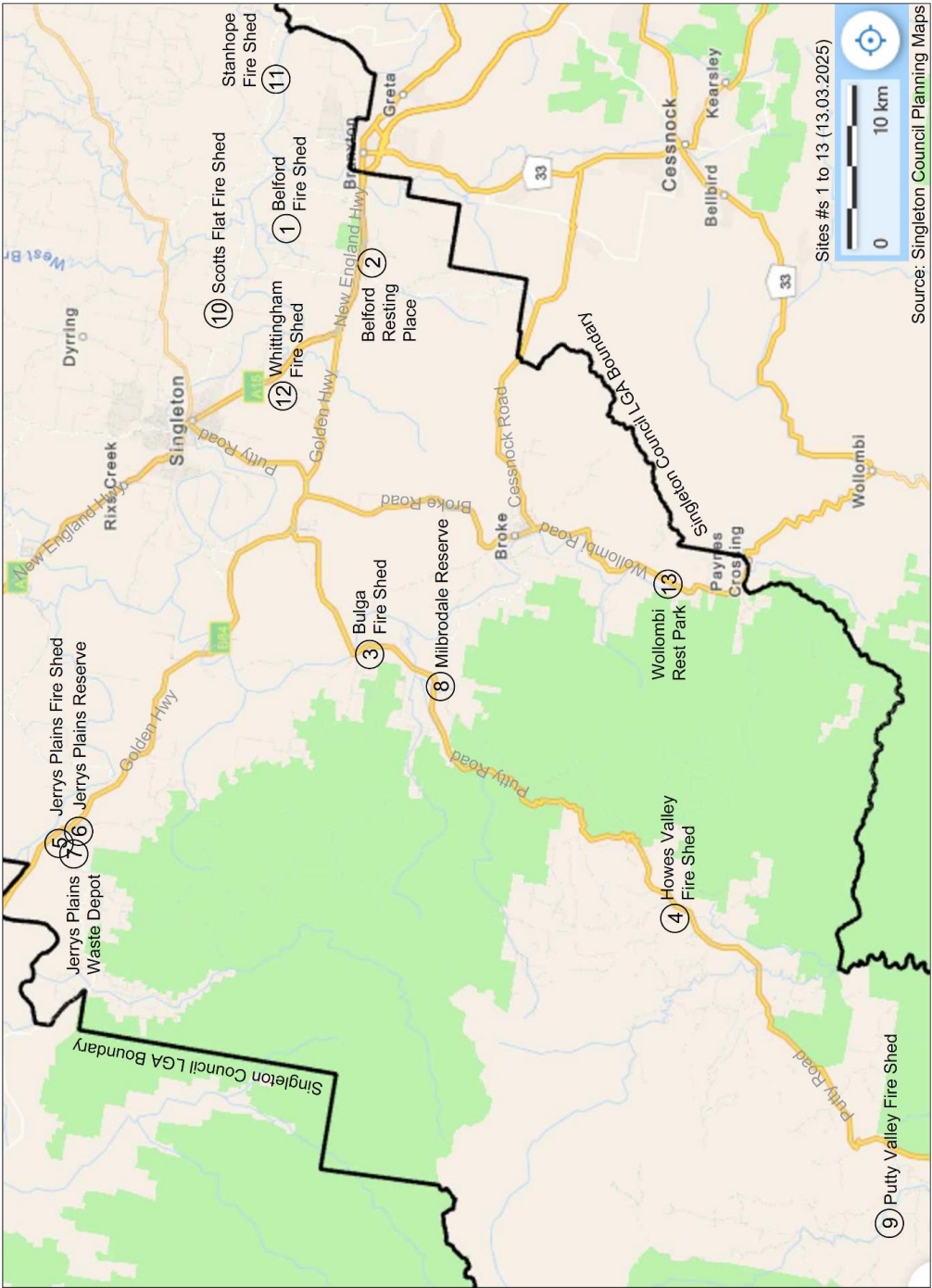


Figure 1 Location of General Community Use lands to which this Plan applies

Table 3 General Community Use Lands to Which this Plan Applies

Site No. & Name	Location	Title Details	Area (sq. metres)	Status	Owner	Manager	Crown Reserve No. (& Name), Gazetted Date, & Purpose	Current Plan of Management	Current NSW Aboriginal Land Claim
1. Belford Fire Shed	699 Standen Drive, Lower Belford, 2335	Lot 231 DP582595	1,013.0	Community land	Singleton Council	Singleton Council	n/a	Nil	None listed
2. Belford Resting Place	Lindsay Street, Belford, 2335	Lot 22 DP1126884	8,191.98	Crown land	State of New South Wales	Singleton Council (as CCLM)	85406 (Belford Rest Stop), 3 July 1965, Resting Place	Plan of Management for Village Parks	Claim 10779 by New South Wales ALC (28 April 2006)
3. Bulga Fire Shed	2116 Putty Road, Bulga, 2330	Lot 82 DP823754	3,817.0	Community land	Singleton Council	Singleton Council	n/a	Nil	None listed
4. Howes Valley Fire Shed (Howes Valley Reserve)	5484 Putty Road, Howes Valley, 2330	Lot 20 & Lot 6 DP755214	38,457.88	Crown land	State of New South Wales	Singleton Council (as CCLM)	97816 (Howes Valley Reserve), 19 June 1985, Public Recreation (Community Purposes as additional gazetted purpose)	Plan of Management for Village Parks	Lot 6 – Claim 38852 by Wanarauh LALC (11 June 2015) Lot 20 – Claim 42303 by Wanarauh LALC (7 December 2016)
5. Jerrys Plains Fire Shed	71 Pagan Street, Jerrys Plains, 2330	Lot 1 Section 16 DP758542	2,019.7	Crown land	State of New South Wales	Singleton Council (as CCLM)	1000356 (unnamed), 3 October 1958, Bush Fire Brigade Purposes	Nil	Claim 42036 by Wanarauh LALC (29 November 2016)

Table 3 General Community Use Lands to Which this Plan Applies (contd)

Site No. & Name	Location	Title Details	Area (sq. metres)	Status	Owner	Manager	Crown Reserve No. (& Name), Gazettal Date, & Purpose	Current Plan of Management	Current NSW Aboriginal Land Claim
6. Jerrys Plains Reserve	Queen Street, Jerrys Plains, 2330	Lot 1 DP123149	21,579.05	Crown land	State of New South Wales	Singleton Council (management devolved to Council)	54 (un-named), 12 December 1885, Public Park (Communication Facilities, & Access, as additional gazetted purposes)	Nil	Claim 41624 by Wanarauh LALC (17 November 2016)
7. Jerrys Plains Waste Depot	Parnell Street, Jerrys Plains, 2330	Lot 109 DP753817	7,110.98	Crown land	State of New South Wales	Singleton Council (as CCLM)	70075 (Jerrys Plains Waste Depot), 6 June 1941, Rubbish Depot	Nil	Claim 42300 by Wanarauh LALC (7 December 2016)
8. Milbrodale Reserve	Putty Road, Milbrodale, 2330	Lot 82 DP755240	19,711.73	Crown land	State of New South Wales	Singleton Council (as CCLM)	79787 (Milbrodale School), 9 August 1957, Public Recreation	Plan of Management for Village Parks	Claim 38191 by New South Wales ALC (10 March 2015)
9. Putty Valley Fire Shed	426 Putty Valley Road, Putty, 2330	Lot 31 DP1051154	2,695.0	Community land	Singleton Council	Singleton Council	n/a	Nil	None listed
10. Scotts Flat Fire Shed	653 Glendon Road, Roughit, 2330	Lot 1 DP811873	4,112.0	Community land	Singleton Council	Singleton Council	n/a	Nil	None listed



Table 3 General Community Use Lands to Which this Plan Applies (contd)

Site No. & Name	Location	Title Details	Area (sq. metres)	Status	Owner	Manager	Crown Reserve No. (& Name), Gazetted Date, & Purpose	Current Plan of Management	Current NSW Aboriginal Land Claim
11. Stanhope Fire Shed	641 Stanhope Road, Stanhope, 2335	Lot 1 DP69007	3,735.48	Crown land	State of New South Wales	Singleton Council (management devolved to Council)	96784 (unnamed), 3 June 1983, Public Recreation	Plan of Management for Village Parks	None listed
12. Whittingham Fire Shed	64A Range Road, Whittingham, 2330	Lot 1 DP842749	356.0	Community land	Singleton Council	Singleton Council	n/a	Nil	None listed
13. Wollombi Rest Park	Wollombi Road, Broke, 2330	Lot 7002 DP1051355 (east of Wollombi Road), Lot 7004 DP1051356 (west of Wollombi Road)	14,262.68	Crown land	State of New South Wales	Singleton Council (as CCLM)	97208 (Wollombi Rest Stop), 30 March 1984, Rest Park	Plan of Management for Village Parks	Lot 7002 – Claim 41678 by Warrarauh LALC (18 November 2016) Lot 7004 – Claim 41687 by Warrarauh LALC (21 November 2016)
Total Area (sq. metres)			127,062.48						

## 2.2 Context and Overview Descriptions of the Subject General Community Use Lands

The 13 subject General Community Use sites are typically small, relative to many other open space areas and other lands managed by Singleton Council.

Many of them, 8 sites or approximately two-thirds of all areas covered by this Plan, are developed and intensively used/managed as bush fire brigade stations with station buildings and associated facilities/infrastructure (Belford Fire Shed, Bulga Fire Shed, Howes Valley Fire Shed, Jerrys Plains Fire Shed, Putty Valley Fire Shed, Scotts Flat Fire Shed, Stanhope Fire Shed and Whittingham Fire Shed).

Of the 5 remaining sites:

- all are undeveloped, with the exception of perimeter fencing (incomplete at most sites)
- 3 sites are former cleared areas, now largely or only infrequently managed – 2 sites are predominantly overgrown grasses and shrubs (Belford Resting Place and Jerrys Plains Reserve), and 1 is a former waste depot now disused and likewise overgrown (Jerrys Plains Waste Depot);
- only 1 site (Milbrodale Reserve) appears actively managed, and used for the grazing/holding of horses (without a lease or licence at present); and
- 1 site (Wollombi Rest Park) is mostly covered by open forest or bushland, but is primarily unmanaged.

### 2.2.1 Location and Land Use Context

The 13 sites covered by this Plan are spread across the Singleton local government area (all are located outside the Singleton township) – as shown on Figure 1 – in the following broad settings.

- 5 sites are isolated locations, generally set apart from other developments, and mostly situated in rural settings. Belford Fire Shed, Scotts Flat Fire Shed and Stanhope Fire Shed are all surrounded by broad acre grazing or other agricultural land uses. Belford Resting Place is adjacent to a rural landholding in the south, and a timbered drainage line to the east, but flanks the Hunter Expressway (M15) to the north. Wollombi Rest Park is surrounded by bushland or partially cleared forest lands to the south, east and north (including Pokolbin State Forest to the east), abuts an entrenched section of Wollombi Brook in the west, and is bisected by Wollombi Road.
- 4 sites are located within, or on the outskirts of, rural villages – Jerrys Plains Fire Shed, Jerrys Plains Reserve, Milbrodale Reserve and Whittingham Fire Shed. These sites are set amongst detached housing or large rural residential lots, as well as special purpose land uses in some cases (Milbrodale Reserve abuts the Milbrodale Public School to the east, and Whittingham Fire Shed is located at the rear of the Whittingham Community Hall).
- 4 sites are located on the periphery of rural villages in areas of large rural residential blocks or small rural holdings – Bulga Fire Shed, Howes Valley Fire Shed, Jerrys Plains Waste Depot and Putty Valley Fire Shed. Both the Howes Valley Fire Shed and Putty Valley Fire Shed also have watercourses along or across their northern boundaries.





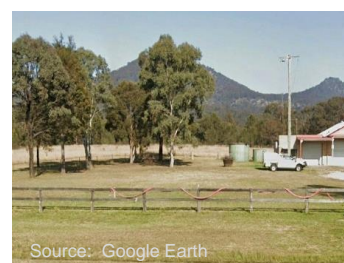




### 2.2.2 Biophysical Values/Features

The majority of the 13 subject sites are highly modified, and for around two-thirds of sites, are closely managed environments with negligible (if any) native vegetation.

Several sites have small numbers of planted trees, usually native species, often along one or more perimeters of a site (such as Belford Fire Shed, Bulga Fire Shed, Jerrys Plains Fire Shed and Scotts Flat Fire Shed). At other locations a small array of trees and shrubs are more randomly scattered around a site (such as Stanhope Fire Shed and



the less managed sites of Jerrys Plains Reserve, Jerrys Plains Waste Depot and Milbrodale Reserve). No trees or shrubs and only a very small grassed area occurs at Whittingham Fire Shed, due to its very limited size and hardened/developed surrounds.

Remnant or regrowth native vegetation only occurs to any significant extent at 2 sites, with a further 2 sites supporting disturbed or limited examples/areas of native vegetation (refer to the site “profile sheets” at Appendix A for more detailed descriptions of vegetation communities).

No endangered ecological communities, or listed threatened native flora or fauna species, have been recorded from any of the subject sites. The subject sites do not contain any land determined, by a resolution of Council, to be “community land containing significant natural features” (in relation to section 36C of the *Local Government Act 1993*).

Wollombi Rest Park is the best vegetated of all the subject sites – being covered entirely by (mostly) native vegetation. It mainly supports open forest with a smaller area of riparian forest beside Wollombi Brook in the south-west. Despite a good level of canopy cover the site’s understorey appears disturbed/degraded in places and weeds are prolific along Wollombi Road and the western block beside the brook. A sizeable area in the site’s south-east has also recently been impacted by what appears to be unauthorised clearing. Pokolbin State Forest abuts this site to the east and north, which supports and enhances its biodiversity and habitat values. Evidence of Wombats and wallaby or kangaroo species was abundant at this site – and a range of species of birds, arboreal mammals and micro-bats as well as reptile species could be expected to occur.



Belford Resting Place has an area of dense tree cover over its eastern 25% (towards the adjacent Jump-up Creek) which is mainly regrowth *Casuarina spp.* and a few older Eucalypts. This area is mapped as “biodiverse riparian land” on NSW Environment and Heritage mapping. A dense band of younger/regrowth trees (again mostly *Casuarina spp.*) also runs along the site’s southern side. The remainder of the area (approximately 65%) is unmanaged grasses, sedges and pasture weeds with a few scattered trees and minor boggy areas.



Despite being a large creekside site, the Howes Valley Fire Shed site only supports scattered trees – with most of this area being grazed, and/or occasionally slashed, grass and pasture weeds with only a scattering of older trees. A notable area of large trees, most old or senescent and with a minimal shrub layer, occurs along the western boundary and creek bank. This area is mapped as “biodiverse riparian land” on NSW Environment and Heritage mapping (as is the sandy creekline which loops around the site’s western and northern margin, despite the absence of shrub or tree layers in many parts). A small area of trees and understorey also occurs on the steeply sloped creekbank in the site’s far east. Wombat scats and burrows are common across this site, as well as evidence of wallaby or kangaroo species – and a range of species of birds, arboreal mammals and micro-bats as well as reptile species could again be expected to occur.



Putty Valley Fire Shed site’s north-eastern half (approximately), beyond a small overflow channel and on the southern terrace of Putty Creek, is an area of partly cleared and modified native vegetation – principally tall open forest and shrubby open forest. However this



vegetation has a slashed grass understorey closer to the fire shed and a disturbed shrub layer along the creek terrace. The far north-eastern area is mapped as “biodiverse riparian land” on NSW Environment and Heritage mapping. The vegetated areas of this site and adjoining grass areas show evidence of Wombats and wallaby or kangaroo species grazing – and again a range of species of birds, arboreal mammals and micro-bats, as well as reptiles, are likely to be found in the open forest area. Frogs were abundant in the ponds of the overflow channel.



The Putty Valley Fire Shed is the only one of the 13 subject sites to include an “active” (non-ephemeral) drainage line – an overflow channel of Putty Creek. However major drainage lines are located close to or abutting Wollombi Rest Park (Wollombi Brook), Howes Valley Fire Shed (Putty Creek), Putty Valley Fire Shed (Putty Creek) and Belford Resting Place (Jump-up Creek).

### 2.2.3 Pests and Weeds

Weeds commonly occur on many of the subject sites – particularly the less intensively or frequently managed sites of Jerrys Plains Waste Depot and Jerrys Plains Reserve as well as the Wollombi Rest Park bushland block.

Species listed as “Priority Weeds” in the Singleton Council area (and Hunter Valley) were recorded on the following subject sites:

- Jerrys Plains Reserve – Prickly Pear (*Cylindropuntia* or *Opuntias spp.*);
- Jerrys Plains Waste Depot – Mother-of-millions (*Bryophyllum species*);
- Scotts Flat Fire Shed – Athel Pine (*Tamarix aphylla*); and
- Wollombi Rest Park – Prickly Pear (*Cylindropuntia* or *Opuntias spp.*), Blackberry (*Rubus fruticosus*) and Lantana (*Lantana camara*).

A large stand of Castor Oil Bush (*Ricinus communis*), as well as some Common Thornapple (*Datura stramonium*) plants, occur within the Jerrys Plains Waste Depot. Both are poisonous to humans.



Peppercorn trees (*Schinus molle*) considered an environmental weed are found at Scotts Flat Fire Shed and Stanhope Fire Shed, and Broad-leaf Privet (*Ligustrum lucidum*) which is considered a serious environmental weed also occurs at Stanhope Fire Shed. These are typically older trees planted many years ago. However a row of Cadaghi Gums (*Corymbia torelliana*) has been more recently planted at the Belford Fire Shed, and this species is considered to be a potential environmental weed in NSW.

Pasture weeds – such as burrs, thistles, Canadian fleabane (*Conyza canadensis*), Cobblers Peg (*Bidens pilosa*) and introduced groundcovers – are common at Jerrys Plains Reserve. Pasture weeds are also present – in varying densities – at Belford Resting Place, Howes Valley Fire Shed and Milbrodale Reserve

All sites are likely to be visited by typical pest species of rural and semi-rural areas – such as Foxes, Feral Cats and Rabbits as well as introduced bird species. Cattle intrusion and grazing was noted as occurring at Belford Resting Place, Howes Valley Fire Shed, Putty Valley Fire Shed, Scotts Flat Fire Shed and Wollombi Rest Park (eastern block). Signs of recent sheep grazing and pugging were also apparent at Jerrys Plains Reserve, and Milbrodale Reserve is being actively used for holding and grazing horses (without a lease or licence at present).

### 2.2.4 Landscape Values

Given their relatively small scale, the subject sites are not prominent elements or major contributors to the quality of their local landscapes. The majority of sites blend in with, and do not conspicuously jar with or diminish, the character and visual appeal of the rural or village landscapes in which they are set.

The Howes Valley Fire Shed site is, potentially, a more obvious part of the Howes Valley locality. This larger site (3.8 hectares) “frames” or provides the foreground to a sweeping bend in Putty Creek with higher hills beyond, when viewed from Putty Road upslope adjacent to the site. However the site is mostly indistinguishable, visually, from other landholdings along this section of Putty Creek.

Similarly the roadside bushland of Wollombi Rest Park (1.4 hectares) appears continuous and undifferentiated from the surrounding bushland along this section of Wollombi Road – sloping up from Wollombi Road to east, and dropping sharply down into Wollombi Brook to west.

Both Jerrys Plains Reserve (2.2 hectares) and Milbrodale Reserve (2.0 hectares) are sizeable blocks within their respective village setting, but as undeveloped or unmanaged lands they do not make significant contributions to the appearance or amenity of these areas. Jerrys Plains Reserve looks very much like a “left-over” unmanaged block, while Milbrodale Reserve gives the impression of being private property rather than public open space.

### 2.2.5 Aboriginal Cultural and Historic Heritage Values/Features

No listed Aboriginal cultural heritage sites or features occur on the subject sites – according to the NSW Environment and Heritage “Aboriginal Heritage Information Management System” (AHIMS) data base. However the AHIMS register is far from a complete or comprehensive listing, and is focused very much towards tangible Aboriginal cultural heritage sites (where there is remaining physical evidence) with a strong bias towards pre-contact sites. It has a dearth of intangible cultural or spiritual sites represented in its listings. The absence of a listing on the register does not necessarily mean that no Aboriginal cultural heritage sites are known, remain or could occur in these areas.

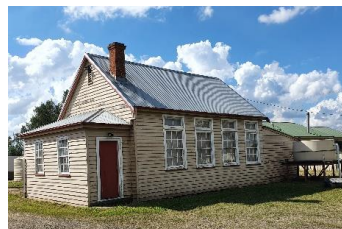
Two AHIMS listed sites do occur close to 2 subject sites – Jerrys Plains Reserve and Wollombi Rest Park (as described in the “profile sheets” for these sites at Appendix A).

No listed historic heritage sites or features occur on the subject sites – according to the NSW State Heritage Inventory and the *Singleton LEP 2013* (Schedule 5 Environmental Heritage).

The subject sites do not contain any land determined, by a resolution of Council, to be “community land comprising area of cultural significance” due to the presence of any item considered to be of Aboriginal, historical or cultural significance (in relation to section 36D of the *Local Government Act 1993*).

However 3 sites contain structures of possible local historic interest (despite not being listed as historic heritage items) – as examples of simple vernacular timber buildings, originally constructed for community uses.

At the Scotts Flat Fire Shed site the former school room/hall – a small weatherboard timber building with a corrugated metal pitched roof, brick chimney, small entry vestibule, and covered verandas on the eastern and northern façades – dates from 1889 and may be of local historic interest. A nearby small weatherboard timber “shelter shed”, with a sloped corrugated



iron roof and open to the east, is also associated with the site's school history (but is in poor condition).

The Stanhope Fire Shed site includes a small weatherboard timber clad building with a small covered veranda on the south side, a metal sheet ridged roof, and a brick chimney. This building is of unknown provenance, but predates WWII and remains in good condition (being used as a community building). It may be of some local historic interest.



A small derelict cottage – the former Howes Valley Public School building – remains on a small knoll in the Howes Valley Fire Shed site. It may also be of some local historic interest.

### 2.2.6 Access

All 8 bush fire brigade sites can be readily accessed by the community, on foot or by vehicle – in addition to access for operational brigade purposes. Most of these sites are ungated, and 2 are only partly fenced or unfenced along their road frontages (Belford Fire Shed and Jerrys Plains Fire Shed respectively). Only Howes Valley Fire Shed and Putty Valley Fire Shed are gated, but these gates are “hitched” only and not locked.

All-abilities accessible toilets (signposted as such) are provided at 4 of the fire brigade sites – Bulga Fire Shed, Howes Valley Fire Shed, Jerrys Plains Fire Shed and Stanhope Fire Shed. However toilets provided as part of these bush fire brigade stations are not generally open for public use.

The community building at Stanhope Fire Shed is not (easily) all-abilities accessible, due to the lip (step) at the eastern sliding door entry. The southern entry is inaccessible. However the covered picnic/barbeque area, off the northside of this building, is all-abilities accessible via a sealed path from the nearby parking area.

Public access to the other 5 subject sites is very much more limited (refer to the site “profile sheets” at Appendix A for individual site plans). None of these 5 sites are signposted, to identify them as public land or encourage access.

Both blocks of Wollombi Rest Park are fenced along their frontages to Wollombi Road. A farm-style gate at the south end of the roadside fence to the eastern block has a chain and padlock, to give the impression of being locked, but is not secured/locked. However there are no safe parking spots along this section of Wollombi Road, which significantly limits this site's accessibility. Despite this, there are signs of people climbing over the western roadside fence in places to access Wollombi Brook below.

Jerrys Plains Reserve is effectively inaccessible. Both the northern and western road frontages of this site are fenced (with no gates). The eastern side along the unmade section of Lonsdale Street is only partially fenced, however access to this side is blocked by fencing across the Pagan Street end of the Lonsdale Street road reserve with this possible northern entry point giving the impression of being private property. The site's southern end is landlocked and inaccessible. Refer to the site's “profile sheet”, and included plan, at Appendix A for details.

Belford Resting Place has no developed, or viable, public access (and no evidence of public entry at all). The New England Highway (motorway) adjoins the site's fenced northern boundary. An unmade road reserve runs along the fenced western boundary (and private property also separates this boundary from the nearest public road further west). The eastern



boundary – along the Jump-up Creek corridor – is also fenced (but this is in poor condition). Only the southern boundary is unfenced, however this adjoins private property.

Milbrodale Reserve is fenced on all sides – including the northern Putty Road frontage (the site's eastern side abuts the Milbrodale Public School, with private property on the south and west sides). A farm-style gate at the north-east corner is locked (with interlocked padlocks), and the entire site gives the impression of being private property with no public access.

Access is actively deterred at Jerrys Plains Waste Depot. This site is fenced on all sides, with locked farm-style double metal gates at the site's north-east corner. However pedestrian entry is still possible over or between these gates.

### 2.2.7 Existing Developments and Use

Refer to the site “profile sheets” at Appendix A for detailed descriptions of the existing developments/facilities at each site.

#### Bush Fire Brigade Sites - Developments and Use

All 8 bush fire brigade sites are developed with at least one main fire “shed” and, at most sites, a number of other smaller buildings. An array of ancillary elements, notably water tanks and hose hanging/drying poles, are located around the main buildings at all sites.

The main bush fire brigade buildings range from a compact metal clad and roofed shed with twin roller doors at the Belford Fire Shed, to a large brick building with three roller doors in the case of the Bulga Fire Shed. However a large metal clad and roofed shed, with two or three roller doors, is the most common form of construction across all the bush fire brigade sites.



The Bulga Fire Shed building is the most substantial structure found on all the subject sites – comprising a large brick and metal roofed building with 3 roller doors, additions or extensions to each end, and a covered storage annexe at the rear. Putty Valley Fire Shed, Scotts Flat Fire Shed and Whittingham Fire Shed also have 3 roller doors but with a smaller building footprint. Belford Fire Shed and the Whittingham Fire Shed are the smallest, and simplest, of all 8 bush fire brigade sites. The Whittingham Fire Shed site only just extends beyond the building footprint and is located behind a community hall, with access via a narrow right of way.

All fire sheds (excluding the Scotts Flat Fire Shed and Stanhope Fire Shed sites) have large concrete aprons or sealed areas in front of the sheds' roller doors (the Whittingham Fire Shed site has a large gravel sealed area in front, but beyond the site boundary). All have paths and other sealed surrounds.

Several bush fire brigade sites include one or more supporting or additional buildings.

- Scotts Flat Fire Shed site has the largest collection of buildings – a newer transportable metal building located in the site's north, and three structures that were part of the former school on this site and are now used for bush fire bridge purposes to varying degrees. These comprise a small brick toilet building with a metal roof and awning containing “boys” and “girls” toilets (both are pad-locked, and not generally open for public use) and a small storage room; a small weatherboard timber building with corrugated metal pitched roof, brick



chimney and covered veranda that was the former school room/hall located opposite the fire shed; and a small nearby weatherboard timber shelter shed with corrugated iron roof, which is in poor condition and appears only rarely used.

- The Jerrys Plains Fire Shed site includes two additional buildings – a small brick and timber clad building with metal roof and a single roller door adjacent to the main fire shed, and a medium size metal clad and roofed shed with twin roller doors higher on the site.
- Single cubicle free-standing toilets (mostly corrugated metal construction) are located close to the main buildings at Belford Fire Shed, Jerrys Plains Fire Shed and Stanhope Fire Shed – all are locked, and not generally open for public use.
- Two small brick buildings with metal roofs (previously single toilet cubicles) adjacent to the main building at the Howes Valley Fire Shed site are now used as a shower stall (metal lined) and for storage (and an old/derelict “outhouse” style toilet, some distance from the fire shed is also used for storage).



Septic tanks service the Bulga Fire Shed, Howes Valley Fire Shed, Jerrys Plains Fire Shed, Putty Valley Fire Shed, Stanhope Fire Shed and Whittingham Fire Shed sites. The Belford Fire Shed has a waterless/separation “Enviroloo” toilet system, and the Scotts Flat Fire Shed operates a domestic secondary wastewater treatment system (a septic, aeration and transpiration “Econocycle”).

Large water tanks are a feature of all sites – with the exception of the Whittingham Fire Shed – and are typically fed by rainwater harvested from the main fire sheds or other buildings. All are “poly” water tanks, with the exception of 3 concrete tanks at Bulga Fire Shed (one of which is at present unserviceable). The number of tanks per site ranges from 2 large poly tanks at the Belford Fire Shed and Stanhope Fire Shed, to 5 tanks at Jerrys Plains Fire Shed (3 large tanks [2 of which are awaiting installation] and 2 medium water tanks). The Putty Valley Fire Shed includes an in-ground tank, in addition to the 3 large poly tanks at this site. The Howes Valley Fire Shed site also features 2 large containerised water tanks and 2 large poly tanks, located upslope away from the main fire shed (where 2 large and 1 medium tank are located).



A collection of ancillary elements are also located around the 8 bush fire brigade sites. The more common of these include:

- hose hanging/drying poles – at all sites with the exception of Belford Fire Shed, the Whittingham Fire Shed also has wheeled dollies/racks for hose drying;
- routed timber signs – for site identification etc.;
- fire danger rating signs, of varying types; and
- temporary or other signage.

Other ancillary elements located around some fire sheds include bollards or vehicle barriers/wheelstops, memorial plaques and gardens, large metal baskets (for holding timber for live fire training), water pumps, notice boards, flagpoles, a free-standing generator, an external shower, outdoor/uncovered storage, and built-in barbeques.

A standpipe (a metal post and cross arm supporting a metal water pipe and hose) is part of the Jerrys Plains Fire Shed site, but is located outside the site within the road reserve.



Ground water monitoring wells are located at Bulga Fire Shed, Putty Valley Fire Shed, Scotts Flat Fire Shed and Whittingham Fire Shed.

Only 4 of the bush fire brigade sites are fully fenced (mostly using farm-style fencing). The other 4 sites are only partly fenced, as follows:

- Belford Fire Shed – fenced along part of the northern (road frontage) boundary, and part of the southern and all of the eastern (private property) boundaries (unfenced along the western, private property, boundary);
- Howes Valley Fire Shed – fenced along the Putty Road frontage only (and some internal fencing west of the fire shed, along the Putty Creek terrace);
- Jerrys Plains Fire Shed – fenced along the southern and western private property boundaries only, road frontages unfenced; and
- Whittingham Fire Shed – only private property boundaries are fenced, unfenced in the north-west (at the rear of the community hall).



All 8 bush fire brigade sites are almost exclusively used for Rural Fire Service and other emergency response activities.

This includes using the buildings and their surrounds as a base and activity area for purposes such as equipment storage and servicing, training and competencies, equipment and response drills, hose drying, communications, management and administration, community education, and socialising.



They are also used as a base, assembly and marshalling, briefing, staging and rest/resupply areas during emergency operations (depending on the size, available areas and role of a respective site).

They may also serve as an evacuation/assembly point and community refuge area. The Scotts Flat Fire Shed is a designated “bush fire safe place of last resort”.

All sites, with the exception of the Bulga Fire Shed, are “Free Community Wi-Fi” locations – providing Wi-Fi connectivity for anyone in a site’s proximity.

At the Howes Valley Fire Shed site the main building is signposted as the “Howes Valley Bush Fire and Community Centre” and on occasion is the venue for community gatherings and events. A moveable basketball hoop/backboard, beside the shed’s concrete apron, likely supports this wider community use.



Also on the Howes Valley Fire Shed site is an abandoned small timber and stone structure – the remains of the former Howes Valley Public School building – located approximately 50 metres upslope, to the north-east, of the fire shed. However this structure is derelict, open to the elements, and un-used (other than being filled with assorted waste and broken materials).

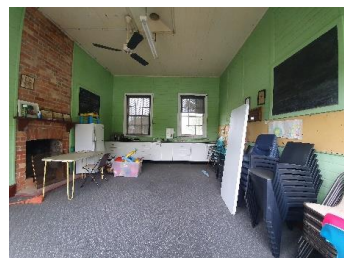




### Other Community Buildings - Developments and Use

The Stanhope Fire Shed site (within that part of the site this Plan proposes for categorisation as General Community Use) includes a small weatherboard timber clad building with a covered veranda on the south side, a painted metal sheet ridged roof with a brick chimney, and a poly rainwater tank. A covered area (timber framed on a concrete pad) is attached to the building's north side and includes a metal and timber picnic table-seat set as well as a single plate (free use) barbecue. The building is served by the adjacent parking area.

Although believed to predate WWII this building remains in good condition and is used as a community building – offering a small meeting/activity room with a kitchenette (with storage space and a refrigerator), chairs and tables, display boards, and children's toys.



### Jerrys Plains Reserve

Jerrys Plains Reserve is fenced along the western and northern road frontages with farm-style fencing in varying condition. The eastern and southern boundaries are unfenced, although some fencing (along private property or an unmade road reserve) does occur in the vicinity of these boundaries (especially the site's eastern side). In the site's north are the remains of some internal fencing, defining a number of yards (some with central timber "training posts" remaining) around a central race/alley, as well as an east-west fence across the entire site. These internal fences are a mix of fence types with multiple repairs, including some electric fencing, with most of these internal fences in mixed or poor condition.

The site appears largely as an unmanaged "vacant" block. It is only slashed by Council irregularly, or on request, and is for the most part paddocks of tall grasses and abundant uncontrolled pasture weeds. There is some evidence of possible occasional grazing by adjacent stock (sheep, as evidenced by droppings and animal tracks across parts of the site) as well as casual access for activities such as motor bike and small quad bike riding. Past aerial photography shows what appears to be a number of horse shelters in the northern yards and far more open paddocks, suggesting the area was used for stabling and training horses at one time.



On the site's western side, fronting Queen Street, is a licenced Telstra communications compound (see Section 2.3 below). It covers approximately 13 metres by 15 metres, surrounded by a 1.8 metre high chain wire mesh fence topped by barbed wire, with combined pedestrian and vehicle entry gates. The compound secures a metal clad communications building (with a power box and air conditioning unit attached plus lighting) served by an overhead power supply from Queen Street. A separately fenced internal area (screened by decorative metal fencing panels) protects a satellite dish. The compound is well managed/maintained overall.



**Jerrys Plains Waste Depot**

The Jerrys Plains Waste Depot is entirely surrounded by a 2.4 metre high security wire mesh fence topped by barbed wire (although this fencing in very poor condition in parts). Farm-style double metal gates are locked at the site's far eastern corner (fronting Jones Reserve Road), and also barricaded by large concrete blocks, preventing vehicle access. No infrastructure remains inside the area.

The site appears no longer actively used as a waste depot. It comprises a rough circle of mounds, up to 2-2.5 metres high in places, now overgrown by grasses and abundant weeds.

The origin and nature of the material making up these mounds is unknown. Elsewhere there are signs of broken building rubble, blue metal and gravel on the ground surface.

**Undeveloped/Unmanaged Sites**

Other than boundary fencing (incomplete at 2 sites) the 3 remaining sites are undeveloped and contain no infrastructure or other built elements.

Belford Resting Place is inaccessible and undeveloped. It is not actively managed by Council, and appears to be predominantly regenerating tree cover over mostly grasses and sedges. There is evidence that the more open areas of the site are sporadically slashed and/or grazed by the neighbouring landholder – with the site's southern boundary being unfenced.



Milbrodale Reserve is entirely fenced and gives the impression of being private property with no public access, including having a locked farm-style gate at the north-east corner fronting Putty Road. This large area is being used for the holding and grazing of several horses, which serves to control the grass cover and regrowth and gives the site a managed appearance. However this activity is not authorised under any lease or licence at present. No other use of the site is apparent, including any access/use by Milbrodale Public School which adjoins the site in the east.



Wollombi Rest Park is predominantly remnant or regenerating open forest or riparian forest, and is essentially unmanaged (other than a possible fire trail parallel to, and just upslope of, Wollombi Road in the eastern block).

Both the eastern and western blocks of Wollombi Rest Park are fenced along their Wollombi Road frontage, with farm-style fencing of mixed standard and with an unlocked farm-style gate in the south-east. No other boundaries are at present fenced, other than a short section of the eastern block's southern boundary – although part of this fence is open/laid down at present.



However the southern half of the eastern block shows evidence of recent unauthorised vehicle access and has been partially cleared – including signs of very recent logging, multiple vehicle tracks, and soil disturbance by heavy vehicles. A derelict caravan, a box trailer filled with tyres, building waste, and other materials have also dumped/stockpiled on the margins of this large cleared area.



In the western block, mainly at the northern end above a large pool in Wollombi Brook, there are some signs of people occasionally transiting through the site to reach the waterway below.

### 2.2.8 Hazards

All 13 subject sites are exposed to bushfire risks to varying degrees – as shown in Table 4 – according to available bushfire prone land mapping (“Bushfire Prone Land “ mapping by the NSW Rural Fire Service or on-line mapping from the Singleton Local Strategic Planning Statement 2041).

Only 2 areas of the subject sites are mapped as at risk of flooding. The far eastern edge of the Bulga Fire Shed is mapped as an “Approximate Flood Planning Area” as land that has a 1% chance of being with inundated in any one year. This area does not include bush fire brigade building or major infrastructure, but may constrain access to the site along Putty Road. The western block of Wollombi Rest Park, below Wollombi Road, is also mapped as an “Approximate Flood Planning Area” with a 1% chance of being with flooded in any year.

**Table 4 Bushfire Prone Land Mapping of all Subject Sites**

Site	Bushfire Prone Land Mapping *
Belford Fire Shed	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> </ul>
Belford Resting Place	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 1 (RFS)</li> </ul>
Bulga Fire Shed	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> <li>western third of site mapped as Bushfire Prone Vegetation – Buffer (LSPS)</li> </ul>
Howes Valley Fire Shed	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> <li>entire site mapped as Category 2 Bushfire Prone Vegetation (LSPS)</li> </ul>
Jerrys Plains Fire Shed	<ul style="list-style-type: none"> <li>entire site mapped as Vegetation Buffer (RFS)</li> <li>(adjacent land, immediately north-west, mapped as Bushfire Prone Vegetation Category 3 [RFS])</li> </ul>
Jerrys Plains Reserve	<ul style="list-style-type: none"> <li>80% of site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> <li>north-east 15% of site mapped as Vegetation Buffer (RFS)</li> </ul>
Jerrys Plains Waste Depot	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 1 (RFS)</li> <li>entire site mapped as Category 2 Bushfire Prone Vegetation (LSPS)</li> </ul>



Site	Bushfire Prone Land Mapping *
Milbrodale Reserve	<ul style="list-style-type: none"> <li>majority of site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> <li>small area (less than 10%) in south-east mapped as Bushfire Prone Vegetation Category 1 (RFS)</li> </ul>
Putty Valley Fire Shed	<ul style="list-style-type: none"> <li>south-west half of site mapped as Bushfire Prone Vegetation Category 3 and north-east half mapped as Bushfire Prone Vegetation Category 1 (RFS)</li> <li>75% of site mapped as Bushfire Prone Vegetation – Buffer with 25% in south-west mapped as Category 1 Bushfire Prone Vegetation (LSPS)</li> </ul>
Scotts Flat Fire Shed	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> </ul>
Stanhope Fire Shed	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> </ul>
Whittingham Fire Shed	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 3 (RFS)</li> </ul>
Wollombi Rest Park	<ul style="list-style-type: none"> <li>entire site mapped as Bushfire Prone Vegetation Category 1 (RFS)</li> <li>entire site mapped as Category 1 Bushfire Prone Vegetation (LSPS)</li> </ul>

\* RFS - "Bushfire Prone Land" mapping by the NSW Rural Fire Service  
LSPS - on-line mapping from the *Singleton Local Strategic Planning Statement 2041*

## 2.3 Current Leases, Licences and Other Estates

A number of leases, licences or other estates are at present in effect over several of the subject sites, as follows.

The occupation and use of 6 of the subject sites by local bush fire brigades is part of the wider *Singleton LGA Rural Fire District Service Agreement* (effective 2009), between the Council and the Rural Fire Service Commissioner. This agreement covers the entire Singleton local government area and commenced on 1 July 2009 with an indefinite term (unless/until terminated in accordance with the terms of the agreement).

This agreement licences the Rural Fire Service (RFS) to "occupy and use the Premises, or such other land and buildings as may be agreed upon in writing between the Council and the Commissioner" for the "the provision of rural fire services and any other purpose incidental thereto". The 6 sites now licenced for the RFS's occupation and use under this agreement are:

- Belford Fire Shed (Lot 231 DP582595);
- Bulga Fire Shed (Lot 82 DP823754);
- Jerrys Plains Fire Shed (Lot 1 Section 16 DP758542, Crown Reserve No. 1000356);
- Scotts Flat Fire Shed (Lot 1 DP811873);
- Stanhope Fire Shed (Lot 1 DP69007, Crown Reserve No. 96784); and
- Whittingham Fire Shed (Lot 1 DP842749).



Under this *Rural Fire District Service Agreement*:

- the RFS has the right to occupy and use the specified premises, on a licence basis, during the term of the agreement;

- however the RFS does not have any “tenancy, estate or interest “ in the land on which the premises are located, with Council retaining the “legal right to possession and control” of the premises and land;
- Council is responsible for the payment of rates, taxes and utility charges and maintaining insurances for the premises;
- Council is responsible for painting, maintenance and repairs to the premises’ roof and external structure, fittings or fixtures placed by the Council, repairs requiring a licenced tradesperson (such as electrical or plumbing repairs), and maintenance/repair of air conditioning or heating systems;
- the RFS is responsible for painting, maintenance and repairs to the premises’ ceiling and internal structure, fittings or fixtures placed by the RFS, and the premises’ lawn, gardens and surrounds; and
- the RFS is responsible for keeping the premises clean and tidy.

However as Stanhope Fire Shed (Crown Reserve No. 96784) is devolved land, and Council is not the appointed Crown land manager, Council is not able to grant any tenures – such as leases or licences – over this block. Therefore, in this absence of any such tenure “powers” at the time of preparing this Plan of Management, the inclusion of the Stanhope Fire Shed as one of the areas approved for RFS occupation and use under the *Rural Fire District Service Agreement* has no effect. Until Singleton Council is appointed as Council Crown land manager, any leases or licences relating to this block must be granted by the Minister (via the Department of Planning, Housing and Infrastructure [Crown Lands]).

The 2009 *Rural Fire District Service Agreement* also referenced the Howes Valley Fire Shed and the Putty Valley Fire Shed. However Schedule 2 of the agreement, which lists the “premises that the Commissioner will occupy and use” pursuant to the agreement, refers to incorrect property details for both these sites. Therefore, at the time of preparing this Plan of Management, the RFS was not formally licenced to occupy and use either the Howes Valley Fire Shed (Lot 6 and Lot 20 DP 755214, Crown Reserve No. 97816) or the Putty Valley Fire Shed (Lot 31 DP1051154). This is despite both sites supporting functioning bush fire brigade stations. No other lease or licence agreement was in place for these 2 sites at the time of preparing this Plan.

A small area of Jerrys Plains Reserve (Lot 1 DP123149, Crown Reserve No. 54) off Queen Street is subject to a licence between the Minister administering the *Crown Land Management Act 2016* and Telstra Corporation Ltd for access and occupation of a communication facility. This renewed licence (Telstra has occupied the communications site for some years and is required to hold a licence with the relevant Minister) has a period of 20 years – running from 2022 to 2042. It is issued under section 2.18 of the *Crown Land Management Act 2016* (management of Jerrys Plains Reserve is at present only devolved to Council, which means Council is unable to grant any tenures over this site).



The Whittingham Fire Shed (Lot 1 DP842749) is “landlocked” by surrounding properties. However this block is favoured by an easement for “Access and Services” (at its north-western corner, variously 3.5 and 10 metres wide) running across the adjoining property to the north-west (Lot A DP397721, Whittingham Hall) to enable access to/from Range Road.



### 3. LEGISLATIVE AND PLANNING CONTEXT

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This section describes the wider legislative and policy framework applying to the management of parks, reserves and community land in the Singleton local government area.

The key provisions of the *Local Government Act 1993*, *Crown Land Management Act 2016*, and *Native Title Act 1993* are described below. Council's current Community Strategic Plan, other strategic documents, and local environmental planning instruments are also addressed. Other relevant legislation, regional plans, Council strategies and plans, and Council policies are provided in Appendix B, Appendix C and Appendix D.

#### 3.1 Key Legislation

##### 3.1.1 *Local Government Act 1993*

The *Local Government Act 1993* (LG Act) provides the legislative framework for a local council's day-to-day operation. It is the primary legislation governing the management of community land by councils, including the preparation and operation of plans of management (PoM). As such it applies directly to the 5 subject sites which are "community land", owned and managed by Singleton Council.

The LG Act requires that a PoM be prepared for community land and sets out the content, coverage and other requirements of these plans. Section 36 of the LG Act provides that a PoM for community land must identify the following:

- the category of the land;
- the objectives and performance targets of the plan with respect to the land;
- the means by which the council proposes to achieve the plan's objectives and performance targets; and
- the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.

A PoM must specify and authorise any purpose for which a lease, licence, permit, easement or other estate may be granted over community land during the life of a PoM (section 46A). A PoM also may require the prior approval of a council for undertaking any specified activity(s) on the land. (Additional content requirements are prescribed by the LG Act for a plan of management applying to just one area of community land – however these are not relevant to this "generic" Plan addressing multiple sites.)

The LG Act requires that all areas of community land be categorised by a PoM in accordance with the nominated categories of Natural Area (further categorised as Bushland, Wetland, Escarpment, Watercourse or Foreshore, or a category otherwise prescribed by the legislation or regulations), Sportsground, Park, Area of Cultural Significance, or General Community Use. The LG Act then sets out "core management objectives" for each of these categories, as a broad guide to management. (Categorisation is further addressed in Section 4.1.)

Section 35 of the LG Act provides that community land can only be used in accordance with:

- the PoM applying to that area of community land; and

- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land; and
- the provisions of Division 2 of Chapter 6 of the LG Act.

The nature and use of community land may not change without an adopted PoM.

The *Local Government (General) Regulation 2021* provides guidelines and criteria to assist in the categorisation of community land, the preparation and adoption of plans of management and other management matters such as the issuing of leases, licences or other estates and short term/causal permits on community land.

### 3.1.2 Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes – including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services. The 8 Crown reserves covered by this Plan have been reserved for a variety of purposes – including resting place, public recreation, community purposes, bush fire brigade purposes and rubbish depot (as shown in Table 3).

Crown land is governed by the *Crown Land Management Act 2016* (CLM Act), which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

#### Council Crown Land Manager

Under the CLM Act the park planning and certain other provisions of the *Local Government Act 1993* now also formally apply to dedicated or reserved Crown lands that are managed by a local council (as a “Council Crown land manager”) as if these were public land under the LG Act and in the same manner as they do for council owned and managed community lands. However, a Crown reserve must still be managed in accordance with the reservation purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of “environmental protection” cannot be used in a way that compromises its environmental integrity.

Managers of Crown reserves under the previous Crown land legislation are automatically appointed as Council Crown land managers under the new CLM Act, and continue to have management responsibility for these reserves.

Singleton Council is the appointed Council Crown land manager for 6 of the subject sites – Belford Resting Place, Howes Valley Fire Shed, Jerrys Plains Fire Shed, Jerrys Plains Waste Depot, Milbrodale Reserve and Wollombi Rest Park as shown in Table 3.

With some specific exceptions, section 3.22 of the CLM Act requires that a Council Crown land manager “must manage the land as if it were community land under the *Local Government Act 1993*” and has “for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land)”.

The CLM Act provides that any existing lease, licence or other estate or permit issued under the previous legislation will continue for their agreed term. However from 1 July 2018 all new leases, licences and other estates or permits must be issued under the new legislation.

Sections 3.22 and 3.23 of the CLM Act also stress that the provisions for councils to manage Crown reserves as if they were “community land” specifically apply in the case of “land that is a public reserve (as defined in the *Local Government Act 1993*)” – which includes public parks

and Crown reserves dedicated or reserved for public recreation where a council has been appointed as manager of the reserve trust – and in this situation a council “must manage the land as a public reserve under that Act” (the *Local Government Act 1993*).

Section 3.23 of the CLM Act requires a Council Crown land manager to:

- categorise the land, using the community land categories under section 36 of the *Local Government Act 1993* (as discussed above); and
- prepare and adopt a plan of management for the reserved Crown land in accordance with the plan of management provisions of the *Local Government Act 1993* (Division 2 of Part 2 of Chapter 6 of the Act).

The CLM Act requirement for the preparation and adoption of new plans of management for the Crown reserves under their management applies even where there is a current plan of management in force for a park or reserve (under the former Crown lands legislation, or the *Local Government Act 1993*).

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. Similar to the former legislation, the new CLM Act also sets out the “principles of Crown land management” – see Section 4.3 for details.

### Council Management of Devolved Lands

Councils also manage Crown reserves, dedicated or reserved for public recreation or as public parks, as “devolved” land. This occurs under section 48 of the CLM Act where a reserve is not under the control of, or vested in, any other body or person (or not under any lease). Councils must manage these areas differently to those Crown reserves for which they are a Council Crown land manager. Jerrys Plains Reserve and Stanhope Fire Shed are both devolved lands under Singleton Council’s management.

In managing devolved lands a council:

- is not required to prepare a plan of management or categorise these lands under the *Local Government Act 1993*;
- must manage the lands consistent with the reserve purpose;
- can install public infrastructure and improvements, where these are consistent with the reserve purpose;
- can undertake basic maintenance (such as lawn mowing, weeding, tree management for safety, etc.), restoration works, or works for public safety; and
- cannot grant any tenures over the land, including issuing leases or licences (other than in limited circumstances – for example for the provision of public utilities).

### Crown Land Management Compliance

In addition to management and use of Crown reserves that is aligned with the reserve purpose(s), there are other influences over council management of Crown reserves. For example, Council Crown land managers may have conditions attached to any appointment instruments, or councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette.

Councils must also comply with any Crown land regulations that may be made. The new *Crown Land Management Regulation 2018* supports the new CLM Act. The Regulation is a statutory document that prescribes principles and rules relating to the use and management of Crown land in NSW.

**3.1.3 Native Title Act 1993 (Commonwealth)**

The Commonwealth *Native Title Act 1993* (NT Act) recognises the traditional ownership and interest in land and waters that indigenous Australians hold according to their traditions, laws and customs. It describes the process for the recognition and protection of these Native Title rights – including mechanisms for Aboriginal and Torres Strait Islander People to establish the existence of Native Title, lodge Native Title claims, determine and validate the extinguishment of Native Title, and dealing with land and waters where Native Title persists.

The objects of the NT Act are to:

- provide for the recognition and protection of Native Title;
- establish ways in which future dealings affecting Native Title may proceed and to set standards for those dealings;
- establish a mechanism for determining claims to Native Title; and
- provide for, or permit, the validation of past acts invalidated because of the existence of Native Title.

The NT Act may affect use of Crown land, particularly development and the granting of tenure. The *Crown Land Management Act 2016* requires that Native Title rights/interests must be addressed on Crown land (including those under a Council Crown land manager – such as 8 of the subject sites), unless Native Title has been surrendered, extinguished or legally determined to no longer exist. Any dealings in land or water by a Crown land manager that affect (impair or extinguish) Native Title are classified as “future acts” and must comply with the Act. Examples of a “future act”, on Crown land, might include the granting of freehold title, or a lease or licence, or the construction of public works. The NT Act sets out procedures to follow before such “future acts” can be validly carried out.

Specifically, the CLM Act makes it mandatory for a council to engage or employ a “Native Title Manager”. This role provides advice to council as to how the council’s dealings and activities on Crown land can be valid or not valid in accordance with the NT Act. A council must obtain the written advice from an accredited Native Title manager that Council complies with any applicable provisions of the Native Title legislation when:

- granting leases, licences, permits, forestry rights, easements or rights of way over the land;
- mortgaging the land or allowing it to be mortgaged;
- imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land; and
- approving (or submitting for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to above.

At the time of preparing this Plan of Management the Putty Valley Fire Shed (Lot 31 DP1051154, Council-owned community land) is within the area of an extensive, and as yet undetermined, Native Title claim. However, as Council holds this land in freehold title, Council considers the Putty Valley Fire Shed is excluded from the claim under Section 2(a) or 2(b) in the “Area covered by the claim”, Warrabinga-Wiradjuri #7 Native Title application (noting that only the Federal Court of Australia may make a determination of Native Title). Native Title Manager advice is not required for the Putty Valley Fire Shed.

**3.1.4 Aboriginal Land Rights Act 1983**

The *Aboriginal Land Rights Act 1983* seeks to compensate Aboriginal peoples (who may or may not also be Native Title holders) for past dispossession, dislocation and removal of land in NSW.

Aboriginal land claims may be placed on any Crown land in NSW. The Department of Planning, Housing and Infrastructure (Crown Lands) is responsible for investigating claims as defined in the *Aboriginal Land Rights Act 1983*. If a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

At the time of preparing this Plan of Management, the following 7 subject sites were affected by an undetermined Aboriginal land claim (as detailed in Table 3):

- Belford Resting Place (Lot 22 DP1126884, Crown Reserve No. 85406);
- Howes Valley Fire Shed (Lot 6 and Lot 20 DP 755214, Crown Reserve No. 97816);
- Jerrys Plains Fire Shed (Lot 1 DP758542, Crown Reserve No. 1000356);
- Jerrys Plains Reserve (Lot 1 DP123149, Crown Reserve No. 54)
- Jerrys Plains Waste Depot (Lot 109, DP753817, Crown Reserve No. 70074);
- Milbrodale Reserve (Lot 82 DP755240, Crown Reserve No. 79787); and
- Wollombi Rest Park (Lot 7002 DP1051355 and Lot 7004 DP1051356, Crown Reserve No. 97208).

Council has considered these claims in the development of this Plan.

### 3.2 Council Strategies, Plans and Policies Relevant to this Plan of Management

Singleton Council has developed strategies and plans that are concerned, to varying extents, with the management of community land. These documents have been considered when preparing this Plan of Management.

The most relevant of these are discussed below. Others are listed in Appendix C.

#### 3.2.1 Create Singleton 2032 - Community Strategic Plan 2022-2032

Council's Community Strategic Plan sets out the community's and Council's 10 year vision for the Singleton local government area. It is structured around five identified priority areas of people, places, environment, economy and leadership.

Strategies identified for these priority areas most relevant for the 13 subject sites are:

- People Strategy 1.1 – Provide services and facilities that meet the needs of our community at different stages of life;
- People Strategy 1.4 – Advocate and collaborate with Government and other agencies to improve services relating to but not limited to health, education, integration, connectivity, security and well-being;
- Places Strategy 2.1 – Provide safe and well maintained facilities, land and infrastructure;
- Places Strategy 2.5 – Promote and facilitate sustainable village living;
- Environment Strategy 3.1 – Collaborate to enhance, protect and improve our natural environment;
- Environment Strategy 3.6 – Increase the planning and preparedness for natural disasters; and
- Leadership Strategy 5.1 – Develop strong partnerships to deliver services.

**3.2.2 Singleton Delivery Plan 2022-2026**

Council's Delivery Plan is a four-year programme driving the medium-term actions for how Council intends to move towards achieving the outcomes of the Community Strategic Plan. It sets out "four year deliverables" and shorter term operational actions in support of, and to help achieve, the community's and Council's identified 10 year strategies.

Four year deliverables (and applicable shorter-term actions) most relevant for the 13 subject sites are:

- Places Deliverable 2.1.1 – Plan and deliver maintenance programs for infrastructure assets (Action 2.1.1.1 Implement Levels of Service for recreation and facilities, and Action 2.1.1.3 Undertake programmed infrastructure inspections);
- Places Deliverable 2.1.6 – Develop strategies and plans for recreation and facilities to meet the needs of the community (Action 2.1.6.1 Develop Strategic Plans, Plans of Management and Master Plans for Community Land);
- Places Deliverable 2.4.9 – Protect and promote Indigenous Heritage, and Places Deliverable 2.4.10 – Protect and promote Non-Indigenous heritage;
- Places Deliverable 2.5.1 – Enhance the visual and public amenity of villages through the implementation of the Village Master Plans;
- Places Deliverable 2.5.2 – Village entrances and public spaces are well presented (Action 2.5.2.1 The villages are maintained in accordance with the adopted Levels of Service);
- Environment Deliverable 3.1.1 – Plan, monitor, educate and deliver weed management for the Singleton LGA (Action 3.1.1.1 Implement weed management actions identified through consultation with the Singleton Weed Advisory Committee, and Action 3.1.1.2 Finalise the development of a four year weed management plan for weeds on council owned land and implement priority actions);
- Environment Deliverable 3.1.3 – Identify, maintain and improve biodiversity assets such as natural corridors (Action 3.1.3.1 Develop and implement guidelines for the monitoring and reporting of biodiversity gains and losses across the LGA); and
- Environment Deliverable 3.6.1 – Provision of responsive, effective emergency management and emergency prevention services (Action 3.6.1.1 Assist the community in the prevention of, preparation for, response to and recovery from natural disasters).

**3.2.3 Singleton Local Emergency Management Plan 2022**

The Singleton Local Emergency Management Plan details arrangements for the prevention of, preparation for, response to and recovery from emergencies within the Singleton local government area. The plan identifies a range of hazards as having the potential to create an emergency (in terms of causing loss of life, property, utilities, services and/or the community's ability to function) – including the following most relevant to the 13 subject sites.

The plan identifies major bushfires (and grass fires) as hazards, of almost certain likelihood and having major consequences, and allocates them an "extreme" risk priority. The NSW Rural Fire Service is nominated as the relevant combat/responsible agency.

Available mapping ("Bushfire Prone Land " mapping by the NSW Rural Fire Service [RFS] or on-line mapping from the *Singleton Local Strategic Planning Statement 2041* [LSPS]) shows all 13 subject sites as being at bushfire risk (to varying degrees) – see Table 4.

Riverine flooding (inundating river plains) is assessed as likely, with the consequences assessed as catastrophic, and is allocated an "extreme" risk priority. Flash flooding (excessive localised flooding with minimal warning time due to heavy rainfall) is also assessed as likely, with major consequences, and also given an "extreme" risk priority.



Council's published on-line flood mapping shows all of the western block of Wollombi Rest Park (west of, and below, Wollombi Road), and the far eastern margin of the Bulga Fire Shed site, as located within the 1% chance annual probability flood zone. This flood mapping also shows potential flood zones (1% chance annual probability) within approximately 100 metres of Scotts Flat Fire Shed and Stanhope Fire Shed.

All 8 subject sites now occupied by bush fire brigade stations ("Rural Fire Service facilities") are identified as "key resources and locations" in the Emergency Plan.

### **3.2.4 Asset Management Plan (Buildings) 2022-2032**

This high-level Plan provides key information to assist Council in determining the levels of service and funding required over a 10 year period to service and maintain Council's portfolio of building assets to a level which reflects the community's expectations and operates in a manner that is both functional and cost effective.

The Plan describes all 8 subject sites now occupied by bush fire brigade stations as "Operational – Emergency Services" buildings and categorises them as class "D" buildings. Class D buildings are described as buildings that:

- house community and cultural activities, with the community groups providing minor maintenance and cleaning; and/or
- are leased, with the lessees determining the day-to-day requirements of the building; and/or
- are not accessed by Council staff unless requested to do so.

All 8 subject sites now occupied by bush fire brigade stations are identified in the Plan as "critical assets", described as "specific assets which have a high consequence of failure but not necessarily a high likelihood of failure". All were allocated the highest "Criticality Ranking" (of 4) where loss of the building would cause significant disruption.

A specific recommendation in the Plan is the "disposal" (sale, demolition, or relocation) of both the "Old School House" and "Old School Weather Shed" at the Scotts Flat Fire Shed site, with a budget estimate of \$120,000 in total.

### **3.2.5 Singleton Village Master Plan (2016)**

This Master Plan was prepared to provide a vision, strategies and actions/initiatives for enhancement of the villages of Broke/Fordwich, Bulga, Milbrodale and Jerrys Plains. It makes the following two recommendations for future use/development of Milbrodale Reserve:

- "Investigate the possibility of using the unnamed reserve as camping/RV area"; and
- "Investigate possible use of the reserve as a nursery for street and shade trees for the villages".

### **3.2.6 Plan of Management for Village Parks (undated)**

The *Plan of Management for Village Parks* (undated) (PoMVP) is a generic plan of management for (then) Singleton Shire's village parks.

It includes 5 of the subject sites – Belford Resting Place, Howes Valley Fire Shed (which it describes as Howes Valley Reserve), Milbrodale Reserve, Stanhope Fire Shed and Wollombi Rest Park. All were, and are, Crown reserves managed by Singleton Council. As an adopted plan of management the PoMVP guides/directs Council's current management of these 5 areas (and the many other sites covered by this earlier plan of management).

The PoMVP notes that “bushfire sheds” were (then) located at Howes Valley Reserve (and Stewart McTaggart Reserve at Broke), but the document pre-dates construction of the Stanhope Fire Shed. It recognises their value in providing “fire fighting and safety functions” as well as “these sheds provide an important service function and provide a community focus on the parks”, and that “using additional village parks to site possible future bushfire sheds has been identified as a [sic] issue”. The PoMVP includes the “management policy” that “the construction and operation of bushfire sheds and community halls be permitted on village parks”.

The PoMVP observes that “some parks are used so little that Council should consider disposing of these sites”, with the action that “Council needs to review whether these sites should remain as reserve”. Identified sites include Belford Resting Place, Milbrodale Reserve and the Wollombi Rest Area. The PoMVP includes the “management policy” that “Council consider selling or returning to the Crown some sites that are poorly utilized”, listing these 3 sites for such disposal.

Although it recognises maintenance as a critical issue, the PoMVP includes the “management policy” that “the construction and operation of picnic shelters, picnic and BBQ facilities, amenities, sports facilities such as tennis courts, netball courts, basketball courts, flood lights, car parking and amenity buildings and the like be permitted”. It also authorised the leasing or licensing of village parks “for the purpose of fairs, circus, trade shows, displays, filming, carnivals, training, sport, markets and the like”.

In terms of park maintenance standards and the identified “level of care”, the PoMVP identifies the Stanhope site (at that time with no fire shed, but including the tennis court and adjacent old school house) as being managed to a “low” level of care. The 4 other sites – Belford Resting Place, Howes Valley Fire Shed (Howes Valley Reserve), Milbrodale Reserve and Wollombi Rest Park – were listed as being managed at a “utility” level of care.

The PoMVP describes the maintenance standards and management for areas receiving a “low” level of care as:

- maintenance generally by users with occasional mowing or clean up by Council;
- grass edges not treated;
- site not irrigated; and
- landscape treatment generally trees or pasture.

Maintenance standards and management of areas classified as “utility” are described as:

- no or minimal mowing due to site not being used as a park, or located in an isolated area with little use, or too steep to mow;
- grass cover would typically be grazed;
- grass edges not treated;
- site not irrigated; and
- landscape treatment – generally bushland, pasture or site with steep gradients.

Once adopted, this Plan of Management will replace the earlier generic *Plan of Management for Village Parks* in regards to providing the directions and actions for the above 5 sites.

### 3.2.7 Relevant Council Policies

A number of Singleton Council policies are relevant, to varying degrees, to planning and management of the 13 subject sites. The most applicable of these are the:

- Asbestos Management Policy;
- Asset Management Policy;
- Biodiversity Conservation Policy;



- CCTV and Portable Surveillance Devices Policy;
- Environmental Management Policy;
- Lease/Licence of Council Land and Buildings to Community Groups Policy;
- Memorial Furniture, Trees and Plaques Donation Policy;
- On-Site Sewage Management Policy;
- Signs as Remote Supervision Policy; and
- Tree Management on Council Land Policy.

### 3.3 Planning Controls

#### 3.3.1 Singleton Local Strategic Planning Statement 2041

The *Singleton Local Strategic Planning Statement 2041* (LSPS) is an overarching strategy, which outlines the 20-year vision for land use and development for the Singleton local government area. It has been informed by the Community Strategic Plan and regional plans. The LSPS is grouped by the key themes of “Our People, Our Places, Our Environment and Our Economy” and outlines planning priorities for the local government area, along with supporting strategic policy positions and actions, to help deliver this 20-year vision.

The LSPS is a high level planning document. Therefore its policies and actions are broad in nature, and do not provide prescriptive directions that relate specifically to the subject sites. However some of the LSPS’s “Planning Priorities”, “Strategic Policy Positions” or “Actions” are applicable or relevant to specific subject sites or more generally – these are summarised in Appendix D. The LSPS also maps other land use planning attributes or features – such as local open space, biodiversity conservation areas, concept biodiversity corridors, vineyard areas for consideration in the local government area’s planning – as also listed in Appendix D for the affected subject sites.

#### 3.3.2 Singleton Local Environmental Plan 2013

A plan of management’s provisions must be consistent with the land uses and developments permissible for an area or areas under a local environmental plan and other planning regulations. The *Singleton Local Environmental Plan 2013* (SLEP) is Council’s key local land use planning document. The SLEP sets out Council’s planning and land use objectives, as well as permitted and prohibited developments and uses plus other controls, for all parts of the local government area. It designates land use zones, development objectives and permissible uses for every parcel of land (other than in deferred areas) within the Singleton Council area.

Under the 2013 SLEP the 13 subject sites fall within five land use zones – as shown in Table 5. The objectives for each of these zones as well as the land uses that are permitted with or without Council consent, and prohibited, within each are detailed in Appendix E.

The SLEP also prescribes other land use and development controls which may apply to a site, in addition to (or overlain on) the above land use zones. Examples include “principal development standards” such as minimum lot sizes, as well as “miscellaneous provisions” and “additional local provisions” including flood planning considerations and protection of riparian land and watercourses. Such additional provisions applying to any of the subject sites are listed in the “profile sheet” for each site at Appendix A. These additional provisions typically impose additional assessment or development consent requirements under the SLEP.

**Table 5 Land Use Zoning of Subject Sites, Singleton Local Environmental Plan 2013**

Site	Land Use Zone
Bulga Fire Shed	E4 – Environmental Living
Jerrys Plains Fire Shed Jerrys Plains Reserve	R5 – Large Lot Residential
Belford Fire Shed Belford Resting Place Jerrys Plains Waste Depot Scotts Flat Fire Shed Stanhope Fire Shed Whittingham Fire Shed	RU1 – Primary Production
Howes Valley Fire Shed Putty Valley Fire Shed	RU2 – Rural Landscape
Milbrodale Reserve Wollombi Rest Park	RU4 – Primary Production Small Lots

Clause 7.8 of the SLEP provides for the temporary use of public reserves (for a period of not more than 52 days, whether or not consecutive, in any 12 month period) for events or concerts, among other uses, without the requirement for development consent – although noting that other approvals may be required (including under the *Crown Land Management Act 2016*).

### 3.3.3 Singleton Development Control Plan 2014

The *Singleton Development Control Plan 2014* (SDCP 2014) is a more detailed planning document that sets out guidelines and environmental standards and controls in relation to development generally, specific types of activity or development, and for certain localities or settings. It supports the planning controls in the Singleton LEP, and this document must also be referenced for developments requiring Council consent.

### 3.3.4 State Environmental Planning Policies

The following four “consolidated” State Environmental Planning Policies (SEPPs) – effective from 1 March 2022 – are relevant (to varying degrees) to the planning, development and management of the subject sites:

- the consolidated *SEPP (Transport and Infrastructure) 2021* – which includes the former *SEPP (Infrastructure) 2007* (and which lists developments allowed with consent or without consent on community land);
- the consolidated *SEPP (Resilience and Hazards) 2021* – notably Chapter 4 Remediation of Land;
- the consolidated *SEPP (Biodiversity and Conservation) 2021* – notably Chapter 3 Koala Habitat Protection 2020 and Chapter 4 Koala Habitat Protection 2021; and
- the consolidated *SEPP (Resources and Energy) 2021* – notably Chapter 2 Mining, Petroleum Production and Extractive Industries.

The *SEPP (Exempt and Complying Development Codes) 2008* – which remains in force – is also applicable.

These relevant SEPPs are briefly summarised in Appendix F.

### 3.4 State and Regional Strategies, Plans and Policies Relevant to this Plan of Management

The following regional level plan has been considered when preparing this Plan of Management. Other regional level strategies and plans are listed in Appendix C.

#### 3.4.1 *Hunter Valley Bush Fire Risk Management Plan 2023*

This Bush Fire Risk Management Plan (BFRMP) covers the Singleton and Muswellbrook local government areas. The Plan is prepared by the Hunter Valley Bush Fire Management Committee, of which Singleton Council is a member. It provides context and information on the bush fire risks within these two local government areas and sets out how land managers along with fire authorities are going to effectively manage those risks by carrying out bushfire hazard reduction and control activities.

The BFRMP covers both public and private land. It is a strategic level document that identifies community assets and values potentially at risk from bush fire and identifies co-ordinated multi-agency objectives and associated treatment strategies to reduce these risks. Treatment strategies may include actions such as fuel management (through measures such as hazard reduction burning, ignition management zones, strategic fire advantage zones, mechanical clearing, and asset protection zones), firebreaks, community preparedness and targeted community engagement/education, ignition prevention activities, and preparing specific response requirements (in addition to standard procedures) for particular assets or areas. These measures are implemented by the member agencies or organisations – including fire authorities and other land managers.

The Plan does not include any recommendations, or include any specific information or directions, regarding the 13 subject sites.

However the Putty and Howes Valleys, and the Jerrys Plains area, are specifically identified as “focus areas” having an unacceptable bushfire risk and requiring additional targeted treatment strategies within the Plan’s five-year programme. Regarding the 13 subject sites, the Plan’s mapping (of the modelled bushfire risk to homes or special fire protection purpose assets) indicates:

- Howes Valley Fire Shed, Milbrodale Reserve, Putty Valley Fire Shed and Wollombi Rest Park as being in areas of lowest (mapped) risk;
- the Bulga Fire Shed as being in a low/lowest risk area;
- Belford Resting Place, Scotts Flat Fire Shed and Whittingham Fire Shed as being in low risk areas;
- Belford Fire Shed and Stanhope Fire Shed as being in moderate risk areas; and
- Jerrys Plains Fire Shed, Jerrys Plains Reserve and Jerrys Plains Waste Depot as being in high or moderate risk areas.

Refer to Table 4 for more precise Bushfire Prone Lands mapping for the 13 subject sites.

The BFRMP also identifies the Scotts Flat Fires Shed site as a “Neighbourhood Safer Place”.

## 4. BASIS OF MANAGEMENT

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Singleton Council intends to manage the 13 subject sites (both community land and Council-managed Crown land) to meet:

- the assigned categorisation of the lands;
- the *Local Government Act 1993* guidelines and core objectives for the lands, as consistent with the categorisation of the lands;
- the principles of Crown land management, and other requirements of the *Crown Land Management Act 2016*;
- restrictions on the management of Crown land community land, and consistency with an area's reservation purpose (where applicable);
- Council's strategic objectives, priorities and environmental planning instruments;
- the requirements and provisions of relevant legislation; and
- development and use of the land as outlined in Section 6 of the *Local Government Act 1993*.

### 4.1 Categorisation of Community Land

#### 4.1.1 Requirements for Categorisation

The *Local Government Act 1993* (section 36) requires that community land is "categorised" as one or more of the following categories.

- Park – for areas primarily used for passive recreation.
- Sportsground – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- General Community Use – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, bush fire brigade stations, and libraries.
- Area of Cultural Significance – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- Natural Area – for all areas that play an important role in the area's ecology.

Land categorised as Natural Area is to be further categorised into one of the following further six categories – bushland, wetland, escarpment, watercourse, foreshore, or a category prescribed by the regulations.

Figure 2 shows the classification (as either operational land or community land), and the categorisation, of public land according to the *Local Government Act 1993*.

The *Crown Land Management Act 2016* provides that this same requirement to categorise public lands now also now applies to Crown reserves under the control of a "Council manager". This applies to 6 of the subject sites which are Crown reserves where Singleton Council is the appointed Council Crown land manager – Belford Resting Place, Howes Valley Fire Shed, Jerrys Plains Fire Shed, Jerrys Plains Waste Depot, Milbrodale Reserve and Wollombi Rest Park. However a council is not required, by legislation, to categorise Crown lands where the management has "devolved" to Council (under section 48 of the *Local Government Act 1993*). This applies to 2 of the subject sites – Jerrys Plains Reserve and Stanhope Fire Shed.

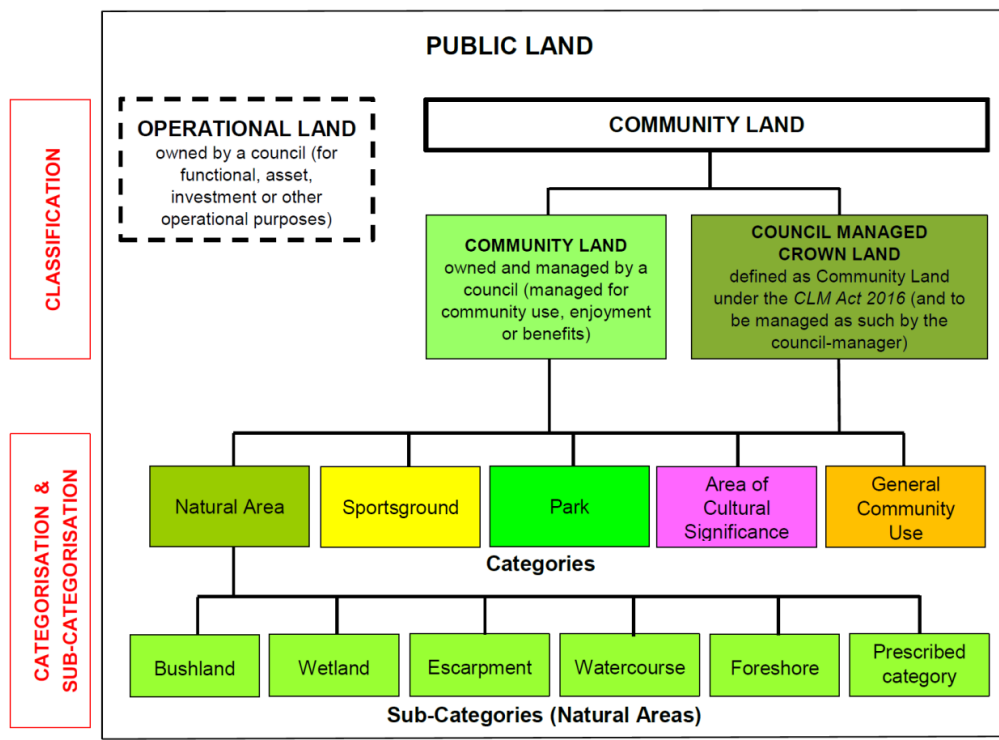


Figure 2 Classification and categorisation of public land (Council owned land and Council-managed Crown land)

Categorisation is an important step in the planning process, as the *Local Government Act 1993* sets out management objectives for each of the five categories, as well as five of the six natural area sub-categories (in sections 36E to 36N of the Act). These objectives provide broad directions to be pursued in the management of an area.

#### 4.1.2 Current Categorisation of Subject Sites

At present only 5 of the subject sites have been formally categorised – as shown in Table 6.

Table 6 Current Categorisation of the Subject Sites

Site	Current Categorisation
Belford Fire Shed	Uncategorised
Belford Resting Place	<b>General Community Use</b> (through <i>CLM Act</i> “initial categorisation” process)
Bulga Fire Shed	Uncategorised
Howes Valley Fire Shed	<b>Park</b> (through <i>CLM Act</i> “initial categorisation” process)
Jerrys Plains Fire Shed	Uncategorised ( <i>CLM Act</i> “initial categorisation” process not carried out)
Jerrys Plains Reserve	Not categorised (devolved land, categorisation not mandatory under <i>LG Act</i> )

Site	Current Categorisation
Jerrys Plains Waste Depot	<b>General Community Use</b> (through <i>CLM Act</i> “initial categorisation” process)
Milbrodale Reserve	<b>Park</b> (through <i>CLM Act</i> “initial categorisation” process)
Putty Valley Fire Shed	Uncategorised
Scotts Flat Fire Shed	Uncategorised
Stanhope Fire Shed	Not categorised (devolved land, categorisation not mandatory under <i>LG Act</i> )
Whittingham Fire Shed	Uncategorised
Wollombi Rest Park	<b>Park</b> (through <i>CLM Act</i> “initial categorisation” process)

Council's adopted *Plan of Management for Village Parks* (undated) did not categorise any of the 5 subject sites it covers (Belford Resting Place, Howes Valley Fire Shed, Milbrodale Reserve, Stanhope Fire Shed and Wollombi Rest Park). A plan of management is typically the most common process by which a council categorises the public lands under its management.

Council has also not previously categorised the 5 subject sites which are Council-owned community land – Belford Fire Shed, Bulga Fire Shed, Putty Valley Fire Shed, Scotts Flat Fire Shed and Whittingham Fire Shed. Similarly the 2 subject sites (Crown reserves) where management has devolved to Council – Jerrys Plains Reserve and Stanhope Fire Shed – have not been categorised (as this is not mandatory under the *Local Government Act 1993*).

However when the new *Crown Land Management Act 2016* came into force on 1 July 2018 this required, under section 3.23, that a Council-manager of a Crown reserve “assign one or more categories of community land referred to in section 36 of the *Local Government Act 1993*” to all the Crown reserves under the Council's management. This applied to 6 of the subject sites (as listed in Section 4.1.1. above).

The initial assignment of categories for Council managed Crown reserves, known as the “initial categorisation”, were required to be the category or categories that a council considered to be “most closely related to the purposes for which the land in question was dedicated or reserved” (section 3.23(3) of the *Crown Land Management Act 2016*). The former NSW Department of Industry also published a Guideline in 2018 (*Initial Categorisation of Crown Land Managed by Council Crown Land Managers*) to assist councils in this “initial categorisation” process.

Accordingly Singleton Council identified either the “Park” category or the “General Community Use” category as the most appropriate for 5 of these subject sites (as shown in Table 6) – Belford Resting Place, Howes Valley Fire Shed, Jerrys Plains Waste Depot, Milbrodale Reserve and Wollombi Rest Park. These proposed categories were notified to the (then) Department of Industry in September 2018, and accepted by the relevant Minister (administering the *Crown Land Management Act 2016*) in February 2019. The Jerrys Plains Fire Shed (a Council managed Crown reserve) was not part of this “initial categorisation” process and remains, at present, uncategorised.

#### 4.1.3 Guidelines for Categorising Community Land

The *Local Government (General) Regulation 2021* (clauses 102 to 111) sets out guidelines for the categorisation of community land, including the attributes or values warranted for areas to be included in the various categories. These guidelines are summarised in Appendix G.



The (then) Department of Local Government's *Practice Note on Public Land Management (revised edition, 2000)* also provides advice and guidelines for categorising Community Land. It states:

- *Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision; and*
- *It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community.*

Clause 106 of the Regulation provides the following broad direction in terms of “land that should be categorised as General Community Use under section 36(4) of the Act”, as land that:

- (a) *may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and*
- (b) *is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under sections 102–105 of this Regulation for categorisation as a natural area, a sportsground, a park or an area of cultural significance.*

#### 4.1.4 Proposed Categorisation

Preparation of a plan of management affords a council the opportunity to alter the categorisation of an area, or categorise an area for the first time – in accordance with applicable provisions of the *Local Government Act 1993* and “guidelines for categorisation” in the *Local Government (General) Regulation 2021*, as well as the *Crown Land Management Act 2016* (as relevant to Council managed Crown lands).

This Draft Plan of Management’s proposed categories for the 13 subject sites have been determined by:

- applying the *Local Government (General) Regulation 2021* guidelines for categorisation;
- applying the “guidance for categorisation” advice for the Department of Planning, Housing and Infrastructure (and its predecessors);
- consideration of the values and attributes, as well as current development and uses, of the various sites; and
- consideration of the uses and activities, type and level of development, intended character, and future management of the various sites – as envisaged by this Plan.

Accordingly this Draft Plan of Management has identified that General Community Use is the most appropriate and applicable categorisation for the entire area of the following 12 sites:

- Belford Fire Shed;
- Belford Resting Place;
- Bulga Fire Shed;
- Howes Valley Fire Shed;
- Jerrys Plains Fire Shed;
- Jerrys Plains Reserve;
- Jerrys Plains Waste Depot;
- Milbrodale Reserve;
- Putty Valley Fire Shed;
- Scotts Flat Fire Shed;
- Whittingham Fire Shed; and
- Wollombi Rest Park.

This Generic Plan of Management for General Community Use Lands will therefore apply to all the above sites.

The 2018/19 “initial categorisation” process did not include the Jerrys Plains Fire Shed site, despite it being a Council managed Crown reserve (Crown Reserve No. 1000356, reserved for bush fire brigade purposes). This Plan of Management serves as the “initial categorisation” of Jerrys Plains Fire Shed. The rationale for categorisation of this site as General Community Use is provided in Appendix H.

The Stanhope Fire Shed site includes both bush fire brigade facilities (in the west of the block) and facilities that support community, leisure and recreational uses plus an area of managed open space (in the east). As a Crown reserve where the management has devolved to Council, this site has not been categorised. This Draft Plan of Management has identified that General Community Use is the most appropriate and applicable categorisation of the western portion of the Stanhope Fire Shed site (including the site access and parking area, bush fire brigade shed and adjoining facilities/area, and the community hall) with the remainder of the site more appropriately categorised as Park. This proposed categorisation is shown, and the rationale explained further, in Appendix I. This Generic Plan of Management will only apply to that portion of the Stanhope Fire Shed site categorised as General Community Use.

As Crown land “devolved” to Council’s management, neither Jerrys Plains Reserve nor Stanhope Fire Shed are necessarily required to be categorised under the *Local Government Act 1993* – as discussed in Section 4.1.1. However proposed categories have been identified for both sites (as described above). This is to indicate Council’s management directions and intent for these sites, and to enable their management to be described in terms consistent with those applied for the other subject sites in this Plan of Management. It is also proposed that Singleton Council seek to be appointed Crown land manager for these two devolved sites (see the “Council management of devolved lands” management action listed in Table 9), which would then trigger the requirement for the categorisation of both areas.

Appendix J provides further detail regarding categorisation of the 13 subject sites.

For alignment of categorisation and the reservation purposes, an additional purpose or purposes (or altered purpose) will need to be gazetted for several of the Council managed Crown reserves (see the “Additional or altered reservation purpose” management actions listed in Table 9).

## 4.2 Council’s Community Land Management, and Core Objectives for the Management of “General Community Use” Lands

Community land generally is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Singleton Council area. The intrinsic value of community land is also recognised, such as its scenic and landscape values, as well as the important role these lands can play in biodiversity conservation and ecosystem functioning and ecosystem services.

Singleton Council seeks to encourage a wide range of uses of its overall community land estate and endeavours to facilitate uses which increase the “activation” of these lands and any buildings/facilities they contain, where appropriate.



In the case of the 13 sites covered by this Plan of Management these overall objectives for the management of community lands need to be balanced with and applied in consideration of:

- the current use and development of the 13 subject sites;
- the characteristics, assets and values of the various sites;
- the location and context of each site;
- the existing long-term licence arrangements in regard to the 8 sites now occupied by bush fire brigade stations; and
- Council's management resources.

The management of community land generally is governed by the categorisation of the land, its reservation purpose (in the case of Council managed Crown reserves), and the core objectives of the relevant category of community land. Councils may then apply more specific management objectives to community land, although these must be compatible with the core objectives for the land.

The core objectives for each community land category are set out in the *Local Government Act 1993*.

Section 361 of the Act sets out the core objectives for the management of lands categorised as "General Community Use" as follows.

*The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public –*

- (a) *in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- (b) *in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

These core objectives for the management of General Community Use lands apply to all 13 subject sites.

### 4.3 Principles of Crown Land Management

Councils must manage Crown land in accordance with the objects and principles of Crown land management outlined in the *Crown Land Management Act 2016*. The Act sets out the "principles of Crown land management" (in section 1.4) as:

- (a) *that environmental protection principles be observed in relation to the management and administration of Crown land, and*
- (b) *that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and*
- (c) *that public use and enjoyment of appropriate Crown land be encouraged, and*
- (d) *that, where appropriate, multiple use of Crown land be encouraged, and*
- (e) *that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and*
- (f) *that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

These principles apply to the 8 subject sites which are Crown reserves under Council's management – Belford Resting Place, Howes Valley Fire Shed, Jerrys Plains Fire Shed,

Jerrys Plains Reserve, Jerrys Plains Waste Depot, Milbrodale Reserve, Stanhope Fire Shed and Wollombi Rest Park.

#### 4.4 Consistency with Reservation Purpose, and Restrictions on Management of Crown Land

Council is the manager of the 8 subject Crown reserves described in this Plan of Management (either as the Council Crown land manager or the devolved Council manager) in accordance with the legislation and conditions imposed by the Minister administering the *Crown Land Management Act 2016*.

Council's management of these Crown reserves must be consistent with the purpose for which the land was dedicated or reserved. At present the reservation purpose (the original reservation purpose and any additional gazetted purpose[s]) of a number of the subject sites may not be entirely consistent with their current uses or possible future uses. For others the gazettal of an additional purpose, or purposes, may assist in supporting a wider range of uses and more fully realising their benefit to the community.

Accordingly this Plan of Management provides for Council to request the Department of Planning, Housing and Infrastructure (Crown Lands) to add an additional purpose or purposes, or for an "alteration of purpose", for certain Crown reserves (see the "Additional or altered reservation purpose" management actions listed in Table 9). Section 2.14 of the *Crown Land Management Act 2016* enables the Minister to authorise an area of dedicated or reserved Crown land to be used for one or more additional purposes. Section 2.15 enables the Minister to alter one or more of the purposes for which an area of Crown land is dedicated or reserved.

The management and use of the 8 subject Crown reserves must also:

- consider Native Title rights and interests, and be consistent with the provisions of the Commonwealth *Native Title Act 1993*;
- consider the inchoate (nascent) interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
- consider, and not be in conflict with, any interests and rights granted under the *Crown Land Management Act 2016*; and
- consider any interests held on a Crown reserve's title.

##### Native Title Restrictions and Requirements

Plans of management are a critical tool to ensure that any authorisation or restriction on the use of Council managed Crown land is consistent with the *Native Title Act 1993* (Commonwealth).

On Crown land the impact of any act on Native Title rights and interests must be considered – unless Native Title has been extinguished, surrendered or determined by a court to no longer exist. Some examples of acts which may impact Native Title on Crown land managed by a council include:

- construction of new public work, building and other facilities/fixtures – such as toilet blocks, walking tracks, tennis courts, barbecues or picnic shelters, and fencing;
- construction of extensions to existing buildings;
- construction of new roads or tracks;
- installation of infrastructure such as powerlines, sewerage pipes, etc.;
- creation of an easement;

- issuing of a lease or licence (and in some cases changing the conditions of a licence or lease);
- undertaking of major earthworks; and
- vegetation clearing.

When proposing any act that may impact Native Title on Crown land the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993*. Where it is proposed to construct or establish a public work on reserved Crown land (which is not excluded land), prior to approval Council must notify any representative Aboriginal/Torres Strait Islander bodies, registered Native Title bodies corporate and registered Native Title claimants in relation to the land or waters covered by the reserve and give them an opportunity to comment (as required under the *Native Title Act 1993*).

Any leases, licences, easements and other estates on crown land (a use agreement) may impact Native Title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the *Crown Land Management Act 2016* – unless Native Title is extinguished.

Council Crown land managers must obtain written advice from a Native Title Manager before undertaking an act that might affect Native Title.

A Native Title Manager review of this Plan of Management determined that the following areas of the 8 subject Crown reserves have been subject to acts that, in their opinion, may have extinguished Native Title (noting that only the Federal Court of Australia may make a determination of Native Title):

- Lot 6 DP755214 within Crown Reserve No. 97816, the square lot in the centre of the Howes Valley Fire Shed site – which was subject to a 2-Acre Crown Grant to the Council of Education on 1 December 1874; and
- the whole of Crown Reserve No. 96784, the Stanhope Fire Shed site – being part of a former 600-Acre Land Grant to James Mitchell on 15 August 1837.

#### **Aboriginal Land Claim Restrictions and Requirements**

The lodgement of an Aboriginal land claim (under the *Aboriginal Land Rights Act 1983*) by a Land Council creates an “inchoate” (or unformed) interest in the land. The full extent of that interest is not known until the claim is investigated and a determination is made by the relevant Minister. A council may be required to obtain consent from the claimant body prior to undertaking significant works on an area subject to an undetermined Aboriginal land claim(s).

At the time of preparing this Plan of Management 7 of the subject sites (all Crown reserves under Council’s management) were subject to an undetermined Aboriginal land claim – as listed in Section 3.1.4 and shown in Table 3.

## **4.5 Alignment with Council’s Strategic Objectives, Priorities and Planning Controls**

Council, in consultation with the community, has developed a number of strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future (see Section 3.2 and Appendix C). They have a direct influence on the objectives, uses and management approach covered by plans of management.

The objectives, uses and management approach for the 13 subject sites as detailed in this Plan of Management align with Council's Community Strategic Plan *Create Singleton 2032 - Community Strategic Plan 2022-2032* and the *Singleton Delivery Plan 2022-2026*. In expressing the core values of the community and their desires for the Singleton local government area, these documents (and their updates, revisions or replacements) will provide a foundation for the subject sites' management directions and decision-making.

Other key Council directions documents and policies, such as the *Asset Management Plan (Buildings)* and *Singleton Sustainability Strategy*, are discussed or listed in Section 3.2 and Appendix C.

Council's local environmental planning instruments will also play a major role in determining the land uses and activities, and the nature or characteristics of developments and facilities, within the subject sites. Foremost among these are the *Singleton Local Environmental Plan 2013* (the 13 subject sites fall within five land use zones setting out permissible or prohibited development in each), the *Local Strategic Planning Statement 2041*, and the *Singleton Development Control Plan 2014* (which sets out detailed planning and design guidelines) – as discussed in Section 3.3.

## 4.6 Legislative Compliance

In addition to the *Local Government Act 1993* and *Crown Land Management Act 2106*, there are multiple pieces of legislation that can apply to community land and Council-managed Crown reserves across the Singleton local government area – depending on their location, specific site attributes, zoning and other factors. Those more likely to apply are discussed in Section 3.1 and Appendix B.

Council has considered these legislation in preparing this Plan of Management, and will manage the 13 subject sites in accordance with these and other relevant legislative requirements.

Plans of management must also not override other legislation and environmental planning instruments, such as the *Singleton Local Environmental Plan 2013*.

## 4.7 Management Issues

Threats to the values, uses and appearance of the subject sites as well as public safety, efficient management and other current or foreseeable management issues need to be considered in shaping a plan of management.

The following is a summary of the management issues common across all 13 subject sites, as well as major issues relating to individual sites. Further details of the issues identified at individual sites are provided in the "profile sheet" for each site at Appendix A.

### Biodiversity and Natural Resources

- The management and maintenance of the subject sites should be undertaken in an ecologically sustainable manner, as far as practicable, to avoid and minimise long-term environmental impacts.

- No active bushland/biodiversity management measures – such as weed control, bush regeneration, or monitoring – are in place at Wollombi Rest Park.
- Weeds listed as “priority” species in the Singleton Council area are known to occur on several sites – Jerrys Plains Reserve, Jerrys Plains Waste Depot, Scotts Flat Fire Shed and Wollombi Rest Park. These weeds require control and mitigation, and eradication (where possible).
- Jerrys Plains Waste Depot is heavily weed infested, including 2 species poisonous to humans.
- Environmental weeds are found at numerous sites – at both the bush fire brigade sites and the less intensively managed sites – and their spread requires control.
- Weed infestations are degrading the biodiversity values of bushland at Wollombi Rest Park, including riparian bushland of the western block.
- Wollombi Rest Park provides a valuable native vegetation link (of public land) between Pokolbin State Forest and the riparian vegetation corridor of Wollombi Brook.
- Evidence of recent bushland clearing/degradation, timber removal, and soil disturbance across a sizeable area in the southern part of the eastern block at Wollombi Rest Park.
- Pasture weeds are common at several sites and can impact the utility of these areas and increase management demands.
- Erosion issues are evident at a road drainage pipe outlet in the western block of Wollombi Rest Park, close to the edge of Wollombi Road.



### Cultural and Historic Heritage

- Listed Aboriginal cultural heritage features occur close to Jerrys Plains Reserve and Wollombi Rest Park, increasing the potential for unrecorded Aboriginal cultural heritage materials or sites at these locations.
- The provenance of, and any local historic interest of, the community building (old weatherboard timber building) at Stanhope Fire Shed is unknown.
- The old school building (and shelter shed), of possible but unknown local historic interest, at Scotts Flat Fire Shed require painting and maintenance.
- Council's Asset Management Plan (Buildings) 2022-2032 has recommended “disposal (sale, demolition or relocation)” of the old school building and shelter shed at the Scotts Flat Fire Shed site.
- The derelict building at the Howes Valley Fire Shed site is the former Howes Valley Public Scholl dating from the 1870s.





**Rural Fire Service Occupation and Use**

- Several of the bush fire brigade stations have only limited operational areas for Rural Fire Service activities – Belford Fire Shed, Jerrys Plains Fire Shed, Putty Valley Fire Shed as well as Stanhope Fire Shed and Whittingham Fire Shed (which are both very constrained).
- Whittingham Fire Shed is an extremely small site, with functional/operational challenges. It requires use of parts of the adjacent community hall site – for a parking/assembly area in front of the fire shed, materials storage along the fenceline, use of the hall's stand-alone toilets, etc.
- Whittingham Fire Shed is landlocked, and its narrow driveway access (right-of way) may constrain the vehicle types/sizes able to access this bush fire brigade station.
- Multiple uses of the driveway and parking area at Stanhope Fire Shed – used by both the bush fire brigade station and community building as well as the nearby tennis court and playground, and for “day” parking by residents of the surrounding locality.
- The main building at the Howes Valley Fire Shed site – which serves as both a bush fire brigade station and a “community centre” – is unable to accommodate larger bushfire fighting appliances.
- The buildings, ancillary infrastructure/facilities and grounds of the 8 bush fire brigade sites represent a considerable maintenance workload.
- Recreation or leisure access/use of bush fire brigade station sites may lead to issues around theft, damage/vandalism, usage/facility conflicts and other problems compromising the emergency and community safety role of these sites – as well as possible visitor safety issues.

**Visitor Access and Use**

- None of the 5 sites not used for bush fire brigade stations are signposted to identify them as community land or encourage public access.
- Public access to Milbrodale Reserve is actively prevented, by a locked farm gate (and full boundary fencing), and the site “presents” as private property.
- Belford Resting Place is, effectively, physically inaccessible to the community – with no developed, or viable, public access.
- Provision of any visitor access to Wollombi Rest Park is problematic due to traffic safety issues (absence of road shoulders and the narrow, high speed, nature of Wollombi Road).
- The isolated location of the community building at Stanhope Fire Shed presents a challenge for its greater use or multiple use.
- Many of the subject sites present challenges for all-abilities access. The community building at Stanhope Fire Shed is not easily all-abilities accessible.



- Bush fire brigade station sites are, in general, not suitable or managed for visitor access/use, and are not typically provided with recreation or leisure facilities (for public use).
- External toilets provided as part of bush fire brigade sites are typically locked and generally not available for public use (under normal/everyday conditions). They are not maintained by Council for public use, with routine upkeep the responsibility of the resident bush fire brigade. If open/available for use by members of the community toilets would require routine cleaning/servicing.
- Access to and use of the community building at Stanhope Fire Shed is now managed by local bush fire brigade members.
- The community building, and adjacent covered barbeque/picnic area, at Stanhope Fire Shed do not include toilet facilities – although an all-abilities accessible toilet is located nearby as part of the bush fire brigade station.
- The dual role of the main building at Howes Valley Fire Shed, as a bush fire brigade station and a “community centre”, is ill-defined/unclear. Access to toilets required as part of “community centre” role.
- Jerrys Plains Reserve and Milbrodale Reserve have potential for development as additional recreation/leisure spaces, or other community uses, within their respective villages (such as if under increasing local populations or changing demand). But this also has the potential for any development to impact neighbours and nearby land uses.

#### Inappropriate Uses/Activities

- Protection of sites from unauthorised and/or unmanaged access and uses that may degrade the site values or public safety. Several sites are not fully fenced, or existing boundary fences are poor standard and not fit-for-purpose.
- Risk of on-going uncontrolled/unmanaged waste dumping at Jerrys Plains Waste Depot.
- Disturbance/degradation of bushland in the eastern block at Wollombi Rest Park – due to unauthorised vehicle access, clearing and timber removal as well as storage/dumping of derelict items and waste (including a dumped/derelict caravan).
- Horse holding/grazing on Milbrodale Reserve is not authorised under a current lease or licence. Horse grazing precludes the opportunity for regeneration of native vegetation.
- Apparent occasional access and use of Belford Resting Place by the adjacent landholder (sporadic slashing and/or grazing) is not authorised under a current lease or licence.
- Uncontrolled cattle access and grazing is obvious at several sites – Belford Resting Place, Howes Valley Fire Shed, Putty Valley Fire Shed and Scotts Flat Fire Shed. Likely occasional sheep grazing on Jerrys Plains Reserve.





**Site Management and Safety**

- Council has service standards applying to its parks and reserves, which may be relevant to all or some of the subject sites. Built facilities, such as the community building at Stanhope Fire Shed, have additional maintenance requirements.
- Site remediation is required at the confirmed PFAS contamination area at the Bulga Fire Shed. PFAS and other contamination is possible, but as yet untested/unknown, at other bush fire brigade sites.
- Absence of groundwater monitoring wells (for assessing/monitoring PFAS and other contaminants) at several bush fire brigade sites, including locations close to drainage lines.
- Past use of the Jerrys Plains Waste Depot is unclear, including the origin and nature of the material now on-site and any consequent contamination risks.
- Jerrys Plains Waste Depot is accessible to pedestrians (over/between existing gates), with possible but unknown public safety issues/concerns.
- Fuel, chemical and other hazardous materials (including empty containers) are inappropriately stored at several bush fire brigade sites – without adequate spill containment and/or security.
- Short sightlines on Putty Road at the access to the Howes Valley Fire Shed site create a potential traffic hazard.
- Dead or senescent trees are a fall hazard for site users/visitors at some sites (notably Howes Valley Fire Shed, Scotts Flat Fire Shed and the Stanhope Fire Shed).
- The derelict former Howes Valley Public School building, on the Howes Valley Fire Shed site, is in a hazardous condition and open to easy public access, and is also an eyesore.
- Whittingham Fire Shed is more susceptible to theft, damage and vandalism due to its “hidden” location.
- There are a range of site management and “housekeeping” issues – unmanaged/unkept storage or piles of surplus items, stockpiled materials, waste, rubbish piles and pits, etc. – around some bush fire brigade station buildings and on other of the subject sites (notably Howes Valley Fire Shed, Milbrodale Reserve, Scotts Flat Fire Shed and Whittingham Fire Shed). Issues include possible contamination, trip hazards, fire risks, vermin/snakes, theft risk, etc. as well as being unattractive.
- A lower standard of grounds management is evident at Scotts Flat Fire Shed (unmanaged grass, dumping of greenwaste, rubbish stockpile, abandoned/collapsed brick incinerator, etc.).
- Howes Valley Fire Shed occupies a larger site with more extensive grounds management/maintenance requirements.



- No tree replacement/regeneration or succession planting programme is in place at the majority of developed/used sites.
- Management of “foreign services” located on or across subject sites.
- Resilience and adaptation warrant consideration in the use and management of the subject sites, to address issues arising from climate change and more extreme weather events.

#### Hazards

- All subject sites are exposed to bushfire risks to varying degrees.
- Whittingham Fire Shed may be isolated by poor drainage on Range Road leading to flooding during heavy rains.
- Flooding along Putty Road may limit access to the Bulga Fire Shed.
- Potential for flooding risks to the northern part of the Putty Valley Fire Shed site (flood debris present on-site), including damage to fencing and ancillary infrastructure/items.

#### Resourcing

- Maintenance and management roles/responsibilities for the 8 bush fire brigade sites are shared between Council and the Rural Fire Service (under the *Rural Fire District Service Agreement*).
- Council has limited management resources, and competing open space and facility management requirements, when making resource allocation and site management decisions.
- The remote location of some sites, distant from Singleton, may constrain Council’s on-ground management efforts and regular presence.
- Lease or licence opportunities, for site management and as a revenue stream to supplement Council resources, as well as the use of volunteers have not been fully explored/realised (for those locations that are not current bush fire brigade sites).
- Good relationships between site neighbours or the local community and Council can assist in managing a site and that issues such as vandalism, illegal dumping and anti-social behaviour are promptly notified and responded to.

#### Tenure, Cadastral and Reservation Issues

- Tenure anomalies (substantial in places) exist at several sites – Belford Fire Shed, Bulga Fire Shed, Milbrodale Reserve, Putty Valley Fire Shed, Scotts Flat Fire Shed, Stanhope Fire Shed and Whittingham Fire Shed. At these sites the apparent cadastre and the actual developed/used area of a site do not match, and a cadastral boundaries adjustment/correction may be required.
- Fencing of the south-west corner of Putty Valley Fire Shed extends well beyond the site boundary and into the adjoining land (15 metres off-boundary too far west).

- Boundary between Belford Fire Shed and the adjacent private property is not defined or fenced in places.
- Boundary between Wollombi Rest Park and the adjacent Pokolbin State Forest is not defined on-ground or fenced.
- Council does not have the authority to grant tenures (leases, licences, permits, etc.) over the two sites it now manages as devolved lands – Jerrys Plains Reserve and Stanhope Fire Shed.
- The Stanhope Fire Shed, at present devolved land, has been incorrectly included as one of the sites/premises licenced to the Rural Fire Service under the current (2009) *Rural Fire District Service Agreement*. Council cannot approve such as licence, which should be more correctly issued by the Minister administering the *Crown Land Management Act 2016* (until if/when Council is appointed Council Crown land manager for this site).
- The current (2009) *Rural Fire District Service Agreement* does not reference the correct property descriptions for the Howes Valley Fire Shed and Putty Valley Fire Shed. Therefore, despite both sites supporting functioning bush fire brigade stations, the Rural Fire Service is (at present) not formally licenced to occupy and use either site.
- The reservation purpose for some sites and their proposed categorisation and/or land use(s) do not align in some instances, requiring the gazettal of additional or altered reservation purposes.
- Before undertaking significant works on, or the leasing/licencing of, a site subject to an undetermined Aboriginal land claim it may be necessary for Council to first obtain consent from the relevant claimant body.



#### 4.8 Management Objectives

The following objectives will guide the management, use and development of the 13 subject sites.

- ▶ To maximise the effectiveness and benefits of the subject General Community Use sites, and their facilities, for the Singleton community.
- ▶ To continue to provide locations for bush fire brigade stations to support the operations of the Rural Fire Service and provide for community safety.
- ▶ To provide for public access, use and enjoyment of the subject General Community Use areas – consistent with a site's emergency services role, resources and values as well as the community's needs and Council's management resources/capabilities.
- ▶ To encourage and support the multiple use of the subject General Community Use sites and facilities, but without impairing the community safety role and functions of bush fire brigade stations.
- ▶ To control unauthorised access and use of the subject sites.
- ▶ To maintain and improve the community assets and infrastructure of the subject sites.

- ▶ To enhance the character and visual appeal of the village, or to be consistent with the rural setting, in which a site is located.
- ▶ To conserve/protect and enhance the environmental values of the subject sites – flora, fauna, water, soils and other natural resources – and practise sustainable land management, wherever possible.
- ▶ To protect any Aboriginal cultural heritage or historic heritage values of the subject sites.
- ▶ To engage the community, volunteers and landholders in the management of the subject sites – to enhance occupant/user and community participation while supplementing Council resources.
- ▶ To provide for the lease or licencing of subject sites, where appropriate, to assist in management and maintenance and to supplement Council's management resources.
- ▶ To provide for visitor and occupant/user safety.

## 5. DEVELOPMENT AND USE

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The developments and uses permissible on the 13 subject sites have been identified as guided by the requirements of the *Local Government Act 1993* and *Crown Land Management Act 2106*, state and local planning instruments and policies (notably certain State Environmental Planning Policies and the *Singleton Local Environmental Plan 2013*), the objectives of the General Community Use category, the reserve purpose(s) in the case of the 8 Crown reserve sites, and the particular attributes of each of the 13 sites themselves.

Nothing in a plan of management negates the need for Council to obtain approvals for development proposals, permits, leases and licences as required under various legislation applying in the Singleton Council area (but noting that certain assessment and approval pathways allow for exempt development or development without consent – as discussed below).

This section describes the general types of uses which are permissible on the 13 subject sites categorised as General Community Use lands, and the permissible forms of development that typically support or facilitate these uses.

These permissible uses and developments include both those prescribed by the *Local Government Act 1993* and *Crown Land Management Act 2106*, the applicable without consent or exempt development legislative or planning policy provisions, and those uses and developments considered by Council as appropriate for all or some of the subject sites.

Not all of the uses and developments described as permissible will be suitable across all 13 subject sites. Consideration of the circumstances of each site will be necessary in determining the uses and developments appropriate for an individual General Community Use site.

This section also describes those leases, licences and other estates permitted on the 13 subject sites.

### 5.1 Permissible Uses/Future Uses and Developments

Council has identified the following general types of uses, and the forms of development generally associated with those uses, as permissible within the 13 subject sites categorised as General Community Use – listed in Table 7.

The range of permissible uses and developments listed in the following table is not as wide-ranging as the uses and developments as would normally apply to General Community Use lands. This is in acknowledgement of the particular nature, values, location, and current use and development of the 13 subject sites.

For the same reasons, not every one of the permissible uses and developments listed in Table 7 will be suitable for each of the 13 subject sites. Consideration of the characteristics, values and management objectives specific to a site will be required in application of these permissible uses and developments.

**Table 7 Permissible Use and Development of the 13 Subject Sites (Categorised for General Community Use) by Council or the Community**

Purposes/Uses, such as ...	Developments to facilitate uses, such as ...
<i>Emergency Services and Community Safety</i>	
<ul style="list-style-type: none"> <li>• Community education and training for emergency preparedness, response and recovery</li> <li>• Community refuge, safe place and emergency assembly activities/operations</li> <li>• Contamination management, removal and remediation</li> <li>• Emergency operations/responses, including site access controls/limitations</li> <li>• Emergency services base/activities area and operations – including storage, training, emergency operations, management, and socialising</li> <li>• Fire hazard reduction and fire management activities</li> <li>• Helicopter landing/use by emergency services</li> <li>• Rural Fire Service activities</li> <li>• Water supply and storage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Alterations, additions and improvements to existing land and infrastructure for the purposes of emergency services facilities</li> <li>▪ Community Wi-Fi points, and other community communications facilities/services</li> <li>▪ Emergency services facilities (buildings/structures, both indoor and outdoor/covered spaces, to house/support bushfire and emergency services) – including roads and vehicle access, parking and assembly areas, storage areas, water tanks, training infrastructure and spaces, and ancillary elements (such as hose drying poles, radio masts and communications facilities, etc.) *</li> <li>▪ Fuel tanks and storage areas</li> <li>▪ Generators – fixed or mobile</li> <li>▪ On-site fire-fighting and emergency equipment (for community use)</li> <li>▪ Signage – fire risk advice level signage, “safe place”, emergency contact information, etc.</li> <li>▪ Temporary and transportable structures</li> </ul>
<i>Public Enjoyment</i>	
<ul style="list-style-type: none"> <li>• Aboriginal cultural and historic heritage appreciation/awareness (including guided or organised activities)</li> <li>• Artistic pursuits</li> <li>• Birdwatching and wildlife observation</li> <li>• Camping – by approved groups</li> <li>• Camping – vehicle-based “primitive camping ground” for short term overnight use (as defined by the <i>Local Government [Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings] Regulation 2021</i>, and consistent with applicable zoning)</li> <li>• Car/vehicle parking (in approved areas only, where required)</li> <li>• Children’s play and playground use</li> <li>• Commemorations and memorial services</li> <li>• Commercial filming and/or photography</li> <li>• Commercial operations (low-key small-scale) servicing/supporting leisure and recreation uses – such as personal or group trainers, fitness coaching, health and well-being classes, equipment hire, lessons, mobile refreshment vendors, etc.</li> <li>• Community activities and special-purpose</li> </ul>	<ul style="list-style-type: none"> <li>▪ Access and circulation roads/tracks – including sealed, gravel sheeted, unsealed, formed and natural surfaced</li> <li>▪ Advertising structures and signage (such as A-frames, banners or electronic/digital) – that relate to approved uses/activities, are discreet, and temporary (and approved by Council)</li> <li>▪ All-abilities access and visitor facilities (where necessary and feasible) – such as hardened/sealed paths, ramps, handrails, picnic tables and park furniture, toilets, etc.</li> <li>▪ Alterations, additions and improvements to existing multi-purpose buildings supporting community use</li> <li>▪ Bird/wildlife viewing hides</li> <li>▪ Casual/independent leisure or recreation facilities – small-footprint low-key facilities such as key or half-court basketball (and/or multi-court) facilities, ball rebound walls, climbing walls, etc.</li> <li>▪ Children’s playgrounds/equipment (and associated elements such as fencing, soft-fall, shade structures, etc.)</li> <li>▪ Community gardens and native plant nurseries</li> </ul>



Purposes/Uses, such as ...	Developments to facilitate uses, such as ...
<p>uses – such as play groups or child care, youth groups, community meetings/functions (including for social, recreational, educational or cultural purposes), workshops, classes or training, community services (libraries, information, resources, etc.), performances and entertainment, and similar</p> <ul style="list-style-type: none"> <li>• Community exercise and fitness activities – fun runs, “Park Run”</li> <li>• Community gardening</li> <li>• Dog walking/exercising – on or off leash (subject to regulations)</li> <li>• Environmental education and outdoor learning/awareness</li> <li>• Family and social activities, gatherings or celebrations (independent/informal activities, subject to size/approval thresholds)</li> <li>• Fires (visitor camping and/or cooking fires) – subject to controls, and in specified areas/facilities, as/if warranted</li> <li>• Flying drones or model aircraft (subject to regulations)</li> <li>• Horse-riding and other equestrian activities</li> <li>• Large social gatherings/functions/events</li> <li>• Leisure and recreation activities – casual/independent or informal activities, passive and active (such as walking/strolling, informal games and play, ball games and “kick-about”, running and independent fitness training, etc.)</li> <li>• Nature play or adventure play</li> <li>• Nature study/photography and bushland experience/appreciation</li> <li>• Organised volunteer uses/activities – such as Landcare or Bushcare groups, conservation volunteers and “citizen scientist” groups, community groups, recreation/sports clubs, etc.</li> <li>• Outdoor special events and community activities – such as markets, fairs/festivals, community celebrations, parades, musical concerts/performances, exhibitions, field days, fund-raising or charity events, etc.</li> <li>• Photography (personal)</li> <li>• Picnicking, and barbeques (in specified areas or with other controls, as/if warranted)</li> <li>• Public gatherings and public addresses/speeches</li> <li>• Sale of alcohol, as part of an approved event or activity (including lease or licence activities) – subject to an appropriate liquor licence from Liquor and Gaming NSW, and</li> </ul>	<ul style="list-style-type: none"> <li>▪ Culturally themed and bush tucker gardens or plantings</li> <li>▪ Fee collection or donation infrastructure – such as ticket machines, donation boxes, entry kiosks, etc.</li> <li>▪ Fitness/exercise equipment</li> <li>▪ Information boards and interpretive signage – including tourist information signage/items</li> <li>▪ Landscaping elements/works to enhance site amenity and visual character – such as lawns, gardens and amenity plantings, shade or screening plantings</li> <li>▪ Monuments and memorials – both built (columns, plaques, plinths, etc.) and living (commemorative or memorial trees) (with necessary approvals)</li> <li>▪ Multi-purpose buildings to facilitate use and enjoyment by the community – such as halls and community centres *</li> <li>▪ Observation platforms and lookouts</li> <li>▪ Park furniture – such seating, shelters, information kiosks, rubbish bins, recycling stations, bubblers and water stations, etc.</li> <li>▪ Parking areas – including laybys, roadside parking/stopping areas and vehicle barriers</li> <li>▪ Paths, steps/stairs, bridges, shared paths, security or child-proof gates, boardwalks, decks, handrails, and similar</li> <li>▪ Picnic facilities – including picnic tables (open and covered), barbeques (gas, electric, or wood burning), etc.</li> <li>▪ “Primitive camping ground” facilities – water supply, toilets and rubbish disposal facilities (and fire-fighting facilities if specified by the applicable development approval)</li> <li>▪ Public art – temporary and permanent</li> <li>▪ Rainwater tanks (for non-potable water supply)</li> <li>▪ Rest area or roadside stop facilities – such as picnic tables, rubbish bins or recycling receptacles/stations, water points, information, etc.</li> <li>▪ Signage – site identification, orientation/opportunities, facilities, directional/wayfinding, interpretive/educational, historic/commemorative, advisory/warning, regulatory, etc.</li> <li>▪ Temporary facilities, as warranted to support approved special events/uses</li> <li>▪ Toilets – both sewerage and on-site treatment (storage, composting, pump-out facilities, and sewage transpiration beds)</li> <li>▪ Tourist information signage</li> <li>▪ Visitor safety works – such as barriers, guard rails, hand rails, etc.</li> </ul>



Purposes/Uses, such as ...	Developments to facilitate uses, such as ...
<ul style="list-style-type: none"> <li>any other Council approvals</li> <li>• Scenic viewing/appreciation and sightseeing</li> <li>• School use – for health and well-being, educational, sporting or leisure/recreation uses</li> <li>• Scouting or Guiding activities</li> <li>• Tourism and visitor roadside rest/meal stops, including information provision</li> </ul>	<ul style="list-style-type: none"> <li>▪ Walking tracks – sealed/hardened, improved/modified or natural surfaces, and associated facilities (seating, information shelters, wayfinding signage, etc.)</li> <li>▪ Yards and stables</li> </ul>
<i>Natural and Cultural Values/Resources Management</i>	
<ul style="list-style-type: none"> <li>• Bio-banking and carbon sequestration/credits</li> <li>• Bush regeneration, restoration or revegetation works (including installation, maintenance, weeding, barriers/protection, etc.)</li> <li>• Ecological and cultural use of fire – for vegetation management/regeneration or hazard reduction</li> <li>• Environmental assessment, studies and/or monitoring</li> <li>• Environmental protection or remediation activities</li> <li>• Erosion control and stabilisation/remediation activities</li> <li>• Feral/pest animal control activities</li> <li>• Fire hazard reduction works</li> <li>• Grazing for weed management/removal or fire hazard reduction</li> <li>• Native flora, fauna and habitat protection, enhancement and management</li> <li>• Preservation of biodiversity</li> <li>• Protection/management of Aboriginal cultural heritage sites/material (including salvage) or historic heritage features– with any necessary approvals</li> <li>• Weed control activities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bushland management and maintenance works/infrastructure – associated with revegetation or regeneration, weed control, tree planting/care, habitat management, wildlife shelter, etc.</li> <li>▪ Cultural heritage and/or historic heritage protection and presentation works</li> <li>▪ Environmental protection structures/works</li> <li>▪ Erosion protection, control, stabilisation and remediation structures/works</li> <li>▪ Temporary fencing, for environmental management/protection purposes</li> </ul>
<i>Site Management</i>	
<ul style="list-style-type: none"> <li>• Adaptive reuse of older or existing community buildings</li> <li>• Biosecurity activities</li> <li>• Drainage and stormwater management – including drainage control/management, stormwater harvesting, cleaning/maintenance of drainage infrastructure, and operation of stormwater quality improvement devices</li> <li>• Essential services/utilities and public infrastructure – installation and maintenance</li> <li>• Fee (or donation) collection</li> <li>• Grass, grounds and garden installation and maintenance (including landscaping and</li> </ul>	<ul style="list-style-type: none"> <li>▪ Boundary fencing (and other boundary definition elements) and gates – including measures for emergency and operational access</li> <li>▪ Buildings and infrastructure to support an area's management (such as storage sheds, enclosures, etc.)</li> <li>▪ Drainage and stormwater management works – including drains/pipework, stormwater management/control and harvesting infrastructure, ponds, bunds, stormwater treatment and quality improvement devices, storage tanks, etc.</li> <li>▪ Earthworks</li> </ul>

Purposes/Uses, such as ...	Developments to facilitate uses, such as ...
<ul style="list-style-type: none"> <li>site amenity works)</li> <li>• Grass/vegetation mowing or slashing</li> <li>• Grazing, agistment, and other appropriate primary industries (such as bee-keeping) – under lease/licence</li> <li>• Park management, maintenance and operation activities – including authorised management and emergency vehicle access</li> <li>• Plantation and “farm forestry”</li> <li>• Scientific or educational research, studies or investigations</li> <li>• Site management, safety, enforcement and regulation activities</li> <li>• Sustainable land management activities/operations</li> <li>• Third party site management – under lease/licence</li> <li>• Tree and vegetation management activities/works (including planting, removal, maintenance and safety)</li> <li>• Volunteer involvement in site management (with approval and managed)</li> <li>• Water and energy saving, and waste reduction, initiatives</li> <li>• Water supply, storage and reticulation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Electrical power bollards, boxes or access points – to support approved events, uses and activities</li> <li>▪ Environmental monitoring equipment/items (such as groundwater monitoring bores)</li> <li>▪ Essential services/utilities and public infrastructure</li> <li>▪ Fences, gates, barriers and enclosures (permanent and temporary/relocatable), earthworks (levee banks, mounds, etc.) and other measures to control access/entry and movement of vehicles and people</li> <li>▪ Flagpoles, wind socks, and similar</li> <li>▪ Ground protection, hardening or erosion control works – such as gravel sheeting, grass cells, geo-fabric reinforcement, paving, etc.</li> <li>▪ Irrigation systems</li> <li>▪ Land contamination control and remediation measures/works – such as soil and fill/waste removal, capping and filling, impermeable barriers/membranes, sumps and collection points, filter beds, etc.</li> <li>▪ Landscaping (“hard” elements) – landscape structures or features (such as paving, retaining walls, edging, etc.)</li> <li>▪ Landscaping (“soft” elements) – mown/slashed grass areas, tree plantings, shade and amenity plantings, garden beds, commemorative or interpretive plantings, “entry” or “gateway” plantings, screen plantings, etc.</li> <li>▪ Lighting – for approved developments and activities, and for safety or security</li> <li>▪ Signage (management) – site identification, contact information, safety and hazards/warning (including fire risk levels), materials safety, regulatory, notices, etc.</li> <li>▪ Solar panels, solar lights, batteries, renewable energy devices and other energy-saving initiatives</li> <li>▪ Vehicle entries, gates, driveways, roads and tracks, movement routes, and parking/assembly areas (including “restricted access” routes for management/authorised use only) – sealed, gravel sheeted, unsealed, formed and natural surface</li> <li>▪ Vehicle tracks (closure) – closure and rehabilitation of existing redundant, unsafe or damaging vehicle tracks</li> <li>▪ Waste water and sewage on-site disposal systems</li> <li>▪ Water saving and water sensitive urban design (WSUD) structures – such as rain gardens, planted swales, etc.</li> </ul>

Purposes/Uses, such as ...	Developments to facilitate uses, such as ...
	<ul style="list-style-type: none"> <li>Water supply and storage works – including meters, pipelines, tanks, pumps, standpipes, etc.</li> <li>Weather stations</li> </ul>

\* Not permitted at Belford Resting Place or Wollombi Rest Park unless the land becomes excluded land for the purposes of the *Crown Land Management Act 2016*.

## 5.2 Exempt Development

Clause 2.74(1) of the *SEPP (Transport Infrastructure) 2021* identifies the following works as “exempt development”, where they are carried out in the prescribed circumstances and subject to certain conditions.

- The construction or maintenance of:
  - walking tracks, raised walking paths (including boardwalks), ramps, stairways or gates; or
  - bicycle-related storage facilities, including bicycle racks and other bicycle parking facilities (except for bicycle paths); or
  - handrail barriers or vehicle barriers; or
  - ticketing machines or park entry booths; or
  - viewing platforms with an area not exceeding 100 square metres; or
  - sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal; or
  - play equipment if adequate safety measures (including soft landing surfaces) are provided and, in the case of the construction of such equipment, so long as the equipment is situated at least 1.2m away from any fence; or
  - seats, picnic tables, barbecues, bins (including frames and screening), shelters or shade structures; or
  - portable lifeguard towers if the footprint of the tower covers an area no greater than 20 square metres; or
  - temporary structures.
- Routine maintenance of playing fields and other infrastructure, including landscaping.
- Routine maintenance of roads that provide access to or within those playing fields, including landscaping.

The “prescribed circumstances” for these exempt developments include works undertaken “in connection with a public reserve (other than Crown managed land) by or on behalf of a public authority” (clause 2.74(2)(c)), “on Crown managed land by or on behalf of a Crown land manager of the land (or an administrator of the manager)” (clause 2.74(2)(d)(ii)), and “on Crown managed land by the Minister administering the *Crown Land Management Act 2016*” (clause 2.74(2)(d)(v)). All 13 sites meet these prescribed circumstances requirements.

Clause 2.74(3) of the SEPP sets out the “certain conditions” under which a proposal is exempt development as being only if the development:

- complies with clause 20 of the SEPP (general requirements for exempt development); and
- involves no greater disturbance of native vegetation than necessary, and
- does not result in an increase in stormwater run-off or erosion.

Many of the exempt developments listed above would not be capable for (i.e. able to be developed) or, for the majority of the developments listed, suitable for (i.e. appropriate for or consistent with the values and attributes) the 13 subject sites. However the *SEPP (Transport*

*Infrastructure*) 2021 has precedence, conditionally, over any other environmental planning instruments – and so the full suite of these exempt developments warrant listing in this Plan. As noted in Section 5.4 even exempt developments may be subject to certain impact or performance standards/conditions.

The *SEPP (Exempt and Complying Development Codes) 2008* also specifies a suite of exempt and complying developments, a number of which are minor works which may be applicable to all of some of the subject sites – such as fences, minor (external) building alterations, driveways, paths and paving, signs, aerials or antennae and communication dishes, air-conditioning units, and temporary structures for specified purposes.

### 5.3 Development Permitted Without Consent

“Division 12 Parks and other public reserves” of the *SEPP (Transport Infrastructure) 2021* identifies certain types of development that may be carried out “by or on behalf of a council without consent on a public reserve under the control of or vested in the council”. These “without consent” developments therefore apply to all 13 subject sites. The SEPP lists these “without consent” developments (in clause 2.73(3)) as follows.

- Development for any of the following purposes:
  - (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges;
  - (ii) recreation areas and recreation facilities (outdoor), but not including grandstands;
  - (iii) visitor information centres, information boards and other information facilities;
  - (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*;
  - (v) landscaping, including landscape structures or features (such as art work) and irrigation systems;
  - (vi) amenities for people using the reserve, including toilets and change rooms;
  - (vii) food preparation and related facilities for people using the reserve;
  - (viii) maintenance depots; and
  - (ix) portable lifeguard towers.
- Environmental management works.
- Demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

Again not all the developments listed may necessarily be suitable for all, or any, of the 13 subject sites.

In addition, for “Crown managed land by or on behalf of a Crown land manager of the land (or an administrator of the manager)” (clause 2.73(2)(c)(ii)) (or “on Crown managed land by the Minister administering the *Crown Land Management Act 2016*”, clause 2.73(2)(c)(iv)), then the SEPP provides that “development for any purpose may be carried out without consent ... if the development is for the purposes of implementing a plan of management adopted” under the applicable legislation (the *Local Government Act 1993* or the *Crown Land Management Act 2016*).

This wider “without consent” provision for developments in an adopted plan of management only applies to the 6 subject sites for which Council is the appointed Council Crown land manager.

Certain land uses, and their associated developments, may also be carried out without consent under the various land use zones applying to the subject sites. These “permitted without consent” land uses are listed in Appendix E for the land use zones applying to specific subject sites.

## 5.4 Assessment of Environmental Impacts

Council still has a duty of care to consider the environmental impact of a proposed work/activity on a subject sites to the fullest extent possible. This applies even in the case of works carried out without consent or as exempt development under the *SEPP (Transport Infrastructure) 2021*.

Proposed works – even without consent or exempt development – may be required to comply with appropriate building codes or other standards, or relevant industry codes of practice. Some proposals may warrant the preparation of a Review of Environmental Factors (REF) to examine and take into account to the fullest extent possible all matters affecting, or likely to affect, the environment as a consequence of a proposed activity and the measures that may be required to avoid or mitigate these impacts.

## 5.5 Ministerial Consent for Development Applications on Crown Land

The written consent of the owner of a piece of land is required before a development application can be lodged in relation to works requiring planning approval.

For Crown lands managed by a local council this consent would be required from the Minister administering the *Crown Land Management Act 2016* (on behalf of the Crown, as the owner of dedicated or reserved Crown land). However section 2.23 of the Act provides that for certain types of development the Minister is taken to have given written consent for the relevant Crown land manager, or the holder of a lease or licence over the land, to lodge a development application – and individual written consents are not required.

The developments/works as specified in section 2.23 of the Act are listed in Appendix K, and include many of the works listed in Table 7 above.

## 5.6 Authorisation of Leases and Licences and Other Estates

The *Local Government Act 1993* and the *Crown Land Management Act 2016* allow Councils to grant leases, licences and other estates over all or part of an area of community land or council managed Crown land. Section 3.22 of the *Crown Land Management Act 2016* requires, with some specific exceptions, that a Council manager of Crown lands “must manage the land as if it were community land under the *Local Government Act 1993*” and has “for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land)”.

Leases, licences and other estates formalise the use of community land. They may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the zoning of the land, the assigned categorisation of the land (General Community Use in the case of the 13 subject sites), be in the best interests of the community as a whole, and enable the shared use of community land wherever possible. Any lease or licence proposal will be individually

assessed and considered – including the community benefit, compatibility with this Plan of Management, and the capacity of a subject site itself and the local area to support the activity. The terms and conditions of any authorisation should ensure proper management and maintenance of the area or facility, and that the interests of the Council and the public are protected.

A lease is normally appropriate where the exclusive control of all or part of an area by a party is proposed. A licence may be more appropriately granted where intermittent or short-term occupation of an area is proposed. The term “estate” is wide and includes many rights over land that can be granted. An estate is defined as an “interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity.”

Section 46(3) of the *Local Government Act 1993* specifies that a council must not grant a lease or licence for a period exceeding 21 years (or 30 years with the relevant Minister's consent). This includes any period for which a lease or licence could be renewed under the exercising of an option.

Section 46A of the Act requires that councils publicly tender for leases, licences and other estates on community land over 5 years duration, unless they are to be granted to a not-for-profit organisation. Proposed lease, licence or other estates for a period in excess of 5 years must be advertised and community comment sought (under section 47(1) of the Act). Any comments a council receives must be considered, and a lease must not proceed if an objection to the proposed lease has been received (other than with the consent of the Minister administering the *Local Government Act 1993*).

A number of leases or licences are current over the 13 subject sites – as described in Section 2.3. The majority of these apply to the Rural Fire Service's occupation and use of several of the subject sites as bush fire brigade stations, under the terms of the *Singleton LGA Rural Fire District Service Agreement* (2009). Noting that – this agreement does not correctly list 2 sites now used for bush fire brigade purposes (Howes Valley Fire Shed and Putty Valley Fire Shed), and the inclusion of Stanhope Fire Shed has no effect until Council is appointed the Council Crown land manager for this site (which is at present devolved land).

Leases and licences may be applicable to all of the 13 subject sites, to varying degrees, based on the criteria established in the *Local Government Act 1993*. Also guiding the management of the leasing or licencing of these sites is Council's *Lease/Licence of Council Land and Buildings to Community Groups Policy* (2023). This policy provides a framework through which Council can determine the eligibility of community and other groups to occupy or use Council owned and managed land and buildings in an equitable and transparent manner and in accordance with relevant legislative requirements.

Notably, at present Council cannot grant any tenures, including issuing leases or licences (other than in limited circumstances – for example for the provision of public utilities), over the 2 sites where management has “devolved” to Council – Jerrys Plains Reserve and Stanhope Fire Shed (see Section 3.1.2). The Department of Planning, Housing and Infrastructure (Crown Lands) will continue to have responsibility for the majority of leases and licences on these sites. However they have been considered here as it is proposed that Singleton Council seeks to be appointed Crown land manager for these two devolved sites (see the “Council management of devolved lands” management action listed in Table 9), which would then return all lease/licence responsibilities to Council.

### 5.6.1 Express Authorisation of Leases and Licences and Other Estates

This Plan of Management **expressly authorises** the issue of leases, licences and other estates over the 13 subject sites covered by this Plan, in accordance with section 46(1)(b) and section 36(3A) of the *Local Government Act 1992*, provided that the following conditions are



satisfied. Noting that some of the following requirements are only applicable in the case of the 8 Crown reserves covered by this Plan where Council is the Council Crown land manager (at present, or proposed as for the 2 devolved management sites). These conditions are that:

- the purpose is consistent with the purpose for which an area of Council managed Crown land was dedicated or reserved;
- the purpose is consistent with the core objectives for the General Community Use category of the lands;
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*;
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Commonwealth);
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*; and
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

This Plan of Management **expressly authorises**:

- the existing “occupation and use” licence agreement in place regarding those 8 subject sites now used for bush fire brigade stations – under the terms of the *Singleton LGA Rural Fire District Service Agreement* (2009) (and as may be amended from time to time) between the Council and the Rural Fire Service Commissioner – to continue until the end of this current, whole of local government area, agreement (including for Howes Valley Fire Shed and Putty Valley Fire Shed when the agreement is amended to correctly identify these sites, and for Stanhope Fire Shed if/when Council is appointed the Council Crown land manager for this site);
- pending amendment of the *Rural Fire District Service Agreement*, licencing of the Howes Valley Fire Shed and Putty Valley Fire Shed for occupation and use by the Rural Fire Service for bush fire brigade stations and related purposes; and
- the existing licence to the Telstra Corporation Ltd, for access and occupation of a small communication facility in the Jerrys Plains Reserve, to continue until the end of its current term in 2042 (this site is at present managed by Council as “devolved land” which excludes the granting of any tenures, therefore this authorisation will only take effect if/when Council is appointed the Council Crown land manager for this site).

The following Table 8 identifies the purposes for which leases, licences and other estates may be issued over the 13 subject sites under this Plan of Management – and the maximum duration of these leases, licences and other estates. The purposes identified include uses/activities selected from the various forms of short-term licences as permitted or provided for by the applicable legislation – as described in Appendix L – which have been assessed as appropriate for all or some of the subject sites.

Again the list of authorised leases, licences and other estates in Table 8 is not as extensive as may typically apply to General Community Use lands. This recognises the established occupancy and use of 8 of the subject sites (nearly two-thirds of all areas covered by this Plan) for bush fire brigade purposes as well as the character, values, location, and uses of the remaining 5 subject sites.

Not every one of the authorised leases, licences and other estates in Table 8 will be suitable for each of the 13 subject sites. In issuing a lease, licence and other estate for a particular subject site (or part of a site) Council will consider whether the proposed use or activity:

- is in the community interest – and will provide identifiable benefits for the community or particular users/groups;
- is consistent with, and unlikely to have a significant adverse impact on, a site's values, intended character and settings;
- will not cause unacceptable disturbance/impacts for a site's neighbours and/or surrounding land uses;
- will not exclude or unduly disadvantage or displace other users of a site, or is likely to unacceptably impair the reasonable use/enjoyment of a site by others; and/or
- is likely to place excessive demands on Council's administrative capacity or management capabilities at a site.

Council will generally avoid issuing additional leases, licences or other estates over those 8 subject sites at present (or intended to be) licenced for Rural Fire Service occupation and use, to avoid any disruption to the function of the bush fire brigade occupants.

Any leases, licences or other estates issued over all or part of the Wollombi Rest Park should be compatible with, and involve negligible disturbance to, the site's bushland.

Any leases, licences or other estates issued may include appropriate fees, bonds and other conditions as deemed necessary by Council.

**Table 8 Leases, Licences and Other Estates and Purposes for Which They May Be Granted on the 13 Subject Sites (Categorised for General Community Use)**

Type of Tenure Arrangement	Maximum Term	Purpose for Which Tenure May be Granted
Lease (or Licence under a <i>Rural Fire District Service Agreement</i> )	30 years	<ul style="list-style-type: none"> <li>• Bush fire brigade purposes</li> </ul>
Lease	21 years	<ul style="list-style-type: none"> <li>• Bush fire brigade purposes</li> <li>• Pre-school, kindergarten or early learning centre</li> </ul>
Licence	21 years	<ul style="list-style-type: none"> <li>• Bush fire brigade purposes</li> <li>• Communication facilities</li> </ul>
Lease	5 years	<ul style="list-style-type: none"> <li>• Grazing or agistment of stock or horses</li> </ul>
Licence	5 years	<ul style="list-style-type: none"> <li>• Access through a site, for land or hazard management purposes</li> <li>• Camping (using a tent, caravan or otherwise)</li> <li>• Educational purposes (including education classes, workshops, training, etc.)</li> <li>• Grazing or agistment of stock or horses</li> <li>• Mobile allied health services (such as community health clinics, disability support services, well-being services, physiotherapy sessions/services, etc.)</li> <li>• Mobile social purposes (such as mobile libraries, mobile toy libraries, agency services extension/contact, etc.)</li> <li>• Organised sport and recreation/leisure uses (including clubs and organised groups, sporting competitions, and private/commercial operators)</li> <li>• Scout or Guide activities</li> </ul>

Type of Tenure Arrangement	Maximum Term	Purpose for Which Tenure May be Granted
Licence (cont'd)	5 years (cont'd)	<ul style="list-style-type: none"> <li>• Service Club meetings/activities (such as Rotary, Apex, CWA, Rural Aid, etc.)</li> <li>• Social purposes (including childcare, family day-care, vacation care, and not-for-profit groups)</li> <li>• Youth Group activities</li> </ul>
Short-term licence	1 year	<ul style="list-style-type: none"> <li>• Access through a site</li> <li>• Advertising</li> <li>• Agistment and grazing or stabling of stock or horses</li> <li>• Broadcasts (associated with any event, concert, or other approved activity)</li> <li>• Camping (using a tent, caravan or otherwise)</li> <li>• Catering and the provision of meals/refreshments (including for sale)</li> <li>• Charity events</li> <li>• Commercial filming and photography (as defined in the <i>Local Government Act 1993</i>)</li> <li>• Community functions, celebrations, or commemorations</li> <li>• Cultural purposes (such as choirs, concerts, performances, book groups, etc.)</li> <li>• Educational purposes (including education classes, workshops, training)</li> <li>• Emergency occupation</li> <li>• Engaging in a trade or business (such as the hire of recreation/leisure equipment, or the operation of a relocatable café/kiosk, etc.)</li> <li>• Environmental protection, conservation or restoration or environmental studies (including involving cultural or historic heritage)</li> <li>• Equestrian events</li> <li>• Field days, displays and exhibitions</li> <li>• Fitness, health and well-being uses (including personal trainers, "boot camp" operators, fitness classes, tai-chi or qi gong groups)</li> <li>• Guided tours (including commercial tourism visits/activities)</li> <li>• Markets, fairs, fetes, parades, festivals and similar</li> <li>• Mobile food/refreshment vending</li> <li>• Organised sport and recreation/leisure uses (including clubs and organised groups, sporting competitions, and private/commercial operators)</li> <li>• Outdoor cinemas</li> <li>• Performances, concerts or entertainment (including playing a musical instrument, or singing, for fee or reward)</li> <li>• Picnics and private celebrations, such as weddings and family gatherings</li> <li>• Playing of a lawful game or sport, including organised/competitive sports</li> <li>• Public address, speeches or community gatherings</li> <li>• Recreation or leisure purposes (including dance classes, indoor games)</li> <li>• Seminars</li> <li>• Site investigations (associated with an area's management)</li> </ul>

Type of Tenure Arrangement	Maximum Term	Purpose for Which Tenure May be Granted
Short-term licence (cont'd)	1 year (cont'd)	<ul style="list-style-type: none"> <li>• Temporary storage or sheds, or relocatable storage containers, where associated with another approved use of a site</li> <li>• Weddings</li> </ul> <p>(The use or occupation of the subject lands for the above short-term licence purposes is only authorised where such use or occupation does not involve the erection of any building or structure of a permanent nature.)</p>
Other estates	-	<p>This Plan of Management allows Singleton Council to grant “an estate” over the subject sites for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the <i>Local Government Act 1993</i>.</p> <p>“An estate” may also be granted, in the form of a restrictive covenant or other encumbrance on a title, where this is warranted to ensure the health and safety of current or future users of a site (or a site’s neighbours) or for environmental protection reasons.</p> <p>“An estate” may also be granted across the subject sites for the provision of pipes, conduits or other connections/services under the surface of the ground for the connection of premises adjoining a site to a facility of the Council or other public utility provider that is stated on the subject sites.</p> <p>“An estate” may also be granted for the purpose of a “public road”, where the provision of the road is necessary for the management or enjoyment of a site.</p>

### 5.6.2 Special Provisions Relating to Short-term Licences and Secondary Interests on Crown Reserves

The Minister administering the *Crown Land Management Act 2016*, and in some instances a council, also have certain powers to issue short-term licences over an area of reserved Crown land. This is regardless of the reserve purpose. The Minister is also empowered to issue a “secondary interest” over an area of dedicated or reserved Crown land. These special provisions are discussed further in Appendix L.

These provisions only apply to the 8 subject sites which are Crown reserves.

### 5.6.3 Sub-leasing

The sub-leasing of any portion of the subject sites, which may be subject to a lease for an approved purpose(s), must only be with the written approval of Council.

Council will generally not approve the sub-leasing of any of the 13 subject sites, or part thereof.

However sub-leasing will be assessed on a case-by-case basis and subject to the same requirements and considerations as described in Section 5.6.1. Any sub-lease must be in accordance with the requirements of section 47C of the *Local Government Act 1993* (and clause 119 of the *Local Government (General) Regulation 2021*).

#### 5.6.4 Casual Hirers

Council may approve the casual hire of a subject site, or part thereof, for permissible and authorised uses (as described in this Plan) for no more than 3 consecutive days in any one 12 month period without the requirement for a lease or license, provided that:

- no significant damage to a site or its values is anticipated as a result of the proposed activity;
- the activity is consistent with the core objectives for General Community Use lands (and permissible under the other provisions of this Plan);
- the use or occupation does not involve the erection of any building or structure of a permanent nature;
- no significant disturbance to adjacent property owners is likely as a result of the use or occupation, and there is no anticipated interference with other site users; and
- other conditions as deemed appropriate by Council can be met (such as insurance requirements, site clean-up, etc.).

#### 5.6.5 Access for Building Purposes on Adjacent Lands

Council may permit or authorise, at its discretion, access across a subject site (on an existing road or fire trail, or otherwise) to an adjacent property for the purposes of transporting material and equipment in relation to approved works to be carried out on such adjoining lands (and to remove waste or other material that is consequential to such work) – as described in clauses 116(3) and 116(4) of the *Local Government (General) Regulation 2021*. Such access may be permitted provided that:

- it is of a temporary nature only;
- alternative means of access are not available or reasonably practical;
- the access does not require the clearing of any bushland or vegetation, earthworks, or other unacceptable impacts/disturbance;
- the access does not represent a potential hazard for other site users;
- a suitable bond in relation to potential damage is held by Council; and
- other conditions as deemed appropriate by Council can be met (such as insurance requirements, route remediation, etc.).

#### 5.6.6 Native Title Advice in Respect to Leases, Licences or Other Estates

Singleton Council as a Crown land manager considers Native Title rights, interests and seeks to manage Crown land consistently with *Native Title Act 1993* (Commonwealth).

Any leases, licences, easements and other estates issued on Crown land must be issued in accordance with the future act provisions of the Act and in accordance with Part 8 (section 8.7) of the *Crown Land Management Act 2016* (unless Native Title is extinguished).

For Crown land (which is not excluded land) this will require the written advice of one of Council's Native Title Managers that it complies with any applicable provisions of the Native Title legislation. This includes any lease or licence granted under the applicable Crown land management or local government legislation or regulation.

At the time of preparing this Plan of Management there are no Native Title claims over any of the 8 Crown reserves subject to this Plan.

Council has obtained written advice from a qualified Native Title Manager at the time of preparation of the Draft Plan and finalisation of the Plan of Management. This advice was in regards to this Plan of Management and the proposed activities on the 8 Crown reserves for

which Singleton Council has management responsibilities (as required under Part 8 Native Title Rights and Interests of the *Crown Land Management Act 2016*). It addressed the effect that adopting the Plan of Management would have on Native Title over the Crown lands included in this Plan. Advice from the Native Title Manager helps to ensure that Council has complied with the requirements of the *Native Title Act 1993*.

The Native Title Manager's report advised that this Plan complies with the applicable provisions of the Native Title legislation as required under Section 8.7(d) of the *Crown Land Management Act 2016*.

#### **5.6.7 Aboriginal Land Claims and Leases, Licences or Other Estates**

Where land is subject to an undetermined Aboriginal land claim under the *Aboriginal Land Rights Act 1983* the Department of Planning, Housing and Infrastructure (Crown Lands) advises that leases, licences or other estates should not be granted if:

- the use of the land permitted by the proposed tenure could prevent the land being transferred to an Aboriginal Land Council in the event that the undetermined claim is granted; or
- the proposed tenure could impact or change the physical/environmental condition of the land, unless the land manager or tenure applicant has either written consent from the claimant Aboriginal Land Council to use the land as per the proposed tenure (or a written statement from the Aboriginal Land Council confirming it has withdrawn its claim or amended the land claim to exclude the proposed tenure area).

Although a request can be made to an Aboriginal Land Council with an existing land claim for consent to use the land as per the proposed tenure, the registered claimant is under no obligation to grant consent.

Undetermined Aboriginal land claims exist over 7 of the subject sites, including 2 sites already licenced for bush fire brigade occupation and use (Howes Valley Fire Shed and Jerrys Plains Fire Shed).



## 6. ACTION PLAN

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### 6.1 Introduction

This section outlines those high-level actions required to effectively and efficiently manage the 13 selected general community use sites.

They have been identified to achieve the management objectives set out in Section 4.8, as well as the core management objectives for areas categorised as general community use (as described in Section 4.2) and consistent with the principles of Crown land management (as described in Section 4.3). Management actions have also been identified to address the issues outlined in Section 4.7.

The management actions are set out in Table 9.

Section 36 of the *Local Government Act 1993* requires that a plan of management for community land details:

- objectives and performance targets for the land;
- the means by which the council proposes to achieve these objectives and performance targets;
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

Table 9 has been structured around this legislative requirement.

The 13 subject sites encompass a variety of land uses or activities, degree and type of development(s), and other characteristics – from bush fire brigade stations, through disused waste depots or open paddocks, to bushland. Therefore the actions in Table 9 are typically generalised or “high level” and often conditioned (such as by “where appropriate”, “where applicable” or “as necessary”), and not all actions will apply to each of the subject sites.

### 6.2 Funding

The timing for implementation of this Plan of Management, and its various management actions, will be directly dependent on the availability of funding and Council's other resources.

Funding is required to cover capital expenditure and other improvements or works, as well as the recurrent costs for repairs and maintenance. The financial, human and physical resources required to implement this Plan and manage the 13 subject sites will predominately come from Council. However this will also be supplemented for specific sites – notably the 8 sites under a licence agreement with the Rural Fire Service – by revenues, maintenance, resourcing or other arrangements, responsibilities or contributions as set out in applicable lease, licence, permits and other agreements.

In allocating funds and resources for any or all of the 13 subject sites Council needs to consider such commitments within the context of its overall annual budget limits, competing priorities, its rolling Delivery Program and shorter-term annual Operational Plans.

Funding and resources may also come from relevant grants from State or Commonwealth government agencies or programmes. Funds and/or resources may also, more sporadically, be sourced from volunteer involvement, sponsorship, corporate donations or assistance in-kind, stakeholder fund raising, visitor/user donations, bequeaths, and other avenues.

In view of these financial realities/constraints a priority (High, Medium or Low as well as On-going) has been assigned to each management action identified in Table 9 – to reflect their relative importance, and implementation timing, and provide guidance in implementation of this Plan of Management. This prioritisation will assist Council in allocating the financial, human and physical resources required for implementation of the Plan.

However these time frames or priorities are indicative only, and as opportunities arise to deliver the various actions these priorities or timing may need to be adjusted. For example the availability of specific-purpose grant funding may provide Council with the resources to deliver a low priority action before being able to fund higher priority actions. Changing community attitudes and expectations, special circumstances, or major events (such as natural disasters) may also warrant priorities to be reassessed.

Not all management actions can be reasonably expected to be achieved or implemented within the life of this Plan.

### 6.3 Management Actions Table

The management actions described in Table 9 have been grouped according to the following focus areas:

- **Natural and Cultural Heritage Values;**
- **Access and Movement;**
- **Grounds and Landscape Character;**
- **Buildings, Facilities and Infrastructure (Provision and Maintenance);**
- **Agency and Community Use;**
- **Safety and Risk Management;**
- **Leases, Licences, Permits and Other Estates; and**
- **Management and Administration.**

An explanation of the headings used in Table 9 is as follows:

- **Management Focus/Issue** – the broad aspect of management or issue to be addressed;
- **Objectives/Targets** – the outcome, objective or performance target to be achieved in managing the General Community Use site or sites to achieve this Plan's and Council's directions and overall vision for these areas (as required by section 36(b) of the *Local Government Act 1993*);
- **Actions/Mean of Achievement** – the practical actions, tasks, or measures by which Council proposes to achieve this Plan's and Council's objectives in respect of particular management facets or issues (as required by section 36(c) of the *Local Government Act 1993*);
- **Performance Measures** – the practical measures or mechanism that Council may use to assess and/or demonstrate the implementation of a management action and achievement of objectives or performance targets (as required by section 36(d) of the *Local Government Act 1993*); and
- **Priority** – an indication of both a management action's relative importance, and possible timing (including "on-going"), as follows – High (H) essential to the achievement of management objectives (preferably achieved within 4-5 years, where no impediment to delivery), Medium (M) second tier priorities considered desirable to support the achievement of management objectives (preferably implemented within 7 years), Low (L)

useful for the overall management of a site(s) but non-urgent (implemented within 10 years where possible), and Ongoing (O) recurrent actions to apply or continue throughout a site’s management and/or the life of this Plan (and may also be High, Medium or Low).

**Table 9 Objectives and Performance Targets, Means of Achieving Them and Assessing Achievement – for the 13 General Community Use Subject Sites**

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
<b>Natural and Cultural Heritage Values</b>				
Soil, erosion and drainage	Minimise erosion, sediment deposition, and soil loss.	Retain grass and vegetation cover, or bushland, to safeguard soil stability and minimise soil erosion/deposition. (NC1)	Extent of grass/vegetation cover. Observed occurrence and extent of erosion and sediment deposition.	O (H)
		Remediate/repair erosion areas threatening assets or the efficient use of a site. (NC2)	Erosion problem areas/threats addressed.	O (H)
		Implement appropriate ESC (“erosion and sediment control”) practices when undertaking major earthworks or developments. (NC3)	Effective ESC measures in place. Observed occurrence and extent of erosion and sediment deposition.	O (M)
	Minimise soil pathogen/disease risks.	Apply protocols/requirements to reduce the risks of introducing/spreading soil-borne pathogens or disease – as/where warranted. (NC4)	Soil hygiene requirements in place and observed/enforced. Incidence of new soil-borne pathogens/diseases.	O (L)
	Minimise disruption of drainage and surface flows.	Avoid interference with, or disturbance of, drainage lines or major surface water flow paths – as far as practical. Ensure developments/improvements on a site do not adversely impact its hydraulic performance or adversely affect adjoining areas. (NC5)	Incidence and degree of drainage/flow disruption, and severity of consequences.	O (L)
	Management of stormwater and stormwater quality improvement.	Upgrade or install stormwater management measures/devices as/where necessary – such as swales, mounds/berms, rain gardens, detention basins, pits and pipes, energy dissipaters, etc. – and including stormwater quality improvement devices (SQIDs) where appropriate. Apply Water Sensitive Urban Design (WSUD) principles where possible. (NC6)	CW&MR <sup>1</sup> . Stormwater management measures/devices and SQIDs in place. WSUD principles applied.	O (M)
Contamination management	Soil and water contamination assessment and monitoring.	Maintain, and expand or upgrade if warranted, the existing array of groundwater and soil monitoring wells within the bush fire brigade sites (and other sites if/as needed). Install other testing and monitoring sites/measures, such as soil test pits, as and where warranted. (NC7)	CW&MR <sup>1</sup> . Monitoring/testing records. Observation and photographic records.	O (H)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Contamination management (cont'd)	Soil and water contamination assessment and monitoring. (cont'd)	Investigate the past use(s) of the Jerrys Plains Waste Depot site, and undertake on-site soil/contamination investigations, to determine the degree of contamination at this site and any management/remediation measures required. (NC8)	Investigations completed and any warranted management/remediation measures identified.	H
	Soil and water contamination treatments – to ensure user safety, environmental quality and legislative compliance.	Council and Rural Fire Service to collaborate in the management and remediation of PFAS, hydrocarbons and other contaminants at the Bulga Fire Shed (and other bush fire brigade sites as necessary) – including measures such as the preparation and approval of Remediation Action Plans, notification and/or development consent for remediation measures, the preparation and approval of Long-term Environmental Management Plans, restrictive covenants or other tenure measures, testing regimes, earthwork precautions, etc. (NC9)	Co-ordinated approach to treatment of PFAS, hydrocarbons and other contaminants. Extent and outcomes of Council and Rural Fire Service liaison.	O (H)
		The Rural Fire Service to undertake measures as necessary for user/visitor safety and environmental protection to remediate PFAS, hydrocarbons and other contaminants at the Bulga Fire Shed (and other bush fire brigade sites as necessary) and to mitigate potential risks. Including such measures as soil and fill/waste removal for off-site disposal, in-situ remediation measures, capping and filling, impermeable barriers/membranes, sumps and collection points, filter beds, and other treatments. (NC10)	Documented remediation or mitigation works. Contamination monitoring outcomes. Observation.	O (H)
		Council to undertake measures as necessary for environmental protection and user/visitor safety to remediate any contamination at the Jerrys Plains Waste Depot site and to mitigate potential risks. Including such measures as soil and fill/waste removal for off-site disposal, in-situ remediation measures, capping and filling, impermeable barriers/membranes, sumps and collection points, filter beds, and other treatments. (NC11)	Documented remediation or mitigation works. Contamination monitoring outcomes. Observation.	O (M)
		The Rural Fire Service's on-going management of areas impacted by PFAS, hydrocarbons and other contaminants at the Bulga Fire Shed (and other bush fire brigade sites as necessary) will be guided by a Long-term Environmental Management Plan (LTEMP) – to be prepared if/as warranted. LTEMP(s) will document any necessary (and enforceable) environmental and safety controls applicable to any contamination remaining in-situ (or newly uncovered contamination). (NC12)	LTEMP(s) prepared, and environmental and safety controls implemented. Documented contamination monitoring outcomes. Observation.	O (H)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Biodiversity conservation and ecological processes and systems	Protection and enhancement of biodiversity, natural habitats and ecological processes and systems.	Protect bushland and native vegetation areas – where now occurring across the subject sites – by minimising disturbances, restricting access and use (if necessary), promoting natural regrowth, undertaking bush regeneration and revegetation (using suitable endemic species), weed control, stormwater management, and other suitable measures. (NC13)	Area of bushland or native vegetation managed or enhanced, and/or area of land in natural state. Quality of biodiversity and habitats. Extent and severity of any disturbances.	O (H)
		Promote the recovery of disturbed/degraded bushland in the eastern block of Wollombi Rest Park, through both passive measures (such as fencing to protect natural regrowth) and active/interventionist measures (such as replanting or bush regeneration with suitable endemic species). (NC14)	Area of bushland restored, and quality of biodiversity and habitat. Observation and photographic records.	M
		Revegetate, replant or regenerate suitable areas back to bushland, native vegetation and habitat (using suitable endemic species) – where appropriate and feasible. Consider bushfire hazards, surrounding land uses (including potential habitat “islands” or corridors) and management requirements/realities in selecting any areas to actively return to bushland. (NC15)	Area of additional bushland created. Quality of biodiversity and habitats. Observation and photographic records.	L
		Undertake or support tree planting (or replacement) programmes, using suitable endemic species – where appropriate. (NC16)	Number of trees planted per site. Number of programmes supported annually.	O (M)
		Support community/volunteer groups in undertaking – where appropriate – bush regeneration, weed control, revegetation, habitat management, water quality improvement, and other natural heritage protection/improvement measures. (NC17)	Number of programmes and groups supported annually. Area of land treated.	O (M)
	Encourage ecologically sustainable use of the lands.	Apply ecologically sustainable practices in Council's management of the sites. Promote ecologically sustainable practices to the approved occupants/users of sites, and to neighbours. (NC18)	Council's documented work practices. Number of education/awareness measures for occupants/users and neighbours annually. Observation.	O (L)



Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Priority and environmental weeds	Reduced occurrence (extent and biomass) and impacts of priority and environmental weeds.	Undertake weed control measures – via opportunistic actions, targeted or species-specific measures, and a rolling weed control programme – targeting listed priority weeds, as well as environmental and pasture weeds. Include applicable sites on Council's wider weed control programme (those where grounds maintenance is not the responsibility of a licensee or approved occupant/user). (NC19)	Documented control efforts/actions. Observation, and weed monitoring/survey data.	O (H)
		Apply weed hygiene requirements for the importing of soils, fill, machinery and vehicles, feed, and other materials – as/where warranted. (NC20)	Weed hygiene requirements in place and observed/enforced. Incidence of new weed introductions.	O (L)
Feral, pest and introduced species	Reduced occurrence and impacts of feral/pest species	Undertake control measures for feral/pest and introduced animals – particularly species with significant potential for environmental or biodiversity impacts. Participate in co-ordinated regional programmes where feasible, for greater effectiveness. (NC21)	Documented control efforts/actions. Observation, and monitoring/survey data.	O (L)
	Control of dogs and domestic animals	Signpost bushland and other sensitive areas of the site(s) as “no dogs permitted” – as/where warranted. (NC22)	Signage in place and restrictions observed/enforced.	O (L)
		Prohibit and exclude stock and horses from the sites (except under agistment or other approved arrangements, or for management purposes). Construct appropriate fencing, or upgrade existing fencing, to exclude stock from the subject sites – where warranted. (NC23)	Restrictions in place and observed/enforced. CW&MR <sup>1</sup> . Incidences of stock/horses incursion.	O (M)
Aboriginal cultural heritage items/sites	Unexpected finds of Aboriginal cultural heritage items/sites managed in compliance with legislative obligations, and with advice/consultation.	Any confirmed or suspected Aboriginal cultural heritage items/sites uncovered will be appropriately managed as consistent with the <i>National Parks and Wildlife Act 1974</i> . Seek advice from the National Parks and Wildlife Service and relevant local Aboriginal organisations. (NC24)	Number of known Aboriginal cultural heritage items/sites discovered. Incidence of inadvertent or deliberate (unapproved) damage to items/sites.	O (H)
	Precautions for developments/works in proximity to known Aboriginal cultural heritage items/sites.	Apply awareness/vigilance and precautions when undertaking ground-breaking or other significant works at those sites close to known Aboriginal cultural heritage items/sites – and particularly at Jerrys Plains Reserve and Wollombi Rest Park. (NC25)	Precautions in place and applied. Number of known Aboriginal cultural heritage items/sites discovered. Incidence of inadvertent or deliberate (unapproved) damage to items/sites.	O (H)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Historic heritage	Increased understanding of potential historic heritage interest/value of older in-situ structures.	Undertake, or encourage/support, research into the “local history”, past uses and possible heritage value or interest of older in-situ buildings (at the Stanhope, Scotts Flat and Howes Valley Fire Shed sites) or other structures where warranted. (NC26)	Research undertaken and available to inform management.	L
	Appropriate management and interpretation of historic heritage features.	Comply with heritage requirements for any structures assessed, and listed/registered, as having historic heritage value and interpret for community awareness/information where suitable. (NC27)	Historic heritage features protected and managed in accordance with legislation, and interpreted where suitable.	M
	Restoration and adaptive use of former Howes Valley Public School building	Council may undertake, or assist in, the restoration/rebuilding and adaptive re-use of the former Howes Valley Public School building for community use – if warranted and feasible – and with appropriate heritage advice and approvals. (NC28)	CW&MR <sup>1</sup> . Observation, building condition and photographic record. Heritage advice and approvals obtained. Usage levels and user feedback.	L
<b>Access and Movement</b>				
Vehicle access, entry and parking	Reliable vehicle access to bush fire brigade sites.	Ensure that the public roads serving the 8 bush fire brigade sites provide for reliable access to, and into, these sites – including under adverse circumstances wherever possible. (AM1)	Instances of disrupted road access to bush fire brigade sites. Bush fire brigades and Rural Fire Service feedback.	O (H)
		Relocate the junction/entrance of the access road serving the Howes Valley Fire Shed (and Community Centre) to a less hazardous location along Putty Road. (AM2)	CW&MR <sup>1</sup> . Observation and photographic record. Local bush fire brigade feedback.	L
	Adequate parking and movement areas for bush fire brigade sites.	Ensure that bush fire brigade sites have sufficient functional parking and vehicle movement/assembly space to support their operation (within the constraints of site size). Maintain and upgrade existing parking facilities on the basis of need and functionality. Install bollards or other vehicle barriers as/where needed. (AM3)	Brigade activities not impeded by parking and vehicle movement/assembly capacity. CW&MR <sup>1</sup> . Bush fire brigades and Rural Fire Service feedback.	O (H)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Vehicle access, entry and parking (cont'd)	Vehicle access and parking at sites under direct Council responsibility.	If necessary provide public vehicle access, and on-site parking, for selected sites under direct Council responsibility. Install bollards or other vehicle barriers as/where needed. Tailor access and parking standards to a site's type/character and its existing or intended level of development and use. Jerrys Plains Reserve and Milbrodale Reserve are the two most appropriate candidate sites for improved access and parking – if/when upgraded or developed as parkland or managed open space settings for the community's access/use. (AM4)	CW&MR <sup>1</sup> and photographic record. User feedback.	M
		Any provision of public vehicle access and parking at Wollombi Rest Park will be located within the site's eastern block, due to traffic safety issues on Wollombi Road. (AM5)	CW&MR <sup>1</sup> . Observation and photographic record.	M
Emergency vehicle access	Adequate emergency vehicle access to sites.	Ensure that all sites have sufficient and workable emergency vehicle access points. (AM6)	CW&MR <sup>1</sup> . Observation and photographic record.	M
Unauthorised vehicle access	Protect sites from unauthorised vehicle access and impacts.	Plan, design and construct appropriate vehicular fencing and/or barriers, or upgrade existing fencing, for subject sites – where warranted. Close any non-essential vehicle access points to the sites. (AM7)	CW&MR <sup>1</sup> and photographic records. Observed levels of unauthorised vehicle access.	H
Pedestrian access and movement	Adequate provision for pedestrian and other non-motorised access.	Ensure that sites have provision for pedestrian and other non-motorised access – as appropriate for their primary use, character, and level of development as well as addressing safety considerations. Include gates, stiles or other provision for pedestrian access as/where appropriate. (AM8)	CW&MR <sup>1</sup> and photographic records. User feedback.	M
		Pedestrian access will not be provided to, or within, the: <ul style="list-style-type: none"> <li>▪ Jerry Plains Waste Depot – until any potential contamination issues have been identified and addressed, and the site made safe; and</li> <li>▪ Belford Resting Place – due this site being effectively landlocked.</li> </ul> (AM9)	Observation.	O (M)
	Adequate provision for internal pedestrian access/movement.	Provide and maintain paths (sealed and unsealed) and walking tracks within the sites on as needed basis – and as appropriate for a site's primary use, character, and level of development as well as considering user safety issues and all-abilities access. Any walking tracks developed at the Wollombi Rest Park will be low-key only, and not provided until/unless safe vehicle parking/access has been developed at this site. (AM10)	CW&MR <sup>1</sup> . Observation and photographic record. User feedback.	O (M)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
All-abilities access	Provision for all abilities access to sites, buildings and facilities where feasible.	Ensure adequate all-abilities accessibility of the bush fire brigade stations, within the constraints of their functional requirements and effective/efficient operation. (AM11)	Observation. Bush fire brigades and Rural Fire Service feedback. Accessibility audit.	M
		Ensure paths and toilets, and some of any park furniture/facilities provided, are all-abilities accessible – as far as possible. (AM12)	CW&MR <sup>1</sup> . Accessibility audit. User feedback and complaints.	M
		Upgrade all-abilities accessibility of the existing community building at Stanhope Fire Shed (and buildings/structures available to the wider community at other sites, on an as needed basis). (AM13)	CW&MR <sup>1</sup> . Accessibility audit. User feedback and complaints.	L
Grounds and Landscape Character				
Bush fire brigade station grounds	Lawn, gardens and grounds of the bush fire brigade stations maintained in good condition, presentable, and suitable for sites' functions.	Maintain and manage the grounds of the bush fire brigade stations as guided/required by the terms of the “Rural Fire District Service Agreement” (as in force) between Council and Rural Fire Service. Each agency to undertake those roles/responsibilities as set out the agreement. (GL1)	Station grounds maintained in good order, tidy and presentable, fire hazards minimised, and suitable for the efficient/effective operation of the bush fire brigade stations. Neighbour and community feedback. Observation.	O (H)
		Grounds of the bush fire brigade stations may be developed/provided with: <ul style="list-style-type: none"><li>▪ terracing, earthworks, retaining walls, etc.;</li><li>▪ access roads, sealed or hardstand areas, paths, paving, and similar;</li><li>▪ a range of ancillary or supporting infrastructure for the use/operation of these sites or for social/community purposes (see “Buildings, Facilities and Infrastructure” below); and</li><li>▪ amenity features (such as garden beds, screen plantings, tree planting, etc.).</li></ul> (GL2)	Station grounds developed and managed to support the efficient/effective operation of the bush fire brigade stations and site presentation. Neighbour and community feedback. Observation.	O (H)
		Rubbish piles, abandoned/redundant stockpiles, unserviceable items, and other dis-used materials or wastes – will be progressively removed from the bush fire brigade stations' grounds. (GL3)	Station grounds maintained in good order, tidy and presentable, and fire hazards minimised. Neighbour and community feedback. Observation. Complaints.	O (M)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Sites/grounds under direct Council responsibility	Sites/grounds (under direct Council responsibility) are managed suitable for site type and use.	Council will manage those sites for which it is directly responsible as guided by the organisation's "levels of service" for parks, reserves and open space areas (as adopted/in force).  Management efforts and the standard/presentation of each site will be dependent on its current condition, role/function in Council's parks/reserves system, any facilities provided, and levels/types of use (and any lease/licence/permit arrangements). (GL4)	Sites/grounds are managed as guided by, and consistent with, "levels of service". Observation. Key user, neighbour and community feedback. Complaints.	O (H)
	Upgrading/development of selected sites (under direct Council responsibility).	If necessary Council may upgrade/develop selected sites – notably Jerrys Plains Reserve or Milbrodale Reserve – as parks or managed open space settings to support greater public access and use. This may entail more intensive mowing and lawn management regimes, earthworks, amenity or garden/decorative plantings, tree and shade plantings, and other "soft" landscape elements – as well as "hard" landscape elements (such as paths, paving, steps, retaining walls, etc.) and park furniture or facilities (also see "Buildings, Facilities and Infrastructure" below). (GL5)	CW&MR <sup>1</sup> . Works contracts and/or grounds maintenance records. Observation and photographic records. Site user, neighbour and local resident, and community feedback. Usage numbers.	M / L
Tree cover	Increased/enhanced tree cover. Positive shade, amenity, visual, and habitat/biodiversity outcomes.	Retain the existing trees, and supplement these with new/replacement plantings (using native species) as/when required – across the more developed and intensively used sites (including all bush fire brigade stations) – to ensure that a site's total tree cover is enhanced and not incrementally reduced. Consider site functionality, fire hazards and safety, the removal/replacement of weed tree species, and site amenity in the selection and location of new/replacement tree plantings. (GL6)	Grounds maintenance records. Photographic records. Periodic tree audits.	O (M)
Climate change	Grounds/landscape management and species selection considers climate change implications.	Consider the implications of climate change, and biodiversity values, in species suitability and selection for future tree planting and amenity/landscape plantings. (GL7)	Grounds maintenance and species records. Selected species' observed survival and vigour (long-term).	O (L)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
<b>Buildings, Facilities and Infrastructure (Provision and Maintenance)</b>				
Bush fire brigade station buildings and infrastructure	Bush fire brigade station buildings and infrastructure are well maintained and fit for use.	Maintain and manage the bush fire brigade buildings, fittings and infrastructure in good condition, presentable, and suitable for the occupation and operation of these sites – as guided/required by the terms of the “Rural Fire District Service Agreement” (as in force) between the Council and Rural Fire Service. Each agency to undertake those maintenance, repair and housekeeping roles/responsibilities – both internal and external – as set out the agreement. (BF1)	Bush fire brigade buildings maintained in good condition, suitable for the efficient/effective operation of the stations and site presentation. Inspection reports. Number of repair and maintenance complaints/issues per site. Key user, neighbour and community feedback.	O (H)
		The Rural Fire Service may provide, and will maintain, ancillary or supporting infrastructure around the bush fire brigade buildings and on the surrounding grounds. Such supporting elements may include water tanks, pumps, generators, hose drying poles or racks, vehicle garages, small storage sheds or covered spaces, radio masts and antennae, fire danger rating and other signage, stand-alone toilets, on-site sewage treatment, baskets/burn-pits and other live-fire training items, monitoring wells/bores, etc. Low-key items for social or community use purposes may include barbeques or fireplaces, seating and tables, memorials, community Wi-Fi access points, small leisure/sports apparatus, etc. (BF2)	Stations provided with ancillary or supporting infrastructure and/or appropriate social/community elements. Observation and photographic records. Key user, neighbour and community feedback.	O (H)
	Redevelopment, upgrading or construction of new bush fire brigade stations.	If/when warranted, existing bush fire brigade buildings (and attached/associated features) may be upgraded or redeveloped to support their more effective/efficient operation. This includes the construction of new (replacement or additional) bush fire brigade buildings, infrastructure and facilities. Upgrading, redevelopment or new (replacement or additional) buildings will entail liaison between the Rural Fire Service and Council, and will require development consent. Consider a site's landscape character/setting, a proposed building's scale and appearance, and adjacent land uses – in addition to functional requirements – in the siting and design of new or upgraded station buildings. (BF3)	CW&MR <sup>1</sup> . Enhanced or superior station buildings, infrastructure and facilities. Replacement or additional station buildings, infrastructure and facilities where required. Compliance with planning and approval requirements. Key user, neighbour and community feedback.	O (M)
Buildings and facilities for community use	Retention of existing buildings and facilities for community use	Council will retain the community building at Stanhope Fire Shed, and if viable and warranted by demand, the former school room at Scotts Flat Fire Shed as assets for wider community use and enjoyment. (BF4)	CW&MR <sup>1</sup> . Availability of community buildings and facilities. Key user, neighbour and community feedback.	O (H)



Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Buildings and facilities for community use (cont'd)	Provision of new or additional buildings and facilities for community use	<p>Council may construct new (or replacement) buildings and facilities, or adapt or restore/rebuild existing buildings (such as the former Howes Valley school building, if feasible), for community use at:</p> <ul style="list-style-type: none"> <li>those locations under direct Council responsibility; and</li> <li>those locations approved for occupation and use by the Rural Fire Service (under the terms of the "Rural Fire District Service Agreement") – subject to negotiation with the Rural Fire Service, and where bush fire brigade operations are not unduly compromised and there is sufficient space (such as at the Howes Valley Fire shed site).</li> </ul> <p>However no community use buildings will be developed at Wollombi Rest Park (due to its bushland character and difficult access), or at Belford Resting Place (due to its inaccessibility). (BF5)</p>	CW&MR <sup>1</sup> . Observation and photographic records. Availability of new or additional community buildings and facilities. Key user, neighbour and community feedback.	O (M)
Buildings and facilities at sites under direct Council responsibility	Community buildings and facilities (at locations under direct Council responsibility) well maintained and fit for use.	Council will maintain those existing buildings and structures (and any future Council-managed structures) on the subject sites that are, or may be, available for wider community use – notably the community building at Stanhope Fire Shed, as well as potentially the former school room at Scotts Flat Fire Shed and the former school building at Howes Valley Fire Shed site if restored/rebuilt. Buildings will be maintained as safe and fit-for-purpose, as guided by Council's <i>Asset Management Policy</i> and wider <i>Asset Management Strategy</i> . (BF6)	CW&MR <sup>1</sup> . Observation and photographic records. Key user, neighbour and community feedback. Complaints.	O (H)
	Provision of facilities appropriate for site type and use (at locations under direct Council responsibility).	<p>Council will continue to provide and maintain appropriate park furniture or facilities for public leisure, recreational or social use – such as picnic tables, seating, shelters, barbeques, rubbish and/or recycling bins, water points, bike racks, play equipment, etc. – as/where warranted at those sites under direct Council responsibility. Furniture/facilities will be appropriate for a site's type and values, its level of development, and its existing or intended level of use.</p> <p>Jerrys Plains Reserve or Milbrodale Reserve – if/when upgraded/developed as parkland or managed open space settings for the community's access/use – would be priority locations for the provision of additional park furniture or facilities. Due to its inaccessibility no park furniture or facilities will be developed at Belford Resting Place. (BF7)</p>	CW&MR <sup>1</sup> . Observation and photographic records. Site user, neighbour and community feedback. Usage numbers.	O (M)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Buildings and facilities at sites under direct Council responsibility (cont'd)	Park facilities well maintained and fit for use.	Council will maintain park furniture or facilities (at those sites for which it is directly responsible) as safe, in good condition, and fit-for-purpose – as guided by the organisation's "levels of service" for parks, reserves and open space areas (as adopted/in force). (BF8)	CW&MR <sup>1</sup> . Periodic inspections/audits. Site user, neighbour and community feedback. Complaints.	O (H)
Condition inspections	Periodic buildings and facilities condition inspection and reporting.	Council will undertake periodic condition and safety inspections of those buildings and facilities for which it has management responsibility – as part of Council's wider asset inspection and reporting programme. (BF9)	Periodic inspections completed and necessary works/actions scheduled.	O (H)
		The Rural Fire Service and Council will co-operate regarding periodic condition inspections of the bush fire brigade buildings, fittings and infrastructure (and grounds) – as guided/required by the terms of the "Rural Fire District Service Agreement" (as in force) between the Council and the Service. (BF10)	Periodic inspections completed, and necessary works/actions scheduled as agreed.	O (H)
Agency and Community Use				
Bush fire brigade stations	On-going presence of bush fire brigades, and effective provision for their functions and activities.	The 8 bush fire brigade sites will continue to be available for occupation and use by the Rural Fire Service, as allowed for by the terms of the "Rural Fire District Service Agreement" or licences (as in force) between Council and the Service. This includes their use as bush fire brigade stations and activity areas – including for storage, training, equipment maintenance, communications, meetings and management, socialising, and emergency operations. (AC1)	Observation. Liaison with bush fire brigades and Rural Fire Service. Community feedback.	O (H)
	On-going community emergency and safety roles of bush fire brigade sites.	The 8 bush fire brigade sites will continue to be available and function as – variously – bush fire neighbourhood safer places, flood refuges, and other places of community assembly and safety during emergencies. (AC2)	Incidence of community emergency/safety use. Liaison with bush fire brigades and Rural Fire Service. Community feedback.	O (H)
	Appropriate community uses of bush fire brigade sites.	Leisure and recreational use of most of the bush fire brigade sites by the wider/general community will largely be limited to special events/activities (such as fire safety/preparedness awareness and education events, or open days, or by prior arrangement) – other than at sites where community use buildings/facilities now exist or may be developed in the future (see BF4 and BF5). However the public will not be actively excluded from the bush fire brigade sites. (AC3)	Observation. Liaison with bush fire brigades. Community feedback.	O (M)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Bush fire brigade stations (cont'd)	Appropriate community uses of bush fire brigade sites. (cont'd)	Howes Valley Fire Shed may cater for a higher degree of community leisure/recreation and social use – in acknowledgement of its joint role as a “community centre”. Council and the Rural Fire Service will liaise and co-operatively manage this community use, including access to toilet facilities for “community centre” users. (Also see BF5 regarding the possible development of new community use buildings/facilities at the Howes Valley Fire Shed site.) (AC4)	Frequency and type of community use. Observation. Liaison with local bush fire brigade. Community feedback.	O (M)
Community access and use of sites under direct Council responsibility	Increased community use and enjoyment of community buildings.	Council will promote, encourage and facilitate the community's use of buildings on the subject sites where these are, or potentially are, available – notably the community building at Stanhope Fire Shed and, potentially, the former school room at Scotts Flat Fire Shed (as well as any community building that may be developed/provided in the future – see BF5). (AC5)	Frequency and range of community uses. Booking data. User, neighbour and community feedback.	O (M)
		Allow access to and use of community buildings (those facilities, or sites, under direct Council responsibility) as consistent with Council's <i>Lease/Licence of Council Land and Buildings to Community Groups Policy</i> . (AC6)	Number of bookings or approved uses of community buildings annually.	O (M)
		Council will liaise with the Stanhope Bush Fire Brigade and/or the Rural Fire Service to enable approved users of the community building and other facilities at the Stanhope Fire Shed to access/use the existing on-site all-abilities accessible toilet. (AC7)	Managed access/use of the existing on-site toilet.	M
	Greater leisure, recreation or social use of suitable sites (under direct Council responsibility).	If warranted (by local demand or usage pressures, or as part of wider park/reserve planning) Council will facilitate and support greater community access and use of selected sites (for which it is directly responsible) – for leisure, recreation or social use. Jerrys Plains Reserve and Milbrodale Reserve are the two most appropriate candidate sites – once improved as parkland or managed open space settings, and provided with appropriate access and park furniture/facilities. (AC8)	Usage numbers, frequency, and types of activities. Observation. Site user, neighbour and community feedback.	L

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Community access and use of sites under direct Council responsibility (cont'd)	Greater leisure, recreation or social use of suitable sites (under direct Council responsibility). (cont'd)	Community access and use of the following sites will not be encouraged or catered for: <ul style="list-style-type: none"> <li>Wollombi Rest Park – until safe vehicle parking/access is provided;</li> <li>Jerry Plains Waste Depot – until any potential contamination issues have been identified and addressed, and the site made safe for use (the site will be securely fenced and gated in the meantime); and</li> <li>Belford Resting Place – due to the absence of any viable public access.</li> </ul> (AC9)	Observation. CW&MR <sup>1</sup> . Photographic records.	O (M)
<b>Safety and Risk Management</b>				
Visible management presence	Better identification of sites as Council managed public land.	Signpost those 5 sites under direct Council responsibility with park/reserve name, Singleton Council “branding”, and other information to clearly identify them as Council managed public lands. (SR1)	CW&MR <sup>1</sup> . Photographic records. Community feedback.	H
	Protection of site assets/values, enhanced user safety and enjoyment, and improved compliance with regulations.	Continue regular (and on demand) Ranger/enforcement patrols of the subject sites – and particularly those sites for which Council has direct management responsibility. Enforce restricted and prohibited activities and other regulations as necessary. (SR2)	Number and frequency of Ranger or enforcement patrols. Number of enforcement actions annually.	O (H)
		Ensure on-site regulatory signage is up-to-date, and appropriately located/visible. (SR3)	Regulatory signage installed or replaced.	O (M)
Neighbour relations	Promote good relations with, and minimise impacts on, neighbouring landholders.	Develop, manage and use the subject sites having regard to possible adverse impacts on neighbouring landholders. (SR4)	Neighbour and community feedback. Complaints.	O (M)
		Involve neighbours in site management where appropriate – through measures such as volunteer roles, service contracts, licence or permit arrangements, etc. (SR5)	Instances, and success, of neighbour involvement in site management.	O (L)
Bush fire/fire hazards	Reduced threats from bush fires/fire to life and property on and around sites.	Manage the bush fire hazards on all subject sites (by Council and/or Rural Fire Service as appropriate), including the maintenance of asset protection zones or other risk reduction measures around buildings and other assets/infrastructure. Grazing may be used to reduce fuel loads, where appropriate for a site. (SR6)	Observation. Type and number of hazard reduction measures implemented.	O (H)
		The use of fire on all sites will be carefully managed. The public's use of open fires, or any form of fire, may be prohibited on certain sites at specific times or permanently. (SR7)	Number of fire incidents. Observed level of compliance with fire restrictions.	O (H)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Illegal dumping	Reduced incidence and volume of illegal dumping	Remove the illegally dumped vehicles and materials from the bushland of the eastern block of Wollombi Rest Park, as well as the piled and partly buried wastes on the southern part of Milbrodale Reserve, and any illegally dumped rubbish on other sites. (SR8)	Wastes and dumped materials removed, and sites restored as/if warranted.	H / M
		Discourage illegal dumping on all subject sites (including unauthorised waste storage/disposal) – through fencing, signage, active management/use presence and patrols, licence enforcement, and other measures. The Jerrys Plain Waste Depot and Wollombi Rest Park will be priority sites for patrolling and enforcing restrictions on illegal dumping. (SR9)	Number of illegal dumping incidents, and volume of material dumped annually.	O (M)
		Remove illegally dumped rubbish from a site as soon as practical. (SR10)	Time between reporting and removal of illegally dumped rubbish.	O (L)
User safety and site security	Reduced incidence of safety/security issues for site users, and less anti-social behaviour. Improved site/asset security.	Ensure that “Crime Prevention Through Environmental Design” (CPTED) principles are considered in the planning, siting and design, and management of facilities and usage areas – including landscape plantings and vegetation management. (SR11)	Number of reported or recorded incidents. Site user, neighbour and community feedback. Complaints.	O (H)
		Encourage user, neighbour and community reporting of illegal or anti-social activities and safety issues on the subject sites. (SR12)	Number of reported or recorded incidents annually.	O (L)
Tree hazards	Identify and address tree hazard issues.	Periodically carry out hazardous tree assessments (where/when warranted), undertaken by a suitably qualified arborist or other appropriately skilled person – and implement necessary actions to isolate, make safe, or remove any hazardous trees. (SR13)	Frequency of assessments. Inspection findings. Grounds maintenance records and observation. Number of tree safety issues addressed annually.	O (M)
Hazardous substances	Safe and compliant storage and handling of hazardous substances.	Fuels and flammable materials, chemicals, and other hazardous materials (including empty containers) will be clearly identified, safely and securely stored (in appropriately secured facilities/sites with necessary spill containment and other controls), and handled and used in accordance with Safe Work NSW requirements (including the availability and use of on-site storage manifests and Material Safety Data Sheets as necessary). (SR14)	Safety inspections and reports. Incident reports.	O (H)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
<b>Leases, Licences, Permits and Other Estates</b>				
Rural Fire District Service Agreement	Continuation of current (valid) licence agreement, and authorisation of future/new agreement. Continued presence and operation of bush fire brigade stations.	This Plan of Management expressly authorises the current “Rural Fire District Service Agreement” between the Council and the Rural Fire Service Commissioner (now covering 6 of the bush fire brigade sites, and the entire local government area) – to continue until the end of this current Agreement’s term. This Agreement provides for the “occupation and use” the bush fire brigade buildings and their surrounding sites for the purpose of “the provision of rural fire services and any other purpose incidental thereto”. This Plan also expressly authorises the renegotiation and renewal or continuation of those licence arrangements for the maximum term permissible under the <i>Local Government Act 1993</i> – if so desired by Council and the Rural Fire Service. (LL1)	Council records. Continuation of current arrangement. Agreement renewal negotiations and outcomes. Rural Fire Service feedback.	O (H)
	Amendment to current “Rural Fire District Service Agreement”	Council and the Rural Fire Service will liaise to amend the current “Rural Fire District Service Agreement” – to include the correct property descriptions for the Howes Valley Fire Shed and Putty Valley Fire Shed, so these sites are formally included in the current Agreement. (LL2)	Council records. Current “Rural Fire District Service Agreement” amended/corrected. Rural Fire Service feedback.	H
	Licence agreement for occupation and use of selected bush fire brigade sites.	Pending amendment/correction of the current “Rural Fire District Service Agreement”, this Plan of Management expressly authorises the granting of a licence to the Rural Fire Service Commissioner for the occupation and use of the Howes Valley Fire Shed and Putty Valley Fire Shed for the “the provision of rural fire services and any other purpose incidental thereto”. (LL3)	Licence agreement in place for the 2 subject bush fire brigade sites. Council records. Rural Fire Service feedback.	H
Restrictive covenants	Risks of residual PFAS or other contaminants for future land uses are avoided/minimised.	This Plan of Management expressly authorises the creation of a covenant(s) – consistent with Section 88B of the <i>Conveyancing Act 1919</i> – to restrict possible future land uses (that would otherwise be permissible under the current zonings under the <i>Singleton LEP 2013</i> ) over part or parts of the Bulga Fire Shed site and other bush fire brigade sites if required (and the Jerrys Plains Waste Depot site if warranted) – as necessary to avoid potentially longer-term health risks due to the presence of persistent/residual or unacceptable levels of contaminants. (LL4)	Covenant(s) in place, and appropriately registered, over affected part(s) of the Bulga Fire Shed, and other bush fire brigade sites, as necessary. Covenant(s) in place, and appropriately registered, over the Jerrys Plains Waste Depot site if required.	O (H)



Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Licences to assist management	Issuing of licences to assist Council management, and supplement resources, for selected sites	This Plan of Management expressly authorises the issuing of licences, over all or part of appropriate sites, to neighbours or nearby landholders for specific uses – such as stock or horse agistment, crash grazing, forage harvesting, bee-keeping, seed collection, etc. The purpose of such licences would be to support the on-ground management of a site, and/or reducing Council's on-site workloads, while also supplementing Council's management and financial resources. Belford Resting Place is a priority candidate site for such a licence. (LL5)	Council records. Licence(s) in place over appropriate site(s) or part thereof. Monitoring of appropriate management outcomes and compliance with licence conditions.	O (M)
Other leases, licences, permits and other estates	Granting of leases, licences, permits and other estates in accordance with legislation and the provisions outlined in this Plan. Ensuring that use agreements adhere to planning controls, cater for community needs, and are consistent with Council's objectives.	This Plan of Management expressly authorises Council to enter into leases, licenses, permits and other estates as set out in section 5.6 (and described in Table 8) of this Plan of Management. Council will grant appropriate leases, licences, permits and other estates only where there is a demonstrated community benefit and/or infrastructure improvement, and where there will be no public safety issues arising and no detrimental impacts on adjacent land uses or nearby natural areas. (LL6)	Council records. All use agreements comply with requirements of the <i>Local Government Act 1993</i> and <i>Crown Land Management Act 2016</i> and Council policies. No adverse outcomes or unacceptable risks. User, neighbour and community feedback.	O (M)
Native Title and leases, licences, permits or other estates	Appropriate advice sought in relation to Native Title implications of leases, licences, permits or other estates.	Any leases, licences, permits, easements or other estates issued on those 8 subject sites which are Crown land must be issued in accordance with the future act provisions of the <i>Native Title Act 1993</i> and in accordance with Part 8 of the <i>Crown Land Management Act 2016</i> (unless Native Title is extinguished). For Crown land which is not excluded land this will require written advice from one of Council's Native Title Managers that it complies with any applicable provisions of the Native Title legislation. (LL7)	Council records. Any authorisation or restriction on use of the 8 Crown land sites is consistent with the <i>Native Title Act 1993</i> (Comm.).	O (M)
<b>Management and Administration</b>				
Land tenure	Resolution of cadastral boundary irregularities.	Investigate and correct cadastral boundary/tenure anomalies at those 7 subject sites where the developed/used/fenced areas do not match a site's apparent cadastral boundaries. (MA1)	Land title, land register information, and survey plans altered as necessary.	M

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Land tenure (cont'd)	Avoid encroachments on, and alienation of, subject sites.	Identify and confirm site boundaries, and undertake on-site inspections to determine/confirm unauthorised encroachments of private property boundaries or unauthorised private use of public land. Remove encroachments as/where necessary. (MA2)	Site boundaries identified and confirmed/marked on-ground. Encroachments identified and removed.	L
Additional or altered reservation purpose	Reservation purpose(s) align with the existing or proposed use(s) of a site (and/or categorisation).	Council will liaise with Crown Lands (Department of Planning, Housing and Infrastructure) to request the Minister administering the <i>Crown Land Management Act 2016</i> to, where necessary, add an additional reservation purpose (as provided for by section 2.14 of the Act) or alter an existing reservation purpose (as provided for by section 2.15 of the Act) for several of the subject Crown Reserves. Additional or altered purposes will be those appropriate to better align with a site's existing or proposed uses (and/or categorisation). Howes Valley Fire Shed and Stanhope Fire Shed will be priority sites for additional or altered purposes, to align with their use for bush fire brigade purposes. Belford Resting Place, Jerrys Plains Reserve, Milbrodale Reserve and Wollombi Rest Park may also warrant consideration for additional or altered purposes.  Crown Reserves will not be revoked as part of the above process (as this would have "future act" implications for management of the land under the <i>Native Title Act 1993</i> ). (MA3)	Process completed. Additional or altered purposes for applicable Crown Reserve gazetted. Existing or proposed use(s) of a site consistent with reservation purpose.	H
Council management of devolved lands	Council formally appointed Council Crown land manager for the 2 sites now under devolved management.	Council will request, via Crown Lands (Department of Planning, Housing and Infrastructure), to be appointed the Council Crown land manager (under the <i>Crown Land Management Act 2016</i> ), for the 2 sites at present "devolved" to Council's management – specifically Jerrys Plains Reserve (Crown Reserve No. 54) and Stanhope Fire Shed (Crown Reserve No. 96784). (MA4)	Council appointed Council Crown land manager.	H
Reclassification of Jerrys Plains Waste Depot site	Jerrys Plains Waste Depot site reclassified as operational land.	If warranted, Council will liaise with Crown Lands (Department of Planning, Housing and Infrastructure), to obtain approval to reclassify the Jerrys Plains Waste Depot site from "Community Land" to "Operational Land" – pursuant to the processes and requirements of the <i>Local Government Act 1993</i> and <i>Crown Land Management Act 2016</i> . If reclassified as operational land this site will no longer be subject to this Plan of Management. (MA5)	Approval obtained and legislative requirements satisfied. Site reclassified as operational land, if warranted, and not subject to this Plan.	M / L

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Zoning	Appropriate land use zoning for current or envisaged use(s)	Assess the current land use zoning (under the <i>Singleton LEP 2013</i> ) for each site, to evaluate a zoning's appropriateness for a site's current and/or envisaged use(s). Process the rezoning of sites as/where warranted. (MA6)	Zoning assessments completed. Rezoning realised, if warranted.	M
Native Title	Appropriate consideration of Native Title implications of public works.	Where it is proposed to construct or establish a public work on one of the 8 subject sites which are Crown land, and where Native Title is not extinguished, and that work is not sufficiently described in this Plan of Management to determine its location, then prior to approval Council will notify (and give an opportunity to comment) any representative Aboriginal/Torres Strait Islander bodies, registered Native Title bodies corporate and registered Native Title claimants in relation to the land (or waters) covered by the Crown land reservation as required under the <i>Commonwealth Native Title Act 1993</i> . (MA7)	Public works are consistent with the Native Title Act 1993 (Comm.).	O (H)
Aboriginal Land Claims	Resolution of undetermined Aboriginal Land Claims.	Council will liaise with Crown Lands (Department of Planning, Housing and Infrastructure) in relation to the 7 subject sites under Aboriginal land claims (under the <i>NSW Aboriginal Land Rights Act 1983</i> ) – to provide evidence/documentation of their lawful occupation and use at the various lodgement dates, and to assist in the determination of these Claims. (MA8)	Determination of Aboriginal land claims.	M
	Consent obligations regarding undetermined Aboriginal Land Claims.	Where necessary/prudent, Council will endeavour to obtain the claimant body's consent for major works on, or the leasing/licencing of, those subject sites subject to an undetermined Aboriginal land claim. (MA9)	Claimant body's consent obtained where warranted.	O (M)
Sustainability	Improved sustainability performance.	Implement/promote Ecologically Sustainable Development (ESD) principles in the sites' on-going management and any future developments – especially in regard to waste and recycling, water and energy use (including solar/renewable power and stormwater harvesting), and chemical use – and apply where feasible and efficient. (MA10)	Observed extent of application, and achievement, of ESD principles.	O (M)
Monitoring	Usage and other data available to assist management of sites under Council's responsibility.	Carry out monitoring and assessment – of usage levels, user satisfaction, capacity, site impacts, and other aspects – for those sites or facilities under Council's management, to assist in future planning and management decisions. (MA11)	Frequency of monitoring/assessment. Monitoring data available, and applied.	O (L)

Management Focus / Issue	Objectives / Targets	Actions / Means of Achievement (Action No.)	Performance Measure	Priority
Monitoring (cont'd)	Monitoring of leases, licences, permits and other arrangements.	Council and the Rural Fire Service will co-operate regarding the monitoring of, and compliance with, the "Rural Fire District Service Agreement" (as in force) between the Council and the Service for occupation and use of the bush fire brigade sites – including the annual reporting requirements set out in the Agreement. (MA12)	Monitoring undertaken, and Agreement conditions/provisions observed.	O (H)
		Undertake periodic inspections and monitoring of other lessees, licencees and other permit holders operating within the sites, to ensure terms and conditions of approvals are being complied with. (MA13)	Inspections and monitoring undertaken. Degree of compliance with approval conditions.	O (M)
Funding	Securing additional funds for the sites' upkeep, management and improvement.	Regularly pursue grant and external funding to assist in the improvement and management of the subject sites. (MA14)	Amount of grant and external funding secured annually.	O (L)

<sup>1</sup> CW&MR in the "Performance Measure" column refers to use of Council's capital works and/or maintenance records as a means by which the tangible works or actions proposed can be monitored or assessed.

# APPENDICES

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## APPENDIX A

### Site Profile Sheets – for Community Land Sites Covered by this Plan of Management

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Stand-alone (“pull-out”) Site Profile Sheets – for each of the 13 Community Land sites.

1. Belford Fire Shed
2. Belford Resting Place
3. Bulga Fire Shed
4. Howes Valley Fire Shed
5. Jerrys Plains Fire Shed
6. Jerrys Plains Reserve
7. Jerrys Plains Waste Depot
8. Milbrodale Reserve
9. Putty Valley Fire Shed
10. Scotts Flat Fire Shed
11. Stanhope Fire Shed
12. Whittingham Fire Shed
13. Wollombi Rest Park

Site No.	1
Name	Belford Fire Shed
Address	699 Standen Drive, Lower Belford, NSW, 2335
Title (Lot & DP)	Lot 231 DP582595
Area (sq. metres)	1,013.0
Owner	Singleton Council
Manager	Singleton Council
Community Land Category(s)	Current – Uncategorised Proposed – General Community Use
Crown Reserve No. / Name	n/a
Reserve Purpose(s)	n/a
Reserve Gazettal Date	n/a
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	None listed
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Local bushfire brigade station (large shed) and grassed surrounds.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Large metal clad (painted) and roofed fire shed with twin roller doors, concrete apron and gravel road access, with painted metal sign on front wall “Belford Rural Fire Brigade” and floodlight with sensor switch. Locked door with overhead light, and padlocked power box adjacent, at north-west corner of fire shed (with concrete path access). Locked door at south-east corner of fire shed (near stand-alone toilet) with 2 floodlights and adjacent air conditioning unit fixed to wall. Satellite dish (1) and antennas (2) on roof.</li> <li>• Small composting toilet (“Envrioloo” with vent), metal clad (painted) and roofed, as stand-alone structure adjacent to shed’s south-east corner – locked (not for public use). Nearby are 2 large plastic water tanks (close to rear boundary).</li> <li>• “Free Community Wi-fi” site (sign fixed to fire shed door).</li> <li>• Farm-style fence to road frontage in north (barbed wire with split timber posts and star pickets). Farm-style fence along eastern boundary (barbed wire with sheep mesh infill and metal posts) with a row of semi-mature Cadaghi gums adjacent along southern half. Rear (southern) boundary has farm-style fence in east only (from eastern boundary to fire shed) as wire on timber posts. Western half of southern boundary, and entire western side of block unfenced – no boundary identification.</li> <li>• Painted routed timber sign (2 boards) near northern boundary fence at driveway – “Lower Belford” “Bush Fire Brigade”. Painted metal fire risk sign immediately behind timber sign.</li> </ul>



1 - Belford Fire Shed (cont'd)	
Current Leases or Licences	Licensed to the RFS – for occupation and use of the site/premises for the provision of rural fire services and incidental purposes – in accordance with the Singleton LGA <i>Rural Fire District Service Agreement</i> (2009).
Site Character/ Appearance	Large shed and few adjacent facilities sitting within an open and well-maintained grassed area, and row of 8 small trees along eastern fenceline.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>Vegetation Category 3 over entire site (Bushfire Prone Land [NSW RFS] mapping).</li> <li>(Bushfire Prone Vegetation [Buffer] immediately off site's south-east corner – <i>Singleton LSPS 2041</i> mapping.)</li> </ul>
Biodiversity Assets & Planning Controls <sup>3</sup>	None mapped
Vegetation <sup>4</sup>	Non-native Vegetation (MU000)
Cultural Heritage Assets <sup>5</sup>	None listed/mapped
Zoning - <i>Singleton LEP 2013</i>	RU1 Primary Production
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	Within Branxton sub-region
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>Cadastral anomaly, Lot 231 extends to north across Standen Drive and excludes southern portion of the site, including much of the area now developed/used for bush fire brigade purposes.</li> <li>Western, and part of southern, boundary with adjacent private property is undefined/unfenced.</li> <li>Limited operational area for RFS activities.</li> <li>Cadaghi Gums are considered to be a potential environmental weed in NSW.</li> </ul>
Other	Council Asset ID 16556



**1 - Belford Fire Shed (cont'd)****Key Site-specific Management Actions for Belford Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all management actions.
- Install groundwater and soil monitoring sites/measures (such as soil test pits) if/where warranted. (NC7)
  - Rural Fire Service to manage and remediate any PFAS, hydrocarbons and other contaminants – if discovered – with Council collaboration or assistance as/when necessary. (NC9 and NC10)
  - Rural Fire Service, if warranted, to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of any areas discovered to be impacted by PFAS, hydrocarbons and other contaminants. (NC12)
  - Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
  - Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
  - Ensure sufficient functional parking and vehicle movement/assembly space, as/where needed. (AM3)
  - Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).
  - Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Service's "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)
  - Investigate and correct cadastral boundary/tenure anomalies (where the site's developed/used/fenced area does not match the apparent cadastral boundary). (MA1)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

Site No.	2
Name	Belford Resting Place
Address	Lindsay Street, Belford, NSW, 2335
Title (Lot & DP)	Lot 22 DP1126884
Area (sq. metres)	8,191.98
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (as Council Crown Land Manager)
Community Land Category(s)	Current – General Community Use (through CLM Act “initial categorisation” process) Proposed – General Community Use
Crown Reserve No. / Name	85406 / Belford Rest Stop
Reserve Purposes	Resting Place
Reserve Gazettal Date	23 July 1965
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	Claim 10779 by New South Wales ALC, lodged 28 April 2006 (status – incomplete)
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Unmanaged block, regenerating tree cover and sporadically slashed/grazed grass and sedges.
Existing Developments/ Facilities	Rural fencing, of mixed types and in varying states of repair, along western, northern and eastern boundaries only.
Current Leases or Licences	Nil
Site Character/ Appearance	Appears as part of a larger paddock (presents as private property) adjacent to motorway. Mostly unmanaged grasses/sedges/weeds with a few scattered trees and minor boggy parts, area of dense tree cover ( <i>Casuarina spp.</i> ) at eastern end (towards adjacent Jump-up Creek) and stand of younger/regrowth trees (mostly <i>Casuarina spp.</i> ) along southern side.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	Vegetation Category 1 over entire site – Bushfire Prone Land (NSW RFS) mapping
Biodiversity Assets & Planning Controls <sup>3</sup>	<ul style="list-style-type: none"> <li>Band of “Biodiverse Riparian Land” (NSW Environment &amp; Heritage mapping) 25-30 metres wide, and mapped “Riparian Lands and Watercourses” (<i>Singleton LEP 2013</i>) 40-45 metres wide, along eastern end of site.</li> <li>(Central Hunter Ironbark-Spotted Gum-Grey Box Forest EEC proximate to site [40 metres away] to south – Council’s on-line “Planning Controls Maps”.)</li> </ul>
Vegetation <sup>4</sup>	Swamp Oak/Weeping Grass grassy riparian forest of the Hunter Valley (MU213) mapped over entire site (but see “Site Character/Appearance” above for description of actual on-site vegetation).



<b>2 - Belford Resting Place (cont'd)</b>	
Cultural Heritage Assets <sup>5</sup>	None listed/mapped
Zoning - <i>Singleton LEP 2013</i>	RU1 Primary Production
<i>Singleton LEP 2013 - Other Provisions</i>	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014 Provisions</i>	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041 - Other Directions</i>	<ul style="list-style-type: none"> <li>• Western three-quarters of site is mapped as “Local Open Space”.</li> <li>• Entire site is part of “Concept Urban Buffer (Mining Exclusion)” area.</li> <li>• Within Branxton sub-region.</li> </ul>
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	“Classified Road” adjacent (requires 1.5 metre buffer).
Management Issues	<ul style="list-style-type: none"> <li>• No developed, or viable, public access – New England Highway (motorway) adjoins block in north, undeveloped road reserve runs along eastern boundary, creek corridor adjoins eastern boundary, and private property to south.</li> <li>• Accessed and used by adjacent landholder to south, signs of sporadic slashing and occasional grazing.</li> <li>• Impacted by traffic noise from motorway adjacent to north, and train noise from Hunter Valley Main Line 200 metres to south.</li> <li>• Site not identified as Council managed land.</li> </ul>
Other	Council Asset ID 16965

**Plan**

**2 - Belford Resting Place (cont'd)****Photographs****Key Site-specific Management Actions for Belford Resting Place**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Retain grass and vegetation cover, or bushland, to safeguard soil stability and minimise soil erosion/deposition. (NC1)
  - Upgrade or install stormwater management measures or devices as/where necessary. (NC6)
  - Protect and rejuvenate bushland and native vegetation areas – by minimising disturbances, restricting access/use (if necessary), promoting natural regrowth, weed control, and other appropriate measures. (NC13)
  - Undertake weed control measures (if not required of licensee or approved occupant/user) – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
  - Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
  - Manage site as guided by Council's adopted "levels of service" for parks, reserves and open space areas – according to current condition, role/function in the parks/reserves system, and levels/types of any use (and any lease/licence/permit arrangement). (GL4)
  - Do not provide park furniture or facilities (due to site's inaccessibility for community use). (BF7, AM9 and AC8)
  - Signpost site as Council managed public land. (SR1)
  - Manage site's bush fire hazards (by Council and/or Rural Fire Service as appropriate, and any lease/licence/permit arrangement). (SR6)
  - Address current unauthorised uses of site (occasional grazing and slashing). (LL5)
  - If appropriate, licence neighbour(s) or nearby landholders to use all or part of site for specified uses – such as stock or horse agistment, crash grazing, forage harvesting, etc. – where beneficial to support the area's on-ground management, reduce Council's on-site workloads, and/or supplement Council's management and financial resources. (LL5)
  - If required/judicious, Council to request (via Crown Lands) gazettal of an additional or altered reservation purpose(s) for Crown Reserve 85406 to a purpose(s) better aligned with the site's existing or proposed uses. (MA3)

## References/sources:


- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).

- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and “Bushfire Prone Land (NSW RFS)” mapping (Council’s on-line planning controls maps).
- <sup>3</sup> “Endangered Ecological Communities (HJO-HHCREMS)” mapping (Council’s on-line planning controls maps); “Biodiversity Values” on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> “Greater Hunter Native Vegetation” mapping (NSW Environment & Heritage, from Council’s on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).



Site No.	3
Name	Bulga Fire Shed
Address	2116 Putty Road, Bulga, NSW, 2330
Title (Lot & DP)	Lot 82 DP823754
Area (sq. metres)	3,817.0
Owner	Singleton Council
Manager	Singleton Council
Community Land Category(s)	Current – Uncategorised Proposed – General Community Use
Crown Reserve No. / Name	n/a
Reserve Purpose(s)	n/a
Reserve Gazettal Date	n/a
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	None listed
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Large bushfire brigade station and grassed surrounds with trees.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Large brick clad and metal roofed building with three metal roller doors, concrete apron and part dirt/gravel driveway access. Attached office/operations room to the north (linked to northern boundary by sheet metal fence) and small room to south (same materials as main building). Floodlights and lighting attached to exterior walls.</li> <li>• Grassed terraced area with plantings, memorial garden, painted routed station name sign and painted timber and metal picnic table and seat set.</li> <li>• Two large concrete water tanks, one plastic water tank, one cracked concrete water tank.</li> <li>• Timber framed and metal roofed storage area at rear.</li> <li>• Timber clad and metal roofed toilets as add-on at north-west corner of larger building (one female and one male and disabled cubicle) – unlocked (at time of inspection), but not generally available for public use. Two in-ground concrete septic tanks nearby.</li> <li>• Tall hose hanging/drying pole (with 2 pulleys).</li> <li>• Timber post-and-rail (2 rail) fence on road boundary with solar powered (2x cells) fire risk sign at entry. Remaining three boundaries fenced rural/farm style wire fence (fair to good condition) with farm-style gates). Line of large concrete blocks located on outside of western boundary fence (surface/storm flow diversion ?).</li> <li>• 3 ground water monitoring wells.</li> <li>• Two large metal baskets holding timber (live fire training).</li> </ul>

<b>3 - Bulga Fire Shed (cont'd)</b>	
Current Leases or Licences	Licensed to the RFS – for occupation and use of the site/premises for the provision of rural fire services and incidental purposes – in accordance with the Singleton LGA <i>Rural Fire District Service Agreement</i> (2009).
Site Character/ Appearance	Large building with adjacent picnic terrace and garden, and water tanks at the rear, within a large open and well maintained grassed area (paddock like). 5-6 large mature trees are located along and near the south/south-east boundary line.
Flood Liable Lands <sup>1</sup>	Far eastern 15% of site mapped as 1% AEP flood event ( <i>Singleton LSPS 2041</i> ) and the same area mapped as Approximate Flood Planning Area (Flood Inundation Extent (1949 and 1955 floods) (Council's on-line "Planning Control Maps")
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>Bushfire Prone Vegetation Category 3 over entire site (and Bushfire Prone Vegetation Category 1 nearby approx. 70 metres to west) – Bushfire Prone Land [NSW RFS] mapping.</li> <li>Bushfire Prone Vegetation [Buffer] over western third of site (and Category 1 Bushfire Prone Vegetation nearby approx. 70 metres to west) – <i>Singleton LSPS 2041 mapping</i></li> </ul>
Biodiversity Assets & Planning Controls <sup>3</sup>	<ul style="list-style-type: none"> <li>None mapped on site.</li> <li>(Central Hunter Grey Box-Ironbark Woodland in the NSW North Coast and Sydney Basin Bioregions EEC located 60 metres west of site – <i>Endangered Ecological Communities [HJO-HHCREMS]</i>, Council's on-line "Planning Control Maps")</li> </ul>
Vegetation <sup>4</sup>	<ul style="list-style-type: none"> <li>Non Native vegetation (MU000) over almost entire site.</li> <li>Small area in site's south-west corner (&lt;5% of the site) mapped as MU999.</li> </ul>
Cultural Heritage Assets <sup>5</sup>	None listed/mapped.
Zoning - <i>Singleton LEP 2013</i>	E4 Environmental Living
<i>Singleton LEP 2013</i> - Other Provisions	<ul style="list-style-type: none"> <li>Clause 2.5 "Additional permitted uses for particular land" allows for development with consent for the purposes of eco-tourist facilities (as part of "Area E" on the Additional Permitted Uses Map).</li> <li>4 hectare minimum lot size</li> </ul>
<i>Singleton Development Control Plan 2014</i> Provisions	9 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	<ul style="list-style-type: none"> <li>Entire site is part of "Bulga Village Precinct (Concept Local Character Precinct)".</li> <li>Entire site covered by "Exploration License (Mining and Extractive Industries)".</li> <li>Entire site covered by "Mining Exclusion (Concept Urban Buffer)".</li> </ul>
Notable SEPPs (and applicable planning controls)	<i>SEPP (Resilience and Hazards) 2021</i>

3 - Bulga Fire Shed (cont'd)	
Other Notable (non EPI) Planning Matters	"Classified Road" adjacent (requires 1.5 metre buffer).
Management Issues	<ul style="list-style-type: none"> <li>• Cadastral anomaly. Lot 82 extends to the west and south beyond the area now developed/used (and fenced) for bush fire brigade purposes. The on-ground area now developed and/or used for bush fire brigade purposes extends east/north-east into the Putty Road road reserve and north/north-west into the adjacent lot – beyond the cadastral boundaries.</li> <li>• PFAS contamination recorded on site, and site remediation required.</li> <li>• Security and appropriate spill containment of stored chemicals and empty/residual containers, currently stored in roofed and unlocked area at rear of shed (with other items and equipment).</li> <li>• Toilets require routine cleaning/servicing (if to be accessible to wider community) – but not generally available/intended for public use.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Council Asset ID 16558</li> <li>• Materials stored outside of western boundary fence.</li> </ul>
<b>Plan</b> 	



**3 - Bulga Fire Shed (cont'd)****Photographs****Key Site-specific Management Actions for Bulga Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Upgrade or install stormwater management measures or devices as/where necessary. (NC6)
  - Maintain, and expand/upgrade if warranted, existing array of groundwater and soil monitoring wells. Install other testing and monitoring sites/measures, such as soil test pits, as/where warranted. (NC7)
  - Rural Fire Service to undertake measures as necessary for user/visitor safety and environmental protection to remediate PFAS, hydrocarbons and other contaminants, and to mitigate potential risks. (NC10)
  - Council and Rural Fire Service to collaborate, as/when necessary, in the management and remediation of PFAS, hydrocarbons and other contaminants – including tenure, planning, approval, implementation and monitoring measures. (NC9 and NC10)
  - Rural Fire Service to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of areas impacted by PFAS, hydrocarbons and other contaminants. (NC12)
  - Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
  - Maintain/provide sufficient functional parking and vehicle movement/assembly space, as/where needed. (AM3)
  - Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting

**3 - Bulga Fire Shed (cont'd)**

infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).

- Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Service's "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)
- If necessary create a covenant(s) to restrict possible future land uses over part or parts of the site to avoid potential long-term health risks due to persistent/residual or unacceptable levels of contaminants. (LL4)
- Manage site's bush fire hazards (by Rural Fire Service and /or Council as appropriate). (SR6)
- Investigate and correct cadastral boundary/tenure anomalies (where the site's developed/used/fenced area does not match the apparent cadastral boundary). (MA1)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

Site No.	4
Name	Howes Valley Fire Shed
Address	5484 Putty Road, Howes Valley, NSW, 2330
Title (Lot & DP)	Lot 20 and Lot 6 DP755214
Area (sq. metres)	38,457.88
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (as Council Crown Land Manager)
Community Land Category(s)	Current – Park (through <i>CLM Act</i> “initial categorisation” process) Proposed – General Community Use
Crown Reserve No. / Name	97816 / Howes Valley Reserve
Reserve Purpose(s)	Public Recreation Community Purposes (additional gazetted purpose)
Reserve Gazettal Date	19 June 1985
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	<ul style="list-style-type: none"> <li>Lot 6 – Claim 38852 by Wanarauh LALC, lodged 11 June 2015 (status – incomplete)</li> <li>Lot 20 – Claim 42303 by Wanarauh LALC, lodged 7 December 2016 (status – incomplete)</li> </ul>
Native Title Claim (Cth <i>Native Title Act 1993</i> )	<ul style="list-style-type: none"> <li>None listed.</li> <li>Native Title may be extinguished over Lot 6 due to being subject to a Crown Grant to the Council of Education in 1874.</li> </ul>
Existing Uses	Large bushfire brigade station, and community centre, with large concrete apron and surrounding ancillary structures, all set in in grassed surrounds with the wider sloping area beyond mostly managed as slashed grass (and derelict timber cottage on rise).
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>Large painted metal clad and roofed shed with twin metal roller doors, large concrete apron and gravel road access. Office/operations room at south east end of shed. Floodlights and lighting attached to exterior walls. Air conditioning unit, power box and hot water system attached to building.</li> <li>Painted metal clad annexe at north-western end of shed containing two multi-sex toilet cubicles (one for ambulant and one for disabled). Unlocked (at time of inspection), very clean and well appointed, but not generally available for public use. Two satellite dishes and antennae located on roof of toilets.</li> <li>Painted routed timber sign located nearby shed noting “Howes Valley Bush Fire and Community Centre”.</li> <li>“Free Community Wi-fi” site (sign affixed to main shed). Moveable basketball hoop/backboard at north end of main shed’s concrete apron.</li> <li>Two large poly water tanks at rear of fire shed, one small poly water tank on brick stand at western end of shed.</li> <li>Two small brick buildings with metal roofs (previous use as single toilet cubicles) located close to fire shed to north/west. Female now fitted out as a shower stall (metal lined), male locked and used for storage (possibly fuel “jerry cans” or chemicals). Both with external lights.</li> <li>Old brick BBQ on concrete slab with metal plate (items stored behind).</li> </ul>



4 - Howes Valley Fire Shed (cont'd)	
	<ul style="list-style-type: none"> <li>• Concrete septic tank located nearby to BBQ.</li> <li>• Metal containerised water tanks (1x 17,100 litres and 1x 20,500 litres) located partway along access driveway (upslope of fire shed), water hose attached and exit end located near BBQ.</li> <li>• Timber framed and corrugated iron clad "outhouse" (not in use as toilet), approx. 50 metres north-west of fire shed, now used for storage. Not secure with materials spilling from the building and stored nearby e.g. logs, roll of chicken wire, plastic sheeting and timber) located 50 metres to the north-west of the fire brigade shed. Two large metal drums stored adjacent.</li> <li>• Painted routed timber sign facing Putty Road in south end of reserve – "Singleton Shire Council – Howes Valley Reserve". Metal hazard warning, emergency contact and regulatory sign on metal post nearby. Mobile VMS sign nearby.</li> <li>• Small derelict structure located approx. 50 metres upslope to north-east of fire shed (within Lot 6) – former Howes Valley Public School building. Derelict and uninhabitable, but evidence of recent use, fuel can stored on veranda, debris strewn around the surrounds.</li> <li>• Two poly water tanks, both 23,650 litres, located near to access driveway entry from Putty Road.</li> <li>• Part dirt, part grassed, access driveway from east/south-east boundary to fire shed (gravelled from farm gated entry to edge of Putty Road). Telecom Cable sign located nearby to east (cable likely running parallel to Putty Road). Fire Risk Sign located to east of access entry at side of Putty Road (manually adjusted).</li> <li>• Overhead power supply from Putty Road to near the derelict cottage and then underground to the RFS building.</li> <li>• Internal fencing (5 strand farm-style fence with timber posts) runs from Putty Road to the north-west – running behind the fire shed / community centre, to beyond the old corrugated iron "outhouse" where it returns and crosses the creek to the west via floodgates (beyond site). Farm-style gate at Putty Road end.</li> <li>• 5 strand farm-style fence with timber posts along the Putty Road boundary (but offset some 15 metres from the road reserve) with farm gate at access entry off Putty Road – continues to creek at southern end. Remaining boundaries are unfenced.</li> <li>• One large metal basket holding timber (live fire training).</li> </ul>
Current Leases or Licences	<ul style="list-style-type: none"> <li>• None.</li> <li>• (RFS licence for occupation and use of the Howes Valley Rural Fire Station, for the provision of rural fire services and incidental purposes, at present specifies [in the Singleton LGA <i>Rural Fire District Service Agreement</i> (2009)] an adjacent smaller lot on Putty Road.</li> </ul>
Site Character/ Appearance	Large fire station and community centre with small out buildings, maintained grassed surrounds in the immediate vicinity on flatter area beside creekline, but the wider sloping area of site appears more as a partially grazed paddock with scattered stockpiles of fallen trees and materials. Small derelict cottage on low knoll to north-east of main building. Scattered trees to parts of the

4 - Howes Valley Fire Shed (cont'd)	
	perimeter, mainly along the western boundary and creek bank in varying states of health/conditions (many large/old/senescent with no shrub layer), and small area of trees plus understory on sloped creekbank at far east. Remainder/much of area appears grazed, and/or occasionally slashed in parts, with scattered older trees. Sandy creekline loops around west and north edge of the site.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>Vegetation category 3 over entire site except for portion of road reserve accessing the internal lot from Putty Road – Bushfire Prone Land (NSW RFS) mapping.</li> <li>Category 2 Bushfire Prone Vegetation over entire site (except for portion of unmade road reserve accessing internal Lot 6 from Putty Road) – <i>Singleton LSPS 2041</i> mapping.</li> </ul>
Biodiversity Assets & Planning Controls <sup>3</sup>	<ul style="list-style-type: none"> <li>Band of “Biodiverse Riparian Land” (mapped along creekline, 50-60 metres wide total) extends 5-25 metres wide along south-western side of site, and 5-25 metres wide along northern edge of site (NSW Environment &amp; Heritage mapping).</li> <li>Band of “Watercourse” (mapped along creekline, 75 metres wide total) extends between 5 and 30 metres onto site along all boundaries, except for the Putty Road boundary (in south-east) – <i>Singleton LEP 2013</i>, Riparian Lands and Watercourse mapping.</li> <li>(Site surrounded by land managed under Property Vegetation Plan (PNF-PVP-03642), but offset from site boundaries by 5-70 metres – <i>Singleton LSPS 2041</i> mapping.)</li> </ul>
Vegetation <sup>4</sup>	<ul style="list-style-type: none"> <li>MU111 Narrow-leaved Stringybark/Grey Gum shrubby open forest on sandstone ridges of the Sydney Basin over much of the site – on upslope areas (almost all of the internal Lot 6, and much of the eastern and southern portion of Lot 20).</li> <li>MU062 Turpentine/Rough-barked Apple/Mountain Blue Gum shrubby open forest of the Sydney Basin in a small portion near the eastern end of Lot 20 adjacent to Putty Road.</li> <li>The remainder of the site, closer to the looping sandy creekline to west and north, is mapped as MU999.</li> <li>(See “Site Character/Appearance” above for description of actual on-site vegetation.)</li> </ul>
Cultural Heritage Assets <sup>5</sup>	None listed/mapped.
Zoning - <i>Singleton LEP 2013</i>	RU2 Rural Landscape
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	Majority of site mapped as “Local Open Space”.

<b>4 - Howes Valley Fire Shed (cont'd)</b>	
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	"Classified Road" adjacent (requires 1.5 meters buffer).
Management Issues	<ul style="list-style-type: none"> <li>• Short traffic sightlines at entry to site entry (gate and driveway) are an issue for safe ingress/egress. Unmade road reserve accessing site (60-70 metres to south-west along Putty Road) directly to internal Lot 6 has not been developed, is impractical route due to road embankment, and is managed as part of the site.</li> <li>• Fire shed's dual role as "community centre" and RFS station.</li> <li>• Fire shed is unable to house larger bushfire fighting appliances.</li> <li>• Toilets require routine cleaning/servicing (if to be accessible to wider community) – but not generally available/intended for public use.</li> <li>• Former Howes Valley Public School building – now derelict – is in hazardous condition and open to easy public access – also an eyesore.</li> <li>• Potential for restoration/rebuild, re-use and revitalisation of former Howes Valley Public School building for community use – with appropriate heritage advice/input.</li> <li>• Storage of items and unused materials (not secure), and some waste piles (old wire, pipes, timber, etc.), in area north of and around fire shed – e.g. around BBQ, at disused corrugated iron "outhouse", and under trees.</li> <li>• "Jerry can" storage in disused male toilet (locked but unbunded and lacking spill containment).</li> <li>• Old 44 gallon drums at disused corrugated iron "outhouse" – security and inappropriate spill containment of empty/residual containers.</li> <li>• Some mature trees showing signs of dieback in some form – dead tree hazards (especially in area north of fire shed), and stockpiles of fallen trees.</li> <li>• Fire shed surrounds and wider site appears to have no groundwater monitoring wells, despite proximity to nearby creek.</li> <li>• Cattle access the site to graze. Northern boundary unfenced allowing stock to cross creekline and access site.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Lot 20 – Council Asset ID 16974</li> <li>• Lot 6 – Council Asset ID 103497</li> <li>• Multiple wombat burrows/hollows across site.</li> </ul>





**4 - Howes Valley Fire Shed (cont'd)****Key Site-specific Management Actions for Howes Valley Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
- High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
- Refer to Section 6.3 and Table 9 for all Management Actions.
- Retain grass and vegetation cover, or trees/bushland, to safeguard soil stability and minimise soil erosion/deposition. (NC1)
- Upgrade or install stormwater management and erosion control measures or devices as/where necessary. (NC6)
- Install groundwater and soil monitoring sites/measures (such as soil test pits) if/where warranted. (NC7)
- Rural Fire Service to manage and remediate any PFAS, hydrocarbons and other contaminants – if discovered – with Council collaboration or assistance as/when necessary. (NC9 and NC10)
- Rural Fire Service, if warranted, to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of any areas discovered to be impacted by PFAS, hydrocarbons and other contaminants. (NC12)
- Protect and rejuvenate bushland and native vegetation areas – by minimising disturbances, restricting access/use (if necessary), promoting natural regrowth, weed control, and other appropriate measures. (NC13)
- Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
- Undertake weed control measures (if not required of licensee or approved occupant/user) – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
- Maintain/provide sufficient functional parking and vehicle movement/assembly space, as/where needed. (AM3)
- Progressively remove rubbish piles, abandoned/redundant stockpiles, unserviceable items, and other dis-used materials or wastes. (GL3)
- Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).
- Council and Rural Fire Service to liaise, and co-operatively manage, the Fire Shed's dual role as a community facility – and continued access and use as a community leisure/recreation and social centre (including user access to toilet facilities). (AC4)
- Construction of new fire shed and/or new community use building – if required. (BF3 and BF5)
- Council may restore/rebuild and adapt the former Howes Valley Public School building for community use – if warranted and feasible, and with necessary heritage advice. (NC28 and BF5)
- Manage site's bush fire hazards (by Rural Fire Service and /or Council as appropriate). (SR6)
- Address safety issues posed by dead or senescent trees. (SR13)
- Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Service's "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)

- Amend current *Rural Fire District Service Agreement* to reference correct property description for Howes Valley Fire Shed (to ensure formal inclusion in agreement). If necessary, in the interim, Council to grant the Rural Fire Service Commissioner a separate occupation and use licence for this site. (LL2 and LL3)
- Council to request (via Crown Lands) gazettal of an additional or altered reservation purpose for Crown Reserve 97816, to better align with the site's existing use for bush fire brigade purposes. (MA3)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).



Site No.	5
Name	Jerrys Plains Fire Shed
Address	71 Pagan Street, Jerrys Plains, NSW, 2330
Title (Lot & DP)	Lot 1 Section 16 DP758542
Area (sq. metres)	2,019.7
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (as Council Crown Land Manager)
Community Land Category(s)	Current – Uncategorised Proposed – General Community Use
Crown Reserve No. / Name	1000356 / (un-named)
Reserve Purpose(s)	Bush Fire Brigade Purposes
Reserve Gazettal Date	3 October 1958
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	Claim 42036 by Wanarauh LALC, lodged 29 November 2016 (status – incomplete)
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Local bushfire brigade station, over several structures, set in grassed surrounds.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Large painted metal clad and roofed shed with 2 metal sliding doors and large concrete apron to north east (off Pagan Street). Driveway crossing in Pagan Street to the concrete apron part grass/part gravel – no kerb and gutter. Overhead power supply from Pagan Street, power box fixed to wall (south-east end) and floodlighting.</li> <li>• One large poly tank located at north-west end of main fire shed (near site of former tank stand, now removed with metal box and concrete post remaining).</li> <li>• Small brick and timber clad building with metal roof, and one east facing metal roller door, located south-east of main fire shed separated by concrete path between. Possible operations room or office. Culvert driveway crossing located on Queen Street opposite roller door with grassed driveway access. Two poly water tanks adjoin building's north side, and air conditioning unit fixed to external wall. One satellite dish and one antennae on roof. Notice re "Free Community Wi-Fi (NBN)".</li> <li>• Painted metal sign on street frontage at site's eastern corner – with "Jerrys Plains", Rural Fire Brigade", "NSW Rural Fire Service for our community" and NSW Rural Fire Service emblem on 4x boards.</li> <li>• Medium size painted metal clad and roofed shed (with access off Queen Street) in site's southern (upslope) corner – with twin metal roller doors, narrow concrete apron, floodlighting and peeling painted metal sign (Jerrys Plains Rural Fire Station).</li> <li>• Toilet cubicle (unisex with disabled access), painted metal clad and roofed, external floodlighting, with locked door – off</li> </ul>

5 - Jerrys Plains Fire Shed (cont'd)	
	<p>southern corner of main fire shed and linked by concrete path. Locked, not generally for public use. Septic tank with concrete lid located south-east of toilet.</p> <ul style="list-style-type: none"> <li>• Tall timber hose hanging/drying pole (6 pulleys) with associated nearby metal frame, located at north-west end of main fire shed and poly tank.</li> <li>• Standpipe (metal post and cross arm to support metal water pipe and hose) located within the road reserve (?) on the Pagan Street frontage north-west from the driveway access to the large shed. Nearby locked metal box. Power box to operate water standpipe located fixed to wall at north-west end of main fire shed.</li> <li>• Two large poly water tanks stored on-site – yet to be installed – 23,650 litre capacity.</li> <li>• Painted routed timber sign located on Pagan Street road frontage east of main fire shed apron – “Jerrys Plains Bush Fire Brigade” on two boards.</li> <li>• Painted metal sheet fence along residential boundary on south east boundary (good condition). Old wire farm-style fence on site's north-west boundary, multiple repairs and types (very poor condition). North-east and south-east street frontages (to Pagan and Queen Streets) unfenced.</li> <li>• Remaining area is mown grass. Stepped and gently sloping block – raised banked level grassed area located in western corner of site (extends from north-west boundary to rear of medium sized metal shed, possible site of spread material excavated to create level pad for main fire shed).</li> </ul>
Current Leases or Licences	Licensed to the RFS – for occupation and use of the site/premises for the provision of rural fire services and incidental purposes – in accordance with the Singleton LGA <i>Rural Fire District Service Agreement</i> (2009).
Site Character/ Appearance	Three buildings located on a stepped and gently sloping grassed block. Well maintained. Small group of street trees, pruned around overhead power lines, overhang the site.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>• Entire site is mapped as Bushfire Prone Vegetation Buffer – Bushfire Prone Land [NWS RFS] mapping.</li> <li>• (Bushfire Prone Vegetation Category 3 adjacent site on north west boundary, and Bushfire Prone Vegetation Category 1 located approx. 100 metres to the south-west – Bushfire Prone Land [NWS RFS] mapping.)</li> </ul>
Biodiversity Assets & Planning Controls <sup>3</sup>	None mapped
Vegetation <sup>4</sup>	Entire site mapped as Non-native Vegetation (MU000)
Cultural Heritage Assets <sup>5</sup>	None listed/mapped
Zoning - <i>Singleton LEP 2013</i>	R5 Large Lot Residential
<i>Singleton LEP 2013</i> - Other Provisions	8,000 square metres

5 - Jerrys Plains Fire Shed (cont'd)	
<i>Singleton Development Control Plan 2014</i> Provisions	9 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041 - Other Directions</i>	<ul style="list-style-type: none"> <li>Entire site is covered by "Mining Exclusion (Concept Urban Buffer mapping)".</li> <li>("Strategic Growth Area – Lifestyle Living" located immediately adjacent to the site to the north-west.)</li> </ul>
Notable SEPPs (and applicable planning controls)	Subject land under <i>SEPP (Resources and Energy) 2021</i>
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>Limited level operational area for RFS activities.</li> <li>Driveway access not sealed to road carriageway – ponding problems in informal gutter/dip.</li> <li>No apparent ground water monitoring wells.</li> </ul>
Other	Council Asset ID 16564

**Plan**



**5 - Jerrys Plains Fire Shed (cont'd)****Photographs****Key Site-specific Management Actions for Jerrys Plains Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Install groundwater and soil monitoring sites/measures (such as soil test pits) if/where warranted. (NC7)
  - Rural Fire Service to manage and remediate any PFAS, hydrocarbons and other contaminants – if discovered – with Council collaboration or assistance as/when necessary. (NC9 and NC10)
  - Rural Fire Service, if warranted, to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of any areas discovered to be impacted by PFAS, hydrocarbons and other contaminants. (NC12)
  - Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
  - Upgrade/replace or construct suitable boundary fencing (where necessary), to control vehicle and stock access, and close any non-essential vehicle access points if warranted. (NC23 and AM7)
  - Maintain/provide sufficient functional parking and vehicle movement/assembly space, as/where needed. (AM3)

**5 - Jerrys Plains Fire Shed (cont'd)**

- Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).
- Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Service's "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)

## References/sources:

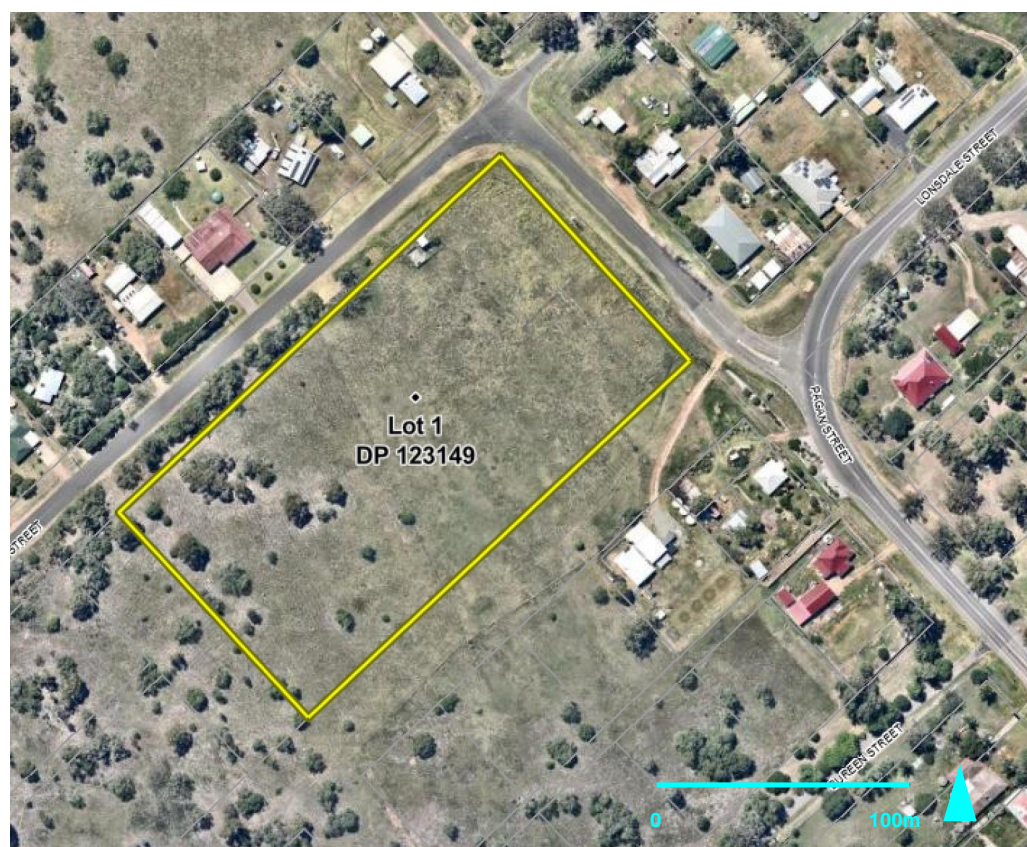
- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

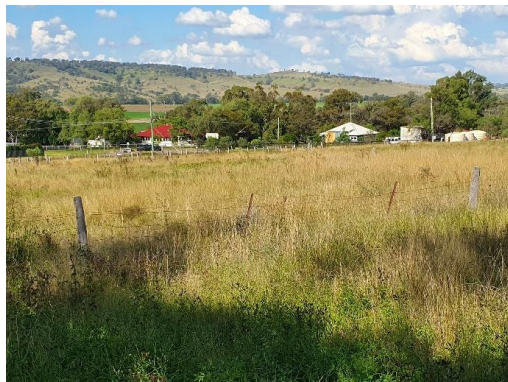
Site No.	6
Name	Jerrys Plains Reserve
Address	Queen Street, Jerrys Plains, NSW, 2330
Title (Lot & DP)	Lot 1 DP123149
Area (sq. metres)	21,579.05
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (management devolved to Council under section 48 of the <i>Local Government Act 1993</i> )
Community Land Category(s)	Current – Not at present categorised (categorisation of devolved land is not mandatory under the <i>Local Government Act 1993</i> ) Proposed – General Community Use
Crown Reserve No. / Name	54 / un-named
Reserve Purpose(s)	Public Park Communication Facilities, and Access (additional gazetted purposes)
Reserve Gazettal Date	12 December 1885
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	Claim 41624 by Wanarauh LALC, lodged 17 November 2016 (status – incomplete)
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Largely an unmanaged “vacant” block. Unmaintained fencing and paddocks of tall grasses and abundant unslashed pasture weeds. Evidence of possible occasional grazing by adjacent stock (sheep, as evidenced by droppings and animal tracks across site). Assumed used in the past for holding/training of horses with smaller yards, central training posts, and remains of old electric fences (past aerial photography also shows what appear to be horse shelters, now removed).
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• No infrastructure other than Telstra compound and mixed fencing.</li> <li>• Fenced Telstra compound (approximately 13 metres by 15 metres) on Queen Street frontage – 1.8 metre high chain wire mesh fence topped by 3 strands of barbed wire with metal posts (good condition). Compound secures a metal clad building with power box and air conditioning unit attached plus lighting. Overhead power supply from Queen Street. Combined locked pedestrian and vehicle entry gates (2) at north-west corner of compound. Separately fenced internal area (by decorative metal fencing panels) protects satellite dish. Compound is well managed/maintained.</li> <li>• North-west boundary fencing – on Queen Street – as farm-style post (timber and metal) and wire fencing (good condition).</li> <li>• Farm-style wire fence from the Telstra compound on Queen Street to Pagan Street, and south-east along Pagan Street (poor condition - failing). Evidence of disused electric fencing.</li> <li>• Remaining boundaries – to south-east and south-west – are unfenced.</li> </ul>



6 - Jerrys Plains Reserve (cont'd)	
	<ul style="list-style-type: none"> <li>Internal fencing splits site into one large paddock (45% of site, at south-west end), a second paddock (35% of site – in the middle portion) and three smaller paddocks covering 20% of the site in total (at the Pagan Street end). A narrow “race” is fenced between the two smaller paddocks at the Lonsdale Street end. Internal fences are farm-style post (timber and metal) and wire fencing (very poor condition). Evidence of electric fencing in parts (mainly at three smaller paddocks).</li> </ul>
Current Leases or Licences	Telstra compound on Queen Street frontage licenced to Telstra Corporation Ltd, for access and occupation of a communication facility, by Minister administering the <i>Crown Land Management Act 2016</i> . 20 year period (2022 to 2042). (Not issued by Council, as councils are unable to grant any tenures over devolved lands).
Site Character/ Appearance	Overgrown farm paddocks with run down farm fencing and very few trees.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>Bushfire Prone Vegetation Category 3 covers south-west 80% of the site, remaining 20% in north-east (Pagan Street end) is Bushfire Prone Vegetation Buffer – Bushfire Prone Land (NSW RFS) mapping.</li> <li>(Bushfire Prone Vegetation – Buffer, and Category 2 Bushfire Prone Vegetation, located proximate [50 metres to south-west] of site – <i>Singleton LSPS 2041</i> mapping.)</li> </ul>
Biodiversity Assets & Planning Controls <sup>3</sup>	None mapped
Vegetation <sup>4</sup>	MU999 covers the entire site, except for <5% in the eastern corner which is Non-native Vegetation (MU000).
Cultural Heritage Assets <sup>5</sup>	<ul style="list-style-type: none"> <li>None mapped/listed within site.</li> <li>(Recorded Aboriginal cultural heritage site [AHIMS site no. 37-2-6628, 3 July 2024] located immediately south of site's south-western boundary. Comprising stone quarry on localised surface silcrete outcrops and associated scatter of stone artefacts/flakes.)</li> <li>(Jerrys Plains Heritage Conservation Area located 165 metres south-east of site – <i>Singleton LEP 2013</i> Heritage Maps.)</li> </ul>
Zoning - <i>Singleton LEP 2013</i>	R5 Large Lot Residential
<i>Singleton LEP 2013</i> - Other Provisions	8,000 square metres minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	9 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	Entire site is covered by “Mining Exclusion (Concept Urban Buffer mapping)”.
Notable SEPPs (and applicable planning controls)	Subject land under <i>SEPP (Resources and Energy) 2021</i>

6 - Jerrys Plains Reserve (cont'd)	
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>• Farm-style fencing generally in poor condition and not fit-for-purposes.</li> <li>• Prickly Pear (weed species) along with various pasture weed species present on site.</li> <li>• Paddocks are unslashed but no evidence of regeneration of native plant species.</li> <li>• Unslashed paddocks may present a bushfire hazard given the RFS bushfire hazard mapping.</li> <li>• Water seepage onto Pagan Street road reserve (section of naturestrip unslashed due to wet ground).</li> <li>• Pasture species mix may not present a suitable site for agistment or grazing uses.</li> <li>• On-site fencing (in south-east) does not indicate boundary of subject site, which does not extend as far as on-ground fencing. (On-ground fencing approximates south-east edge of unmade Lonsdale Street road reserve, not the subject site.)</li> <li>• Site not identified as Council managed land.</li> </ul>
Other	Council Asset ID 103494

**Plan**

**6 - Jerrys Plains Reserve (cont'd)****Photographs****Key Site-specific Management Actions for Jerrys Plains Reserve**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Retain grass and vegetation cover to safeguard soil stability and minimise soil erosion/deposition. (NC1)
  - Upgrade or install stormwater management measures or devices as/where necessary. (NC6)
  - Undertake or support tree planting (or replacement) programmes. (NC16 and GL6)
  - Undertake weed control measures – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
  - Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
  - Provide public vehicle access and on-site parking, pedestrian and other non-motorised access, and internal paths/tracks if/when warranted (to support any public use of wider site, if realised – see AC8). (AM4, AM8 and AM10)
  - Manage site as guided by Council's adopted "levels of service" for parks, reserves and open space areas – according to current condition, role/function in the parks/reserves system, any facilities (if provided), and levels/types of any use (and any lease/licence/permit arrangement). (GL4)
  - If warranted upgrade/develop site – as a park or managed open space setting – to support greater public access and use. (GL5, BF7 and AC8)
  - Signpost site as Council managed public land. (SR1)
  - Manage site's bush fire hazards (by Council and/or Rural Fire Service as appropriate). (SR6)
  - If appropriate, licence neighbour(s) or nearby landholders to use all or part of site for specified uses – such as stock or horse agistment, crash grazing, forage harvesting, etc. – where beneficial to support the area's on-ground management, reduce Council's on-site workloads, and/or supplement Council's management and financial resources. (LL5)
  - If required/judicious, Council to request (via Crown Lands) gazettal of an additional or altered reservation purpose(s) for Crown Reserve 54 to a purpose(s) better aligned with the site's existing or proposed uses. (MA3)
  - Council to request (via Crown Lands) appointment as Council Crown land manager (under the *Crown Land Management Act 2016*), for Jerrys Plains Reserve (Crown Reserve No. 54, at present "devolved" to Council's management). (MA4)

## References/sources:

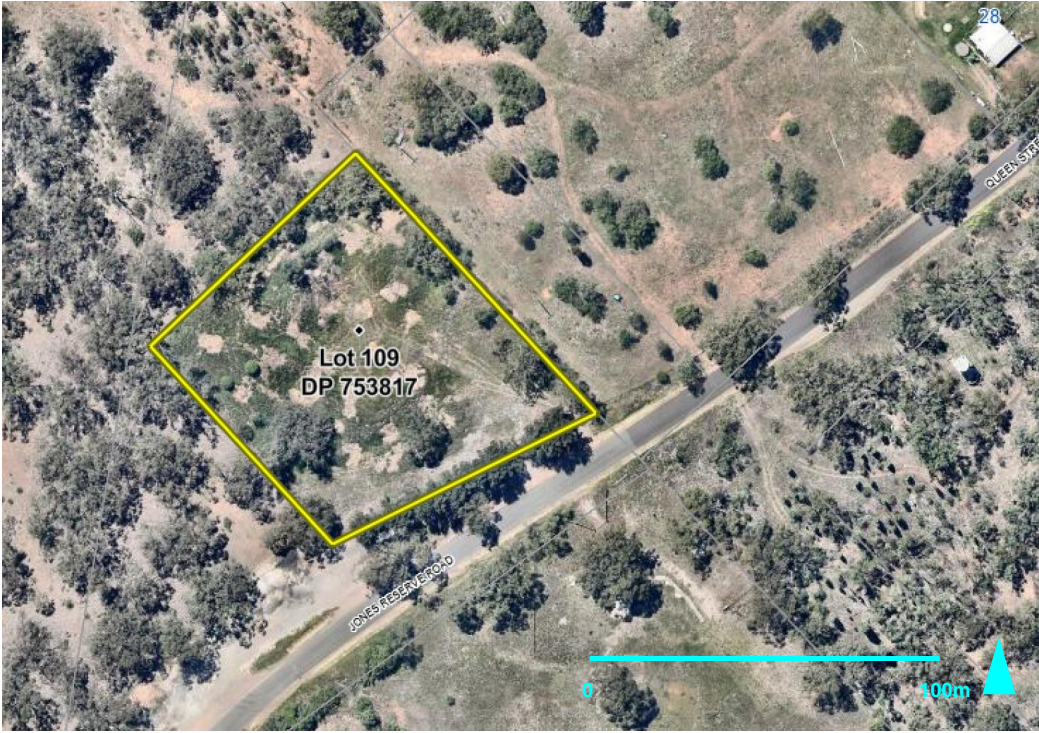

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and “Singleton Floodplain Risk Management Plan 2012” and “Flood Inundation Extent (1949 and 1955 floods)” mapping (Council’s on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and “Bushfire Prone Land (NSW RFS)” mapping (Council’s on-line planning controls maps).
- <sup>3</sup> “Endangered Ecological Communities (HJO-HHCREMS)” mapping (Council’s on-line planning controls maps); “Biodiversity Values” on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> “Greater Hunter Native Vegetation” mapping (NSW Environment & Heritage, from Council’s on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).



Site No.	7
Name	Jerrys Plains Waste Depot
Address	Jones Reserve Road, Jerrys Plains, NSW, 2330
Title (Lot & DP)	Lot 109 DP753817
Area (sq. metres)	7,110.98
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (as Council Crown Land Manager)
Community Land Category(s)	Current – General Community Use (through <i>CLM Act</i> “initial categorisation” process) Proposed – General Community Use
Crown Reserve No. / Name	70075 / Jerrys Plains Waste Depot
Reserve Purpose(s)	Rubbish Depot
Reserve Gazettal Date	6 June 1941
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	Claim 42300 by Wanaruah LALC, lodged 7 December 2016 (status – incomplete)
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Small former waste depot, fully security fenced, now disused with only overgrown mounds of fill/waste remaining.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>Entire site enclosed by 2.4 metre high security mesh fence topped by barbed wire (fence in poor condition in many sections, mainly in north, and fallen along part of south-west boundary).</li> <li>Double farm-style metal gates at south-east corner (fronting Jones Reserve Road), chained and locked.</li> <li>4 large concrete blocks “barricade” in front of gates, to prevent vehicle access.</li> <li>Faint remains of blue metal vehicle track on ground just inside gates (but soon overgrown towards north).</li> <li>No infrastructure remaining within site. Site dominated by a rough circle (“crater”) of mounds, up to 2-2.5 metres high in places, overgrown by tall grasses and abundant weeds.</li> </ul>
Current Leases or Licences	Nil
Site Character/ Appearance	Unmanaged and unused area of low mounds overgrown by tall grasses and weeds, surrounded by a high rusty security fence and partly screened from the adjacent Jones Reserve Road by a row of trees.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>Entire site mapped as Bushfire Prone Vegetation Category 1 – Bushfire Prone Land (NSW RFS) mapping.</li> <li>Entire site mapped as Category 2 Bushfire Prone Vegetation – <i>Singleton LSPS 2041</i> mapping.</li> </ul>

7 - Jerrys Plains Waste Depot (cont'd)	
Biodiversity Assets & Planning Controls <sup>3</sup>	<ul style="list-style-type: none"> <li>• None mapped</li> <li>• (Hunter Valley Footslopes Slaty Gum Woodland abuts site's western corner and extends in a band less than 0-30 metres from site's south-west side and 0-65 metres from site's north-west side, as well as 60 metres off site's eastern corner on opposite side of Jones Reserve Road – <i>Endangered Ecological Communities [HJO-HHCREMS]</i>, Council's on-line "Planning Control Maps")</li> </ul>
Vegetation <sup>4</sup>	Weeping Myall/Cooba/Wilga shrubland of the Hunter Valley (MU026) (but see "Site Character/Appearance" above for description of actual on-site vegetation).
Cultural Heritage Assets <sup>5</sup>	None listed/mapped
Zoning - <i>Singleton LEP 2013</i>	RU1 - Primary Production
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	<ul style="list-style-type: none"> <li>• Entire site covered by "Mining Exclusion (Concept Urban Buffer)".</li> <li>• (Site is not identified as a "Waste Management Area".)</li> </ul>
Notable SEPPs (and applicable planning controls)	<ul style="list-style-type: none"> <li>• <i>SEPP (Resilience and Hazards) 2021</i></li> <li>• Subject land under <i>SEPP (Resources and Energy) 2021</i></li> </ul>
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>• Origin and nature of the waste material remaining on-site, and any consequent contamination risks, is unknown.</li> <li>• Site accessible to pedestrians (over/between gates), risk of minor on-going uncontrolled/unmanaged waste dumping and possible public safety concerns.</li> <li>• Substantial weed infestations – including Mother-of-millions (<i>Bryophyllum species</i>) a "priority weed" in the Singleton LGA, Castor Oil Bush (<i>Ricinus communis</i>) and Common Thornapple (<i>Datura stramonium</i>) both poisonous to people, and likely environmental weeds.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Some broken building rubble, blue metal and gravel on the ground surface where visible (mainly inside south-west fence).</li> <li>• Small pile of more recently deposited gravel inside central crater/ring.</li> <li>• Row of mature closely-spaced trees (<i>Casuarina spp.</i>) along Jones Reserve Road boundary in south-east, with informal vehicle track beside carriageway.</li> <li>• Large cleared area beside Jones Reserve Road immediately to south-west of site, used for storage of road materials.</li> <li>• Pile of waste timber along (just outside of) north-west fence.</li> <li>• Some roadside rubbish dumping in area (both old and recent).</li> </ul>



7 - Jerrys Plains Waste Depot (cont'd)	
	<ul style="list-style-type: none"><li>• Council Asset ID 16687</li><li>• ("Patrick Plains Mines Subsidence District" located on opposite side of Jones Reserve Road, approx. 20-25 metres from site.)</li></ul>
<b>Plan</b>	
	
<b>Photos</b>	
	
<b>Key Site-specific Management Actions for Jerrys Plains Waste Depot</b> <ul style="list-style-type: none"><li>▪ Relevant Management Action number(s), from Table 9, shown in ( ).</li><li>▪ High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.</li><li>▪ Refer to Section 6.3 and Table 9 for all Management Actions.</li><li>• Retain grass and vegetation cover, or bushland, to safeguard soil stability, to minimise soil erosion/deposition, and to assist in the containment of any contaminants. (NC1)</li></ul>	

**7 - Jerrys Plains Waste Depot (cont'd)**

- Upgrade or install stormwater management measures or devices as/where necessary. (NC6)
- Explore the past use of site, and undertake on-site soil/contamination investigations, to determine the degree of any contamination and appropriate management/remediation measures required. (NC8)
- Council to undertake measures as necessary for environmental protection and user/visitor safety and to remediate any on-site contamination and mitigate potential risks. (NC11)
- Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
- Undertake weed control measures – targeting listed priority weeds and poisonous or hazardous weeds, and environmental weeds. (NC19)
- Upgrade/replace or construct suitable boundary fencing to control vehicle or other unauthorised access/use, and ensure site securely fenced and gated (with no pedestrian or other public access until any potential contamination issues identified and addressed and the area made safe). (NC23, AM7, AM9 and AC9)
- Manage site as guided by Council's adopted "levels of service" for parks, reserves and open space areas – according to its current condition and use, and the site's contamination status/management. (GL4)
- Signpost site as Council managed public land. (SR1)
- Manage site's bush fire hazards (by Council and/or Rural Fire Service as appropriate). (SR6)
- Active management measures to prevent/discourage illegal dumping – fencing, signage, management presence and patrols, etc. (SR9 and SR10)
- If necessary create a covenant(s) to restrict possible future land uses over part or parts of the site to avoid potential long-term health risks due to persistent/residual or unacceptable levels of contaminants. (LL4)
- If warranted, Council to obtain approval (via Crown Lands) to reclassify waste depot site from "Community Land" to "Operational Land" (and site subsequently no longer subject to this Plan of Management). (MA5)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

Site No.	8
Name	Milbrodale Reserve
Address	Putty Road, Milbrodale, NSW, 2330
Title (Lot & DP)	Lot 82 DP755240
Area (sq. metres)	19,711.73
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (as Council Crown Land Manager)
Community Land Category(s)	Current – Park (through <i>CLM Act</i> “initial categorisation” process) Proposed – General Community Use
Crown Reserve No. / Name	79787 / Milbrodale School
Reserve Purpose(s)	Public Recreation
Reserve Gazettal Date	9 August 1957
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	Claim 38191 by New South Wales ALC, lodged 10 March 2015 (status – incomplete)
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Large fenced paddock, with scattered large trees (mainly in north-east quarter).
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Predominantly farm-style fences, wire (variously barbed and plain) with split timber posts and star pickets (mostly good condition). Dual padlocked farm gate located on northern boundary at eastern end (on Putty Road).</li> <li>• Sheep mesh fencing with metal star pickets and concrete posts located along the eastern boundary, adjacent to the school (good condition).</li> <li>• Mixture of timber paling and sheet metal fencing types along the northern end of the western boundary, where adjacent to dwelling. Unlocked and open farm-style gate located at southern end of this mixed fencing (where meets farm-style fence running south to southern boundary). Water troughs and stored materials located along this section of fence.</li> <li>• Closed farm-style gate located at the south-west corner of the site, accesses paddock to south.</li> </ul>
Current Leases or Licences	Nil
Site Character/ Appearance	Appears as a large fenced paddock (presents as private property) adjacent to Putty Road beside school. Presents as well managed. The block is generally level over the northern four-fifths and slopes via a steep bank (dropping around 2 metres) to the south-west in the southern fifth.
Flood Liable Lands <sup>1</sup>	None mapped



8. Milbrodale Reserve (cont'd)	
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>Majority of the site the mapped as Bushfire Prone Vegetation Category 3, with a small area (less than 5% of site) of Bushfire Prone Vegetation Category 1 in the south-east sector (part of a larger area of Category 1 off-site to the east along Welshs Road) – Bushfire Prone Land (NSW RFS) mapping.</li> <li>(Area proximate to site [20-30 metres east/south-east] mapped as Bushfire Prone Vegetation – Buffer [around an area Category 1 Bushfire Prone Vegetation further east] – <i>Singleton LSPS 2041</i> mapping.)</li> </ul>
Biodiversity Assets & Planning Controls <sup>3</sup>	None mapped
Vegetation <sup>4</sup>	Entire site mapped as Non Native Vegetation (MU000)
Cultural Heritage Assets <sup>5</sup>	None listed/mapped
Zoning - <i>Singleton LEP 2013</i>	RU4 Primary Production Small Lots
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	<ul style="list-style-type: none"> <li>Entire site is part of the “Milbrodale Village Precinct (Concept Local Character Precincts)”</li> <li>Entire site is covered by “Mining Exclusion (Concept Urban Buffer)”</li> <li>Entire site is mapped as “Local Open Spaces”.</li> <li>Entire site mapped as “Vineyard Area”.</li> <li>A small slither of the site (less than 5%) along the northern boundary on Putty Road is covered by “Exploration License (Mining and Extractive Industries)”, which is adjunct to a larger area located to the north of the site.</li> </ul>
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	“Classified Road” adjacent (require 1.5 metre buffer).
Management Issues	<ul style="list-style-type: none"> <li>Cadastral anomaly, Lot 82 extends eastwards to include approx. 12-15 metres of Milbrodale Public School site. Existing fence lines do not align with cadastral boundaries along the site's eastern and western boundaries.</li> <li>Rubbish piles on site. A mixed rubbish pile and a small pit with buried rubbish are located at the base of the bank (concealed from view from Putty Road, but visible form Welshs Road).</li> <li>Listed as Local Open Space (<i>Singleton LSPS 2041</i> mapping) but not accessible by the public due to the locked farm gate on the Putty Road boundary. Site “presents” as private property.</li> <li>Site appears used for unauthorised holding/grazing of horses – 3 horses on-site at present. Site was subject to a once-off annual grazing licence previously issued by Council.</li> </ul>



**8. Milbrodale Reserve (cont'd)****Photographs****Key Site-specific Management Actions for Milbrodale Reserve**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Retain grass and vegetation cover to safeguard soil stability and minimise soil erosion/deposition. (NC1)
  - Upgrade or install stormwater management measures or devices as/where necessary. (NC6)
  - Undertake or support tree planting (or replacement) programmes. (NC16 and GL6)
  - Undertake weed control measures (if not required of licensee or approved occupant/user) – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
  - Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
  - Provide public vehicle access and on-site parking, pedestrian and other non-motorised access, and internal paths/tracks if/when warranted (to support any public use of wider site, if realised – see AC8). (AM4, AM8 and AM10)
  - Remove rubbish piles and buried waste. (SR8)
  - Manage site/grounds as guided by Council's adopted "levels of service" for parks, reserves and open space areas – according to current condition, role/function in the parks/reserves system, any facilities (if provided), and levels/types of any use (and any lease/licence/permit arrangement). (GL4)
  - If warranted upgrade/develop site – as a park or managed open space setting – to support greater public access and use. (GL5, BF7 and AC8)
  - Signpost site as Council managed public land. (SR1)
  - Manage site's bush fire hazards (by Council and/or Rural Fire Service as appropriate, and any lease/licence/permit arrangement). (SR6)
  - If appropriate, licence neighbour(s) or nearby landholders to use all or part of site for specified uses – such as stock or horse agistment, crash grazing, forage harvesting, etc. – where beneficial to support the area's on-ground management, reduce Council's on-site workloads, and/or supplement Council's management and financial resources. (LL5)
  - Address current unauthorised uses of site (holding/grazing of horses and rubbish stockpiles/pits). (LL5 and SR8)
  - Investigate and correct cadastral boundary/tenure anomalies (where the site's developed/used/fenced area does not match the apparent cadastral boundary). (MA1)
  - If required/judicious, Council to request (via Crown Lands) gazettal of an additional or altered reservation purpose(s) for Crown Reserve 79787 to a purpose(s) better aligned with the site's existing or proposed uses. (MA3)



## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and “Singleton Floodplain Risk Management Plan 2012” and “Flood Inundation Extent (1949 and 1955 floods)” mapping (Council’s on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and “Bushfire Prone Land (NSW RFS)” mapping (Council’s on-line planning controls maps).
- <sup>3</sup> “Endangered Ecological Communities (HJO-HHCREMS)” mapping (Council’s on-line planning controls maps); “Biodiversity Values” on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> “Greater Hunter Native Vegetation” mapping (NSW Environment & Heritage, from Council’s on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

Site No.	9
Name	Putty Valley Fire Shed
Address	426 Putty Valley Road, Putty, NSW, 2330
Title (Lot & DP)	Lot 31 DP1051154
Area (sq. metres)	2,695.0
Owner	Singleton Council
Manager	Singleton Council
Community Land Category(s)	Current – Uncategorised Proposed – General Community Use
Crown Reserve No. / Name	n/a
Reserve Purpose(s)	n/a
Reserve Gazettal Date	n/a
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	None listed
Native Title Claim (Cth <i>Native Title Act 1993</i> )	The Registered Native Title Claim No. NC2018/002 - Warrabinga-Wiradjuri #7 (filed 31 August 2018) is within the Singleton Council area. However as Council holds Lot 31 in freehold title, Council considers the Putty Valley Fire Shed is excluded from the claim under Section 2(a) or 2(b) in the “Area covered by the claim”, Warrabinga-Wiradjuri #7 Native Title application (noting that only the Federal Court of Australia may make a determination of Native Title).
Existing Uses	Local bushfire brigade station and grassed surrounds on southern half of block, and modified native vegetation on overflow channel and creek terraces on lower northern half of block.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Informal compacted gravel/dirt driveway entry – from Putty Valley Road, through wide farm-style gate (unlocked, with splayed timber posts and twin rail fencing) to large concrete apron at fire shed. 3 “core flute” signs fixed to splayed fences – 2 “emergency vehicles only” signs and a notice re grass fires. Notice board (timber posts with Perspex covered pin board) supported by western splayed fencing.</li> <li>• Large metal clad fire shed with 3 metal roller doors to south-wets and a large concrete apron to full width of shed. Painted metal sign “Putty Rural Fire Brigade” and 4 lights on front façade, and 2 satellite dishes and antennae on roof. Metal power box affixed to side wall.</li> <li>• Fire shed includes an office at rear, with air conditioner attached to wall above, and 2 locked storage areas below (basement level – chemical store). Western elevation has 2 air conditioners attached, and a locked door with two lights overhead and concrete pad on-ground.</li> <li>• A large metal-cased generator located at the rear of the building.</li> <li>• Fire shed built on raised pad, with banks to the north-west and south-east, above overflow channel for nearby drainage line.</li> </ul>

9. Putty Valley Fire Shed (cont'd)	
	<ul style="list-style-type: none"> <li>• 2 large poly water tanks located at rear of fire shed on a second lower raised/levelled pad set downslope of the main pad. Concrete lidded septic tank located nearby, with power switch on metal post.</li> <li>• “Free Community Wi-fi” site (NBN Sky Muster), sign fixed to fire shed.</li> <li>• 1 poly water tank located on inside of front boundary, with metal mesh gate located in front fence (not locked) for access to water outlet in tank. Tank located in timber post-and-rail fenced area of mown grass – containing an enclosed pump, large boulder with a commemorative plaque, tall timber hose hanging/drying pole with 2 pulleys and ropes, a concrete lid with vent pipe, and 2 monitoring wells. Remainder of the area between the fire shed's concrete apron and the road is grassed, except for the gravel driveway.</li> <li>• Farm-style fencing all round. 7 strand barbed wire, with split timber posts and star pickets at close centres, along majority of road frontage on south-west boundary (other than at vehicle entry) and entire south-east boundary (with unlocked pedestrian gate). 5 strand wire fence to north-west boundary (with 2 unlocked farm-style gates to adjacent paddock). South-west corner of site is fenced well off (beyond) boundary – up to 15 metres beyond boundary on Putty Valley Road frontage. North-east fencing (5 strand barbed wire on star pickets and timber posts) is offset inside the actual cadastral boundary. Metal notices on corner posts indicate the actual lot boundary is a further 10 metres (in east) and 15 metres (in west) beyond fence towards the north-east (likely to avoid fence being located in creekline/creekbank, with main Putty Creek channel running just beyond this boundary).</li> <li>• Mobile VMS sign mounted on a trailer on a concrete pad (in front yard) powered by a solar cell.</li> <li>• GPS base station for survey control (metal post) located near entry gate.</li> </ul>
Current Leases or Licences	<ul style="list-style-type: none"> <li>• None.</li> <li>• (RFS licence for occupation and use of the Putty Rural Fire Station, for the provision of rural fire services and incidental purposes, at present specifies [in the Singleton LGA <i>Rural Fire District Service Agreement</i> (2009)] another site elsewhere.)</li> </ul>
Site Character/ Appearance	Large fire shed and ancillary facilities sitting within an open and well-maintained gently sloped grassed area, with partly cleared and modified native vegetation at rear on overflow channel from adjoining Putty Creek.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>• Bushfire Prone Vegetation Category 1 across north-east half of the site and Bushfire Prone Vegetation Category 3 across the remaining south-west half of site – Bushfire Prone Land (NSW RFS) mapping.</li> <li>• Mapped as Category 1 Bushfire Prone Vegetation in the north-east and centre part of site and tapering to the south-west corner (approx. 80%), with remaining south-west part of site</li> </ul>

9. Putty Valley Fire Shed (cont'd)	
	mapped as Bushfire Prone Vegetation – Buffer (approx. 20%) – <i>Singleton LSPS 2041</i> mapping.
Biodiversity Assets & Planning Controls <sup>3</sup>	<ul style="list-style-type: none"> <li>• North-east fifth of site (a band approx. 15 metres wide) mapped as “Riparian Lands and Watercourses” – <i>Singleton LEP 2013</i>.</li> <li>• (Site abuts a corridor of land along Putty Creek immediately to north-east mapped as “Biodiverse Riparian Land” – NSW Environment and Heritage mapping.)</li> </ul>
Vegetation <sup>4</sup>	<ul style="list-style-type: none"> <li>• North-east half of site (area of modified native vegetation) mapped as Grey Myrtle / Mountain Blue Gum / Rough-barked Apple Ferny Tall Open Forest in Sandstone Gullies of the Sydney Basin (MU054) in the east, and Narrow-leaved Stringybark / Grey Gum Shrubby Open Forest on Sandstone Ranges of the Sydney Basin (MU111) in the west.</li> <li>• South-west half of site mapped as Non Native Vegetation (MU000).</li> </ul>
Cultural Heritage Assets <sup>5</sup>	None listed/mapped
Zoning - <i>Singleton LEP 2013</i>	RU2 Rural Landscape
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	South-western half of the site mapped as “Local Open Spaces” (and continues beyond site to west).
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>• Cadastral anomaly, Lot 31 extends to south-east and does not include part of the area now developed/used for bush fire brigade purposes along the site’s north-west margin.</li> <li>• No bunding or spill containment to rear sub-floor chemical storage area, drains to watercourse overflow channel to the north-east.</li> <li>• North-east part of site – downslope of water tanks – has potential for flooding (debris visible on site) and damage to fencing.</li> <li>• No groundwater monitoring wells on site (downslope of building and facilities) despite proximity to creek.</li> <li>• Somewhat limited operational area for RFS activities.</li> <li>• Fencing on the site does not reflect site boundaries accurately. Fencing of site’s south-west corner is well beyond boundary – 15m to west of site’s cadastral corner and tapering to north for 30m before returning to on-boundary. (Appears to follow the boundary of the mapped “local open space” area in <i>Singleton</i></li> </ul>

**9. Putty Valley Fire Shed (cont'd)**

	<p><i>LSPS 2041 mapping.)</i> North-west fencing set back from (inside) boundary – to avoid alignment in creekline/creekbank.</p> <ul style="list-style-type: none"> <li>• Appropriate management of riparian vegetation along site's north-eastern fifth – along banks of Putty Creek. At present accessible area – inside fencing – is maintained as slashed grass among established/tall trees (5 Eucalypts) and area beyond fencing to Putty Creek appears unmanaged.</li> <li>• Some evidence of cattle entering site.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Council Asset ID 16560</li> <li>• Overflow channel in site's north-east features waterholes/ponds fringed by Wattles, Ti-tree and sedges and supporting abundant frog population at present. Water flow is west to east, with water from site flowing to areas of ponded water on the property to the east.</li> <li>• Frequent signs of Wombats in north-east modified native vegetation area.</li> </ul>

**Plan**



**9. Putty Valley Fire Shed (cont'd)****Photographs****Key Site-specific Management Actions for Putty Valley Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Retain grass and vegetation cover, or bushland, to safeguard soil stability and minimise soil erosion/deposition. (NC1)
  - Upgrade or install stormwater management measures or devices as/where necessary. (NC6)
  - Maintain, and expand/upgrade if warranted, existing array of groundwater and soil monitoring wells. Install other testing and monitoring sites/measures, such as soil test pits, as/where warranted. (NC7)
  - Rural Fire Service to manage and remediate any PFAS, hydrocarbons and other contaminants – if discovered – with Council collaboration or assistance as/when necessary. (NC9 and NC10)
  - Rural Fire Service, if warranted, to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of any areas discovered to be impacted by PFAS, hydrocarbons and other contaminants. (NC12)
  - Protect and rejuvenate bushland and native vegetation area – by minimising disturbances, restricting access/use (if necessary), promoting natural regrowth, weed control, and other appropriate measures. (NC13)
  - Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)



**9. Putty Valley Fire Shed (cont'd)**

- Undertake weed control measures (if not required of licensee or approved occupant/user) – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
- Maintain/provide sufficient functional parking and vehicle movement/assembly space, as/where needed. (AM3)
- Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).
- Manage site's bush fire hazards (by Rural Fire Service and/or Council as appropriate). (SR6)
- Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Services "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)
- Amend current *Rural Fire District Service Agreement* to reference correct property description for Putty Valley Fire Shed (to ensure formal inclusion in agreement). If necessary, in the interim, Council to grant the Rural Fire Service Commissioner a separate occupation and use licence for this site. (LL2 and LL3)
- Investigate and correct cadastral boundary/tenure anomalies (where the site's developed/used/fenced area does not match the apparent cadastral boundary) and boundary fencing irregularities. (MA1 and MA2)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

Site No.	10
Name	Scotts Flat Fire Shed
Address	653 Glendon Road, Roughit, NSW, 2330
Title (Lot & DP)	Lot 1 DP811873
Area (sq. metres)	4,112.0
Owner	Singleton Council
Manager	Singleton Council
Community Land Category(s)	Current – Uncategorised Proposed – General Community Use
Crown Reserve No. / Name	n/a
Reserve Purpose(s)	n/a
Reserve Gazettal Date	n/a
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	None listed
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Fire brigade station with additional buildings (including an old school house building, shelter shed and toilet block), in mown grassed surrounds and some mature trees.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Compacted gravel driveway (unformed edges) from Glendon Road to fire shed. Also accesses small, part gravel/part mown grass, parking area edged by log barriers on timber cradles. Shrubs and a grove of trees are located within a mown grassed area east of parking area, plus metal flagpole and a groundwater monitoring well.</li> <li>• Weld mesh fence with metal posts on road frontage (southern) boundary, with opening for vehicle access. Clipped hedge inside fence west of driveway with mature Kurrajong located at western end. Painted routed timber sign (twin boards) on front boundary – “Scotts Flat Bush Fire Brigade” – and derelict sign located nearby. “Corflute” signs fixed to fence re fire permits. Metal post with sign – “Bush fire safe place of last resort”.</li> <li>• Large metal fire shed with 3 metal roller doors on eastern elevation, protected by metal bollards (6) on each side of openings, and narrow concrete apron to width of the shed across the roller doors. Driveway access continues north past front (east façade) of fire shed. Locked door and painted metal sign on south façade (“Graham Patton Memorial Station - Scotts Flat Rural Fire Brigade”). Locked door with overhead floodlight on northern façade, and large poly water tank plumbed to fire shed gutters located nearby with water outlet fixed to shed wall. Floodlights (2) and signs (2) attached to shed, with satellite dish (1) and antennae (1) on roof.</li> <li>• “Free Community Wi-fi” site (sign fixed to fire shed).</li> <li>• Small painted weatherboard timber building with corrugated metal pitched roof (and brick chimney) located north of parking area (opposite fire shed) – former school room/hall. Includes</li> </ul>

**10. Scotts Flat Fire Shed (cont'd)**

- large meeting room with kitchenette. Small entry vestibule attached to western side with locked door and floodlights (2) over. Roofed veranda to eastern and northern façades – western end closed in as a room with a locked door (used for storage), southern end clad for weather protection with power box on wall (used for minor storage of equipment). Painted timber benches on veranda. Poly water tank on timber decked metal tank stand nearby (south side).
- Small painted weatherboard timber shelter shed (open to the east) with corrugated iron roof, located north of fire shed (fair condition only). Poly water tank located at rear and plumbed to gutter. Internal timbers unpainted with painted timber backed benches fixed to the walls.
  - Small brick toilet building with metal roof and awning (to protect access to Boys and Girls toilets) over concrete slab to width of building. Pad-locked doors to Boys and Girls toilets – not generally open for public use – and locked maintenance/storage room at east end. Located north of former school room/hall – separated by areas of concrete paving slabs (weedy strips between). Tall timber hose hanging/drying pole, with pulleys (2) plus metal frame for hose fixing located at each end of paved area. Concrete path leading from east side of toilets to the eastern boundary fence (to access former teacher's house ?) now not in use. Poly water tank located west of toilets, plumbed to building. Overhead pipe as power line conduit from north-east corner of former school room/hall to south-east corner of toilet block.
  - New transportable metal building located north of toilet block. Stepped deck access to locked door with floodlighting and 2 windows (with awnings) on north façade, 2 windows and hot water system on south façade, gas bottle and 2 air conditioning units on east façade, and 2 small solar cells on roof. The overhead "piped" power line links to this building from the toilet block. 2 in-ground septic tanks for domestic secondary wastewater treatment system ("Econocycle" – septic, aeration and transpiration system) on east side of relocatable building (with transpiration beds to north).
  - Remainder of site is grassed with scattered mature trees on boundaries including a Peppercorn Tree (weed species) north-west of shelter shed, an Athel Pine (weed species) nearby (between a stockpile of firewood and a derelict incinerator and brickwork) and a line of Eucalypts running along the northern boundary (dead/dying or in poor condition). An unmanaged depression in the ground towards site's north-east corner contains greenwaste and other waste items. Small grove of Athel Pines (weed species) and Eucalypts in the north-east corner of the lot, with a derelict water tank, and line of 4 Athel Pines continues along site's north-east boundary. A stockpile of dirt (including some buried waste e.g. pipes) located north-east of the relocatable building, and an area with a warning sign "Reclaimed effluent subsurface irrigation – no vehicles or digging" ("Econocycle" disposal area) located beyond.
  - Farm-style fence on western boundary – 4 strand barbed wire with split timber posts and some metal posts (fair to poor state).

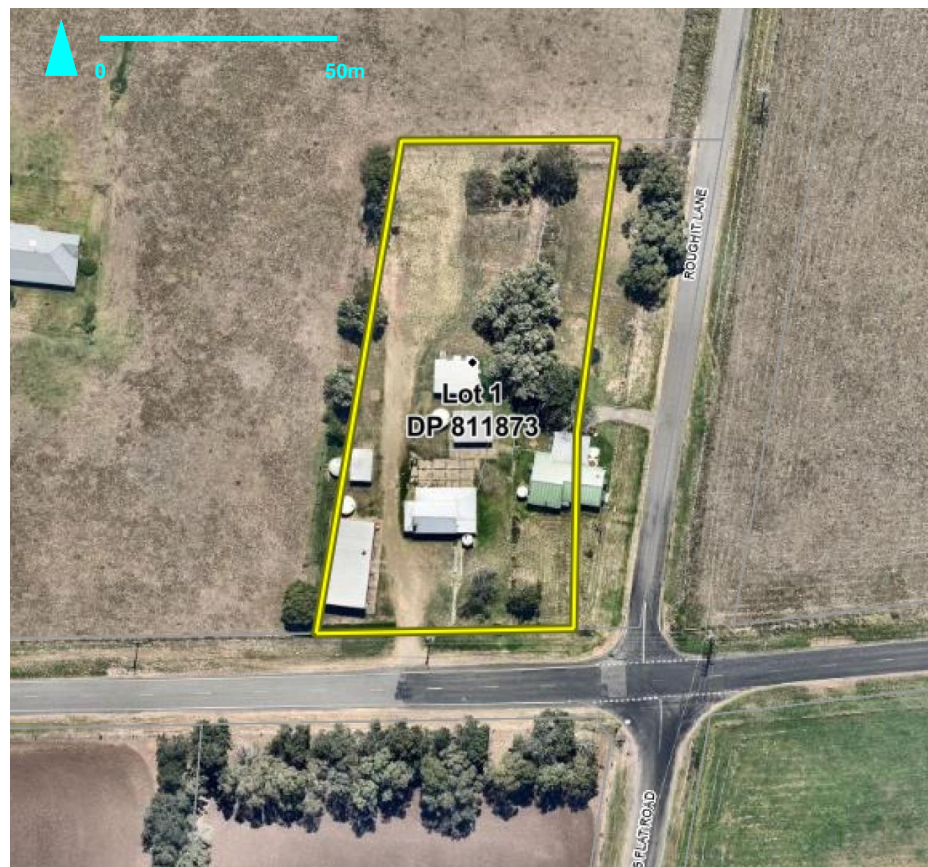
10. Scotts Flat Fire Shed (cont'd)	
	Eastern boundary fencing is mixed – painted sheet metal fence along southern half, farm-style fence with sheep mesh and chicken wire (very poor condition) at northern end, and timber paling fence connecting these sections. Northern boundary is farm-style fence (4 barbed and plain strand wire with split timber posts and star pickets) in very poor condition and failed in parts – electric tape fence installed on neighbour's side.
Current Leases or Licences	Licensed to the RFS – for occupation and use of the site/premises for the provision of rural fire services and incidental purposes – in accordance with the Singleton LGA <i>Rural Fire District Service Agreement</i> (2009).
Site Character/ Appearance	Large fire shed with additional buildings, ranging from school building (opened December 1889) to a metal transportable building installed in more recent times (though concealed from road view). Hedging on the front boundary largely screens the view of the fire shed. The front yard is reasonably well maintained with the rear grassed open area less well managed.
Flood Liable Lands <sup>1</sup>	<ul style="list-style-type: none"> <li>• None mapped on site.</li> <li>• (Large "Approximate Flood Planning Area" located proximate to site [30m to south on opposite side of Glendon Road and 90-100metres to east on opposite side of Roughit Lane] – "Flood Inundation Extent [1949 and 1955 Floods]" Council on-line "Planning Control Maps". Same area is mapped "Flood Prone Land [1% AEP Flood Event]" – <i>Singleton LSPS 2041</i> mapping).</li> </ul>
Bushfire Prone Lands <sup>2</sup>	Bushfire Prone Vegetation Category 3 covers the entire site (and Bushfire Prone Vegetation – Buffer adjacent, on opposite side of Glendon Road) – Bushfire Prone Land (NSW RFS) mapping
Biodiversity Assets & Planning Controls <sup>3</sup>	None mapped
Vegetation <sup>4</sup>	Non Native Vegetation (MU000) mapped over entire site
Cultural Heritage Assets <sup>5</sup>	<ul style="list-style-type: none"> <li>• None listed/mapped</li> <li>• (School building dates from December 1889, but not subject to any heritage listings)</li> </ul>
Zoning - <i>Singleton LEP 2013</i>	RU1 Primary Production
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	Nil
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	Nil

**10. Scotts Flat Fire Shed (cont'd)****Management Issues**

- Cadastral anomaly, Lot 1 extends to east to cover half of adjacent dwelling and private landholding, and does not include some ancillary facilities located along site's western margin in area now developed/used for bush fire brigade purposes.
- Boundary farm-style fencing is no longer fit for purpose and is failing in parts – along northern boundary, and sections of western and eastern boundaries.
- Grounds management inconsistent – northern grassed areas unkempt in places along with dumping of greenwaste and stockpiling of materials, debris and derelict items.
- Presence of weed tree species trees and dead and dying Eucalypts. No tree replacement programme in place.
- Storing of equipment and tools on open veranda at rear of former school room/hall.
- Signs of cattle intrusion onto site.
- Extent of no vehicle access to effluent treated land not defined. Restrictions on vehicle access/use over this area may constrain operational area for RFS activities.
- Old school building and shelter shed require painting. Former school room/hall (1889) may be of local historic interest.

**Other**

Council Asset ID 16566

**Plan**



**10. Scotts Flat Fire Shed (cont'd)****Photographs****Key Site-specific Management Actions for Scotts Flat Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Maintain, and expand/upgrade if warranted, existing array of groundwater and soil monitoring wells. Install other testing and monitoring sites/measures, such as soil test pits, as/where warranted. (NC7)
  - Rural Fire Service to manage and remediate any PFAS, hydrocarbons and other contaminants – if discovered – with Council collaboration or assistance as/when necessary. (NC9 and NC10)
  - Rural Fire Service, if warranted, to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of any areas discovered to be impacted by PFAS, hydrocarbons and other contaminants. (NC12)
  - Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
  - Undertake weed control measures (if not required of licensee or approved occupant/user) – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
  - Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
  - Maintain/provide sufficient functional parking and vehicle movement/assembly space, as/where needed. (AM3)
  - Progressively remove derelict, dis-used or unserviceable buildings/structures or other infrastructure, rubbish piles and abandoned/redundant stockpiles. (GL3)



**10. Scotts Flat Fire Shed (cont'd)**

- Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).
- If viable and warranted by demand, Council to maintain the former school room as a safe and fit-for-purpose venue suitable for community access and use. (BF4, BF6, AC5 and AC6)
- Address safety issues posed by dead or senescent trees. (SR13)
- Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Service's "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)
- Investigate and correct cadastral boundary/tenure anomalies (where the site's developed/used/fenced area does not match the apparent cadastral boundary). (MA1)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

Site No.	11
Name	Stanhope Fire Shed
Address	641 Stanhope Road, Stanhope, NSW, 2335
Title (Lot & DP)	Lot 1 DP69007
Area (sq. metres)	3,735.48
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (management devolved to Council under section 48 of the <i>Local Government Act 1993</i> )
Community Land Category(s)	Current – Not at present categorised (categorisation of devolved land is not mandatory under the <i>Local Government Act 1993</i> ) Proposed – General Community Use, for western portion of the larger Stanhope site only (area as covered by this Plan). Includes the site access and parking area, bush fire brigade shed and adjoining facilities, open grassed area to fire shed's east, and community building (see Appendix I for details).
Crown Reserve No. / Name	96784 / un-named
Reserve Purpose(s)	Public Recreation
Reserve Gazettal Date	3 June 1983
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	None listed
Native Title Claim (Cth <i>Native Title Act 1993</i> )	<ul style="list-style-type: none"> <li>• None listed.</li> <li>• Native Title may be extinguished over all of Lot 1 due to being part of a former 600-Acre Land Grant to James Mitchell on 15 August 1837.</li> </ul>
Existing Uses	A mixed use site that includes a fire shed, community/youth club building, tennis court and play equipment set in mown grassed surrounds with scattered mature trees.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Compacted gravel driveway from Stanhope Road to fire shed with a small parking area to east of entry. Power pole located on east side of entry (to supply community building) and metal sign on post ("Stanhope Tennis court") to east of entry in road reserve. Line of treated timber car barriers offset 1 metre from driveway's west edge – protects grove of native trees in mown grassed area (Paperbarks and Bottlebrush), and memorial plaque on a small rock. Car barriers also located on east side of driveway entry and returning along parking area's south side. Peppercorn tree in mown grass, and metal and timber picnic table on concrete pad, located south/south-east of parking area.</li> <li>• Metal clad fire shed with 2 metal roller doors on southern elevation, painted metal bollards (4) at each side of doors and narrow concrete apron in front of roller doors. Shed built on raised pad (grassed fill banks to west and north). Painted metal signs ("Scotts Flat Rural Fire Service" and "Stanhope Station") and floodlights (2) on south wall, locked door with light overhead plus key locked box nearby on east wall, and satellite dish and antenna on roof. 2 large poly water tanks located at north-east corner of fire shed (plumbed to shed gutters). Group</li> </ul>

11. Stanhope Fire Shed (cont'd)	
	<p>of Peppercorn trees and Privet (both weed species) in mown grass to north of shed.</p> <ul style="list-style-type: none"> <li>• Metal clad toilet – single cubicle, unisex and disabled access – located near south-east corner of fire shed, with concrete pad connecting to apron at shed. Locked, not generally available for public use. Concrete lidded in-ground septic tank to the north with power switch.</li> <li>• “Free Community Wi-fi” site (sign fixed to fire shed).</li> <li>• Small weatherboard timber clad building with covered veranda (south side), and painted metal sheet ridged roof with brick chimney, located immediately east of gravel driveway. Painted metal sign on building (under southern veranda) “Stanhope-Elderslie Rural Youth Club”. Appears used as a “community building” – contains meeting room with kitchenette, chairs, children’s toys and display boards. Accessed by a single door in south façade and sliding door in east façade (coin box, for tennis court lighting, in wall nearby – but appears not in use). Sign on door notes contact and charge details for tennis court hire. Child-proof gated entry at south-east corner of building, to path between building and adjacent tennis court (path continues to rear/north of building, to raised play area before returning west to driveway). Covered area on north side of community building (timber framed on concrete pad) with timber and metal picnic table set plus single plate metal BBQ and water pump (boxed cover). Poly rainwater tank at building’s north-west corner, with mature Bottlebrush nearby. Small garden with memorial plaque, plus 2 mature Cypress trees, to south of community building.</li> <li>• Single hard court (acrylic surfaced on concrete) immediately east of community building. High-fenced, multi-use – marked as tennis court with net posts, plus basketball ring and back board at north end, as well as recessed fencing each end of court (suitable for small-sided soccer games). Includes 4 floodlights (coin operated) plus a padlocked gate in fencing each side. Some surface cracking of court (chiefly on edges), which appears to have been repaired but recurring.</li> <li>• Raised play area with swing set (2 seats) and artificial turf surface to north of community building and covered BBQ area (with grassed area and 2 Bottlebrush between) and tennis court fence to east. Area fenced (north and west) with pool fencing (painted metal) with child-proof gate at entry from driveway.</li> <li>• Remainder of site (mainly east and north parts) is mown or slashed grass with scattered mature trees (5) including Peppercorns (weed species).</li> <li>• Farm-style fencing on all boundaries. East boundary – 4 strand wire fence (2 barbed, 2 plain) with split timber posts with metal spacers (leaning in northern corner). Northern, southern and eastern boundaries – sheep mesh and 4 strand wire on split timber posts (many leaning). Locked farm gate at eastern end of road frontage (south) fence. Painted routed timber sign (2 boards) – “Singleton Shire Council” “Stanhope Tennis Court” – roadside, outside fence south of tennis courts.</li> </ul>
Current Leases or Licences	Singleton LGA <i>Rural Fire District Service Agreement</i> (2009) includes “Scotts Flat (Stanhope) Rural Fire Station” in the

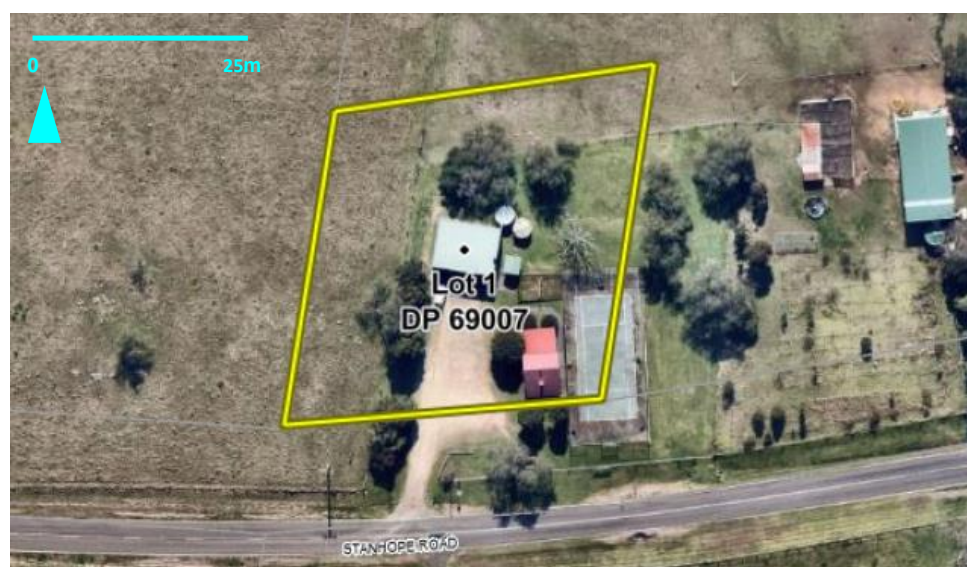
11. Stanhope Fire Shed (cont'd)	
	schedule of sites/premises licensed to the RFS – for occupation and use of the site/premises for the provision of rural fire services and incidental purposes. However the schedule does not specify any real property details (Lot and DP details) for this site, and also as devolved land Council is unable to grant any tenures.
Site Character/ Appearance	Generally a well maintained site with mix of RFS buildings and community/recreation facilities and buildings set in mown grassed surrounds.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>• Bushfire Prone Vegetation Category 3 over the entire site – Bushfire Prone Land (NSW RFS) Council mapping.</li> <li>• (Area of Bushfire Prone Vegetation – Buffer proximate to site [75 metres to east] – <i>Singleton LSPS 2041</i> mapping.)</li> </ul>
Biodiversity Assets & Planning Controls <sup>3</sup>	<ul style="list-style-type: none"> <li>• None mapped on site.</li> <li>• (Area mapped as “Riparian Lands and Watercourses” located approx. 40 metres off site's north-west corner – <i>Singleton LEP 2013</i>)</li> </ul>
Vegetation <sup>4</sup>	Mapped MU999 over entire site, except for a very small area (less than 5%) in the south-east corner which is mapped Non Native Vegetation (MU000)
Cultural Heritage Assets <sup>5</sup>	<ul style="list-style-type: none"> <li>• None listed/mapped.</li> <li>• (Provenance of old weatherboard timber building unknown)</li> </ul>
Zoning - <i>Singleton LEP 2013</i>	RU Primary Production
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	Majority of site mapped as “Local Open Spaces”, excluding the fire shed and immediate surrounds and the access driveway.
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>• Cadastral anomaly, Lot 1 extends to the north and east, and does not include the eastern and southern parts of the area now developed/used for community/recreation purposes. Cadastre bisects tennis court excluding eastern half, and also does not include southern part of courts and parking areas.</li> <li>• Leases and licences cannot be issued by a council for devolved lands. Licencing of the “Scotts Flat (Stanhope) Rural Fire Station”, for occupation and use of the site/premises for the provision of rural fire services and incidental purposes, should be by/through the Minister.</li> </ul>

**11. Stanhope Fire Shed (cont'd)**

- Division of management/maintenance responsibility for the varied facilities now on site – by RFS and others ? (Booking and use of tennis courts appears managed by RFS, but on-site sign advises “This facility is a Council facility”).
- Shared use of driveway to fire shed with users of the community building, tennis court and play area. Parking area appears to be used by others not requiring access to the site’s facilities (turning area for bus services and all-day car parking). The driveway appears to be used for the school bus an end-of-route turnaround area.
- RFS manage the access to and use of the tennis court (remotely by ‘phone bookings).
- Tree safety issues – probable dead or senescent tree north of tennis court presents a risk of possible injury from falling limbs.
- Existing trees are a mix of natives and weed species. No replacement program for weed trees in place.
- Toilet is locked, other than when tennis courts and/or community building are booked, and not generally open for public use.
- On-going maintenance of tennis court surface.
- Coin box for court lighting – unclear if still in use. Coins stored on premises is a risk for theft/vandalism.
- Very limited operational area for RFS activities.
- Access and parking area not defined/contained on eastern edge, in proximity of community building.
- Youth Club appears to be defunct, although the community building appears to be used by a play group.
- Farm-style boundary fences are in poor condition and require maintenance in places (excluding along roadside frontage).
- Provenance of old weatherboard timber building (community building) is unknown, may be of local historic interest.

Other

Council Asset ID 16550

**Plan**



**11. Stanhope Fire Shed (cont'd)****Photographs****Key Site-specific Management Actions for Stanhope Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
- High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
- Refer to Section 6.3 and Table 9 for all Management Actions.
- Install groundwater and soil monitoring sites/measures (such as soil test pits) if/where warranted. (NC7)
- Rural Fire Service to manage and remediate any PFAS, hydrocarbons and other contaminants – if discovered – with Council collaboration or assistance as/when necessary. (NC9 and NC10)
- Rural Fire Service, if warranted, to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of any areas discovered to be impacted by PFAS, hydrocarbons and other contaminants. (NC12)
- Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
- Undertake weed control measures (if not required of licensee or approved occupant/user) – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
- Maintain/provide sufficient functional parking and vehicle movement/assembly space, as/where needed. (AM3)



**11. Stanhope Fire Shed (cont'd)**

- Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).
- Council to maintain the existing community building as safe and fit-for-purpose (including upgrading the building's all-abilities accessibility), to support continued community access and use. (BF4, BF6, AC5 and AC6, and AM13)
- Council to liaise with Stanhope Bush Fire Brigade and/or the Rural Fire Service to ensure access to existing on-site toilet for approved users of the community building and other facilities. (AC7)
- Council to maintain the barbeque, park furniture or facilities (adjacent to the community building) as safe, in good condition, and fit-for-purpose. (BF7 and BF8)
- Address safety issues posed by dead or senescent trees. (SR13)
- Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Service's "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)
- Investigate and correct cadastral boundary/tenure anomalies (where the site's developed/used/fenced area does not match the apparent cadastral boundary). (MA1)
- Council to request (via Crown Lands) gazettal of an additional or altered reservation purpose for Crown Reserve 96784, to better align with the site's existing use for bush fire brigade purposes. (MA3)
- Council to request (via Crown Lands) appointment as Council Crown land manager (under the *Crown Land Management Act 2016*), for Stanhope Fire Shed (Crown Reserve No. 96784, at present "devolved" to Council's management). (MA4)

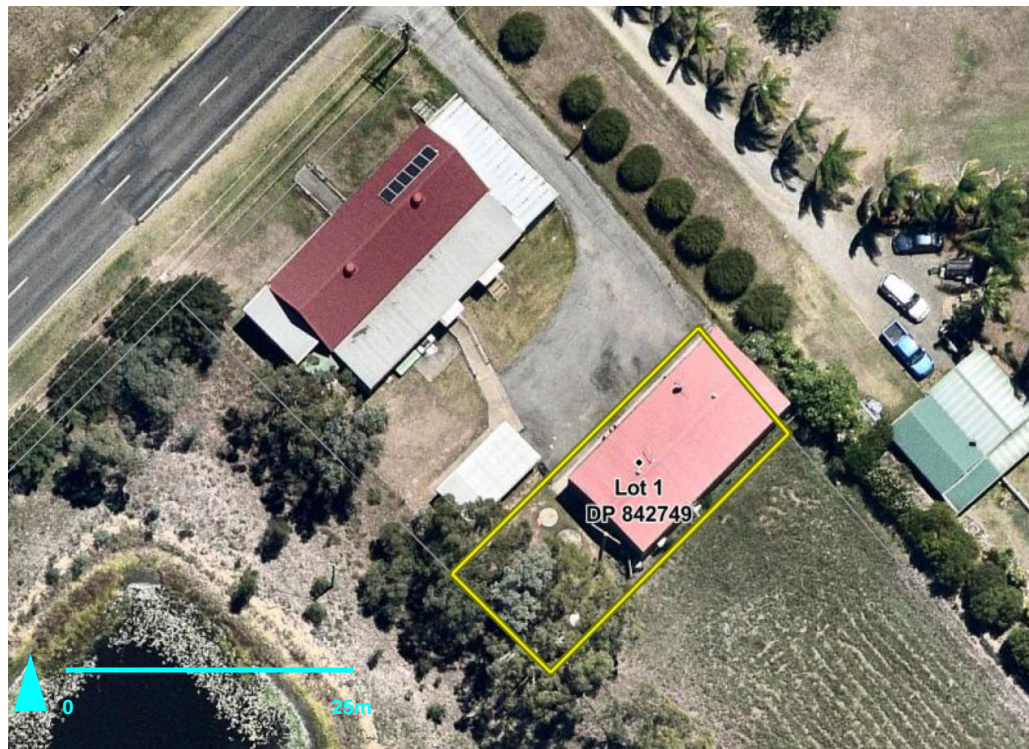
## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).

Site No.	12
Name	Whittingham Fire Shed
Address	64A Range Road, Whittingham, NSW, 2330
Title (Lot & DP)	Lot 1 DP842749
Area (sq. metres)	356.0
Owner	Singleton Council
Manager	Singleton Council
Community Land Category(s)	Current – Uncategorised Proposed – General Community Use
Crown Reserve No. / Name	n/a
Reserve Purpose(s)	n/a
Reserve Gazettal Date	n/a
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	None listed
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Fire brigade shed with small grassed yard/storage area adjacent.
Existing Developments/ Facilities	<ul style="list-style-type: none"> <li>• Metal clad fire shed with 3 metal roller doors on north-west side, painted metal bollards (6) on each side of doors. Narrow concrete apron across façade with roller doors, with returns at each end of building, and sealed gravel area in “front” of shed.</li> <li>• Several painted metal signs on “front” (north-west) wall – “Whittingham Rural Fire Brigade”, “Surveillance cameras in use”, “Do not park in driveway”, and “No Smoking” (2). Floodlights (2), strip lighting (2) and security cameras (2) also on front wall (including small solar cell). Retractable garden hose reel attached to building. Locked metal door in south-west wall plus flood lights (3), security camera and shower rose. Hot water system and air conditioner attached to rear/south-east wall. Locked metal door with strip lighting, power box and “No Smoking” sign nearby on north-east wall. Satellite dish and antennas (2) on roof.</li> <li>• Wheelie bins (2) and large plastic barrel for hose storage spaced along front of shed.</li> <li>• “Free Community Wi-fi” site (sign fixed to fire shed door).</li> <li>• Small grassed area (no plantings) at south-west end of fire shed. Used for storage of gas bottle, traffic cones, chairs, firewood, car tyres, sign board (for changeable messages), wheeled dollies/racks for hose drying, metal storage crates, plus other assorted items. Tall timber hose hanging/drying pole with pulleys (6) on a cross arm. Also includes 2 concrete lidded in-ground tanks (septic tanks for nearby toilets – outside site’s cadastral boundary).</li> <li>• 2 groundwater monitoring wells in grass area south-west of fire shed. (3 more groundwater monitoring wells in sealed gravel area in “front” of shed – but beyond site’s cadastral boundary.)</li> </ul>

12. Whittingham Fire Shed (cont'd)	
	<ul style="list-style-type: none"> <li>• Farm-style fencing to south-west, south-east and north-east boundaries. North-west cadastral boundary unfenced (cuts sealed gravel area between fire shed and public hall). South-west and south-east boundaries are barbed wire (5 strands) on split timber posts. North-east boundary is 4 strand (2 barbed, 2 plain) wire on split timber posts – mostly overgrown by neighbour's planting. South-east and north-east (rear) boundary fencing very close to fire shed (less than 1 metre off for rear/ north-east fence).</li> <li>• (Whittingham Public Hall and a brick male and female toilet block are located "in front" of fire shed, beyond site's cadastral boundary, between the fire shed and Range Road. A gravel driveway provides vehicle access to the fire shed from Range Road, to a sealed gravel parking/manoeuvring area between the fire shed and rear of the public hall. A painted timber sign, "NSW Rural Fire Service – Whittingham Fire Station" [on 2 boards], plus a no parking sign and surveillance cameras in use sign as well as a flagpole, are located at the Range Road entry to this access driveway.)</li> </ul>
Current Leases or Licences	Singleton LGA <i>Rural Fire District Service Agreement</i> (2009) includes "Whittingham Rural Fire Station" in the schedule of sites/premises licensed to the RFS – for occupation and use of the site/premises for the provision of rural fire services and incidental purposes. However the schedule does not specify any real property details (Lot and DP details) for this site.
Site Character/ Appearance	A "hidden" site, located behind the Whittingham Public Hall with little surrounding space and a narrow driveway access from Range Road. Appears "crowded" by surrounding buildings and small storage area.
Flood Liable Lands <sup>1</sup>	None mapped
Bushfire Prone Lands <sup>2</sup>	Bushfire Prone Vegetation Category 3 covers the entire site – Bushfire Prone Land (NSW RFS) Council mapping)
Biodiversity Assets & Planning Controls <sup>3</sup>	None mapped
Vegetation <sup>4</sup>	Entire site mapped as Non Native Vegetation (MU000)
Cultural Heritage Assets <sup>5</sup>	None listed/mapped
Zoning - <i>Singleton LEP 2013</i>	RU1 Primary Production
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metres building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	Entire site is covered by "Mining Exclusion (Concept Urban Buffer mapping)".
Notable SEPPs (and applicable planning controls)	Nil

12. Whittingham Fire Shed (cont'd)	
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>• Cadastral anomaly, far north-east end of fire shed located beyond Lot 1 north-east cadastral boundary.</li> <li>• Extremely limited operational area for RFS activities, and constraints on vehicle types/sizes able to access fire shed down narrow driveway. Also limited manoeuvrability for larger vehicle types/sizes in area in front of fire shed.</li> <li>• Storage area off south-west end of fire shed small, cluttered and disorganised. Some items stored along fenceline to north-west, beyond the site's cadastral boundary.</li> <li>• "Landlocked" site. Roadside parking area (on Range Road in front of Public Hall) may be shared with other site users at times.</li> <li>• Being screened from road and limited passive surveillance increases site's susceptibility to theft, damage and vandalism.</li> <li>• Bush fire brigade members use toilets located on Public Hall block, which are shared with Hall users and also usually open/available for public use.</li> <li>• Management of "foreign services" located in RFS occupied areas (septic tanks for adjacent toilet block).</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Council Asset ID 16562</li> <li>• Landlocked, but favoured by an easement for "Access and Services" (3.5 and 10 metres wide) across the adjacent Lot A DP397721 (Whittingham Public Hall) to/from Range Road.</li> </ul>

**Plan**



**12. Whittingham Fire Shed (cont'd)****Photographs****Key Site-specific Management Actions for Whittingham Fire Shed**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Upgrade or install stormwater management measures or devices as/where necessary. (NC6)
  - Maintain, and expand/upgrade if warranted, existing array of groundwater and soil monitoring wells. Install other testing and monitoring sites/measures, such as soil test pits, as/where warranted. (NC7)
  - Rural Fire Service to manage and remediate any PFAS, hydrocarbons and other contaminants – if discovered – with Council collaboration or assistance as/when necessary. (NC9 and NC10)
  - Rural Fire Service, if warranted, to prepare and implement a Long-term Environmental Management Plan (LTEMP) for the on-going management of any areas discovered to be impacted by PFAS, hydrocarbons and other contaminants. (NC12)
  - Undertake or support tree planting (or replacement) programmes – as/where appropriate. (NC16 and GL6)
  - Remove rubbish stockpiles and wastes. (SR8)
  - Council and Rural Fire Service to co-operatively maintain and manage the bush fire brigade station and site – the buildings and fittings, ancillary or supporting infrastructure, grounds (including furniture and facilities), vehicle access and parking, paths, etc. – as guided/required by the terms of the *Rural Fire District Service Agreement* (as in force). (AM1, AM3, AM10, GL1 and GL2, BF1 and BF2, AC1, and LL1).

**12. Whittingham Fire Shed (cont'd)**

- Continuation, and when required renegotiation and renewal, of the *Rural Fire District Service Agreement* for the Rural Fire Service's "occupation and use" of the buildings and surrounding site for the "the provision of rural fire services" and related purposes. (LL1)
- Investigate and correct cadastral boundary/tenure anomalies (where the site's developed/used/fenced area does not match the apparent cadastral boundary). (MA1)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).



Site No.	13
Name	Wollombi Rest Park
Address	Wollombi Road, Broke, NSW, 2330
Title (Lot & DP)	Lot 7002 DP1051355 (eastside of Wollombi Road) and Lot 7004 DP1051356 (westside of Wollombi Road)
Area (sq. metres)	14,262.68
Owner	State of New South Wales (Crown land)
Manager	Singleton Council (as Council Crown Land Manager)
Community Land Category(s)	Current – Park (through <i>CLM Act</i> “initial categorisation” process) Proposed – General Community Use
Crown Reserve No. / Name	97208 / Wollombi Rest Stop
Reserve Purpose(s)	Rest Park
Reserve Gazettal Date	30 March 1984
Aboriginal Land Claim (NSW <i>Aboriginal Land Rights Act 1983</i> )	<ul style="list-style-type: none"> <li>Lot 7002 – Claim 41678 by Wanarauh LALC, lodged 18 November 2016 (status – incomplete)</li> <li>Lot 7004 – Claim 41687 by Wanarauh LALC, lodged 21 November 2016 (status – incomplete)</li> </ul>
Native Title Claim (Cth <i>Native Title Act 1993</i> )	None listed
Existing Uses	Undeveloped bush blocks on each side of Wollombi Road. Not signposted and no facilities provided, although considerable evidence of unauthorised access and uses (including clearing, logging and timber removal, storage or dumping waste and derelict materials, and probable stock movement/grazing) as well as walker-only access to adjacent section of Wollombi Brook to west.
Existing Developments/Facilities	<ul style="list-style-type: none"> <li>Undeveloped. No facilities for visitor access and use, or other purposes.</li> <li>Farm-style fencing, but partial only, of eastern block (on eastside of Wollombi Road, Lot 7002). Western boundary, along Wollombi Road, is 5 strand barbed wire on star pickets, relatively new in parts and along top of road embankment (replacing former fallen fencing) but older and failing in others (wrapped around trees, sagging, leaning, etc. in parts). Farm-style gate (backed by sheets of small steel mesh) at south end, on timber posts with chain and padlock (but unlocked), on roughly formed vehicle access off Wollombi Road, with single panel of weld mesh fencing to north. Southern boundary is only fenced at western end – farm-style fence (3 strands barbed wire on star pickets, with occasional timber posts and brace). Southern boundary fence has been opened/laid down approx. 25-30 east of road, allowing access to/from adjacent property. Northern boundary is unfenced, with remnants of very old timber fence posts along western end of approx. alignment. Eastern (upslope) boundary is unfenced.</li> <li>North and south ends of eastern block marked with yellow-painted star pickets in roadside fencing.</li> </ul>

13. Wollombi Rest Park (cont'd)	
	<ul style="list-style-type: none"> <li>• Possible former fire trail along western margin of eastern block, just upslope of roadside fence along Wollombi Road.</li> <li>• Eastern block shows evidence of recent unauthorised vehicle access and clearing in area upslope of entry gate off Wollombi Road. Southern half of eastern block has been partially cleared, signs of very recent logging and soil disturbance by heavy vehicle(s). Multiple vehicle tracks and disturbance (including vehicle track continuing upslope to north-east into adjacent State Forest). A derelict caravan, a box trailer filled with tyres, building waste, and other materials are also dumped/stockpiled on the northern and western margins of this large cleared area.</li> <li>• Western block (on westside of Wollombi Road, Lot 7004) is only fenced along edge of Wollombi Road, approx. 1.5-2 metres off edge of bitumen road seal (running along upper edge of road embankment bank below). Farm-style fencing, 4 strand barbed wire with star pickets and occasional timber posts. No roadside fence to south beyond southern edge of block. Southern and northern boundaries unfenced (drop steeply down towards Wollombi Brook). Western side along Wollombi Brook is unfenced.</li> <li>• Evidence of pedestrian access to western block – upper 2 strands of roadside fence wired down, to permit easier access. Mainly towards the northern end of block, to access rock ledge and climb down to large sandy pool on Wollombi Brook.</li> <li>• Benched area immediately below road embankment along southern part of western block – possible earlier road alignment. Merges into current road alignment to north.</li> </ul>
Current Leases or Licences	Nil
Site Character/ Appearance	Roadside bushland, appearing continuous and undifferentiated from surrounding bushland along this section of Wollombi Road – sloping up from Wollombi Road to east, and dropping sharply down into Wollombi Brook to west. Eastside block appears from the road to be reasonably well vegetated, with native species in many parts (cleared area not readily visible). Westside block appears more thickly vegetated, but weeds are more obvious.
Flood Liable Lands <sup>1</sup>	Western block mapped entirely as “Flood Prone Land (1% AEP Flood Event)” in <i>Singleton LSPS 2041</i> mapping, and same area also mapped entirely as “Approximate Flood Planning Area (Flood Inundation Extent [1949 and 1955 Floods])” Council on-line “Planning Control Maps”.
Bushfire Prone Lands <sup>2</sup>	<ul style="list-style-type: none"> <li>• Entire site (both blocks) mapped as Bushfire Prone Vegetation Category 1 – Bushfire Prone Land (NSW RFS) mapping.</li> <li>• Entire site (both blocks) mapped as Category 1 Bushfire Prone Vegetation – <i>Singleton LSPS 2041</i> mapping.</li> </ul>

13. Wollombi Rest Park (cont'd)	
Biodiversity Assets & Planning Controls <sup>3</sup>	<ul style="list-style-type: none"> <li>Majority of western block, excluding small area in south-east corner (approx. 10% of area), mapped as "Riparian Lands and Watercourses" – <i>Singleton LEP 2013</i>.</li> <li>Strip of land, extending for 10 to 20 metres approx. into site, along western boundary of western block (beside Wollombi Brook), is mapped as Biodiverse Riparian Land – NSW Environment and Heritage mapping.</li> </ul>
Vegetation <sup>4</sup>	<ul style="list-style-type: none"> <li>Majority of site (all of eastern block and north-east half of western block) mapped as Narrow-leaved Ironbark Grey Box / Spotted Gum Shrub / Grass Open Forest of the Central and Lower Hunter (MU086).</li> <li>South-west half of western block mapped as River Oak / White Cedar Grassy Riparian Forest of the Dungog Area and Liverpool Ranges (MU196).</li> </ul>
Cultural Heritage Assets <sup>5</sup>	<ul style="list-style-type: none"> <li>None mapped/listed within site.</li> <li>(Recorded Aboriginal cultural heritage site [AHIMS site no. 37-6-0355, 1 September 1986] located a short distance beyond site's southern boundary. Comprising a rock shelter [in a large boulder] situated beside a minor tributary of Wollombi Brook, with art [white hand stencils and red motifs, less than 10 in total].)</li> </ul>
Zoning - <i>Singleton LEP 2013</i>	RU4 Primary production Small Lots (entire site, both blocks)
<i>Singleton LEP 2013</i> - Other Provisions	40 hectare minimum lot size
<i>Singleton Development Control Plan 2014</i> Provisions	11 metre building height allowance
<i>Singleton Local Strategic Planning Statement 2041</i> - Other Directions	<ul style="list-style-type: none"> <li>Entire site (both blocks) mapped as "Mining Exclusion (Concept Urban Buffer)".</li> <li>Entire site (both blocks) mapped as "Local Open Spaces".</li> <li>A large elongated waterbody is mapped to the west of the western block – offset by some 15 metres (parallel to the western boundary, and in a watercourse [Wollombi Brook] mapped approx. 25 metres off the block's western boundary).</li> </ul>
Notable SEPPs (and applicable planning controls)	Nil
Other Notable (non EPI) Planning Matters	Nil
Management Issues	<ul style="list-style-type: none"> <li>Unauthorised access and uses of site, notably the eastern block.</li> <li>On-going disturbance and degradation of bushland in eastern block – due to unauthorised vehicle access, clearing and timber removal as well as storage/dumping of derelict items and waste dumping.</li> <li>The boundary fences to each block are mostly not fit-for-purpose.</li> <li>Vehicle access from Wollombi Road not controlled, entry gate unlocked (and in poor condition).</li> </ul>

**13. Wollombi Rest Park (cont'd)**

	<ul style="list-style-type: none"> <li>• Eastern block's boundary with adjacent State Forest not defined or fenced.</li> <li>• Western block used for occasional (pedestrian only) access to larger waterholes/pools along Wollombi Brook immediately to the west, with traffic safety issues due to absence of road verge along this fenceline.</li> <li>• Wollombi Road boundaries of both blocks are weed infested. Blackberry and Prickly Pear are present on the road embankment of the eastern block. Western block infested with Lantana in many parts.</li> <li>• Lantana and blackberry scattered throughout eastern block.</li> <li>• Occasional Prickly Pear across both blocks.</li> <li>• Deep erosion gutter downslope of stormwater pipe under road in western block.</li> <li>• Site not identified as Council managed land.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Lot 7002 – Council Asset ID 16887</li> <li>• Lot 7004 – Council Asset ID 16888</li> <li>• Eastern block abuts Pokolbin State Forest (to the north and east).</li> <li>• Underground Telstra cable runs along, or close to, Wollombi Road edge of eastern block.</li> </ul>

**Plan**



**13. Wollombi Rest Park (cont'd)****Photographs****Key Site-specific Management Actions for Wollombi Rest Park**

- Relevant Management Action number(s), from Table 9, shown in ( ).
  - High and Medium priority actions only. Excludes routine or operational actions, procedural actions or policy directions, or conditional measures.
  - Refer to Section 6.3 and Table 9 for all Management Actions.
- 
- Retain bushland and vegetation cover, to safeguard soil stability and minimise soil erosion/deposition. (NC1)
  - Remediate/repair erosion areas threatening assets (Wollombi Road). (NC2)
  - Protect and rejuvenate bushland and native vegetation areas – by minimising disturbances, restricting access/use (if necessary), promoting natural regrowth, weed control, and other appropriate measures. (NC13)
  - Promote the recovery of disturbed/degraded bushland in the site's eastern block, through both passive and active/interventionist measures. (NC14)
  - Undertake weed control measures – targeting listed priority weeds, as well as environmental and pasture weeds. (NC19)
  - Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points as necessary. (NC23 and AM7)
  - Provide safe public vehicle access and on-site parking, pedestrian and other non-motorised access, and internal paths/tracks if/when warranted (to support any public use of wider site, if realised – see AC8). (AM4, AM5, AM8 and AM10)
  - Manage site/grounds as guided by Council's adopted "levels of service" for parks, reserves and open space areas – according to current condition, role/function in the parks/reserves system, any facilities (if provided), and levels/types of any use (and any lease/licence/permit arrangement). (GL4)

**13. Wollombi Rest Park (cont'd)**

- Signpost site as Council managed public land. (SR1)
- Manage site's bush fire hazards (by Council and/or Rural Fire Service as appropriate). (SR6)
- Remove the illegally dumped vehicles and materials from the bushland in the site's eastern block. (SR8)
- Active management measures to prevent/discourage illegal dumping – fencing, signage, management presence and patrols, etc. (SR9 and SR10)
- If required/judicious, Council to request (via Crown Lands) gazettal of an additional or altered reservation purpose(s) for Crown Reserve 97208 to a purpose(s) better aligned with the site's existing or proposed uses. (MA3)

## References/sources:

- <sup>1</sup> Provisions of the *Singleton LEP 2013* and *Singleton LSPS 2041*; and "Singleton Floodplain Risk Management Plan 2012" and "Flood Inundation Extent (1949 and 1955 floods)" mapping (Council's on-line planning controls maps).
- <sup>2</sup> Provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*; and "Bushfire Prone Land (NSW RFS)" mapping (Council's on-line planning controls maps).
- <sup>3</sup> "Endangered Ecological Communities (HJO-HHCREMS)" mapping (Council's on-line planning controls maps); "Biodiversity Values" on-line mapping (NSW Environment & Heritage); and provisions of the *Singleton LEP 2013*, *Singleton DCP 2014* and *Singleton LSPS 2041*.
- <sup>4</sup> "Greater Hunter Native Vegetation" mapping (NSW Environment & Heritage, from Council's on-line planning controls maps).
- <sup>5</sup> Aboriginal cultural heritage (Aboriginal Heritage Information Management System on-line search, NSW Environment and Heritage) and historic heritage (NSW State Heritage Inventory on-line search, NSW Environment and Heritage; and *Singleton LEP 2013* - Schedule 5 Environmental Heritage and Heritage Maps).



**APPENDIX B****Other Applicable State and Commonwealth Legislation**

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Other applicable State and Commonwealth legislation - listed in chronological order, starting from the most recent.

**New South Wales Legislation**

- *Biodiversity Conservation Act 2016*

Changes to the biodiversity laws within New South Wales came into effect in 2017 with commencement of the new *Biodiversity Conservation Act 2016*. This new legislation repeals (and replaces) the former *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001* and parts of the *National Parks and Wildlife Act 1974*. (The *Native Vegetation Act 2003* was also repealed in August 2017, through amendments to the *Local Land Services Act 2013*.)

The *BC Act* provides for the protection and conservation of threatened species, populations and ecological communities, as well as the protection of native flora and fauna. It only applies to the terrestrial environment.

The *BC Act* sets out a process for listing threatened plants and animals. It continues to provide for the identification and listing of threatened species (Schedule 1), threatened ecological communities (Schedule 2), key threatening processes (Schedule 4), protected animals (Schedule 5) and protected plants (Schedule 6). It establishes new measures for the conservation of areas considered to be “of outstanding biodiversity value” (according to established criteria).

It also establishes a new regulatory framework and method for assessing, managing and offsetting the biodiversity impacts of proposed developments – under an expanded Biodiversity Offsets Scheme – and provides for a three-tiered conservation framework for private lands.

Certain weeds can also be declared noxious under the *BC Act*, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

- *Biosecurity Act 2015*

The *Biosecurity Act 2015* came into force in 2017 (replacing the former noxious weeds legislation and numerous other pieces of legislation). It is intended to provide an up-dated and more integrated framework for protecting the State from the biosecurity risks/threats posed by weeds, pests, diseases and other contaminants.

The Department of Primary Industries (which oversees the Act's operation and implementation) has responsibility for the administration of priority weed control and control of vertebrate pests. However the Act is chiefly implemented and enforced by Local Control Authorities, such as local councils, who have specific responsibilities for the regulation of weeds (with co-ordination of weed and pest control efforts also aided by Local Land Services).

Under the Act invasive weeds are known as “priority weeds” of differing classes (or as a “biosecurity matter”), which are considered a “priority” in terms of eradication or control in NSW. As for species previously labelled noxious or environmental weeds, priority weeds are plants that have the potential to pose a biosecurity risk to human health, the economy, the environment or have other social/cultural impacts.

The management of vertebrate pests is also an element of a local council's overall land management responsibility. Under the Act councils have certain legislative requirements to control declared vertebrate pests on community land.

- *Disability Inclusion Act 2014*

This Act provides for the provision of services for, and inclusion of, people with a disability – including in community facilities and spaces.

- *Local Land Services Act 2013*

This Act addresses land, water, natural resources and biosecurity management. This includes the control of weeds and noxious/pest animals through Regional Weed Committees and Regional Pest Animal Committees – made up of local control authorities, public and private landholders, and community members and co-ordinated by Local Land Services.

- *Civil Liability Act 2002*

The *CL Act* reformed the common law principles governing negligence liability and, significantly for recreation activities, introduced the requirement for a greater degree of probability in determining whether there is a foreseeable risk of harm to which a reasonable person would have responded.

The Act provides for a general “assumption of risk” across many areas, including recreational activities, whereby there is generally no duty of care (such as on the part of a site or land manager) to warn another person of a risk that is “obvious”. People, such as recreational participants, are presumed to be aware of an obvious risk. In addition to the Act's “obvious risk” provisions, there is no duty of care owed to a person engaging in a recreational activity if they have been warned of the risk. The Act defines a “dangerous recreational activity” as a “recreational activity that involves a significant risk of physical harm”.

The *CL Act* also addresses “inherent risks”, or the “risk of something occurring that cannot be avoided by the exercise of reasonable care and skill”.

- *Water Management Act 2000*

The *WM Act* provides for the sustainable and integrated management of water sources, including guidelines to protect and enhance the quality of water in rivers. It is based on the concept of ecologically sustainable development, and recognises:

- the fundamental health of rivers and groundwater systems and associated wetlands, floodplains, estuaries has to be protected;
- the management of water must be integrated with other natural resources (such as vegetation, native fauna, soils and land);
- to be properly effective, water management must be a shared responsibility between the government and the community;
- water management decisions must involve consideration of environmental, social, economic, cultural and heritage aspects; and

- social and economic benefits to the state will result from the sustainable and efficient use of water.

- *Smoke-free Environment Act 2000* (and *Smoke-free Environment Regulation 2016*)

These prescribe controls regarding smoking tobacco – including its prohibition within 10 metres of a playground, or of a spectator area for/while watching an organised sporting event.

- *Companion Animals Act, 1998*

This Act requires environmental initiatives by councils to promote responsible animal ownership, provides for owners to have effective control of dogs and cats in public places, prohibits dogs within 10 metres of a playground and food preparation/consumption areas and some recreation areas, and provides for the declaration of Wildlife Protection Areas.

- *Contaminated Land Management Act 1997*

This Act regulates and provides for the better management of contaminated sites in NSW. Older closed landfills are sometimes also managed under this Act – if not regulated by the NSW Environment Protection Authority under the *Protection of the Environment Operations Act 1997*.

- *Rural Fires Act 1997*

This Act addresses bushfire safety issues, risk reduction and management. It includes provisions for the establishment of a Bushfire Management Committee, and directions on development in bushfire prone lands. The Act also addresses a local council's responsibility for the construction and maintenance of fire trails on public lands they manage.

- *Protection of the Environment Operations Act 1997*

This Act addresses environmental offences, air quality, water quality, pollution control and noise control. It is also the principal legislation governing waste management and landfill sites in NSW – including the issuing of environment protection licences and environmental auditing requirements.

- *Fisheries Management Act 1994*

This Act includes provisions to conserve, develop and share the State's fishery resources including to conserve key fish habitats, threatened species or populations, and ecological communities of fish and marine/foreshore vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species.

- *Fire and Rescue NSW Act 1989*

This Act provides for the protection of people and property from fire and from hazardous material incidents, and the establishment and functioning of permanent and retained fire brigades.

- *Environmental Planning and Assessment Act 1979*

This Act is the primary piece of land use and planning legislation in NSW and allows for the creation of a range of environmental planning instruments (at various levels of

government) and sets requirements for assessment and approval of activity or development proposals which provides a basis for development control.

It ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities. It is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are "State Environmental Planning Policies" (SEPPs), regionally "Regional Environmental Plans", and on a local level there are "Local Environmental Plans" (LEPs) as well as "Development Control Plans" (DCPs).

- *Heritage Act 1977*

This Act aims to conserve the State's heritage – being those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.

- *National Parks and Wildlife Act 1974*

The *NPW Act* establishes the National Parks and Wildlife Service and provides it with responsibility for the management of national parks and other conservation reserves, native flora and fauna protection, and the protection of Aboriginal sites/resources (and administration of the new *Biodiversity Conservation Act 2016*).

It is the principal legislation governing the protection and management of Aboriginal heritage in the State. All Aboriginal objects, including sites with physical evidence, are protected under the Act regardless of their size or level of significance or land tenure (with the exception of Commonwealth Lands). The Act also provides for the reservation and gazettal of lands as an Aboriginal Area, or the declaration and gazettal of lands as a Protected Archaeological Area.

Statutory responsibilities on a council arising from this Act also relate to the protection of sites of pre- and post-European contact archaeological significance.

- *Soil Conservation Act 1938*

This Act addresses the mitigation of erosion and the conservation of soil resources.

## Commonwealth Legislation

- *Environmental Protection and Biodiversity Conservation Management Act 1999*

This Act provides for the protection and management of the environment, and especially for matters of national environmental significance. These include nationally and internationally significant flora, fauna, ecological communities and heritage places and listed Matters of National Environmental Significance. It provides for the identification and listing of nationally threatened native species and ecological communities, as well as the protection of migratory species and wetlands of international importance ("Ramsar wetlands").

- *Commonwealth Telecommunications Act 1997*

This Act regulates the activities of major participants in the telecommunications industry and enables licensed "carriers" to install a limited range of facilities (most commonly "low-impact facilities"), including within parks and reserves, without seeking State or Territory planning approval. Telecommunications towers are generally deemed as "low impact" and can be

installed on community land without a council's approval. Towers deemed "high impact" require a council's consent.

- Commonwealth *Disability Discrimination Act 1992*

This Act promotes the rights of people with disabilities and provides protection against discrimination based on defined disabilities – including access to public places and facilities such as open space and parks.

## APPENDIX C

### Other Council Strategies, Plans or Reports, and Other Regional Plans, Relating to this Plan of Management

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#### Other Singleton Council Strategies, Plans or Reports

The following is a list of other Council documents that have a direct association with this Plan of Management (in chronological order).

##### ***Long Term Waste Strategy 2023-2033 (2023)***

This strategy sets the context, targets and actions for waste management in the Singleton local government area over the longer term. It recommends multiple initiatives, projects and programmes over a 10 year timeframe grouped into four themes - Avoid Waste and Manage Resources, Protect the Environment, Leading by Example, and Plan for the Future.

Initiatives of relevance to the subject sites include:

- investigate targeted litter reduction programmes;
- collate and track incidences of illegal dumping and littering to create a baseline for future monitoring and evaluation; and
- facilitate regional collaboration to guide the response to and management of disasters and to improve disaster resilience.

##### ***Singleton Floodplain Risk Management Plan (2023)***

This Plan adopts an integrated risk management approach to the development of flood prone land, recognising that flood hazards must be recognised but that land uses should not be unnecessarily restricted. It aims to provide a framework to manage floodplain risk through cost effective measures that address the flood hazard (as identified in local floodplain risk management studies and plans) and ensure that Emergency Services are provided with the most up-to-date flood information.

Council's published flood mapping shows all of the western block of Wollombi Rest Park (west of, and below, Wollombi Road), and the far eastern margin of the Bulga Fire Shed site, as located within the 1% chance annual probability flood zone. This flood mapping also shows potential flood zones (1% chance annual probability) within approximately 100 metres of Scotts Flat Fire Shed and Stanhope Fire Shed.

##### ***Singleton Community Sports Infrastructure Strategy 2022 2032 (2022)***

The purpose of this Strategy is to guide and unify investment into sports grounds and recreation infrastructure across the local government area for the period 2022 to 2032. Its focus is "active recreation, social sport and traditional sport" and developed sportgrounds and/or active recreation facilities.

The Strategy only addresses one of the subject sites – the Stanhope Fire Shed site. It assesses the "Stanhope Tennis" site as a village recreation reserve. The Strategy makes "no short term recommendation" for this site (other than "pressure clean court surface and patch surface cracking"). However it does identify an upgraded or new court surface upgrade, and redevelopment of the "clubroom", as part of a proposed 10-Year Capital Plan for Village Recreation Reserves.



***Singleton Weed Management Strategy (2021)***

This document details Council's roles and responsibilities regarding the prevention, management and eradication of priority weeds within the Singleton local government area. It aims to foster strategic weed management practices which in turn drive effectiveness, provide long term cost savings and create long term sustainability in programs that benefit the community and local environment. Council aims to work collaboratively with the community and its partners to identify, manage and eradicate priority weeds consistent with federal, state, and regional weed management plans and strategies. Priority weeds in the region are identified by the Hunter Regional Weeds Committee.

A number of priority weed species, and several species of environmental weeds, occur across the subject sites.

***Singleton Sustainability Strategy 2019-2027 (2019)***

This Strategy sets out a broad sustainability agenda, focussing on four of the United Nations Sustainable Development Goals and details long term objectives. It also informs Council's *Community Strategic Plan* and *Operational Plan and Delivery Plan*. The Strategy identifies sustainability improvements within the Singleton local government area, and areas of collaboration with stakeholders to facilitate community action. Relevant deliverables to realise these goals include:

- encourage sustainable design;
- create quality recreational areas;
- protect and promote indigenous and non-indigenous heritage;
- adapt to climate change;
- create urban forests;
- improve recycling practices;
- identify, maintain and improve biodiversity assets (such as natural corridors); and
- manage weeds and pest animals.

***Open Space and Recreation Needs Study (2013)***

This 2013 study focused on the provision of open space, recreation and sports and recreation facilities in the Singleton local government area and future requirements.

It found that:

- Jerrys Plains Village had an adequate supply of open space land (but with a community desire for an oval in the village for use by the community and the school);
- Bulga had an adequate supply of open space and adequate recreation facilities; and
- Stanhope had an appropriate level of open space provision for the locality (the "Stanhope Tennis Court and Hall" offering a local sport asset and combined community facility).

It recommended "the rationalisation of open space and recreation facilities particularly in relation to those facilities that are under utilised - e.g. Belford Resting Place; Wollombi Rest Park; .... Milbrodale Recreation Ground", but as a low priority action.

**Other Regional Strategies, Plans or Reports*****Hunter Regional Plan 2041 (2022)***

This regional plan is a 20-year strategic land use framework for "continued economic growth and diversification" in the Hunter Region. It applies to the Singleton local government area as well as the Maitland, Cessnock, Muswellbrook, Upper Hunter, Dungog, Newcastle, Lake Macquarie, MidCoast, Port Stephens local government areas.

***Hunter Local Strategic Plan (Hunter Local Land Services) July 2021 - June 2026 (2021)***

This Strategic Plan sets out how Hunter Local Land Services aims to achieve its functions of growing primary industry productivity, creating resilient communities, supporting productive landscapes and healthy environments, protecting against pests and diseases, connecting community and customers with the services and advice, and helping landholders prepare for natural disasters.

Relevant strategies and programmes over the next 5-year period most relevant to the subject sites are as follows.

- Land Management Strategies
  - Deliver services to improve the condition of catchments, landscapes and natural assets and build their resilience to climate change.
  - Provide advice and approvals to improve native vegetation management.
- Biosecurity Strategies
  - Lead and co-ordinate public and private cross tenure programs for weeds (including African Olive, Green Cestrum, Groundsel Bush, Tropical Soda Apple and Chinese Violet).
  - Lead and co-ordinate public and private cross tenure programs for pest animals (including wild dogs, deer, pigs, foxes and rabbits).
- Emergency Management Strategies
  - Supporting the community to adapt to climate risks across the region
  - Improve Hunter Local Land Services emergency management capacity.

**APPENDIX D****Singleton Local Strategic Planning Statement 2041  
Provisions Relevant to this Plan of Management****LSPS Planning Priorities, Strategic Policy Positions and Actions**

<b>LSPS Planning Priority, Strategic Policy Position or Action</b>	<b>Subject Site(s)</b>
<i>Our People</i>	
Priority 1.1 - The health and amenity of the community is protected. <ul style="list-style-type: none"> <li>Action 1.1.3 - Through planning controls, apply impact buffer areas around urban settlement and growth areas for the purposes of restricting the encroachment of industry into such areas and associated impacts.</li> </ul>	Belford Resting Place, Bulga Fire Shed, Jerrys Plains Fire Shed, Jerrys Plains Reserve, Jerrys Plains Waste Depot, Milbrodale Reserve, Whittingham Fire Shed and Wollombi Rest Park are all mapped by the LSPS as "Concept Urban Buffer (Mining Exclusion)" zones.
<i>Our Places</i>	
Priority 2.1 - Places are well planned; Action 2.1.5 - Prepare local character statements for key locations.	Bulga Fire Shed and Milbrodale Reserve are within LSPS listed "Concept Local Character Precincts" as identified for their respective villages.
Priority 2.2 - The significance of heritage and cultural identity is embraced.	All sites.
<i>Our Environment</i>	
Priority 3.1 - Biodiversity is valued, protected and enhanced.	All sites.
Priority 3.2 - Development is resilient to hazards and the impacts of climate change <ul style="list-style-type: none"> <li>Action 3.2.2 - Prepare a new floodplain risk management plan, which better guides land use planning policies, requirements and outcomes</li> </ul>	Bulga Fire Shed and Wollombi Rest Park both mapped (in part or entirely) by the LSPS as being flood liable at 1% AEP.
Priority 3.2 - Development is resilient to hazards and the impacts of climate change <ul style="list-style-type: none"> <li>Action 3.2.3 - Prepare updated bushfire prone land mapping for publishing in accordance with the requirements of the NSW Rural Fire Service</li> </ul>	<ul style="list-style-type: none"> <li>Howes Valley Fire Shed, Jerrys Plains Waste Depot, Putty Valley Fire Shed and Wollombi Rest Park mapped (in part or entirely) as including Bushfire Prone Vegetation (Category 1 or 2).</li> <li>Bulga Fire Shed and Putty Valley Fire Shed both mapped (in part) as including Bushfire Prone Vegetation (Buffer)</li> </ul>
<i>Our Economy</i>	
Priority 4.4 - The mineral resource industry is productive, accountable and considerate of surrounding land uses <ul style="list-style-type: none"> <li>Action 4.4.1 - In consultation with government agencies, develop and apply, through appropriate mechanisms, buffer areas around urban settlement and growth areas,</li> </ul>	Belford Resting Place, Bulga Fire Shed, Jerrys Plains Fire Shed, Jerrys Plains Reserve, Jerrys Plains Waste Depot, Milbrodale Reserve, Whittingham Fire Shed and Wollombi Rest Park are all mapped by the LSPS as "Concept Urban Buffer (Mining Exclusion)" zones.

LSPS Planning Priority, Strategic Policy Position or Action	Subject Site(s)
establishing limits on how close extractive industries can encroach upon such areas.	
Strategic growth areas identified to provide for projected demand for housing and economic development land.	Jerrys Plains Fire Shed abuts an LSPS identified "Strategic Growth Area (Lifestyle Living)".

### LSPS Mapping (from Council on-line "Planning Controls Maps")

"Local Open Space" mapping:

- Belford Resting Place – western three-quarters of site;
- Howes Valley Fire Shed – majority of site;
- Milbrodale Reserve;
- Putty Valley Fire Shed – south-western half of site;
- Stanhope Fire Shed – majority of site (excluding the fire shed and immediate surrounds, and access); and
- Wollombi Rest Park.

"Exploration License (Mining and Extractive Industries)" mapping:

- Bulga Fire Shed; and
- Milbrodale Reserve – very small strip along far north of site (part of larger Exploration License area on opposite side of Putty Road immediately north of site).

"Vineyard Area" mapping:

- Milbrodale Reserve.

**APPENDIX E****Permitted, Consent, and Prohibited Land Uses – Applicable  
Land Use Zones, *Singleton Local Environmental Plan 2013*****E4 – Environmental Living Zone**

Subject site:

- Bulga Fire Shed

Permitted without consent	Permitted with consent	Prohibited
Home occupations.	Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Roadside stalls; Tank-based aquaculture; Water reticulation systems; Water storage facilities.	Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

**R5 – Large Lot Residential Zone**

Subject sites:

- Jerrys Plains Fire Shed
- Jerrys Plains Reserve

Permitted without consent	Permitted with consent	Prohibited
Home occupations.	Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Food and drink premises; Group homes; Home industries; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture; Any other development not specified in item 2 or 4.	Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential

Permitted without consent	Permitted with consent	Prohibited
		accommodation; Restricted premises; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies.

**RU1 – Primary Production Zone**

Subject sites:

- Belford Fire Shed
- Belford Resting Place
- Jerrys Plains Waste Depot
- Scotts Flat Fire Shed
- Stanhope Fire Shed
- Whittingham Fire Shed

Permitted without consent	Permitted with consent	Prohibited
Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture.	Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Hazardous industries; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Jetties; Moorings; Offensive industries; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Truck depots; Turf farming; Veterinary hospitals; Water supply systems.	Any development not specified in item 2 or 3.



**RU2 – Rural Landscape Zone**

Subject sites:

- Howes Valley Fire Shed
- Putty Valley Fire Shed

Permitted without consent	Permitted with consent	Prohibited
Extensive agriculture; Home occupations; Intensive plant agriculture.	Agritourism; Airstrips; Animal boarding or training establishments; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Service stations; Sewerage systems; Tourist and visitor accommodation; Turf farming; Veterinary hospitals; Viticulture; Water supply systems.	Backpackers' accommodation; Hotel or motel accommodation; Intensive livestock agriculture; Livestock processing industries; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3.

**RU4 – Primary Production Small Lots Zone**

Subject sites:

- Milbrodale Reserve
- Wollombi Rest Park

Permitted without consent	Permitted with consent	Prohibited
Extensive agriculture; Home occupations; Intensive plant agriculture.	Agritourism; Airstrips; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Forestry; Function centres; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Sewerage systems; Tourist and visitor accommodation; Turf farming; Viticulture; Water supply systems.	Backpackers' accommodation; Intensive livestock agriculture; Livestock processing industries; Sawmill or log processing industries; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3.

## APPENDIX F

### Applicable NSW State Environmental Planning Policies

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#### ***State Environmental Planning Policy (Transport Infrastructure) 2021***

##### Chapter 2 - Infrastructure

(The former *State Environmental Planning Policy (Infrastructure) 2007* is now Chapter 2 of the “consolidated” *State Environmental Planning Policy (Transport and Infrastructure) 2021*)

This SEPP assists local governments and the communities they support by improving certainty and regulatory efficiency, through consistent planning assessments and approvals regimes and simplifying the process, for providing essential infrastructure and enabling greater flexibility in the location, development and upkeep of public infrastructure and service facilities. It includes specific planning provisions and development controls for a range of council infrastructure works or facilities – including within parks and other public reserves (as well as council activities relating to roads, sewerage systems, water reticulation systems stormwater management systems, and waste or resource management facilities).

The SEPP permits certain works to be carried out by, or on behalf of, a public authority without consent on any land. A council still has a duty of care to consider the environmental impact of the proposed works (the “activity”) to the fullest extent possible.

The following provisions are of particular relevance for parks and other public reserves.

The SEPP allows for certain construction or maintenance works to be undertaken as “exempt development” (subject to certain conditions and compliances) in parks and other public reserves – including Crown land (under a Crown land manager).

These “exempt development” activities include (among others) – walking tracks, raised paths (including boardwalks), viewing platforms (less than 100 square metres in area), ramps and stairs, handrails and barriers, park furniture items (seats, picnic tables, barbecues, bins, shelters or shade structures), landscaping and landscape maintenance, gates, vehicle barriers, bicycle parking or storage facilities, play equipment (including soft-fall surfaces), a range of sporting facilities, routine maintenance of playing fields and other infrastructure (including access roads), and ticket machines or park entry booths. Such exempt development must involve “no greater disturbance of native vegetation than necessary” and “not result in an increase in stormwater run-off or erosion”.

The SEPP also permits specified works to be undertaken without consent on “a public reserve under the control of or vested in” a council.

These “without consent” works include (among others) – visitor/user amenities (such as toilets, change rooms, food preparation and related facilities), pedestrian pathways and cycleways, pedestrian bridges, viewing platforms, lighting (with controls around light spill), recreation areas and outdoor recreation facilities (excluding grandstands), information boards and other information facilities, visitor information centres, roads, single storey car parks, landscaping and irrigation, landscape structures or features (such as art work), environmental management works, maintenance depots, and undertaking the demolition of buildings (other than heritage listed structures).

The SEPP further provides that “development for any purpose may be carried out without consent” on “Crown managed land, by or on behalf of ... a Crown land manager of the land (or an administrator of the manager)” on the provision that “the development is for the purposes of

implementing a plan of management adopted for the land ... in accordance with the *Local Government Act 1993* in relation to Crown managed land managed by a council”.

#### ***State Environmental Planning Policy (Biodiversity and Conservation) 2021***

Chapter 4 – Koala Habitat Protection 2021 in this combined SEPP aims to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas to support a permanent free-living population over their present range and reverse the current trend of Koala population decline.

It applies to all of the Singleton Local Government Area (which is scheduled as part of the “Central Coast Koala Management Area”) – other than national parks, state forests and similar dedicated lands as well as other specified areas. However it does not apply to lands zoned as RU1 Primary Production and RU2 Rural Landscape (and RU3 Forestry). These provisions therefore only applying to the following 5 sites – Bulga Fire Shed, Jerrys Plains Fire Shed, Jerrys Plains Reserve, Milbrodale Reserve and Wollombi Rest Park – with 8 of the subject sites excluded from the operation of this SEPP.

For lands with an area of at least 1 hectare (including adjoining land within the same ownership), and not subject to an approved Koala Plan of Management, before a council may grant consent to a development application the council must assess whether the development is likely to have any impact on Koalas or Koala habitat. For lands subject to an approved Koala Plan of Management council’s determination of a development application must be consistent with this approved plan.

#### ***State Environmental Planning Policy (Resilience and Hazards) 2021***

##### **Chapter 4 – Remediation of Land**

(The former *State Environmental Planning Policy No. 55 – Remediation of Land (1998)* is now Chapter 4 of the “consolidated” *State Environmental Planning Policy (Resilience and Hazards) 2021*)

The objective of this chapter is to promote the remediation of contaminated land to reduce the risk of potential harm to human health or the environment. It requires that remediation works meet certain standards and notification requirements. It operates in conjunction with the *Managing Land Contamination Planning Guidelines (1998)* to provide the planning framework for managing contaminated land in NSW. It establishes mandatory considerations for consent authorities when considering development applications in relation to contaminated land, as well as criteria for the remediation of land before development can occur.

Chapter 4 applies two categories of remediation – Category 1 remediation requires development consent from a council while Category 2 remediation does not. It specifies the criteria for each. Category 1 works are, broadly, those proposed in more sensitive locations/environments (such as declared critical habitat, environment protection lands or conservation/heritage conservation areas under an environmental planning instrument), designated development, or subject to other/additional planning controls. While not requiring development consent, Category 2 remediation works must nevertheless be notified to a local council prior to works commencing.

The Bulga Fire Shed (and possibly other bush fire brigade stations) has known land contamination issues where this SEPP will apply. The SEPP’s provisions may also be relevant to the Jerrys Plains Waste Depot.

#### ***State Environmental Planning Policy (Resources and Energy) 2021***

Chapter 2 - Mining, Petroleum Production and Extractive Industries in this combined SEPP aims to facilitate the orderly and economic use and development of mineral, petroleum and extractive material resources as well as to establish appropriate planning controls to

encourage ecologically sustainable development through the environmental assessment, and sustainable management of these extractive industries. It sets out planning provisions for the assessment, approval and development of mining, petroleum production and extractive material resource proposals across NSW.

Two of the subject sites – Jerrys Plains Fire Shed and Jerrys Plains Reserve – are identified as “subject lands” under this SEPP.

***State Environmental Planning Policy (Exempt and Complying Development Codes) 2008***

This SEPP specifies exempt and complying development, and has State-wide application. Exempt development may be carried out without the need for development consent under the *Environmental Planning and Assessment Act 1979*. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act. Adjoining owners' property rights and the common law also still apply.

## APPENDIX G

### Guidelines for Categorisation of Community Land

#### Local Government (General) Regulation 2021 Guidelines for Categorisation

Category (or Sub- category)	Guideline for Categorisation (Local Government (General) Regulation 2021)
<b>Natural Area</b>	Land, whether or not in an undisturbed state, possessing a significant geological feature, geomorphological feature, landform, representative system or other natural feature/attribute sufficient to further categorise the area as bushland, wetland, escarpment, watercourse or foreshore.
▪ <i>Natural Area – Bushland</i>	<i>Land containing primarily native vegetation that (a) is the natural vegetation or a remainder of the area's natural vegetation, or (b) although not remnant natural vegetation, is still representative of the structure or floristics, or structure and floristics, of the locality's natural vegetation.</i>
▪ <i>Natural Area – Wetland</i>	<i>Land with marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands forming a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water.</i>
▪ <i>Natural Area – Escarpment</i>	<i>Land that includes such features as a long cliff-like ridge or rock, and the land includes significant or unusual geological, geomorphological or scenic qualities.</i>
▪ <i>Natural Area – Watercourse</i>	<i>Land that includes (a) any stream of water, whether perennial or intermittent, flowing in a natural channel (or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows), and (b) associated riparian land or vegetation, (including land that is protected under applicable rivers and foreshores improvement or Native Vegetation Conservation legislation).</i>
▪ <i>Natural Area – Foreshore</i>	<i>Land that is situated on the water's edge and forming a transition zone between the aquatic and terrestrial environment.</i>
<b>Sportsground</b>	Land used (or proposed to be used) primarily for active recreation involving organised sports or the playing of outdoor games.
<b>Park</b>	Land that is (or is proposed to be) improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits.
<b>Area of Cultural Significance</b>	Land that is – an area of Aboriginal significance, of aesthetic significance (by virtue of a strong visual/sensory appeal, a significant landmark, or features of technical or architectural excellence), of archaeological significance, of historical significance, of technical or research significance, or of social significance.
<b>General Community Use</b>	Land that is or may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not otherwise satisfy the guidelines for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

## APPENDIX H

### Initial Categorisation of Jerrys Plains Fire Shed

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Jerrys Plains Fire Shed (Lot 1 Section 16 DP758542, Crown Reserve No. 1000356) has not – at the time of preparing this Plan of Management – been categorised. It was not included in the set of Council managed Crown reserves that Singleton Council included in the “initial categorisation” process under the *Crown Land Management Act 2016* in September 2018 (and were accepted by the Minister administering this Act in February 2019).

Accordingly this Plan of Management serves as the “initial categorisation” of Jerrys Plains Fire Shed – consistent with the requirements of section 3.23 of the *Crown Land Management Act 2016*, and also as the required written notice of this initial categorisation to the Minister.

This Plan of Management has identified that General Community Use is the most appropriate and applicable categorisation for the entire Jerrys Plains Fire Shed site (Crown Reserve No. 1000356).

This has been based on General Community Use being:

- the category most closely related to the purposes for which this land was dedicated or reserved – the Jerrys Plains Fire Shed site was reserved for “Bush Fire Brigade Purposes” on 3 October 1958 (NSW Government Gazette No. 97, page 3065); and
- the most appropriate category according to the 2018 guideline prepared by the then NSW Department of Industry (*Initial Categorisation of Crown Land Managed by Council Crown Land Managers*) to assist councils in the initial categorisation process – which identifies General Community Use as the “guidance category” for areas variously reserved for the purpose of bush fire brigade, bush fire brigade purposes or bush fire brigade site; and
- consistent with the guidelines for the categorisation of community land as prescribed in the *Local Government (General) Regulation 2021* (clauses 102 to 111, and specifically clause 106).

This proposed General Community Use categorisation will therefore ensure the land is used for the purpose for which it was originally set aside by its dedication or reservation.

It is also entirely consistent with the current/existing use and characteristics of the site. The entire Jerrys Plains Fire Shed site has been developed for, and is used as, a bush fire brigade station. At present it comprises 3 main buildings and 1 smaller building – all used for bush fire brigade purposes – as well as a number of ancillary or supporting items (3 large and 2 medium sized “poly” water tanks, a hose drying pole, signage, etc.) all set in an open grass surrounds. The continued occupation/use, development and management of the site under the General Community Use category will not materially harm the site’s use for its existing reservation purpose.



## APPENDIX I

### Plan and Rationale for Categorisation of Stanhope Fire Shed

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#### Stanhope Fire Shed Site

The Stanhope Fire Shed site (Lot 1 DP69007, Crown Reserve No. 96784 reserved for public recreation) comprises a mix of developments and uses – as shown on Figure I-A.



Figure I-A Stanhope Fire Shed site

Source: Google Earth

In the site's north-west corner is a metal clad and roofed fire shed with twin roller doors on the southern side. There are 2 large poly water tanks at the rear (north-east) corner, and a single cubicle all-abilities accessible, free-standing toilet of corrugated metal construction at the shed's front (south east) corner. These facilities are used almost entirely for bush fire brigade purposes, although the toilet may also be open when the adjacent community and leisure/recreation facilities are booked and in use.

South-east of the fire shed, towards the front of the site, is a small weatherboard timber clad building with a covered veranda on the south side, a painted metal ridged roof with a brick chimney, and a small poly rainwater tank. A covered area, timber-framed on a concrete pad, is attached to the building's north side offering a metal and timber picnic table-seat set and a single plate (free use) barbeque. The building holds a small single room offering a meeting/activity space, a kitchenette (with storage space and a refrigerator), chairs and tables, display boards, and supply of children's toys. It functions as a community building, used for multi-purposes such as play groups, meetings and other activities (as well as being a "base" for users of the adjacent tennis court and small playground). The small picnic barbeque space is used in conjunction with the community building, as well as the adjacent leisure/recreation facilities.

Immediately east of the community building is a single hard surfaced tennis court, with net posts, and surrounded by a high mesh fence (and a locked gate each side) and 4 floodlights (coin operated, via a panel in the community building's eastern wall). The court is designed for multiple use – with a basketball ring and back board at the north end, and recessed fencing each end of the court (suitable for small-sided soccer games). The court is used as a local multiple or general use leisure and recreation facility – for casual tennis games, to basketball, to a play group "run around" or riding and ball games space.

North of the community building, off the court's north-west corner, is a raised and fenced playground – comprising a single swing set (2 seats) on an artificial turf surface. This play equipment is accessible full-time, but most often used in conjunction with the other facilities (community building, picnic table and barbeque, and court).

An open slashed or mown grass area wraps around the site's southern, eastern and western sides – including a small memorial garden and stone south of the community building (against the court's fence) and scattered trees east and north-east of the court as well as north of the fire shed. These areas appear to receive limited use and function more as a setting for or backdrop to the site's facilities, with the exception of the small area south of the community building which includes the memorial plantings and a picnic table adjacent to the informal parking area.

A compacted gravel driveway leads off Stanhope Road at the site's south-west corner, running towards the fire shed with a small informal parking area to east (south-west of the community building). This access and parking area serves all facilities/uses of the site – the fire shed, community building, court and playground. It serves as an operational and assembly space for the bush fire brigade. The parking area also appears to be used by others not requiring accessing the site's facilities – such as a local parking and drop-off/pick-up point, and an end-of-route turnaround area for buses.

### Proposed Categorisation

This Plan of Management has identified "General Community Use" as the most appropriate and applicable categorisation of the western portion of the Stanhope Fire Shed site – as shown on Figure I-B. This area includes the site access and parking area, bush fire brigade shed and adjoining facilities, the open grassed area to the fire shed's east, and the community building.

The remainder of the site is more appropriately categorised as "Park" – including the playground, multi-use court and grassed/landscaped areas in the site's south and east.

The rationale for this categorisation, against the guidelines for categorisation as set out in the *Local Government (General) Regulation 2021*, is explained in the following Table I-1.

This Generic Plan of Management only applies to that portion of the Stanhope Fire Shed site categorised as General Community Use.

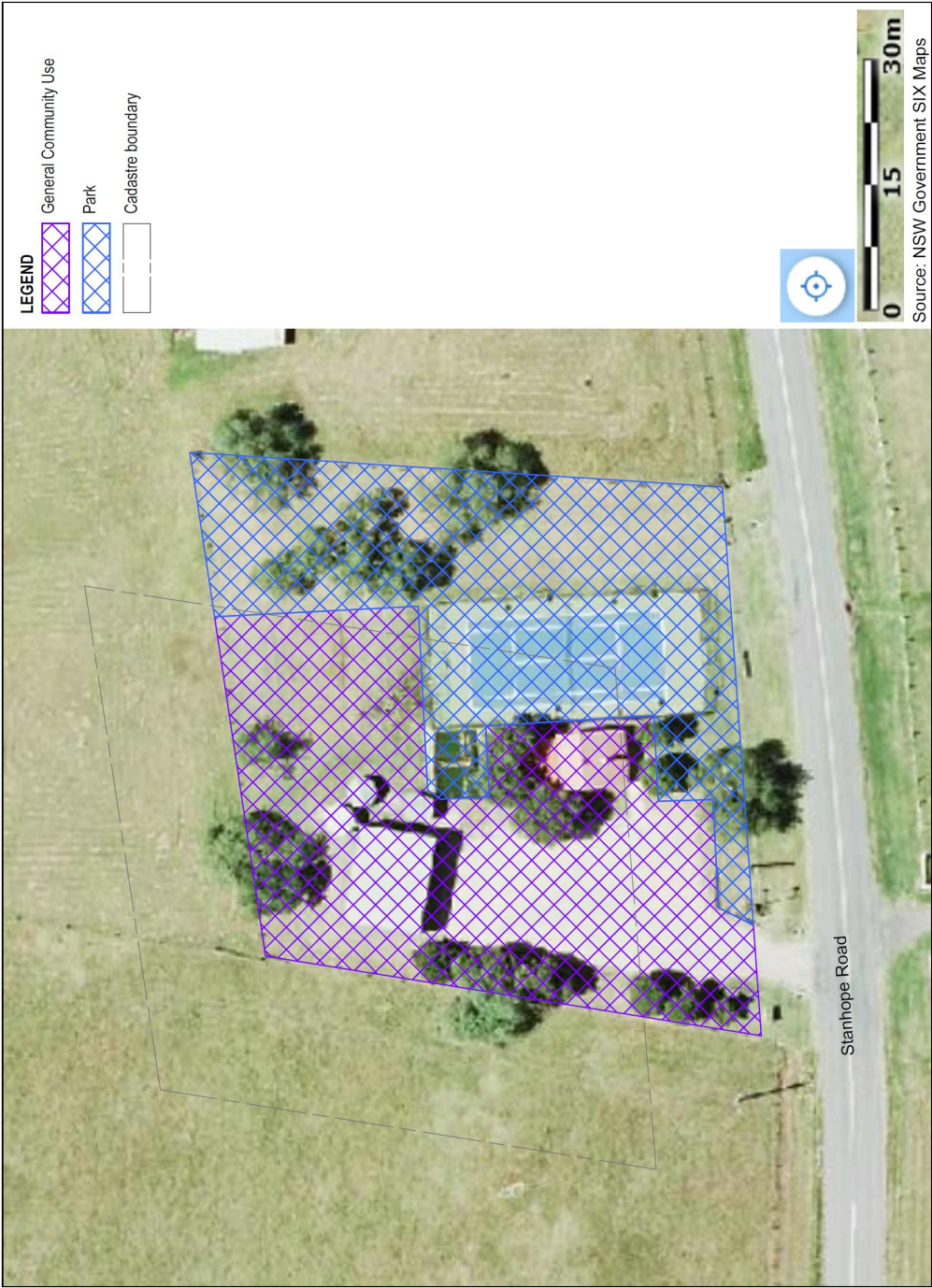


Figure I-B Proposed categorisation of the Stanhope Fire Shed site

Table I-1 Rationale for Categorisation of the Stanhope Fire Shed Site

Category (or further Natural Area categories)	Guideline for Categorisation ( <i>Local Government (General) Regulation 2021</i> )	Applicability to Stanhope Fire Shed Site (also see Figure I-B)
<b>Park</b>	Land that is (or is proposed to be) improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits (that do not unduly intrude on the peaceful enjoyment of the land by others).	<b>Applicable</b> to the site's playground; memorial stone/plaque and plantings as well as the picnic table area south of the community building; and the mown/slashed grass areas with scattered trees to the south, east and north-east of the fenced court. Also applicable to the fenced multiple-use court – acknowledging that this facility is intended and primarily used for a mix of casual/informal and unstructured leisure and recreation activities.
<b>Natural Area</b>	Land, whether or not in an undisturbed state, possessing a significant geological feature, geomorphological feature, landform, representative system or other natural feature/attribute sufficient to further categorise the area as bushland, wetland, escarpment, watercourse or foreshore.	Not applicable – no notable natural features/attributes remain on site.
<b>Sportsground</b>	Land used, or proposed to be used, primarily for active recreation involving organised sports or the playing of outdoor games.	Not applicable – the fenced multiple-use court is not used for organised or competitive sport (it is primarily a venue for casual/informal and unstructured leisure or recreation).
<b>Cultural Significance</b>	Land that is: <ul style="list-style-type: none"> <li>an area of Aboriginal significance – by declaration as an Aboriginal place under section 84 of the <i>National Parks and Wildlife Act 1974</i>, or is of traditional or contemporary cultural significance to Aboriginal people (whether disturbed or undisturbed) or is of significance or interest because of Aboriginal associations, or displays physical evidence of Aboriginal occupation (both pre or post contact), or is associated with Aboriginal stories); or</li> <li>of aesthetic significance – by virtue of a strong</li> </ul>	Not applicable – no features of cultural significance recorded or listed on site.



Category (or further Natural Area categories)	Guideline for Categorisation ( <i>Local Government (General) Regulation 2021</i> )	Applicability to Stanhope Fire Shed Site (also see Figure I-B)
<b>Cultural Significance (cont'd)</b>	<p>visual/sensory appeal, or including a significant landmark, or having features of technical or architectural excellence; or</p> <ul style="list-style-type: none"> <li>▪ is of archaeological significance, containing evidence of past human activity or artefacts relating to settlement of the land; or</li> <li>▪ is an area of historical significance; or</li> <li>▪ is an area of technical or research significance in Australia's cultural history or environment; or</li> <li>▪ is an area of social significance.</li> </ul>	
<b>General Community Use</b>	<p>Land that is, or may be made available, for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not otherwise satisfy the guidelines for categorisation as a natural area, a sportsground, a park or an area of cultural significance.</p>	<p><b>Applicable</b> to the bush fire brigade shed, and its adjoining ancillary facilities, and to the community building. The open grassed area to the fire shed's east has been categorised as General Community Use to allow for its uses as an operational, training, storage and support area for the bush fire brigade's activities. The site access and informal parking area has also been categorised as General Community Use as this area services all uses of the site – the bush fire brigade (including as an assembly and operational area), the community building, and the leisure/recreation facilities.</p>

**APPENDIX J****Existing and Proposed Categorisation of All Subject Sites****Existing and Proposed Categorisation of All Subject Sites**

<b>Site</b>	<b>Current Categorisation</b>	<b>Proposed Categorisation</b>
Belford Fire Shed	Uncategorised	<b>General Community Use</b>
Belford Resting Place	<b>General Community Use</b> (through <i>CLM Act</i> "initial categorisation" process)	<b>General Community Use</b> (unchanged)
Bulga Fire Shed	Uncategorised	<b>General Community Use</b>
Howes Valley Fire Shed	<b>Park</b> (through <i>CLM Act</i> "initial categorisation" process)	<b>General Community Use</b>
Jerrys Plains Fire Shed	Uncategorised ( <i>CLM Act</i> "initial categorisation" process not carried out)	<b>General Community Use</b>
Jerrys Plains Reserve	Not categorised (devolved land, categorisation not mandatory under <i>LG Act</i> )	<b>General Community Use</b> <sup>1</sup>
Jerrys Plains Waste Depot	<b>General Community Use</b> (through <i>CLM Act</i> "initial categorisation" process)	<b>General Community Use</b> (unchanged)
Milbrodale Reserve	<b>Park</b> (through <i>CLM Act</i> "initial categorisation" process)	<b>General Community Use</b>
Putty Valley Fire Shed	Uncategorised	<b>General Community Use</b>
Scotts Flat Fire Shed	Uncategorised	<b>General Community Use</b>
Stanhope Fire Shed	Not categorised (devolved land, categorisation not mandatory under <i>LG Act</i> )	<b>General Community Use</b> <sup>1 2</sup>
Whittingham Fire Shed	Uncategorised	<b>General Community Use</b>
Wollombi Rest Park	<b>Park</b> (through <i>CLM Act</i> "initial categorisation" process)	<b>General Community Use</b>

<sup>1</sup> "Devolved" lands have been categorised to indicate Council's management directions and intent, so their management can be described and actioned consistent with that of other sites, and in the eventuality that Council is appointed Council Crown land manager.

<sup>2</sup> General Community Use categorisation only applies to the western portion of the Stanhope site – the site access and parking area, bush fire brigade shed and adjoining facilities/area, and the community hall. See Appendix I.



**APPENDIX K****Section 2.23 Crown Land Management Act 2016 –  
Ministerial Consent for Certain Development Works**

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**Section 2.23 Minister taken to give consent for certain development applications  
over dedicated or reserved Crown land**

- (1) This section -
  - (a) applies in relation to dedicated or reserved Crown land for the purposes of the *Environmental Planning and Assessment Act 1979* (and any instrument made under that Act), and
  - (b) has effect despite anything in that Act (or any instrument made under that Act).
- (2) The Minister is taken to have given written consent on behalf of the Crown (as the owner of dedicated or reserved Crown land) for its Crown land manager or the holder of a lease or licence over the land to make a development application relating to any of the following kinds of development -
  - (a) without limiting paragraph (g), the repair, maintenance, restoration or renovation of an existing building on the land if it will not do any of the following -
    - (i) alter the footprint of the building by adding or removing more than one square metre (or any other area that may be prescribed by the regulations),
    - (ii) alter the existing building height by adding or removing one or more storeys,
    - (iii) involve excavation of the land,
  - (b) the erection of a fence approved by the manager or the repair, maintenance or replacement of a fence erected with the manager's approval,
  - (c) the use of the land for any of the following purposes -
    - (i) a purpose for which the land may be used under this Act,
    - (ii) a purpose for which a lease or licence has been granted under this Act,
  - (d) the erection of signage approved by the manager or the repair, maintenance or replacement of signage erected with the manager's approval,
  - (e) the erection, repair, maintenance or replacement of a temporary structure on the land,
  - (f) the installation, repair, maintenance or replacement of services on the land,
  - (g) the erection, repair, maintenance or replacement of any of the following on the land -
    - (i) a building or other structure on the land permitted under the lease,
    - (ii) a toilet block,
    - (iii) a structure for the protection of the environment,
  - (h) the carrying out on the land of any other development of a kind prescribed by the regulations or permitted under a plan of management for the land.
- (3) Subsection (2) does not apply in relation to any development that involves any of the following -
  - (a) the subdivision of land,
  - (b) the carrying out of development of a kind excluded by the regulations.
- (4) Any regulations made for the purposes of subsection (3) (b) may exclude the whole or any part of a kind of development specified by subsection (2).
- (5) To avoid doubt, the Minister's consent on behalf of the Crown (as the owner of dedicated or reserved Crown land) to lodgement of a development application in respect of that land is required for the carrying out of any development to which subsection (2) does not apply.

## APPENDIX L

### Short-term Licences, Secondary Interest and Special Provisions under the *Crown Land Management Act 2016*

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#### Grant of Short-term Licences for Prescribed Purposes, Regardless of Crown Land Dedication/Reservation

Section 2.20 of the *Crown Land Management Act 2016* and clause 31 of the *Crown Land Management Regulation 2018* together permit the Minister to issue short term licences for a maximum term of one year for a set of “prescribed purposes”. Section 2.20(3) provides that the Minister may grant such a prescribed purpose short-term licence “even if the purpose for which it is granted is inconsistent with the purposes for which the Crown land is dedicated or reserved”. Section 3.17 of the Act extends this ability to regarding “leases, licences, permits, easements or rights of way” to Crown land managers (i.e. local councils).

The “prescribed purposes” that are the subject of this special provision – applying on Crown reserves only (not Council owned community lands) – are listed in section 2.20 as:

- a) access through a reserve,
- b) advertising,
- c) camping using a tent, caravan or otherwise,
- d) catering,
- e) community, training or education,
- f) emergency occupation,
- g) entertainment,
- h) environmental protection, conservation or restoration or environmental studies,
- i) equestrian events,
- j) exhibitions,
- k) filming (as defined in the Local Government Act 1993),
- l) functions,
- m) grazing,
- n) hiring of equipment,
- o) holiday accommodation,
- p) markets,
- q) meetings,
- r) military exercises,
- s) mooring of boats to wharves or other structures,
- t) sales,
- u) shows,
- v) site investigations,
- w) sporting and organised recreational activities,
- x) stabling of horses,
- y) storage.

#### Issue of Secondary Interest over Dedicated or Reserved Crown Land

Section 2.19 of the *Crown Land Management Act 2016* permits the Minister to issue a “secondary interest” over an area of dedicated or reserved Crown land – where they are satisfied it is in the public interest and would not be likely to materially harm its use for the purposes for which it is dedicated or reserved.

Section 3.17 of the Act extends this ability regarding the issuing of a “secondary interest” to Crown land managers (i.e. local councils).

**Minister's Power to Grant Tenure for Any Facility, Infrastructure or Other Purpose**

Section 2.18 of the *Crown Land Management Act 2016* provides that Minister may grant a lease, licence, permit, easement or right of way over dedicated or reserved Crown land for a facility or infrastructure, or any other purpose the Minister thinks fit.

Before doing so, the Minister must consult the Crown land manager or the relevant government agency if the land is used, occupied, or administered by an agency or the Minister to whom that agency is responsible.

If the land is to be used or occupied under the relevant interest for any purpose except a purpose for which it is currently dedicated or reserved, a notice is to be published specifying the purposes for which the land is to be used or occupied under the relevant interest and be satisfied that it is in the public interest to grant the relevant interest.

*END*



ABN: 11 607 533 862

Mr Alan Ginns  
Gondwana Consulting  
PO Box 905  
Narrabeen NSW 2101

Our Ref: 25.135  
27 March 2025

via email : alan@gondwanaconsulting.com.au

Dear Mr Ginns

**Native Title Advice – Singleton Council  
General Community Use - Plan of Management**

Lands Advisory Services (Landsas) has reviewed Singleton Council's (Council) draft General Community Use Plan of Management which was provided to me on 13 March 2025.

Please find my draft advice attached. This advice can be finalised following exhibition when Council is ready to finalise and adopt the Plan of Management.

The draft advice is subject to the incorporation of the items set out in Section B of my report.

When constructing public works Council is required to notify and give the opportunity to comment to NTSCORP as the representative aboriginal body for New South Wales under Section 24JB(6) and/or Section 24KA(7) of the *Native Title Act 1993*.

Landsas has investigated the status of the eight Crown reserves as listed below. The reserves can be found in tables, annexures and tags as set out below:

- |  |  |
|--|--|
| 1. Belford Resting Place (R.85406)     | 5. Jerrys Plains Waste Depot (R.70075) |
| 2. Howes Valley Reserve (R.97816)      | 6. Milbrodale Reserve (R.79787)        |
| 3. Jerrys Plains Fire Shed (D.1000356) | 7. Stanhope Fire Shed (R.96784)        |
| 4. Jerrys Plains Reserve (R.54)        | 8. Wollombi Rest Stop (R.97208)        |

Please note that Native Title Manager's advice is only required on Crown land subject to the *Crown Land Management Act 2016*.

**A. Future Acts**

To undertake a future act (including the adoption of a Plan of Management) on Crown land, Council must comply with the future act provisions of the *Native Title Act 1993* and meet the requirements of Section 8.7 of the *Crown Land Management Act 2016*. Generally, Section 24JA of the *Native Title Act 1993* allows most actions that a council would be wanting to undertake. To utilise Section 24JA the reservation must have been validly created prior to 23 December 1996.

Our investigations have found that Section 24JA is available for all the Reserves in this report excepting:

- The additional purpose of Community Purposes added to R.97816 Howes Valley Reserve notified on 3 March 2017.

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- The additional purposes of Communication Facilities & Access notified to R.54 Jerrys Plains Reserve on 20 May 2022.

I do not consider this will impact on Council's proposed works for the land parcel.

**B. Likely Extinguishment of Native Title**

Parts of the following Reserve have been subject to acts that in my opinion may have extinguished native title,<sup>1</sup> being:

- Lot 6 DP 755214 within R.97816 – Howes Valley Reserve with the Crown Grant to the Council of Education on 1 December 1874.
- The whole of R.96784 – Stanhope Fire Shed being part of a former 600-Acre Land Grant to James Mitchell on 15 August 1837.

**C. Land where Council not Appointed to Management**

Our investigations have not found evidence that Council has been appointed as Crown land manager for:

- Jerrys Plains Reserve (R.54) for Park. Council has “devolved” management under Section 48 *Local Government Act 1993*, which is a lesser level of management authority than where Council is appointed as Crown land manager under the *Crown Land Management Act 2016*. Council may consider requesting to be appointed Crown land manager, under the *Crown Land Management Act 2016*, by the Department of Planning, Housing and Infrastructure – Crown lands for R.54 to provide authorisation for Council to manage the land.
- Stanhope Fire Shed (R.96784) for Public Recreation. Council has “devolved” management under Section 48 *Local Government Act 1993*. Council may consider requesting to be appointed Crown land manager, under the *Crown Land Management Act 2016*, by the Department of Planning, Housing and Infrastructure – Crown lands for R.96784 to provide authorisation for Council to manage the land.

Please review this draft report and feel free to give me a call should you wish to discuss.

Yours Faithfully,



Craig Barnes  
Managing Director  
Lands Advisory Services Pty Ltd

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<sup>1</sup> Only the Federal Court of Australia or higher court may make a determination of Native title.



## Native Title Manager's Report

### A. Proposed Act

This report considers the adoption of the Singleton Council's (Council) General Community Use Plan of Management (GCU PoM) as it relates to Crown land managed by Council as Crown Land Manager under the *Crown Land Management Act 2016* as provided to me on 13 March 2023.

### B. Summary

The adoption of GCU PoM authorises further acts which will or may impact native title.

#### Future acts requiring further advice

However, the GCU PoM requires that prior to final individual approval some of those acts require further Native Title Manager advice, being the issuing of leases, licences and permits other than those listed in Section D(5) of this report.

The GCU PoM, in Section 4.4, also requires that prior to any public work or easement being approved the requirements of the *Native Title Act 1993*, and in particular to the notification and opportunity to comment requirements under Section 24JB or Section 24KA, are addressed.

#### Future acts not requiring further advice

Leases and licences listed in Section D(4) of this report are valid future acts under Section 24JA of the *Native Title Act 1993*.

Other uses set out in the GCU PoM, are valid future acts under Section 24JA or Section 24LA of the *Native Title Act 1993* or do not impact native title.

In my opinion **Singleton Council's GCU PoM** provided to me 13 March 2023 **complies with the applicable provisions of the native title legislation** subject to the following amendments being made to the GCU PoM:

1. Insert the following footnotes (or other) in Table 7:
  - a. In *Developments* under subheading *Emergency Service and Community Safety*, after "*Emergency services facilities..... etc.*)" insert footnote to read – "*not permitted at Belford Resting Place or Wollombi Rest Stop unless the land becomes excluded land for the purposes of the Crown Land Management Act 2016*".
  - b. In *Developments* under subheading *Public Enjoyment*, after "*Multi-purpose buildings to facilitate..... community centres*" insert footnote to read – "*not permitted at Belford Resting Place or Wollombi Rest Stop unless the land becomes excluded land for the purposes of the Crown Land Management Act 2016*".
2. Insert the following at the end of Section 3.1.3 on Page 36:

*“However, as Council holds this land in freehold title, Council considers the Putty Valley Fire Shed is excluded from the claim under Section 2(a) or 2(b) in the “Area covered by the claim”, Warrabinga-Wiradjuri #7 native title application, noting that only the Federal Court of Australia may make a determination of native title. Native Title Manager advice is not required for the Putty Valley Fire Shed”.*

Or alternately, remove the final paragraph.

3. Remove the following sentence from Section 4.4 on page 46:

*“One of the subject sites – Putty Valley Fire Shed – is part of a larger undetermined Native Title Claim.”*

4. Replace the following sentence in Section 5.6.6 on page 67:

*“The Putty Valley Fire Shed (Lot 31 DP1051154, Council-owned community land) is part of a much larger area covered by a registered Native Title Claim No. NC2018/002 - Warrabinga-Wiradjuri #7 (filed 31 August 2018). This Native Title claim is, at present, undetermined. There are no known Native Title claims over any of the other 12 subject sites.*

With

*At the time for drafting there are no Native Title claims over any of the 8 Crown reserves subject to this Plan of Management.*

5. Amend the first 2 paragraphs on page 67 to read:

*“Council has obtained written advice from a qualified Native Title Manager at the time of preparation of the Draft Plan and finalisation of the Plan of Management. This advice was in regards to this Plan and the proposed activities on the 8 Crown reserves for which Singleton Council has management responsibilities (as required under Part 8 Native Title Rights and Interests of the Crown Land Management Act 2016). It addressed the effect that adopting the Plan of Management would have on Native Title over the Crown lands included in this Plan. Advice from the Native Title Manager helps to ensure that Council has complied with the requirements of the Native Title Act 1993.*

*The Native Title Manager’s report advised that this Plan complies with the applicable provisions of the Native Title legislation as required under Section 8.7(d) of the Crown Land Management Act 2016.”*

### **C. Basis of Advice**

The subject land is Crown land under the *Crown Land Management Act 2016* (CLMA). This Crown land is listed in Table 1 showing the purpose the land is reserved for, the date of reservation, the legislation employed in the reservation process and Council’s appointment information.

1. Following various legislative changes in the management of Crown land, and changes in the areas and names of local government authorities, Singleton Council is now Crown land manager

of the Crown land listed in Table 1 for the purposes of the CLMA (unless indicated as “not appointed”).

2. A search of the National Native Title Tribunal Registers on 21 July 2023 indicates:
  - The Warrabinga-Wiradjuri People No. 7 Native Title Determination Application, Tribunal No. NC2018/002 is within the Singleton Council local government area, however the land subject to this report is outside the external boundaries of the claim area.
  - No Indigenous Land Use Agreements affect the subject land.
3. We are not aware of any compulsory acquisitions of native title or future act protection determinations which would impact the land in Table 1.
4. We are not aware of any native title certificates under the CLMA having been issued impacting Table 1.
5. For the purposes of Section 8.7(1) of the CLMA:
  - R.85406, R.97816, R.1000356, R.70075, R.79787 and R.97208 are *relevant land*.
  - R.54 and R.96784 are not *relevant land*.
  - None of the land in Table 1 is *excluded land*, and
  - Singleton Council is the *responsible person*.<sup>2</sup>

#### D. Does the Proposed Act Affect Native Title?

The relevant act, the adoption of the GCUPoM, may occur at some further stage and authorises further acts which may affect Native title.

1. The GCUPoM authorises use:
  - consistent with the public purpose/s of the Crown reserve.
  - consistent with the land category assigned to the site under the GCUPoM and in accordance with the Local Government Act 1993.
  - generally consistent with the *Local Strategic Planning Statement 2041: Singleton Council* and the objectives of the applicable land use zone of the area under *Singleton LEPs*.
  - generally consistent with the GCUPoM, and any other relevant plans, policies or strategies of Council.
  - for maintenance of infrastructure.
  - specifically identified as being applicable to a particular category in Table 2.

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<sup>2</sup> Excepting those reserves where Council has not been appointed as Crown Land Manager under the provisions of any Crown Lands Legislation as noted in Table 1. Council will become the *responsible person* on appointment as Crown Land Manager.

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Table 1- Affected Crown land

(A) No	(B) Name	(C) Lot / Sec / DPs	(D) Title	(E) No / Purpose / Gazette Date	(F) Legislative Base	(G) Council Appointment	(H) PEPA
1	Belford Resting Place	22 / 1126884 <sup>3</sup>	The State of NSW <sup>4</sup>	R.85406 – Resting Place – 23 Jul 1965 (see <b>Tag 1B</b> ) (see <b>Tag 1C</b> & <b>Tag 1D</b> for reserve diagrams). <sup>5</sup>	Section 28 <i>Crown Lands Consolidation Act 1913</i> .	<i>Public Trusts Act 1897</i> -29 Jul 1966 (see <b>Tag 1H</b> ). <sup>6</sup>	No (See <b>Annex 1</b> )
2	Howes Valley Reserve	6 / 755214	Minister for Education <sup>7</sup>	R.97816 – Public Recreation – 14 Jun 1985 (see <b>Tag 2B</b> ) (see <b>Tag 2C</b> and <b>Tag 2D</b> for reserve diagrams). <sup>8</sup>	Section 28 <i>Crown Lands Consolidation Act 1913</i> .	Section 95 <i>Crown Lands Act 1989</i> -3 Mar 2017 (see <b>Tag 2G</b> ). <sup>9</sup>	Yes – In part (See <b>Annex 2</b> )
		20 / 755214	The State of NSW <sup>10</sup>				
		All Lots		R.97816 – Additional Purpose – Community Purposes – 3 Mar 2017 (see <b>Tag 2G</b> ).	Section 121A <i>Crown Lands Act 1989</i> .		
3	Jerrys Plains Fire Shed	1 / 16 / 758542	The State of NSW <sup>11</sup>	D.1000356 – Bush Fire Brigade Purposes – 3 Oct 1958 (see <b>Tag 3B</b> ) (see <b>Tag 3C</b> for reserve diagram).	Section 24 <i>Crown Lands Consolidation Act 1913</i> .	<i>Public Trusts Act 1897</i> – 21 Nov 1958 (see <b>Tag 3D</b> )	No (See <b>Annex 3</b> )
4	Jerrys Plains Reserve	1 / 123149	The State of NSW <sup>12</sup>	R.54 – Park – 12 Dec 1885 (see <b>Tag 4B</b> ) (see <b>Tag 4C</b> for reserve diagram).	Section 101 <i>Crown Lands Act 1884</i> .	Not appointed. <sup>13</sup>	No (See <b>Annex 4</b> )
				R.54 – Additional Purpose – Communication Facilities & Access – 20 May 2022 (see <b>Tag 4D</b> ).	Section 2.18 <i>Crown Land Management Act 2016</i> .		

<sup>3</sup> See **Tag 1E** for Deposited Plan (unsurveyed) 1126884.

<sup>4</sup> See **Tag 1A** for title extract for Lot 22 DP 1126884.

<sup>5</sup> **Tag 1C** is Crown Plan 1-1552. Also see **Tag 1D** for extract of the historical parish map, Village of Belford – Regional Charting edition. Part of R.85406, being Lot 24 DP 817427 later revoked under the provisions of the *State Roads Act 1986* on 28 May 1993 (see **Tag 1F** and **Tag 1G** for DP 817427).

<sup>6</sup> Belford Resting Place (R85406) Reserve Trust was established 23 November 1990 pursuant to Clause 4(3) Schedule 8 *Crown Lands Act 1989* (see **Tag 1I**).

<sup>7</sup> See **Tag 2A** for title extracts for Lot 6 & Lot 20 DP 755214. Title to Lot 6 DP 755214 is in error. This land was vested in Her Majesty and became Crown land under Section 25 of the *Crown Lands Consolidation Act 1913* with the revocation of a dedication for Public School on 14 November 1980 (see **Tag 2I**). Council may seek to have this corrected with an application to Land Registry Services if required.

<sup>8</sup> **Tag 2C** is Crown Plan 186-1978 for prior Portion 6 and **Tag 2D** is Crown Plan 1618-2111 for prior Portion 20. Part of the land originally placed under R.97816 was later revoked under the provisions of the *State Roads Act 1986* for the creation of a public road (see **Tag 2E** and **Tag 2F** for DP 739196).

<sup>9</sup> Howes Valley Community (R.97816) Reserve Trust was established 3 March 2017 pursuant to Section 92(1) *Crown Lands Act 1989* (see **Tag 2G**).

<sup>10</sup> See **Tag 2A** for title extracts for Lot 6 & Lot 20 DP 755214.

<sup>11</sup> See **Tag 3A** for title extract for Lot 1 Section 16 DP 758542.

<sup>12</sup> See **Tag 4A** for title extract for Lot 1 DP 123149.

<sup>13</sup> This investigation has not found evidence that Council has been appointed as Crown land manager of R.54. Council has devolved management of this reserve under Section 48 *Local Government Act 1993*. Council may request the Department of Planning, Housing and Infrastructure – Crown lands (DPHI-CL) to be appointed as Crown land manager.

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(A) No	(B) Name	(C) Lot / Sec / DPs	(D) Title	(E) No / Purpose / Gazette Date	(F) Legislative Base	(G) Council Appointment	(H) PEPA
5	Jerrys Plains Waste Depot	109 / 753817	The State of NSW <sup>14</sup>	R.70075 – Rubbish Depot – 6 Jun 1941 (see <b>Tag 5B</b> ) (see <b>Tag 5C</b> for reserve diagram).	Section 28 <i>Crown Lands Consolidation Act 1913</i> .	<i>Public Trusts Act 1897</i> – 29 Aug 1941 (see <b>Tag 5D</b> ). <sup>15</sup>	No (See <b>Annex 5</b> )
6	Milbrodale Reserve	82 / 755240	The State of NSW <sup>16</sup>	R.79787 – Public Recreation – 9 Aug 1957 (see <b>Tag 6B</b> ) (see <b>Tag 6C</b> for reserve diagram).	Section 28 <i>Crown Lands Consolidation Act 1913</i> .	<i>Public Trusts Act 1897</i> – 1 Nov 1957 (see <b>Tag 6D</b> ). <sup>17</sup>	No (See <b>Annex 6</b> )
7	Stanhope Fire Shed	1 / 69007	The State of NSW <sup>18</sup>	R.96784 – Public Recreation – 3 Jun 1983 (see <b>Tag 7B</b> ) (see <b>Tag 7C</b> for description of land). <sup>19</sup>	Section 28 <i>Crown Lands Consolidation Act 1913</i> .	Not appointed. <sup>20</sup>	Yes – In full (See <b>Annex 7</b> )
8	Wollombi Rest Stop	7002 / 1051355 7004 / 1051356	The State of NSW <sup>21</sup>	R.97208 – Rest Park – 30 Mar 1984 (see <b>Tag 8B</b> ) (see <b>Tag 8C</b> for reserve diagram). <sup>22</sup>	Section 28 <i>Crown Lands Consolidation Act 1913</i> .	Section 37P <i>Crown Lands Consolidation Act 1913</i> – 30 Mar 1984 (see <b>Tag 8G</b> ). <sup>23</sup>	No (See <b>Annex 8</b> )

<sup>14</sup> See **Tag 5A** for title extract for Lot 109 DP 753817.

<sup>15</sup> Parnell Street Rubbish Depot (R.70075) Reserve Trust was established 17 June 2011 pursuant to Section 92(3) *Crown Lands Act 1989* (see **Tag 5E**).

<sup>16</sup> See **Tag 6A** for title extract for Lot 82 DP 755240.

<sup>17</sup> Milbrodale Recreation (R79787) Reserve Trust was established 23 November 1990 pursuant to Clause 4(3) Schedule 8 *Crown Lands Act 1989* (see **Tag 6E**).

<sup>18</sup> See **Tag 7A** for title extract for Lot 1 DP 69007.

<sup>19</sup> **Tag 7C** is Certificate of Title Volume 2473 Folio 188 for the land now under Lot 1 DP 69007 that was sub-divided from prior Portion 105. Lot 1 DP 69007 became able to be dealt with as Crown land under Section 25A of the *Crown Lands Consolidation Act 1913* on 3 June 1983 (see **Tag 7D**).

<sup>20</sup> Council has devolved management of this reserve under Section 48 *Local Government Act 1993*. Council may request the Department of Planning, Housing and Infrastructure – Crown lands (DPHI-CL) to be appointed as Crown land manager.

<sup>21</sup> See **Tag 8A** for title extracts for Lot 7002 DP 1051355 & Lot 7004 DP 1051356.

<sup>22</sup> **Tag 8C** is an extract of the historical parish map for Parish of Coolamin, County of Northumberland, Status Branch Edition & 1930 Edition. Part of the land placed under R.97208 was later revoked pursuant to the *Public Roads Act 1902* (see **Tag 8D** and **Tag 8E** for DP 47806 referred to in the gazette notice). **Tag 8F** shows Deposited Plans DP 1051355 & DP 1051356.

<sup>23</sup> Wollombi Rest Park (R97208) Reserve Trust was established 23 November 1990 pursuant to Clause 4(3) Schedule 8 *Crown Lands Act 1989* (see **Tag 8H**).

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Table 2 - Permitted Uses

Permitted Uses
<b>Emergency Services and Community Safety</b>
<ul style="list-style-type: none"> <li>Community education and training for emergency preparedness, response and recovery</li> <li>Community refuge, safe place and emergency assembly activities/operations</li> <li>Contamination management, removal and remediation</li> <li>Emergency operations/responses, including site access controls/limitations</li> <li>Emergency services base/activities area and operations – including storage, training, emergency operations, management, and socialising</li> <li>Fire hazard reduction and fire management activities</li> <li>Helicopter landing/use by emergency services</li> <li>Rural Fire Service activities</li> <li>Water supply and storage</li> </ul>
<b>Public Enjoyment</b>
<ul style="list-style-type: none"> <li>Aboriginal cultural and historic heritage appreciation/awareness (including guided or organised activities)</li> <li>Artistic pursuits</li> <li>Birdwatching and wildlife observation</li> <li>Camping – by approved groups</li> <li>Camping – vehicle-based “primitive camping ground” for short term overnight use (as defined by the Local Government [Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings] Regulation 2021, and consistent with applicable zoning)</li> <li>Car/vehicle parking (in approved areas only, where required)</li> <li>Children’s play and playground use</li> <li>Commemorations and memorial services</li> <li>Commercial filming and/or photography</li> <li>Commercial operations (low-key small scale) servicing/supporting leisure and recreation uses – such as personal or group trainers, fitness coaching, health and well-being classes, equipment hire, lessons, mobile refreshment vendors, etc.</li> <li>Community activities and special purpose uses – such as play groups or child care, youth groups, community meetings/functions (including for social, recreational, educational or cultural purposes), workshops, classes or training, community services (libraries, information, resources, etc.), performances and entertainment, and similar</li> <li>Community exercise and fitness activities – fun runs, “Park Run”</li> <li>Community gardening</li> <li>Dog walking/exercising – on or off leash (subject to regulations)</li> <li>Environmental education and outdoor learning/awareness</li> <li>Family and social activities, gatherings or celebrations (independent/informal activities, subject to size/approval thresholds)</li> <li>Fires (visitor camping and/or cooking fires) – subject to controls, and in specified areas/facilities as/if warranted</li> <li>Flying drones or model aircraft (subject to regulations)</li> <li>Horse-riding and other equestrian activities</li> </ul>



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<b>Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Large social gatherings/functions/events</li> <li>• Leisure and recreation activities – casual/independent or informal activities, passive and active (such as walking/strolling, informal games and play, ball games and “kick-about,” running and independent fitness training etc.)</li> <li>• Nature play or adventure play</li> <li>• Nature study/photography and bushland experience/appreciation</li> <li>• Organised volunteer uses/activities – such as Landcare or Bushcare groups, conservation volunteers and “citizen scientist” groups, community groups, recreation/sports clubs, etc.</li> <li>• Outdoor special events and community activities – such as markets, fairs/festivals, community celebrations, parades, musical concerts/performances, exhibitions, field days, fund-raising or charity events, etc.</li> <li>• Photography (personal)</li> <li>• Picnicking, and barbeques (in specified areas or with other controls as/if warranted)</li> <li>• Public gatherings public addresses/speeches</li> <li>• Sale of alcohol, as part of an approved event or activity (including lease or licence activities) – subject to an appropriate liquor licence from Liquor and Gaming NSW, and any other Council approvals</li> <li>• Scenic viewing/appreciation and sightseeing</li> <li>• School use – for health and well-being, educational, sporting or leisure/recreation uses</li> <li>• Scouting or Guiding activities</li> <li>• Tourism and visitor roadside rest/meal stops, including information provision</li> </ul>
<b>Natural and Cultural Values/Resources Management</b>
<ul style="list-style-type: none"> <li>• Bio-banking and carbon sequestration/credits</li> <li>• Bush regeneration, restoration or revegetation works (including installation, maintenance, weeding, barriers/protection, etc.)</li> <li>• Ecological and cultural use of fire – for vegetation management/regeneration or hazard reduction</li> <li>• Environmental assessment, studies and/or monitoring</li> <li>• Environmental protection or remediation activities</li> <li>• Erosion control and stabilisation/remediation activities</li> <li>• Feral/pest animal control activities</li> <li>• Fire hazard reduction works</li> <li>• Grazing for weed management/removal or fire hazard reduction</li> <li>• Native flora, fauna and habitat protection, enhancement and management</li> <li>• Preservation of biodiversity</li> <li>• Protection/management of Aboriginal cultural heritage sites/material (including salvage) or historic heritage features – with any necessary approvals</li> <li>• Essential services/utilities and public infrastructure – installation and maintenance</li> <li>• Weed control activities</li> </ul>
<b>Site Management</b>

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Permitted Uses
• Adaptive reuse of older or existing community buildings
• Biosecurity activities
• Drainage and stormwater management – including drainage control/management, stormwater harvesting, cleaning/maintenance of drainage infrastructure, and operation of stormwater quality improvement devices
• Essential services/utilities and public infrastructure – installation and maintenance
• Fee (or donation) collection
• Grass, grounds and garden installation and maintenance (including landscaping and site amenity works)
• Grass/vegetation mowing or slashing
• Grazing, agistment, and other appropriate primary industries (such as bee-keeping) under lease/licence
• Park management, maintenance and operation activities – including authorized management and emergency vehicle access
• Plantation and “farm forestry”
• Scientific or educational research, studies or investigations
• Site management, safety, enforcement and regulation activities
• Sustainable land management activities/operations
• Third party site management – under lease/licence
• Tree and vegetation management activities/works (including planting, removal, maintenance and safety)
• Volunteer involvement in site management (with approval and managed)
• Water and energy saving and waste reduction initiatives
• Water supply, storage and reticulation

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Table 3 - Permitted Developments

Permitted Developments
<b>Emergency Services and Community Safety</b>
<ul style="list-style-type: none"> <li>Alterations, additions and improvements to existing land and infrastructure for the purposes of emergency services facilities</li> <li>Community Wi-Fi points, and other community communications facilities/services</li> <li>Emergency services facilities (buildings/structures, both indoor and outdoor/covered spaces, to house/support bushfire and emergency services) – including roads and vehicle access, parking and assembly areas, storage areas, water tanks, training infrastructure and spaces, and ancillary elements (such as hose drying poles, radio masts and communications facilities, etc.)</li> <li>Fuel tanks and storage areas</li> <li>Generators – fixed or mobile</li> <li>On-site fire-fighting and emergency equipment (for community use)</li> <li>Signage – fire risk advice level signage, “safe place,” emergency contact information, etc.</li> <li>Temporary and transportable structures</li> </ul>
<b>Public Enjoyment</b>
<ul style="list-style-type: none"> <li>Access and circulation roads/tracks – including sealed, gravel sheeted, unsealed, formed and natural surfaced</li> <li>Advertising structures and signage (such as A-frames, banners or electronic/digital) – that relate to approved uses/activities, are discreet and temporary (and approved by Council)</li> <li>All-abilities access and visitor facilities (where necessary and feasible) – such as hardened/sealed paths, ramps, handrails, picnic tables and park furniture, toilets, etc.</li> <li>Alterations, additions and improvements to existing multi-purpose buildings supporting community use</li> <li>Bird/wildlife viewing hides</li> <li>Casual/independent leisure or recreation facilities – small-footprint low-key facilities such as key or half-court basketball (and/or multi-court) facilities, ball rebound walls, climbing walls, etc.</li> <li>Children’s playgrounds/equipment (and associated elements such as fencing, softfall, shade structures, etc.)</li> <li>Community gardens and native plant nurseries</li> <li>Culturally themed and bush tucker gardens or plantings</li> <li>Fee collection or donation infrastructure –such as ticket machines, donation boxes, entry kiosks, etc.</li> <li>Fitness/exercise equipment</li> <li>Information boards and interpretive signage – including tourist information signage/items</li> <li>Landscaping elements/works to enhance site amenity and visual character – such as lawns, gardens and amenity plantings, shade or screening plantings</li> <li>Monuments and memorials – both built (columns, plaques, plinths, etc.) and living (commemorative or memorial trees) (with necessary approvals)</li> <li>Multi-purpose buildings to facilitate use and enjoyment by the community – such as halls and community centres</li> <li>Observation platforms and lookouts</li> <li>Park furniture – such as seating, shelters, information kiosks, rubbish bins, recycling stations, bubblers and water stations, etc.</li> <li>Parking areas – including laybys, roadside parking/stopping areas and vehicle barriers</li> </ul>

<b>Permitted Developments</b>
<ul style="list-style-type: none"> <li>• Paths, steps/stairs, bridges, shared paths, security or child-proof gates, boardwalks, decks, handrails and similar</li> <li>• Picnic facilities – including picnic tables (open and covered), barbeques (gas, electric, or wood burning), etc.</li> <li>• “Primitive camping ground” facilities – water supply, toilets and rubbish disposal facilities (and fire-fighting facilities if specified by the applicable development approval)</li> <li>• Public art – temporary and permanent</li> <li>• Rainwater tanks (for non-potable water supply)</li> <li>• Rest area or roadside stop facilities – such as picnic tables, rubbish bins or recycling receptacles/stations, water points, information, etc.</li> <li>• Signage – site identification, orientation / opportunities, facilities, directional / wayfinding, interpretive / educational, historic / commemorative, advisory / warning, regulatory, etc.</li> <li>• Temporary facilities as warranted to support approved special events/uses</li> <li>• Toilets – both sewerred and on-site treatment (storage, composting, pump-out facilities, and sewage transpiration beds)</li> <li>• Tourist information signage</li> <li>• Visitor safety works – such as barriers, guard rails, hand rails, etc.</li> <li>• Walking tracks – sealed/hardened, improved/modified or natural surfaces, and associated facilities (seating, information shelters, wayfinding signage, etc.)</li> <li>• Yards and stables</li> </ul>
<b>Natural and Cultural Values/Resources Management</b>
<ul style="list-style-type: none"> <li>• Bushland management and maintenance works/infrastructure – associated with revegetation or regeneration, weed control, tree planting/care, habitat management, wildlife shelter, etc.</li> <li>• Cultural heritage and/or historic heritage protection and presentation works</li> <li>• Environmental protection structures/works</li> <li>• Erosion protection, control, stabilisation and remediation structures/works</li> <li>• Temporary fencing for environmental management/protection purposes</li> </ul>
<b>Site Management</b>
<ul style="list-style-type: none"> <li>• Boundary fencing (and other boundary definition elements) and gates – including measures for emergency and operational access</li> <li>• Buildings and infrastructure to support an area’s management (such as storage sheds, enclosures, etc.)</li> <li>• Drainage and stormwater management works – including drains/pipework, stormwater management/control and harvesting infrastructure, ponds, bunds, stormwater treatment and quality improvement devices, storage tanks, etc.</li> <li>• Earthworks</li> <li>• Electrical power bollards, boxes or access points – to support approved events, uses and activities</li> <li>• Environmental monitoring equipment/items (such as groundwater monitoring bores)</li> <li>• Essential services/utilities and public infrastructure</li> <li>• Fences, gates, barriers and enclosures (permanent and temporary/relocatable), earthworks (levee banks, mounds, etc.) and other measures to control access/entry and movement of vehicles and people</li> <li>• Flagpoles, wind socks, and similar</li> </ul>

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Permitted Developments
<ul style="list-style-type: none"> <li>• Ground protection, hardening or erosion control works – such as gravel sheeting, grass cells, geo-fabric reinforcement, paving, etc.</li> </ul>
<ul style="list-style-type: none"> <li>• Irrigation systems</li> </ul>
<ul style="list-style-type: none"> <li>• Land contamination control and remediation measures/works – such as soil and fill/waste removal, capping and filling, impermeable barriers/membranes, sumps and collection points, filter beds, etc.</li> </ul>
<ul style="list-style-type: none"> <li>• Landscaping (“hard” elements) – landscape structures or features (such as paving, retaining walls, edging, etc.)</li> </ul>
<ul style="list-style-type: none"> <li>• Landscaping (“soft” elements) – mown/slashed grass areas, tree plantings, shade and amenity plantings, garden beds, commemorative or interpretive plantings, “entry” or “gateway” plantings, screen plantings, etc.</li> </ul>
<ul style="list-style-type: none"> <li>• Lighting – for approved developments and activities, and for safety or security</li> </ul>
<ul style="list-style-type: none"> <li>• Signage (management) – site identification, contact information, safety and hazards/warning (including fire risk levels), materials safety, regulatory, notices, etc.</li> </ul>
<ul style="list-style-type: none"> <li>• Solar panels, solar lights, batteries, renewable energy devices and other energy saving initiatives</li> </ul>
<ul style="list-style-type: none"> <li>• Vehicle entries, gates, driveways, roads and tracks, movement routes, and parking / assembly areas (including “restricted access” routes for management / authorised use only) – sealed, gravel sheeted, unsealed, formed and natural surface</li> </ul>
<ul style="list-style-type: none"> <li>• Vehicle tracks (closure) – closure and rehabilitation of existing redundant, unsafe or damaging vehicle tracks</li> </ul>
<ul style="list-style-type: none"> <li>• Waste water and sewage on-site disposal systems</li> </ul>
<ul style="list-style-type: none"> <li>• Water saving and water sensitive urban design (WSUD) structures – such as rain gardens, planted swales, etc</li> </ul>
<ul style="list-style-type: none"> <li>• Water supply and storage works – including meters, pipelines, tanks, pumps, standpipes, etc.</li> </ul>
<ul style="list-style-type: none"> <li>• Weather stations</li> </ul>

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2. The GCUPoM authorises development:

- consistent with the public purpose/s of the Crown reserve.
- consistent with the land category assigned to the site under the GCUPoM and in accordance with the Local Government Act 1993.
- generally consistent with the *Local Strategic Planning Statement 2041: Singleton Council* and the objectives of the applicable land use zone of the area under *Singleton LEPs*.
- generally consistent with the GCUPoM, and any other relevant plans, policies or strategies of Council.
- consistent with *SEPP (Infrastructure) 2007* or Division 1, Part 2 of *SEPP (Exempt and Complying Development Codes) 2008*.
- consistent with any native title manager advice that complies with any applicable provisions of the native title legislation in accordance with Section 8.7 of the *Crown Land Management Act 2016*.
- specifically identified as being applicable to a particular category in Table 2 and Table 3.

The GCUPoM also authorises further impacting acts being development:

Belford Resting Place (R.85406)

- Upgrade or install stormwater management measures or devices.
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points.
- Signpost site as Council managed public land.

Howes Valley Reserve (R.97816)

- Upgrade or install stormwater management and erosion control measures or devices.
- Install groundwater and soil monitoring sites/measures (such as soil test pits).
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points.
- Maintain/provide sufficient functional parking and vehicle movement/assembly space.

Jerrys Plains Fire Shed (D.1000356)

- Install groundwater and soil monitoring sites/measures (such as soil test pits).
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points.
- Maintain/provide sufficient functional parking and vehicle movement/assembly space.

Jerrys Plains Reserve (R.54)

- Upgrade or install stormwater management and erosion control measures or devices.
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access point.
- Provide public vehicle access and on-site parking, pedestrian and other non-motorised access, and internal paths/tracks.
- Upgrade/develop site – as a park or managed open space setting.



Jerrys Plains Waste Depot (R.70075)

- Upgrade or install stormwater management measures or devices.
- Upgrade/replace or construct suitable boundary fencing to control vehicle or other unauthorised access/use, and ensure site securely fenced and gated.
- Signpost site as Council managed public land.
- Active management measures to prevent/discourage illegal dumping – fencing, signage, management presence and patrols, etc.

Milbrodale Reserve (R.79787)

- Upgrade or install stormwater management and erosion control measures or devices.
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points.
- Provide public vehicle access and on-site parking, pedestrian and other non-motorised access, and internal paths/tracks.
- Upgrade/develop site – as a park or managed open space setting.
- Signpost site as Council managed public land.

Stanhope Fire Shed (R.96784)

- Install groundwater and soil monitoring sites/measures (such as soil test pits).
- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points.
- Maintain/provide sufficient functional parking and vehicle movement/assembly space.

Wollombi Rest Stop (R.97208)

- Upgrade/replace or construct suitable boundary fencing, to control vehicle and stock access, and close non-essential vehicle access points.
- Provide safe public vehicle access and on-site parking, pedestrian and other non-motorised access, and internal paths/tracks.
- Signpost site as Council managed public land.

3. The GCUPoM also authorises further impacting acts being Licenses, Permits or other estates where:

- the purpose is consistent with the purpose for which an area of Council managed Crown land was dedicated or reserved;
- the purpose is consistent with the core objectives for the General Community Use category of the lands;
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*;
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Commonwealth);
- the land is subject to a claim under the *Aboriginal Land Rights Act 1983* and the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;

- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*; and
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

The GCUPoM also authorises further impacting acts being Licenses, Permits or other estates being:

- Lease (or Licence) for 30 years for Bush fire brigade purposes
- Lease for 21 years for:
  - Bush fire brigade purposes
  - Pre-school, kindergarten or early learning centre
- Licence for 21 years for:
  - Bush fire brigade purposes
  - Communication facilities
- Lease for 5 years for Grazing or agistment of stock or horses
- Licence for 5 years for:
  - Access through a site, for land or hazard management purposes
  - Camping (using a tent, caravan or otherwise)
  - Educational purposes (including education classes, workshops, training, etc.)
  - Grazing or agistment of stock or horses
  - Mobile allied health services (such as community health clinics, disability support services, well-being services, physiotherapy sessions/services, etc.)
  - Mobile social purposes (such as mobile libraries, mobile toy libraries, agency services extension/contact, etc.)
  - Organised sport and recreation/leisure uses (including clubs and organised groups, sporting competitions, and private/commercial operators)
  - Scout or Guide activities
  - Service Club meetings/activities (such as Rotary, Apex, CWA, Rural Aid, etc.)
  - Social purposes (including childcare, family day-care, vacation care, and not-for-profit groups)
  - Youth Group activities
- Short term licences (1 year) for:
  - Access through a site
  - Advertising
  - Agistment and grazing or stabling of stock or horses
  - Broadcasts (associated with any event, concert, or other approved activity)
  - Camping (using a tent, caravan or otherwise)
  - Catering and the provision of meals/refreshments (including for sale)
  - Charity events
  - Commercial filming and photography (as defined in the *Local Government Act 1993*)

- 
- Community functions, celebrations, or commemorations
  - Cultural purposes (such as choirs, concerts, performances, book groups, etc.)
  - Educational purposes (including education classes, workshops, training)
  - Emergency occupation
  - Engaging in a trade or business (such as the hire of recreation/leisure equipment, or the operation of a relocatable café/kiosk, etc.)
  - Environmental protection, conservation or restoration or environmental studies (including involving cultural or historic heritage)
  - Equestrian events
  - Field days, displays and exhibitions
  - Fitness, health and well-being uses (including personal trainers, “boot camp” operators, fitness classes, tai-chi or qi gong groups)
  - Guided tours (including commercial tourism visits/activities)
  - Markets, fairs, fetes, parades, festivals and similar
  - Mobile food/refreshment vending
  - Organised sport and recreation/leisure uses (including clubs and organised groups, sporting competitions, and private/commercial operators)
  - Outdoor cinemas
  - Performances, concerts or entertainment (including playing a musical instrument, or singing, for fee or reward)
  - Picnics and private celebrations, such as weddings and family gatherings
  - Playing of a lawful game or sport, including organised/competitive sports
  - Public address, speeches or community gatherings
  - Recreation or leisure purposes (including dance classes, indoor games)
  - Seminars
  - Site investigations (associated with an area’s management)
  - Temporary storage or sheds, or relocatable storage containers, where associated with another approved use of a site such as Weddings
- “An estate” over the subject sites for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the *Local Government Act 1993*.
  - a restrictive covenant or other encumbrance on a title where this is warranted to ensure the health and safety of current or future users of a site (or a site’s neighbours) or for environmental protection reasons.
  - “An estate” for the provision of pipes, conduits or other connections/services under the surface of the ground for the connection of premises adjoining a site to a facility of the Council or other public utility provider that is stated on the subject sites.
  - “An estate” for the purpose of a “public road,” the provision of the road is necessary for the management or enjoyment of a site.
  - Short term licences (1 year) for:
    - access through a reserve
    - community, training or education
    - entertainment
    - exhibitions
    - filming (as defined in the *Local Government Act 1993*)
-

- 
- functions
  - grazing
  - hiring of equipment
  - holiday accommodation
  - meetings
  - military exercises
  - mooring of boats to wharves or other structures
  - sales
  - shows
  - site investigations
  - sporting and organised recreational activities
  - stabling of horses
  - storage
- the casual hire for permissible uses in Table 2 for no more than 3 consecutive days in any one 12-month period without the requirement for a lease or license.
4. The GCUPoM also authorises further impacting acts being Licenses, Permits or other estates where:
- Licence (21 years) for:
    - Bush fire brigade purposes
    - Communication facilities
  - Licence (5 years) for:
    - Access through a site, for land or hazard management purposes
    - Camping (using a tent, caravan or otherwise)
    - Educational purposes (including education classes, workshops, training, etc.)
    - Grazing or agistment of stock or horses
    - Mobile social purposes (such as mobile libraries, mobile toy libraries, agency services extension/contact, etc.)
    - Organised sport and recreation/leisure uses (including clubs and organised groups, sporting competitions, and private/commercial operators)
    - Scout or Guide activities
    - Service Club meetings/activities (such as Rotary, Apex, CWA, Rural Aid, etc.)
    - Youth Group activities
  - Short term licences (1 year) for:
    - Access through a site
    - Advertising
    - Agistment and grazing or stabling of stock or horses
    - Broadcasts (associated with any event, concert, or other approved activity)
    - Camping (using a tent, caravan or otherwise)
    - Catering and the provision of meals/refreshments (including for sale)
    - Charity events
    - Commercial filming and photography (as defined in the *Local Government Act 1993*)
    - Community functions, celebrations, or commemorations
-

- 
- Cultural purposes (such as choirs, concerts, performances, book groups, etc.)
  - Educational purposes (including education classes, workshops, training)
  - Emergency occupation
  - Environmental protection, conservation or restoration or environmental studies (including involving cultural or historic heritage)
  - Equestrian events
  - Field days, displays and exhibitions
  - Fitness, health and well-being uses (including personal trainers, “boot camp” operators, fitness classes, tai-chi or qi gong groups)
  - Guided tours (including commercial tourism visits/activities)
  - Markets, fairs, fetes, parades, festivals and similar
  - Mobile food/refreshment vending
  - Organised sport and recreation/leisure uses (including clubs and organised groups, sporting competitions, and private/commercial operators)
  - Outdoor cinemas
  - Performances, concerts or entertainment (including playing a musical instrument, or singing, for fee or reward)
  - Picnics and private celebrations, such as weddings and family gatherings
  - Playing of a lawful game or sport, including organised/competitive sports
  - Public address, speeches or community gatherings
  - Recreation or leisure purposes (including dance classes, indoor games)
  - Seminars
  - Site investigations (associated with an area’s management)
  - Temporary storage or sheds, or relocatable storage containers, where associated with another approved use of a site such as Weddings
- Short term licences (1 year) for:
    - access through a reserve
    - community, training or education
    - entertainment
    - exhibitions
    - functions
    - grazing
    - hiring of equipment
    - holiday accommodation
    - meetings
    - military exercises
    - mooring of boats to wharves or other structures
    - sales
    - shows
    - site investigations
    - sporting and organised recreational activities
    - stabling of horses
    - storage
  - the casual hire, for permissible uses in Table 2 for no more than 3 consecutive days in any one 12-month period without the requirement for a lease or license.
-

**E. Land Status**

Table 1 shows the current reserve status of the land.

The relevant act is not a past act for the purposes of the *Native Title Act 1993*.

**F. Future Act Regime**

1. Subdivisions B – E do not apply. There are no existing Indigenous Land Use Agreements in place over any of the affected land.
2. Subdivision F does not apply. No non-claimant application has been previously made.
3. Subdivision G does not apply. The relevant act is unrelated to primary production.
4. Subdivision H does not apply. The relevant act does not relate to the management or regulation of surface and subterranean water, living aquatic resources or airspace.
5. Subdivision I does not apply. We have found no evidence that the relevant act is part of a continuance of tenures issued consecutively from prior to 23 December 1996.
6. Subdivision JA does not apply. The relevant act does not relate to public housing.
7. Subdivision J applies in part. Table 4 shows the requirements to satisfy Subdivision J and how that requirement is satisfied.

*Table 4 - Requirements to satisfy Subdivision J*

Requirement	Section	Comment
There is an earlier act that took place before the later act and on or before 23 December 1996.	24JA(1)(a)	<u>Requirement partially satisfied.</u> The Gazette dates for the land in Table 1 took place on or before 23 December 1996, excepting the additional purposes noted below. The additional purpose of Community Purposes at R.97816 and Communication Facilities & Access at R.54 took place after 23 December 1996. These additional purposes are not further considered in this Subdivision.
The earlier act was valid (including because of Div. 2 or 2A).	24JA(1)(b)	<u>Requirement satisfied.</u> The reservations or dedications were valid. (See Table 1 notations for past act basis). A reservation or dedication under the various legislative provisions noted in column E of Table 1 were valid if the Governor or responsible Minister notified the reservation or dedication in the Gazette.
The earlier act was done by the Crown in right of the Commonwealth, a State or Territory; or consisted of the making, amendment or repeal of legislation.	24JA(1)(c)	<u>Requirement satisfied.</u> The earlier acts were undertaken by the Governor or responsible Minister.



Requirement	Section	Comment
The earlier act contained, made or conferred a reservation, proclamation, dedication, condition, permission or authority (the reservation) under which the whole or part of any land or waters was to be used for a particular purpose.	24JA(1)(d)	<u>Requirement satisfied.</u> The earlier acts were for a particular purpose being: <ul style="list-style-type: none"> <li>• Bush Fire Brigade Purposes</li> <li>• Park</li> <li>• Public Recreation</li> <li>• Rest Park</li> <li>• Resting Place</li> <li>• Rubbish Depot</li> </ul>
The later act is done in good faith: <ul style="list-style-type: none"> <li>i. under or in accordance with the reservation; or</li> <li>ii. in the area covered by the reservation, so long as the act's impact on Native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had.</li> </ul>	24JA(1)(e)	<u>Requirement satisfied.</u> In my opinion each of the acts listed in sections D(1), and D(4) will be undertaken in accordance with the reservation purpose or will have an impact on native title no greater than the impact that any act that could have been done under or in accordance with the reservation would have had.  Acts listed in D(2) and in D(3) (but not including in D(4)) may be valid, however, that will be determined when the proposed act is further assessed. See Section G.

Section 24 JA (1) cannot be relied upon to undertake future acts in relation to the following additional purposes:

- The additional purpose of Community Purposes added to R.97816 Howes Valley Reserve notified on 3 March 2017.
- The additional purposes of Communication Facilities & Access notified to R.54 Jerrys Plains Reserve on 20 May 2022.

#### G. Further Native Title Manager Advice

Further native title manager advice will be required prior to issuing approval for future acts listed in D(2) and in D(3) (but not included in D(4)).

Any public works proposed will require that notification and opportunity to comment be given to NTSCORP as the representative Aboriginal /Torres Strait Islander body and any registered native title claimant or holder.

#### H. Consequences

1. The acts are valid.
2. Apart from that noted in Section (G) any uses and tenures authorised by the GCUPoM and not requiring further native title manager advice will either have no impact on native title or be valid under Section 24JA or Section 24LA of the *Native Title Act 1993*.

See Section D of this report for this list of uses etc.

3. Where the proposed act is the establishment or construction of a public work native title will be extinguished over the footprint and curtilage of the works. A public work is defined as:

- (a) *any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:*
- (i) *a building, or other structure (including a memorial), that is a fixture; or*
  - (ii) *a road, railway or bridge; or*
  - (iia) *where the expression is used in or for the purposes of Division 2 or 2A of Part 2--a stock-route; or*
  - (iii) *a well, or bore, for obtaining water; or*
  - (iv) *any major earthworks; or*
- (b) *a building that is constructed with the authority of the Crown, other than on a lease.*

Major earthworks are defined as:

*earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.*

4. In the event of a future native title determination where native title is found to exist native title holders may be entitled to compensation. Compensation will be payable by the State. Council may be liable to indemnify the State for such compensation.
5. Under Subdivisions J of the future act provisions of the *Native Title Act 1993*, notification and the right to comment is required if the relevant act consists of the construction or establishment of a public work.

As the proposed acts in (A) above involves the construction or establishment of a public work Council is required to notify and give the opportunity to comment to NTSCORP as the representative aboriginal body for New South Wales under Sections 24JB(6) of the Native Title Act 1993. In this regard notification will be given when the location of the works is determined.

**Annexure 1**

**R.85406 Belford Resting Place – Native Title**

Our investigations have not found any prior act likely to have extinguished native title over R.85406.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.



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**Annexure 2****R.97816 Howes Valley Reserve – Native Title**Crown Grant

Part of R.97816, being Lot 6 DP 755214, was previously known as Portion 6 Parish of Burton County of Northumberland and was subject to a 2-Acre Crown Land Grant to the Council of Education on 1 December 1874 (see **Tag 2H** for original Grant).

The Crown Land Grant to the Council of Education may be consistent with Section 23B(2)(c)(ii) of the *Native Title Act 1993* and it is my opinion that native title is likely to be extinguished over that part of R.97816.

Our investigations have not found any other act likely to have extinguished native title over Lot 20 DP 755214 within R.97816.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.





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**Annexure 3****D.1000356 Jerrys Plains Fire Shed – Native Title**

Lot 1 Section 16 DP 758542 was previously known as Allotment 1 Section 16, Village of Jerrys Plains. Allotment 1 Section 16 was subject to Special Lease 1933-3 Singleton for “Grazing” under the provisions of the *Crown Lands Consolidation Act 1913* (see **Tag 3E** for gazette notification & **Tag 3F** for extract of historical parish map, Village of Jerrys Plains, 1921 Edition) however, a Special lease for the sole purpose of “Grazing” is not a valid purpose under Schedule 1 Part 1(3)(8) of the Act.

Our investigations have not found any other prior act likely to have extinguished native title over D.1000356.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.



**Annexure 4****R.54 Jerrys Plains Reserve – Native Title**

Lot 1 DP 123149 was previously known as Section 17, Village of Jerrys Plains. Section 17 was subject to Special Lease 1932-8 Singleton for “Grazing” and later Special Lease 1961-1 Singleton for “Grazing” under the provisions of the *Crown Lands Consolidation Act 1913* (see **Tag 4E** for gazette notification for Special Lease 1932-8, **Tag 4F** for Special Lease 1961.1 & **Tag 4G** for extract of historical parish map, Village of Jerrys Plains, 1921 Edition) however, a Special lease for the sole purpose of “Grazing” is not a valid purpose under Schedule 1 Part 1(3)(8) of the Act.

Our investigations have not found any other prior act likely to have extinguished Native title over R.54.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*





25.135

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**Annexure 5****R.70075 Jerrys Plains Waste Depot – Native Title**

Our investigations have not found any prior act likely to have extinguished native title over R.70075.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.



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**Annexure 6**

**R.79787 Milbrodale Reserve – Native Title**

Our investigations have not found any prior act likely to have extinguished native title over R.79787.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.



**Annexure 7****R.96784 Stanhope Fire Shed – Native Title**Crown Grant

The whole of R.96784, was previously part of prior Portion 105 Parish of Stanhope County of Durham, that was subject to a 600-Acre Crown Grant to James Mitchell on 15 August 1837 (see **Tag 7E** for Crown Plan 297-3070 for prior Portion 105, **Tag 7F** for Crown Grant & **Tag 7G** for Primary Application 19007).

The Crown Grant to James Mitchell appears to be consistent with Section 23B(2)(c)(ii) of the *Native Title Act 1993* and it is my opinion that native title is likely to be extinguished over R.96784.

Our investigations have not found any other act likely to have extinguished native title over R.96784.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.



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**Annexure 8****R.97208 Wollombi Rest Stop – Native Title**

Our investigations have not found any prior act likely to have extinguished native title over R.97208.

Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.





**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

FOLIO: 22/1126884

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SEARCH DATE	TIME	EDITION NO	DATE
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18/3/2025	11:06 AM	-	-

LAND

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LOT 22 IN DEPOSITED PLAN 1126884  
AT BELFORD  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF BELFORD COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP1126884

FIRST SCHEDULE

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THE STATE OF NEW SOUTH WALES (CA113753)

SECOND SCHEDULE (2 NOTIFICATIONS)

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- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 18/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 18/03/2025 11:06:14

2406

NEW SOUTH WALES GOVERNMENT GAZETTE No. 95

[23 JULY, 1965]

(4040) Sydney, 23rd July, 1965.

**ADDITIONS TO RESERVES FROM SALE**

IT is hereby notified that, in pursuance of the provisions of section 28 (2) of the Crown Lands Consolidation Act, 1913 (as amended) the Crown lands described hereunder shall be added to the existing reserves shown in parentheses and are hereby added accordingly.

T. L. LEWIS, Minister for Lands.

**FOR PUBLIC RECREATION**

LAND DISTRICT—PENRITH; CITY OF BLUE MOUNTAINS

Parish Nepean, county Cook, about 460 acres, being lands within Reserve 52,662, for public recreation, notified 8th March, 1918, and Reserve 53,099, for public recreation, notified 6th December, 1918, which are hereby revoked (No. 52,660, notified 8th March, 1918). P. 63-919.

LAND DISTRICT—METROPOLITAN; MUNICIPALITY—BANKSTOWN

Parish Bankstown, county Cumberland, about 73 acres 1 rood 25 perches, being lots 1, 2 and 3, section 14 and lots 1, 2, 3, 6, 7, 8 and 11, section 16 in Deposited Plan 2,178; lots 9A and 9B, section 16 in Deposited Plan 11,608, lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 and 14 in Deposited Plan 22,204; lots G, H, I, J and K in Deposited Plan 23,655, lot B in plan annexed to dealing H. 365,239; lot 7A, section 10 in Deposited Plan 11,608, exclusive of Main Road No. 508, and that part of lot 80 in Deposited Plan 10,177, bounded by lots 81 and 88 in Deposited Plan 10,177 and the land in plan annexed to dealing registered D. 416,261. (No. 83,553, notified 3rd November, 1961.) P. 63-2,262.

(4039) Sydney, 23rd July, 1965.

**RESERVES FROM SALE**

IT is hereby notified that, in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified, and are hereby reserved accordingly.

T. L. LEWIS, Minister for Lands.

**FOR FUTURE PUBLIC REQUIREMENTS**

LAND DISTRICT—MORUYA; SHIRE—EUROBODALLA

No. 85,404. Parish Noorooma, county Dampier, about 12 acres, being portions 514, 515, 516 and 517 and land to the east, bounded on the north-east by the south-easterly prolongation of the most easterly north-eastern boundary of portion 517 and on the south by the easterly prolongation of the southern boundary of portion 517. D. 3,416-1,618, D. 3,417-1,618. T. 65-3,162.

**FOR HOSPITAL PURPOSES**

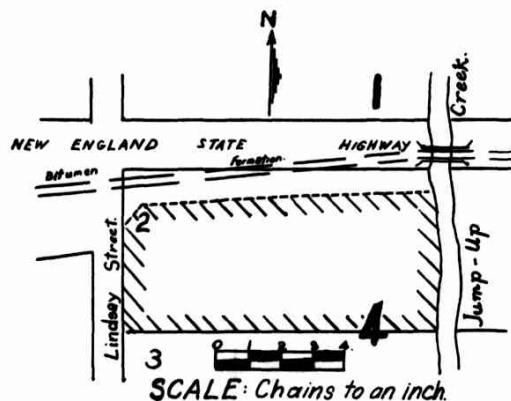
LAND DISTRICT—HILLSTON; SHIRE—CARRATHOOL

No. 85,405. Parish Redbank, county Nicholson, 0 acres 2 roods 394 perches, being allotments 1, 2 and 3, section 25, Town of Hillston North. H. 20-2,203. P. 65-1,411.

**FOR RESTING PLACE**

LAND DISTRICT—SINGLETON; SHIRE—PATRICK PLAINS

No. 85,406. Parish Belford, county Northumberland, about 4 acres, that part of allotment 2, section 4, Village of Belford, shown by hatched edging on diagram hereunder. Bl. 1,552. P. 64-2,052.

**FOR SOIL CONSERVATION**

LAND DISTRICT—YASS; SHIRE—GOODRADIGBEE

No. 85,407. Parish Toul, county Murray, 120 acres, being portion 32. M. 4,358-1,956. T. 65-2,138.

**FOR TRAVELLING STOCK**

LAND DISTRICT—NYNGAN; SHIRE—MARTHAGUY

No. 85,302. Parish Enaweena, county Gregory, 124 acres 2 roods 15 perches, being portion 17 and an area of 40 a. 2 r. 15 p., formerly part of freehold portion 12. G. 2,292-1,907 and Ms. 1,827 Do. T. 65-1,182.

(This notice is in lieu of and cancels the notice appearing in the Government Gazette of 23rd April, 1965, No. 63, folio 1,364, relating to the abovementioned reserve.)

(4041) Sydney, 23rd July, 1965.

**WITHDRAWAL OF LAND FROM TRAVELLING STOCK RESERVES UNDER THE CONTROL OF PASTURES PROTECTION BOARDS**

IT is hereby notified that, in pursuance of the provisions of section 42 (2) of the Pastures Protection Act, 1934-1957, the parts of the Travelling Stock Reserves particularised hereunder shall be and the same are hereby withdrawn from such reserves for the purposes stated.

T. L. LEWIS, Minister for Lands.

LAND BOARD DISTRICT AND PASTURES PROTECTION DISTRICT—ARMIDALE

Parish Avondale, county Clarke; Reserve No. 13,356, for Crossing, notified 31st January, 1891. Part withdrawn—within proposed road R. 26,541-1,603r. (about 3 r.). R. 60-524.

Withdrawn for purpose of roadway.

(Placed under control, Gazette, 20th March, 1936.)

LAND BOARD DISTRICT—COOTAMUNDRA; PASTURES PROTECTION DISTRICT—WAGGA WAGGA

Parish Davidson, county Bourke; Reserve No. 42,561, for Travelling Stock, notified 11th March, 1908. Part withdrawn—a strip 1 chain wide embracing the track in use extending from the road north-west of portion 66 north-easterly to public road R. 15,672-1,603r. Rds. 64-1,249.

Withdrawn for purpose of roadway.

(Placed under control, Gazette, 16th October, 1936.)

(4045) Sydney, 23rd July, 1965.

**NOTIFICATION PLACING TRAVELLING STOCK RESERVES UNDER CONTROL OF PASTURES PROTECTION BOARDS**

IT is hereby notified that, in pursuance of the provisions of section 41 of the Pastures Protection Act, 1934-1957, the Travelling Stock Reserves particularised hereunder are hereby placed under the control of the Pastures Protection Boards for the districts, mentioned, from the date hereof.

T. L. LEWIS, Minister for Lands.

LAND BOARD DISTRICT—COOTAMUNDRA; PASTURES PROTECTION DISTRICT—WAGGA WAGGA

Part No. 2,506A, for Water Supply. Parish Bundawarra (environs Temora), county Bland, part about 1 acre 1 rood 20 perches, bounded by public road R. 23,601-1,603, railway line, closed road and portion 1,020. P. 65-1,369.

LAND BOARD DISTRICT—DUBBO; PASTURES PROTECTION DISTRICT—CANONBA

No. 85,302, for Travelling Stock. Parish Enaweena, county Gregory. T. 65-1,182.

(This notification is in lieu of and cancels the notification placing a travelling stock reserve under the control of Pastures Protection Board appearing in the Government Gazette of 23rd April, 1965, No. 63, folio 1,363, relating to the abovementioned reserve.)

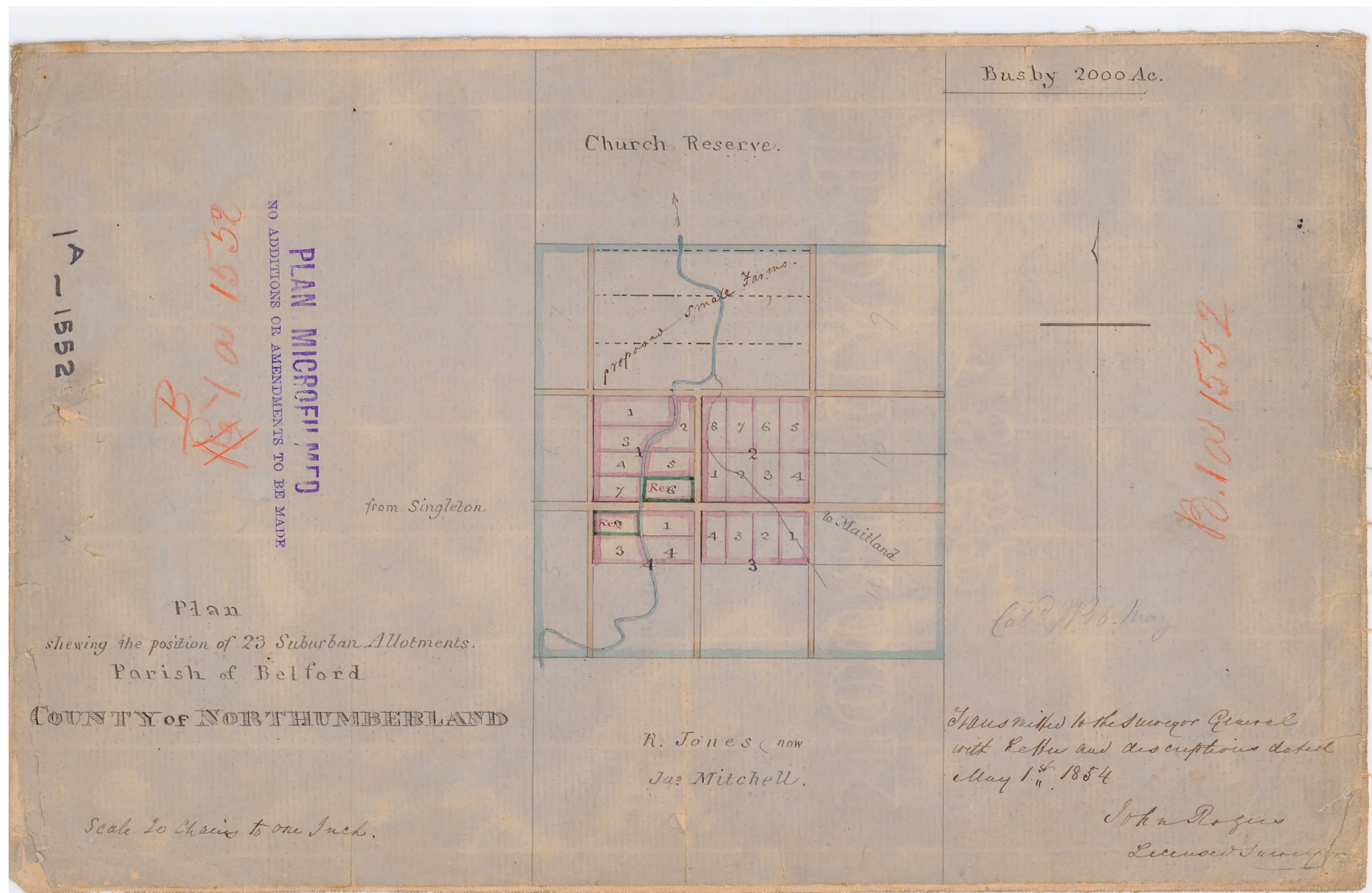
(4046) Sydney, 23rd July, 1965.

**WITHDRAWAL OF TRAVELLING STOCK AND CAMPING RESERVES, ETC., FROM THE CONTROL OF PASTURES PROTECTION BOARDS**

IT is hereby notified that, in pursuance of the provisions of section 42 of the Pastures Protection Act, 1934-1957, the parts of Travelling Stock and Camping Reserves, etc., particularised hereunder shall be and the same are hereby withdrawn from the control of the Pastures Protection Boards of the districts mentioned.

T. L. LEWIS, Minister for Lands.









Extract of Historical Parish Map Village of Belford, Regional Charting Edition

e-departmental Tag 1E

DP 1126884

Registered: 5.6.2008

Title System: CROWN LAND

Purpose: CROWN LAND CONVERSION

Ref. Map: TOWN OF BELFORD

Last Plan: 1.1552

C.A. 113753

PLAN OF CROWN LAND  
BEING RESERVE

Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 1 sheets

L.G.A.: SINGLETON

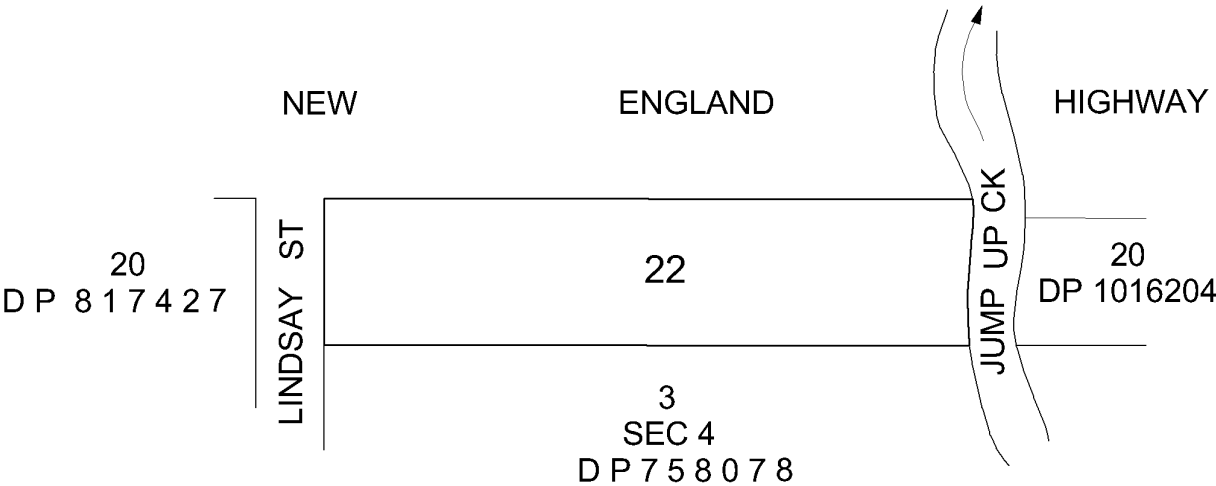
LOCALITY: BELFORD

PARISH: BELFORD

COUNTY: NORTHUMBERLAND

THIS PLAN WAS PREPARED SOLELY TO  
IDENTIFY THE LAND ABOVE.  
THE BOUNDARIES HAVE NOT BEEN  
INVESTIGATED BY THE REGISTRAR GENERAL.  
  
THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF  
S.7A CONVEYANCING ACT 1919.

LPI Ref. : TCB40 MTCB17



28 May 1993

OFFICIAL NOTICES

2599

**STATE ROADS ACT 1986  
LAND ACQUISITION (JUST TERMS  
COMPENSATION) ACT 1991  
NOTICE OF COMPULSORY ACQUISITION OF LAND  
AT DOUGLAS PARK IN THE SHIRE OF  
WOLLONDILLY**

The Roads and Traffic Authority of New South Wales by its delegate declares, with the approval of His Excellency the Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the State Roads Act 1986.

**R M Montgomery**  
Manager, Statutory Processes  
Roads and Traffic Authority  
of New South Wales

**SCHEDULE**

ALL that piece or parcel of land situate in the Shire of Wollondilly, Parish of Wilton, and County of Camden being part of the land declared to be Freeway by notification in Government Gazette No.19 of 10 February 1984, being:-

part of the land comprised within Certificates of Title Volume 2963 Folio 56, Volume 7857 Folio 45 and Volume 6679 Folio 113, and part of land previously comprised within Public Road, and shown as Lot 6 Deposited Plan 819903.

(RTA Papers F5/496.127)

**STATE ROADS ACT 1986  
LAND ACQUISITION (JUST TERMS  
COMPENSATION) ACT 1991  
NOTICE OF COMPULSORY ACQUISITION OF LAND  
AT BELFORD IN THE SHIRE OF SINGLETON**

The Roads and Traffic Authority of New South Wales by its delegate declares, with the approval of His Excellency the Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the State Roads Act 1986.

**R M Montgomery**  
Manager Statutory Processes  
Roads and Traffic Authority  
of New South Wales

**SCHEDULE**

ALL that piece or parcel of Crown Land situate in the Shire of Singleton, Parish of Belford and County of Northumberland, being part R85406 for Resting Place notified in the Government Gazette of 23 July 1965 and shown as Lot 24, Deposited Plan 817427.

The land is said to be in the possession of the Crown.

(RTA Papers 9/402.1200)

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**NEW SOUTH WALES GOVERNMENT GAZETTE No. 52**

2



Req:R997624 /Doc:DP 0817427 P /Rev:13-Jan-1993 /NSW LRS /Pgs:ALL /Prt:21-Mar-2025 14:54 /Seq:2 of 2  
© Office of the Registrar-General /Src:TRISearch /Ref:21.103

PLAN FORM 2

SIGNATURE AND SEALS ONLY.

Crown Lands Office Approval

PLAN APPROVED

Authorised Officer

Land District

Paper No

Field Book

pages

Council Clerk's Certificate

I hereby certify that

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans, and

(b) the requirements of section 34B of the 1 Metropolitan Water, Sewerage and Drainage Act, 1924, as amended 1 Hunter District Water, Sewerage, and Drainage Act, 1926, as amended

have been complied with by the applicant in relation to the proposed

(insert "new road" "subdivision" or "consolidated lot") set out herein

Subdivision No

Date

Signature

Council Clerk

Council File No

\* This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board

1 Delete if inapplicable

PLAN Drawing only to appear in this space

ACCESS WILL BE DENIED ACROSS THE BOUNDARY MARKED A-B & C-D

DECLARED NEW CONTROLLED ACCESS STATE HIGHWAY N°9 ROAD

FROM SINGLETON

TO BRANKTON

BY

ENGLAND

GOVT

PT. B

CAZ

1/2 WIDTH

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1728m²

21

7388m²

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29 JULY, 1966]

NEW SOUTH WALES GOVERNMENT GAZETTE No 74

2989

Port Macquarie No. 251, Arthur Norman Martin, parish Jasper, county Macquarie, area about 20 acres, ex road and prior Mineral Lease Applications 379 and 380, Port Macquarie, dated 1st September, 1965.

Port Macquarie No. 252, Dennis Pascoe, parish Jasper, county Macquarie, area about 80 acres ex road, dated 13th September, 1965.

Taree No. 286, N.S.W. Rutile Mining Company Pty Ltd, parish Bohnock, county Gloucester, area about 235 acres ex race course, football grounds, shops, houses and camping and recreation area, dated 10th August, 1964.

IT is hereby notified that the undermentioned applications for authorities to prospect in terms of section 17 of the Mining Act, 1906, as amended, have been refused, such refusals to take effect from 2.30 p.m. on 29th July, 1966:—

(1966—6,317 L.B.)

Barraba No. 74, Maurice Vincent Lynch, parish North Barraba, county Darling, area about 170 acres ex portions ML 6 and 274, dated 29th January, 1964.

Glen Innes No. 199, Ronald John Stream and Patrick James Farrelly, parish Waterloo, county Gough, area about 18 acres, dated 29th July, 1964.

Port Macquarie No. 255, Alexander John Dick, parish Kippara, county Macquarie, area about 300 acres, dated 12th October, 1965.

Port Macquarie No. 267, Lawrence Ivor Steep, parish Kin-dee, county Macquarie, area 360 acres, dated 7th January, 1966.

Tamworth No. 47, Joseph Patrick O'Neill, parish Walcha, county Parry, area about 10 acres, dated 12th November, 1964.

Tingha Nos 415 and 416, Harold Gordon Arentz, parish Herbert, county Gough, areas about 150 acres ex public road and about 150 acres ex public road respectively, dated 19th October, 1964.

Tingha No. 430, Robert Dugan and Colin Ernest Smith, parish Herbert, county Gough, area about 120 acres, dated 23rd November, 1964.

T. L. LEWIS, Minister for Mines.

## LANDS DEPARTMENT NOTICES

### NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned gentlemen and body as trustees, respectively, of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 13th day of July, 1966.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

GOD SAVE THE QUEEN!

Reserve No. 65,945 at Albert, parish of Dandaloo, county of Kennedy, notified 1st May, 1936, for Public Hall:—Noel Rea, Arnold Peter Schubert, Thomas Henry Johnston and Leslie Joseph Ferrari (as additional trustees). Pks 63-2,101.

Reserves Nos 67,609 and 63,800 at Boulton's Crossing, parish of Congarinni, county of Raleigh, notified 20th May, 1938, for Public Recreation, and 24th February, 1933, for Public Recreation and Resting Place, respectively:—Ronald Max Trimble (in the place of Oscar Harold Rowe, removed). Pks 63-1,045.

Reserve No. 55,154 at Cullen Bullen, parish of Cullen Bullen, county of Roxburgh, notified 3rd February, 1922, for Public Recreation:—William Edward Gardiner (in the place of G. Noon, retired). Pks 61-115.

Reserve No. 52,173 at Dunedoo, parish of Bolero, county of Lincoln, notified 20th April, 1917, for Racecourse and Public Recreation:—Harold William James Trethowan, Leon Keith Nott and Lester Colin Nott (in the places of J. M. Milling, P. M. O'Dwyer and P. V. Attwood, resigned). Pks 60-4,126.

Reserve No. 85,154 at East Parkes, parish of Currajong, county of Ashburnham, notified 24th December, 1964, for Children's Playground:—Edward Arthur Beard (in the place of A. E. Platt, retired). Pks 65-1,390.

Reserve No. 85,461 at French's Forest, parish of Manly Cove, county of Cumberland, notified 24th September, 1965, for Ambulance Station:—New South Wales Ambulance Transport Service Board. Pks 65-2,150.

Reserve Nos 37,860, 77,683 and 78,561 at Gilgai, parish Clive, county Gough, notified 25th June, 1904, 10th June, 1955 and 11th May, 1956, for Public Recreation and additions thereto, respectively:—Adrian Edwin Vickery (in the place of A. A. Burton, resigned). Pks 60-5,286.

Reserve No. 61,035 at Merriwagga, parish of Griffiths, county of Nicholson, notified 15th March, 1929, for Public Recreation, Racecourse and Showground:—Harry Leslie Dean (in the place of M. Robertson, resigned). Pks 62-1,315.

Reserve No. 55,507, at Muttama, parish of Mooney Mooney, county of Harden, notified 16th June, 1922, for Public Recreation:—Michael John Donoghoe and Brian Michael Rumble (in the places of Kevin Thomas Paton and Roy Milton Coggan, removed). Pks 61-2,997.

Reserve No. 85,166 at Port Macquarie, parish and county of Macquarie, notified 8th January, 1965, for Homes for the Aged:—William Bishop De La Rue (in the place of N. E. McLaren, retired). Pks 60-3,197.

Reserve No. 76,705 at Swansea, parish of Wallarah, county of Northumberland, notified 7th May, 1954, for Public Recreation and Access known as "Swansea Memorial Park":—James Durie (in the place of D. B. Davidson, retired). Pks 54-3,947.

Reserve No. 71,176 at Wanaaring, parish of Wanaaring, county of Warara, notified 10th March, 1944, for Public Hall Site:—Arthur Douglas Mahoney (in the place of Patrick Vincent Hughes, removed). Pks 51-3,662.

Reserve Nos 45,038 and 49,557 at Wellingrove, parish of Wellingrove, county of Gough, notified 23rd March, 1910, and 31st December, 1913, respectively, for Public Recreation:—Donald Elvin Newsome, Rex Henry Newsome and Clifford Edward Newsome (in the places of W. J. Cole, deceased and T. A. Mulcahy, retired and as an additional trustee). Pks 58-4,807. (9729)

### NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned gentlemen and bodies as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 13th day of July, 1966.

A. R. CUTLER, Governor.

By His Excellency's Command,

P. H. MORTON for Minister for Lands.

GOD SAVE THE QUEEN!

Reserve No. 85,406 at Belford, parish of Belford, county of Northumberland, notified 23rd July, 1965, for Resting Place:—The Council of the Shire of Patrick Plains. Ten. 65-4,482.

Reserve No. 53,697 at Braidwood, parish of Percy, county of St Vincent, notified 19th December, 1919, for Racecourse and Athletic Sports:—Ronald Rankin, Cyril Lord and Garnet Henry Maddrell (in the place of H. E. Roberts, resigned and as additional trustees). Pks. 62-4,384.

Reserve No. 85,552 at Currajong, parish of Beecroft, county of St Vincent, notified 26th November, 1965, for Ambulance Station:—New South Wales Ambulance Transport Service Board. Pks. 65-2,966.

Reserve No. 85,515 at Grafton, parish of Great Marlow, county of Clarence, notified 29th October, 1965, for Rest Park:—The Council of the City of Grafton. Pks. 64-1,036.

Reserve No. 63,574 at Harrington, parish of Harrington, county of Macquarie, notified 21st October, 1932, for Public Recreation:—Wilfred Ernest Bailey (in the place of C. C. Scott, resigned). Pks. 61-4,927.

Tag 11

10178

## OFFICIAL NOTICES

23 November 1990

## ASSIGNMENT OF CORPORATE NAMES TO RESERVE TRUSTS

Pursuant to Clause 4(3) of Schedule 8 of the Crown Lands Act, 1989 the corporate name in Column C is assigned to the reserve trust constituted for the reserve or dedication specified opposite thereto in Columns A and B.

GARRY WEST, M.P.,  
MINISTER FOR TOURISM, LANDS AND FORESTS

## DUBBO LANDS OFFICE

## PART 1. RESERVES

COLUMN A NUMBER	COLUMN B LOCATION	COLUMN C CORPORATE NAME	COLUMN D TRUST MANAGER
11	COOLAH	QUEENSBOROUGH PARK WEST (R11) RESERVE TRUST	COOLAH SHIRE COUNCIL
1592	MENDOORAN	BRAMBIL PARK (R1592) RESERVE TRUST	COOLAH SHIRE COUNCIL
1995	GIRILAMBONE	GIRILAMBONE RECREATION (R1995) RESERVE TRUST	BOGAN SHIRE COUNCIL
2100	NEVERTIRE	NEVERTIRE PARK (R2100) RESERVE TRUST	WARREN SHIRE COUNCIL
5890	DUBBO	DUBBO RIVERBANK (R5890) RESERVE TRUST	DUBBO CITY COUNCIL
16121	WARREN	VICTORIA OVAL (R16121) RESERVE TRUST	WARREN SHIRE COUNCIL
19729	EUCHAREENA	EUCHAREENA RECREATION (R19729) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
20772	HOLLAR	HARRY HARVEY MEMORIAL PARK (R20772) RESERVE TRUST	MUDGE SHIRE COUNCIL
24311	DUBBO	DUBBO GAOL (R24311) RESERVE TRUST	DUBBO CITY COUNCIL
24511	COONAMBLE	WARRENA WEIR RECREATION (R24511) RESERVE TRUST	COONAMBLE SHIRE COUNCIL
34976	COLLARENEBRI	COLLARENEBRI CARAVAN PARK (R34976) RESERVE TRUST	WALGETT SHIRE COUNCIL
36399	BARADINE	BARADINE SPORTS OVAL (R36399) RESERVE TRUST	COONABARABRAN SHIRE COUNCIL
40891	MUDGE	VICTORIA PARK (R40891) RESERVE TRUST	MUDGE SHIRE COUNCIL
42238	GEURIE	TOM CULKIN OVAL (R42238) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
42933	DRIPSTONE	DRIPSTONE RECREATION (R42933) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
45013	QUAMBONE	QUAMBONE RACECOURSE (R45013) RESERVE TRUST	COONAMBLE SHIRE COUNCIL
46099	DUBBO	DUBBO RECREATION (R46099) RESERVE TRUST	DUBBO CITY COUNCIL
46646	COONABARABRAN	COONABARABRAN RACECOURSE (R46646) RESERVE TRUST	COONABARABRAN SHIRE COUNCIL
46722	DUNEDOO	LIONS CARAVAN PARK (R46722) RESERVE TRUST	COOLAH SHIRE COUNCIL

NEW SOUTH WALES GOVERNMENT GAZETTE No. 152



10196

## OFFICIAL NOTICES

23 November 1990

COLUMN A NUMBER	COLUMN B LOCATION	COLUMN C CORPORATE NAME	COLUMN D TRUST MANAGER
84440	GARDEN SUBURB	GARDEN SUBURB RECREATION (R84440) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
84605	BONNELLS BAY	BONNELLS BAY RECREATION (R84605) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
84633	FORRESTERS BEACH	FORRESTERS BEACH RECREATION (R84633) RESERVE TRUST	GOSFORD CITY COUNCIL
84674	MANDOLONG	MANDOLONG RECREATION (R84674) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
84851	ANNA BAY	ONE MILE BEACH (R84851) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
84997	DOYALSON NORTH	DOYALSON NORTH RECREATION (R84997) RESERVE TRUST	WYONG SHIRE COUNCIL
85047	KARUAH	LONGNORTH PARK (R85047) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
85147	HAWKS NEST	HAWKS NEST CAMPING (R85147) RESERVE TRUST	GREAT LAKES SHIRE COUNCIL
85155	SCONE	SCONE MUSEUM (R85155) RESERVE TRUST	SCONE SHIRE COUNCIL
85327	WOY WOY	WOY WOY RECREATION (R85327) RESERVE TRUST	GOSFORD CITY COUNCIL
85406	BELFORD	BELFORD RESTING PLACE (R85406) RESERVE TRUST	SINGLETON SHIRE COUNCIL
85439	BROKE	BROKE RECREATION AND TREE PRESERVATION (R85439) RESERVE TRUST	SINGLETON SHIRE COUNCIL
85574	LONG JETTY	LONG JETTY RECREATION (R85574) RESERVE TRUST	WYONG SHIRE COUNCIL
85804	POINT CLARE	POINT CLARE RECREATION (R85804) RESERVE TRUST	GOSFORD CITY COUNCIL
85832	BOAT HARBOUR	BOAT HARBOUR RECREATION (R85832) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
85894	KINCUMBER	KINCUMBER RECREATION (R85894) RESERVE TRUST	GOSFORD CITY COUNCIL
85959	GOSFORD	GOSFORD RECREATION (R85959) RESERVE TRUST	GOSFORD CITY COUNCIL
85986	BLACKSMITHS	BLACKSMITHS RECREATION (R85986) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
85990	DOYALSON NORTH	DOYALSON NORTH RESTING PLACE (R85990) RESERVE TRUST	WYONG SHIRE COUNCIL
86200	KILABEN BAY	KILABEN BAY PUBLIC BATHS AND WHARF SITE (R86200) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
86275	TORONTO	TORONTO RECREATION (R86275) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
86303	LEMON TREE PASSAGE	MALLABULA SPORTSGROUND (R86303) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
86322	HAWKS NEST	MYALL PARK (R86322) RESERVE TRUST	GREAT LAKES SHIRE COUNCIL

NEW SOUTH WALES GOVERNMENT GAZETTE No. 152



LAND  
REGISTRY  
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

**Tag 2A**

FOLIO: 6/755214

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SEARCH DATE	TIME	EDITION NO	DATE
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18/3/2025	1:03 PM	-	-

VOL 461 FOL 129 IS THE CURRENT CERTIFICATE OF TITLE

LAND

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LOT 6 IN DEPOSITED PLAN 755214

AT BURTON

LOCAL GOVERNMENT AREA SINGLETON

PARISH OF BURTON COUNTY OF NORTHUMBERLAND

(FORMERLY KNOWN AS PORTION 6)

TITLE DIAGRAM CROWN PLAN 186.1978

FIRST SCHEDULE

-----

MINISTER FOR EDUCATION

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 DEDICATED AS THE SITE FOR A SCHOOL HOUSE - SEE CROWN GRANT

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 18/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
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FOLIO: 20/755214

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SEARCH DATE	TIME	EDITION NO	DATE
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18/3/2025	1:03 PM	-	-

LAND

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LOT 20 IN DEPOSITED PLAN 755214  
AT HOWES VALLEY  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF BURTON COUNTY OF NORTHUMBERLAND  
(FORMERLY KNOWN AS PORTION 20)  
TITLE DIAGRAM CROWN PLAN 1618.2111

FIRST SCHEDULE

-----

THE STATE OF NEW SOUTH WALES (CA135683)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- \* 3 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 18/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 18/03/2025 13:03:41



14 JUNE, 1985]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 93

2731

(3801)

Sydney, 14th June, 1985.

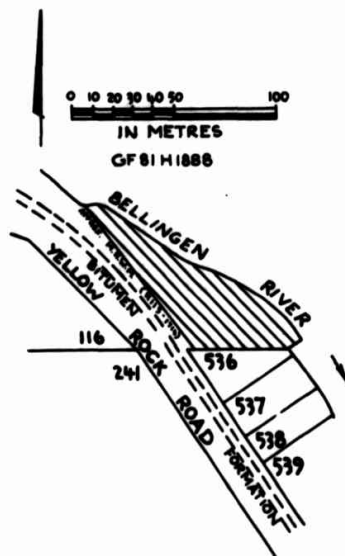
**RESERVES FROM SALE**

IN pursuance of the provisions of section 28, Crown Lands Consolidation Act, 1913, I declare that the Crown lands described hereunder shall be reserved from sale for the public purposes specified and such lands are reserved accordingly.

JANICE CROSIO, Minister for Natural Resources.

**FOR PUBLIC RECREATION***Land District and Shire—Bellingen*

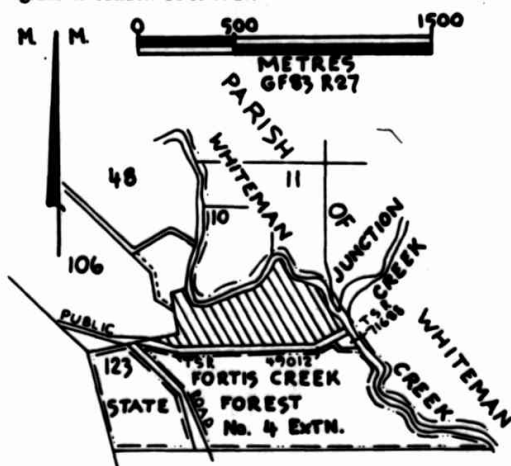
No. 97812, Parish South Bellingen, County Raleigh, about 2225 square metres at Urunga, being the area shown by hatching on diagram hereunder. GF81 H 1888.



NOTE: R.87970 for Future Public Requirements, notified 16th October, 1970, is hereby revoked.

*Land District—Grafton; Shire—Copmanhurst*

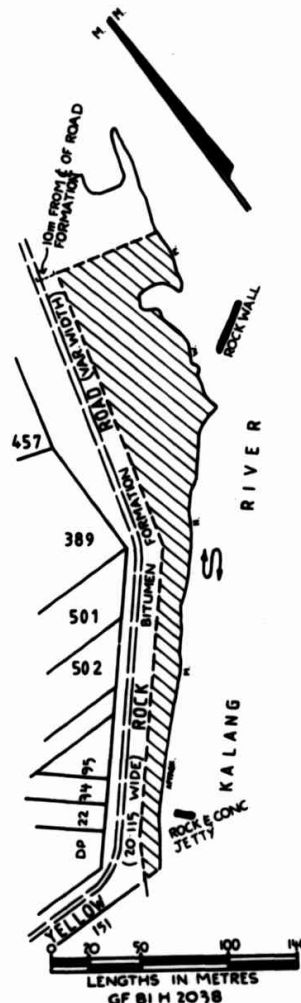
No. 97815, Parish Coaldale, County Clarence, about 25 hectares at Coaldale, being the area shown by hatching on diagram hereunder. GF83 R 27.



NOTE: The affected part of R.71688 for Travelling Stock, notified 12th October, 1945, is hereby revoked.

*Land District and Shire—Bellingen*

No. 97813, Parish South Bellingen, County Raleigh, about 10 hectares at Raleigh, being the area shown by hatching on diagram hereunder. GF81 H 2038.

*Land District—Bellingen; Shire—Coffs Harbour*

No. 97814, Parish Coff, County Fitzroy, 7.229 hectares at Coffs Harbour, being lots 509 and 510, D.P. 47456. GF83 R 78.

*Land District and Shire—Singleton*

No. 97816, Parish Burton, County Northumberland, 3.083 hectares, being portions 6 and 20. MD85 R 9.

**FOR PRESERVATION OF NATIVE FLORA***Land District—Lismore; Shire—Ballina*

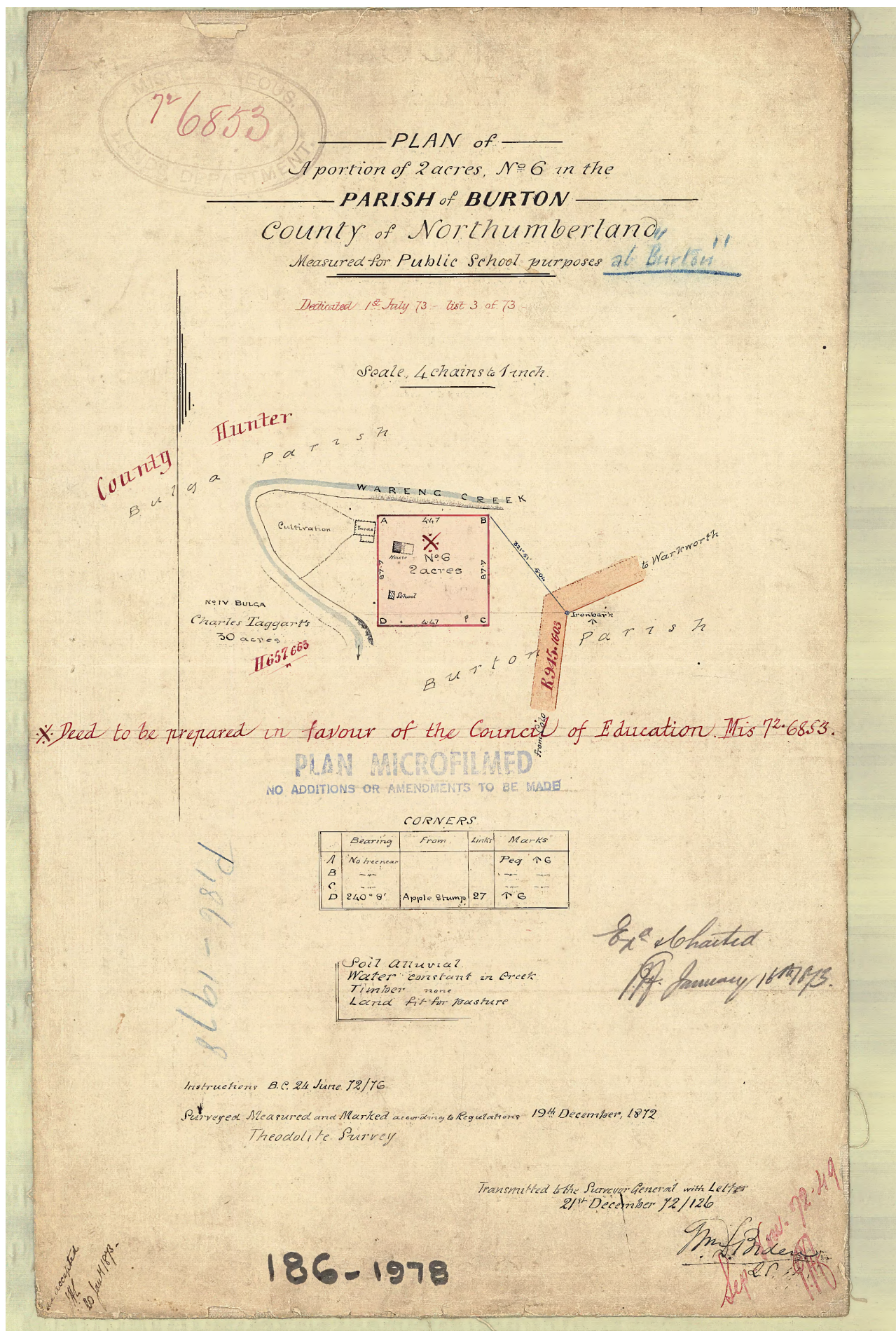
No. 97810, Parish Newrybar, County Ross, about 1.72 hectares at Lennox Head, being portions 106, 105 and the non-public reserved road within portion 105. GF84 H 573.

NOTE: The included part of R.56959 for Public Utility, notified 28th March, 1924, is hereby revoked.

**FOR PRESERVATION OF TIMBER***Land District and City—Grafton*

No. 97811, Parish Elland, County Clarence, 1.417 hectares, being lot 209, D.P. 720403. GF84 H 386.











Tag 2E

4032

NEW SOUTH WALES GOVERNMENT GAZETTE No. 123

[29 JULY, 1988]

## STATE ROADS ACT 1986—PUBLIC WORKS ACT 1912

## NOTIFICATION OF APPROPRIATION OF LAND AND DECLARATION OF PUBLIC ROAD AT SUNNYSIDE IN THE SHIRE OF TENTERFIELD

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the State Roads Act 1986, the land described in the Schedule hereunder in respect of so much of the said land as is Crown land is hereby appropriated, and in respect of so much of the said land as is private property is hereby resumed, under the Public Works Act 1912, for the purposes of the State Roads Act 1986, and that all the said land is hereby vested in The Commissioner for Main Roads; and further, that the said land is hereby declared a public road and placed under the control of the Council of the Shire of Tenterfield.

Dated at Sydney, this 27th day of July, 1988.

J. A. ROWLAND, Governor.

By His Excellency's Command,

B. G. BAIRD, Minister for Transport.

## SCHEDULE

All that piece or parcel of land situate in the Shire of Tenterfield, Parish of Glen Lyon and County of Clive, being part of the land resumed under the Public Railways Act of 1858, and shown as lot 13, Deposited Plan 710265, which is also numbered 0009 430 SS 0801 at the Department of Main Roads. The land is said to be in the possession of the State Rail Authority of New South Wales.

(D.M.R. Papers 9/430.1403)

(5907)

## STATE ROADS ACT 1986—PUBLIC WORKS ACT 1912

## NOTIFICATION OF APPROPRIATION OF LAND AT ROCKTON IN THE SHIRE OF BOMBALA

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the State Roads Act 1986, the land described in the Schedule hereunder in respect of so much of the said land as is Crown land is hereby appropriated and in respect of so much of the said land as is private property is hereby resumed under the Public Works Act 1912, for the purposes of the State Roads Act 1986, and that all the said land is hereby vested in The Commissioner for Main Roads.

Dated at Sydney, this 20th day of July, 1988.

J. A. ROWLAND, Governor.

By His Excellency's Command,

B. G. BAIRD, Minister for Transport.

## SCHEDULE

All those pieces or parcels of land situate in the Shire of Bombala, Parish of Bondi and County of Cumberland, being—

FIRSTLY, the Unnecessary Public Road shown as lots 17, 18, 19 and 20, Deposited Plan 732174 and lots 55 and 56 in Deposited Plan 732175.

SECONDLY, the Unnecessary Public Road partly comprised within Certificate of Title, volume 1769, folio 124, and shown as lots 58 and 59, Deposited Plan 732175.

AND THIRDLY, the Unnecessary Public Road shown as lot 16 in Deposited Plan 732174 partly comprised within Certificate of Title, volume 3183, folio 241.

Deposited Plans 732174 and 732175 are also numbered 0019 047 SS 0519 and 0019 047 SS 0520 respectively at the Department of Main Roads. The land is said to be in the possession of The Crown and the Council of the Shire of Bombala.

(D.M.R. Papers 19/47.144)

(5748)

## STATE ROADS ACT 1986—PUBLIC WORKS ACT 1912

## NOTIFICATION OF APPROPRIATION OF LAND AT HOWES VALLEY IN THE SHIRE OF SINGLETON

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the State Roads Act 1986, the land described in the Schedule hereunder in respect of so much of the said land as is Crown land is hereby appropriated, and in respect of so much of the said land as is private property is hereby resumed, under the Public Works Act 1912, for the purposes of the State Roads Act 1986, and that all the said land is hereby vested in The Commissioner for Main Roads.

Dated at Sydney, this 27th day of July, 1988.

J. A. ROWLAND, Governor.

By His Excellency's Command,

B. G. BAIRD, Minister for Transport.

## SCHEDULE

FIRSTLY, all that piece or parcel of land situate in the Shire of Singleton, Parish of Burton and County of Northumberland, being part of the land comprised within Reserve 59714 for Public Hall, notified in Government Gazette No. 66 of 20th May, 1927, shown as lot 15, Deposited Plan 739196, which is also numbered 0503 402 SS 0987 at the Department of Main Roads. The land is said to be in the possession of the Crown and Singleton Shire Council.

AND SECONDLY, all those pieces or parcels of land situate in the Shire of Singleton, Parish of Burton and County of Northumberland, being parts of the land comprised within Reserve 97816 for Public Recreation, notified in Government Gazette No. 93 of 14th June, 1985, and shown as lots 14, 16 and 17, Deposited Plan 739196.

Part of the land comprised within Reserve 92709 for Future Public Requirements, notified in Government Gazette No. 84 of 13th June, 1980, and shown as lot 21, Deposited Plan 739196.

Deposited Plan 739196 is also numbered 0503 402 SS 0987 at the Department of Main Roads. The land is said to be in the possession of the Crown.

(D.M.R. Papers 402.1170)

(5913)

## STATE ROADS ACT 1986—PUBLIC WORKS ACT 1912

## NOTIFICATION OF APPROPRIATION OF LAND AT NABIAC IN THE CITY OF GREATER TAREE

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the State Roads Act 1986, the land described in the Schedule hereunder in respect of so much of the said land as is Crown land is hereby appropriated, and in respect of so much of the said land as is private property is hereby resumed, under the Public Works Act 1912, for the purposes of the State Roads Act 1986, and that all the said land is hereby vested in The Commissioner for Main Roads.

Dated at Sydney, this 27th day of July, 1988.

J. A. ROWLAND, Governor.

By His Excellency's Command,

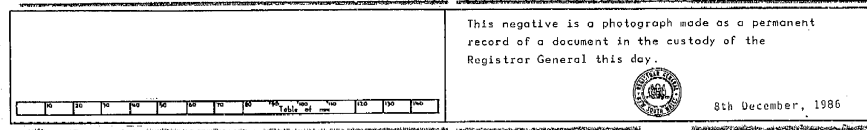
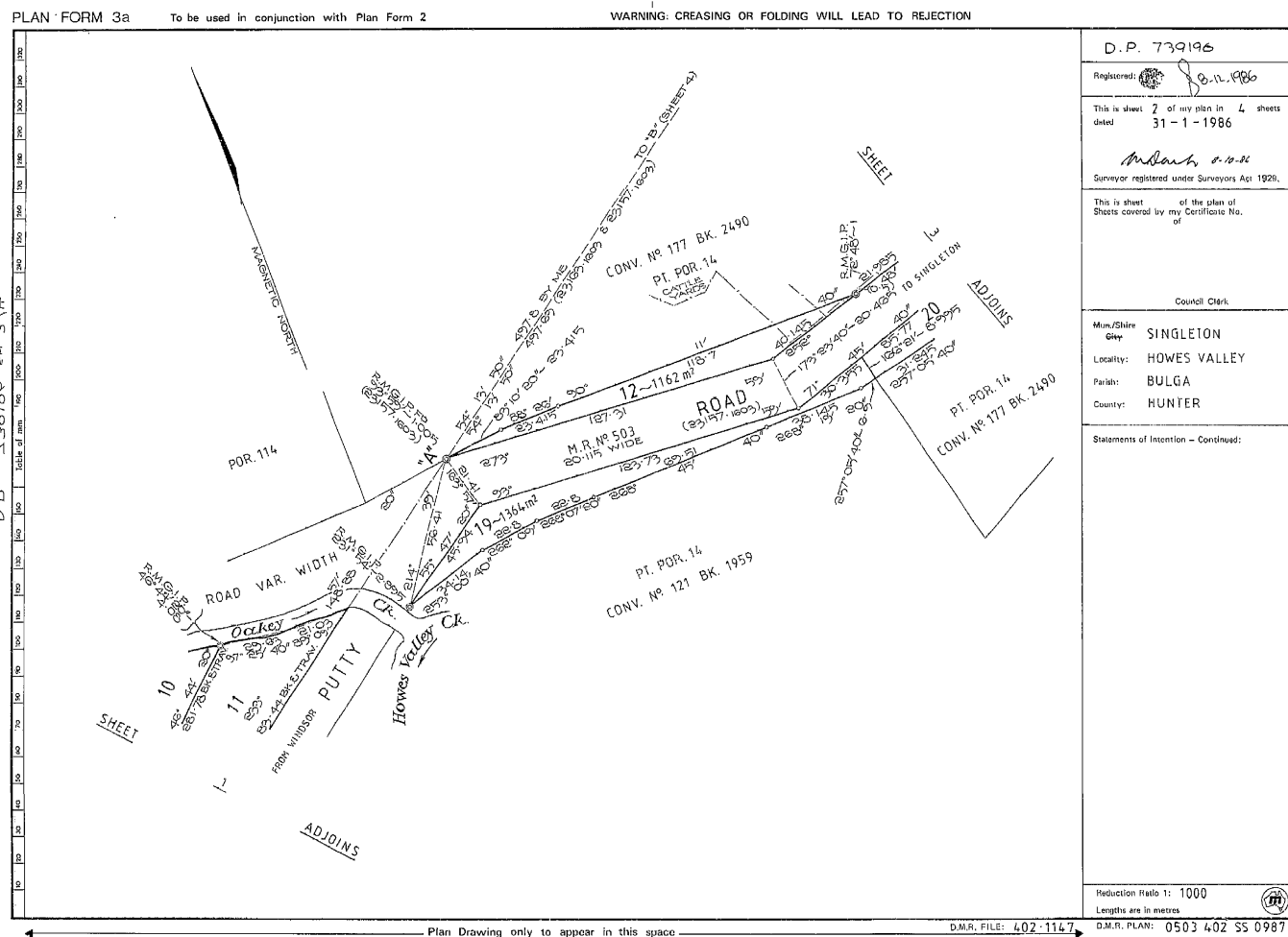
B. G. BAIRD, Minister for Transport.

## SCHEDULE

All that piece or parcel of land situate in the City of Greater Taree, Parish of Wang Wauk and County of Gloucester, being part of the land comprised within Certificate of Title, volume 13992, folio 218, and shown as lot 53, Deposited Plan 739397, which is also numbered 0010 426 SS 2188 at the Department of Main Roads. The land is said to be in the possession of the Crown and Jan Lodewyk Philipse and Irene Mavis Philipse.

(D.M.R. Papers 10/426.1315)

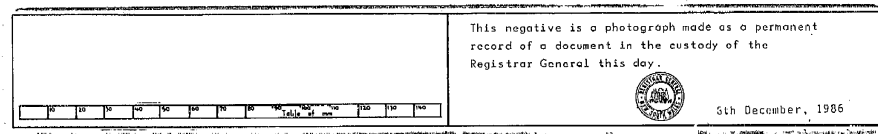
(5936)

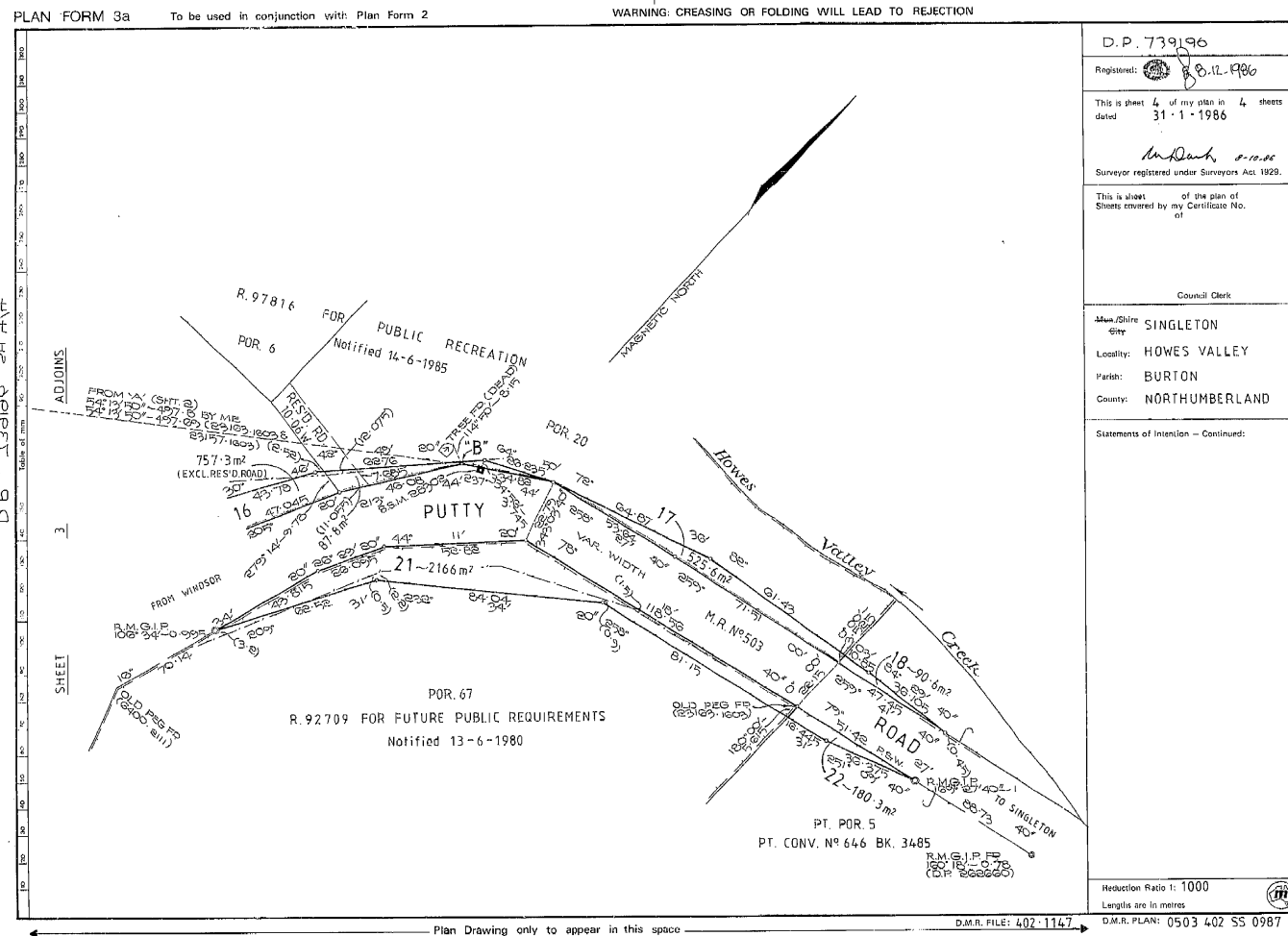


This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

8th December, 1986







## Government Notices

## SCHEDULE

COLUMN 1	COLUMN 2	COLUMN 3
Maitland City Council	Former Maitland Gaol & Lockup Tourism & Heritage Precinct (R20743) Reserve Trust	Reserve No. 20743 Public Purpose: Gaol, Lockup Site Notified: 12 May 1894 File Reference: 16/01089
For a term commencing the date of this notice		

## ORDER – AUTHORISATION OF ADDITIONAL PURPOSE UNDER S121A

Pursuant to section 121A of the *Crown Lands Act 1989*, I authorise by this Order, the purpose specified in Column 1 to be an additional purpose to the declared purpose of the reserves specified opposite thereto in Column 2 of the Schedule.

The Hon Paul Toole, MP  
Minister for Lands and Forestry

## SCHEDULE

COLUMN 1	COLUMN 2
COMMUNITY PURPOSES	Reserve No. 97816 Public Purpose: Public Recreation Notified: 14 June 1985 File Reference: MD85R9

## ESTABLISHMENT OF RESERVE TRUST

Pursuant to section 92(1) of the *Crown Lands Act 1989*, the reserve trust specified in Column 1 of the Schedule hereunder is established under the name stated in that Column and is appointed as trustee of the reserve specified opposite thereto in Column 2 of the Schedule.

The Hon Paul Toole, MP  
Minister for Lands and Forestry

## SCHEDULE

COLUMN 1	COLUMN 2
Howes Valley Community (R97816) Reserve Trust	Reserve No. 97816 Public Purpose: Public Recreation Notified: 14 June 1985 File Reference: MD85R9

## APPOINTMENT OF CORPORATION TO MANAGE RESERVE TRUST

Pursuant to section 95 of the *Crown Lands Act 1989*, the corporation specified in Column 1 of the Schedule hereunder is appointed to manage the affairs of the reserve trust specified opposite thereto in Column 2, which is trustee of the reserve referred to in Column 3 of the Schedule.

The Hon Paul Toole, MP  
Minister for Lands and Forestry

## SCHEDULE

COLUMN 1	COLUMN 2	COLUMN 3
Singleton Council	Howes Valley Community (R97816) Reserve Trust	Reserve No. 97816 Public Purpose: Public Recreation Notified: 14 June 1985 File Reference: MD85R9
For a term commencing the date of this notice		

No. *274/307*

New South Wales.

[LAND GRANT.]



ON ISSUANCE OF REGISTER BOOK, 6/755214

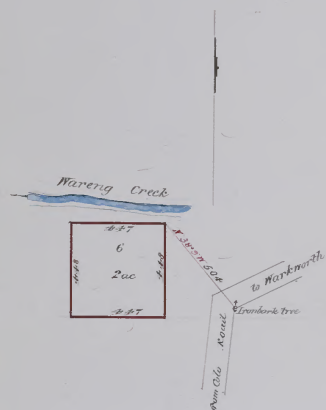
VOL. 461 FOLIO 129

## GRANT TO THE COUNCIL OF EDUCATION.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth:—  
 TO ALL to whom these presents shall come, Greeting:—

WHEREAS the Governor of Our Colony of New South Wales, by and with the advice of the Executive Council thereof, in pursuance of the provisions in that behalf contained in the "Crown Lands Alienation Act of 1861," hath reserved and dedicated the Lands hereinafter described as the site for a School House under the control and management of the Council of Education: Now Know Ye, That We, for Ourselves, Our Heirs and Successors, Do HEREBY GRANT unto THE COUNCIL OF EDUCATION, Incorporated by an Act of the Parliament of Our said Colony, made and passed in the Thirtieth Year of Our Reign, intituled "An Act to make provision for Public Education," subject to the Trusts, Conditions, Reservations, and Provisos hereinafter contained, ALL THAT Piece or Parcel of Land in Our said Colony, containing by Admeasurement *Two Acres*.

Parish of *Burton* *St Burton* be the same more or less, situated in the \_\_\_\_\_  
 and County of *Northumberland* \_\_\_\_\_  
*Porten Lee*



Scale 4 chains to an inch

COMMENCING At a point bearing North thirty eight degrees nine minutes West five chains four links from an Iron bark tree marked  $\uparrow$  at a bend or angle on the Eastern side of the Road from Cole to Markworth and bounded thence on the North by a line bearing West four chains and forty seven links on the West by a line bearing South four chains and forty eight links on the South by a line bearing East four chains and forty seven links and on the East by a line bearing North four chains and forty eight links to the point of commencement.

As per plan in the margin hereof: with all the Rights and Appurtenances whatsoever thereto belonging: To Hold unto the COUNCIL OF EDUCATION for ever, to and for the uses of the COUNCIL OF EDUCATION according to the true intent and meaning of the said Act to keep and maintain thereon a Public School within the intent and meaning of the said Act of Parliament or of such other Act for Public Education as may be in force in the said Colony for the time-being: On Condition THAT the said COUNCIL OF EDUCATION do and shall, in every respect and at all times hereafter, conform to the Government Regulations for the time-being, and to the Laws and Regulations now or hereafter to be in force for the better regulating the Alignment of Streets in Our said Colony, so far as the same may be applicable: And Provided Also, That if the Trusts, Conditions, Reservations, and Provisos herein contained, or any part thereof, be not duly observed and performed by the COUNCIL OF EDUCATION, then the said Land shall be forfeited, and become absolutely void to all intents and purposes: And it shall be lawful for Us, Our Heirs and Successors, by Our Governor for the time-being of Our said Colony, or some person by Them or Him authorized in that behalf, to re-enter upon the said Land, or any part thereof, and the COUNCIL OF EDUCATION, and all Occupiers thereof, therefrom wholly to remove: In Testimony Whereof, We have caused this Our Grant to be Sealed with the Seal of Our said Colony.

WITNESS Our Trusty and Well-beloved SIR HERCULES GEORGE ROBERT ROBINSON, Knight Commander of Our Most Distinguished Order of Saint Michael and Saint George, Governor and Commander-in-Chief of Our Colony of NEW SOUTH WALES and its Dependencies, and Vice-Admiral of the same, at Government House, Sydney, in NEW SOUTH WALES aforesaid, this First day of December in the thirty-eight year of Our Reign; and in the year of Our Lord One thousand eight hundred and seventy-four.

*Hercules Robinson*

00461129



## Attachment 2

## Native Title Advice - Singleton GCU PoM draft final

Req:R973327 /Doc:CT 00461-129 CT /Rev:28-Jul-2012 /NSW LRS /Prt:18-Mar-2025 13:49 /Seq:2 of 2  
© Office of the Registrar-General /Src:TRISearch /Ref:21.103

RECORDED and ENROLLED in the Registrar General's Office, at Sydney, in New  
South Wales, this *28<sup>th</sup>* day of *September*, 187*9*.

COMPUTER FOLIO  
DEALINGS TO BE REGISTERED.

*J. W. Paul*  
Registrar General.



(5822) Sydney, 14th November, 1980.

**ADDITIONS TO RESERVES FROM SALE**

IN pursuance of the provisions of section 28, Crown Lands Consolidation Act, 1913, I declare that the Crown lands described hereunder shall be added to the lands within the reserves specified in parentheses hereunder and such lands are added accordingly.

A. R. L. GORDON, Minister for Lands.

**FOR RACECOURSE AND PUBLIC RECREATION***Land District and City—Armidale*

Parish Armidale, County Sandon, about 4 890 square metres, being part lot 1130, D.P. 39842. (R. 85532, notified 5th November, 1965.) L.B. 74-285, Armidale.

**FOR POLICE PURPOSES***Land District—Murwillumbah; Shire—Byron*

Parish Brunswick, County Rous, 678.9 square metres within the Town of Mullumbimby, being the part of allotment 12, section 8, east of a line parallel to and rectangularly distant 22.5 metres from the eastern boundary of that allotment. (R. 21956, notified 5th January, 1895.) GF79 R 1.

**FOR TRAVELLING STOCK***Land District—Scone; Shire—Murrumbidgee*

Parish Waverly, County Brisbane, 22.26 hectares, excluding road, being portion 237. (R. 30, notified 5th November, 1872.) MD79 H 240.

**FOR PUBLIC RECREATION***Land District and Shire—Coonabarabran*

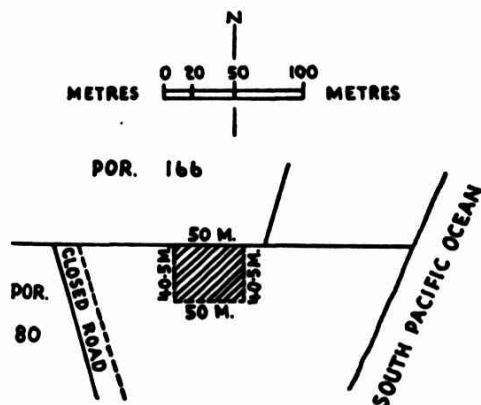
Parish Manum, County White, about 13.5 hectares at Rocky Glen bounded by lot 31, D.P. 41145, portion 2, Borah Creek and the Newell Highway. (R. 1997, notified 1st December, 1884, and 3rd August, 1979.) L.B. 79-778, Dubbo.

*Land District—Coonamble; Shire—Gilgandra*

Parish Bobarah, County Ewenmar, 961.1 square metres, being allotment 1, section 20, Village of Gilgandra. (R. 48473, notified 8th January, 1913.) DB80 R 5.

*Land District—Grafton; Shire—Ullmarra*

Parish Corindi, County Clarence, about 8.812 hectares at Corindi Beach, being the area bounded by part of the southern boundary of portion 166, the easterly extension of the southern boundary of portion 166, the South Pacific Ocean, the easterly extension of the southern boundary of portion 80 and the eastern boundaries of portion 80, exclusive of the area shown by hatching on diagram hereunder. (R. 55008, notified 9th December, 1921.) GF80 R 254.



(5819) Sydney, 14th November, 1980.

**PROPOSED CANCELLATION OF THE DESIGN OF THE VILLAGE OF CALDWELL**

IT is hereby notified in accordance with the provisions of the Closer Settlement Acts that after the expiration of one month from this date, it is proposed to cancel the notification of 17th February, 1928, setting apart land in the Parish of Caldwell, County of Cadell, for Township Settlement to be known as the Village of Caldwell. HY79 H 22.

A. R. L. GORDON, Minister for Lands.

(5813)

Sydney, 14th November, 1980.

**NOTIFICATION PLACING RESERVE UNDER CONTROL OF PASTURES PROTECTION BOARD**

IN pursuance of the provisions of section 41, Pastures Protection Act, 1934, the part of the reserve specified hereunder is placed under the control of the Pastures Protection Board for the Pastures Protection District as from the date of this notification.

A. R. L. GORDON, Minister for Lands.

*Land Board District—Maitland; Pastures Protection District—Upper Hunter*

Parish Waverly, County Brisbane, No. 30 for Travelling Stock, being portion 237 added this day. MD79 H 240.

(5815)

Sydney, 14th November, 1980.

**REVOCATION OF DEDICATIONS**

WHEREAS under section 25, Crown Lands Consolidation Act, 1913, power is given for the revocation of any dedication of Crown land dedicated by the Crown: Now, therefore, I declare that all preliminary action has been taken in connection with the revocation of the dedications of the areas described hereunder, and I revoke the said dedications, in so far as they apply to or affect the areas described hereunder.

A. R. L. GORDON, Minister for Lands.

*Land District and City—Armidale*

Parish Armidale, County Sandon, about 4 890 square metres, being that part of land dedicated 24th December, 1904, for Athletic Sports Ground, lot 1130, D.P. 39842. L.B. 74-285, Armidale.

*Land District—Deniliquin; Shire—Jerilderie*

Parish Yanko, County Urana, 8 094 square metres, being portion 60, dedicated 19th July, 1881, for Public School Site. (S.B. 78-006072.) HY79 H 276.

*Land District—Newcastle; Municipality—Lake Macquarie*

Parish Kahibah, County Northumberland, 8 094 square metres, being portion 332, dedicated 14th March, 1930, for Kahibah Public School. MD80 H 619.

*Land District and Shire—Singleton*

Parish Burton, County Northumberland, 8 094 square metres, being portion 6, dedicated 1st July, 1873, for Public School at Howes Valley. MD80 H 761.

*Land District and Shire—Warren*

Parish Healy, County Ewenmar, 8 094 square metres, being portion 12, dedicated 2nd December, 1899, for Public School Site. (S.B. 78-005775.) DB80 H 31.

(5814)

Sydney, 14th November, 1980.

**REVOCATION OF DEDICATIONS AND GRANTS**

WHEREAS under section 25, Crown Lands Consolidation Act, 1913, power is given for the revocation of any dedication of Crown land dedicated by the Crown: Now, therefore, I declare that all preliminary action has been taken in connection with the revocation of the dedications and grants of the areas described hereunder, and I revoke the said dedications and grants, in so far as they apply to or affect the areas described hereunder.

A. R. L. GORDON, Minister for Lands.

*Land District and Shire—Coonamble*

Parish Moorambilla, County Leichhardt, suburban lands of the Town of Coonamble, 1 995 square metres, lot 237, D.P. 40043, being part of an area dedicated for Showground, Gazette 2nd June, 1893, and also being part of the land contained in Crown Grant, volume 1467, folio 65. DB80 R 29.

Parish Moorambilla, County Leichhardt, suburban lands of the Town of Coonamble, 7 448 square metres, lot 235, D.P. 40042, being part of an area dedicated for Hospital (addition), Gazette 27th October, 1944, and also being part of the land contained in Crown Grant, volume 6311, folio 249. DB80 R 29.





LAND  
REGISTRY  
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

FOLIO: 1/16/758542

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SEARCH DATE	TIME	EDITION NO	DATE
19/3/2025	9:34 AM	-	-

LAND

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LOT 1 OF SECTION 16 IN DEPOSITED PLAN 758542  
AT JERRYS PLAINS  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF WAMBO COUNTY OF HUNTER  
(FORMERLY KNOWN AS ALLOTMENT 1 OF SECTION 16)  
TITLE DIAGRAM CROWN PLAN 10.1128

FIRST SCHEDULE

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THE STATE OF NEW SOUTH WALES (CA130168)

SECOND SCHEDULE (3 NOTIFICATIONS)

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- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- \* 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 19/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Tag 3B

3 OCTOBER, 1958]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 97

3065

(4892)

Western Lands Commission, Sydney, 3rd October, 1958.

## CANCELLATION OF WESTERN LANDS LEASES

IT is hereby notified, for public information, that the undermentioned Western Lands Leases are hereby forfeited and cancelled.

W. M. GOLLAN, Minister for Lands.

No. of Western Lands Lease	No. of Papers	Name of Lessee	Situation of Land	Area	Annual Rent	Pastures Protection District	Municipality or Shire	Forfeiture to take effect from	Reason for Forfeiture
8260	W.L.C. 58-2781	Luigi Zanette	Portion 5454, parish of Picton, county of Yancoowinna.	a. r. p. 0 0 34	£ s. d. 5 0 0	Broken Hill	Broken Hill	1958. 3 October	Non-payment of rent and non-compliance with conditions.
8609	58-2780	Joan Margaret Dein	Allotment 7, section 16, Town and parish of Collarindabri, county of Finch.	0 1 0	5 0 0	Walgett North.	Walgett	3 October	Non-payment of Crown dues.
8961	58-3117	Thomas Grenfell, Brian	Portion 5721, section 139, at Broken Hill, parish of Picton, county of Yancoowinna.	0 0 30	5 0 0	Broken Hill	Broken Hill	3 October	do do

(4122)

Sydney, 3rd October, 1958.

## NOTIFICATION OF DEDICATION OF LAND FOR PUBLIC PURPOSES UNDER THE CROWN LANDS CONSOLIDATION ACT, 1913

AN abstract of the intended dedication of the areas of Crown land described in the Schedule hereto for the public purposes therein mentioned having been duly laid before both Houses of Parliament of the State of New South Wales, in accordance with the provisions of section 24 of the Crown Lands Consolidation Act, 1913, it is hereby notified that the areas of Crown land hereinbefore mentioned and as more particularly described in the Schedule hereto are hereby dedicated for the public purposes specified in connection therewith.

W. M. GOLLAN, Minister for Lands.

Place	County	Portion	Allotment	Section	Locality	Area	Purpose of Dedication	No. of Papers	Cat. No. of Plan
Back Creek	Bland	42	...	...	Parish Burrabjiong	a. r. p. 1 3 31	Public school purposes	P. 58-1,822	B. 5,000-1,946
Baradine	Baradine	...	*	31	Town of Baradine	2 2 0 (about).	Hospital (addition)	P. 58-1,951	.....
Bathurst	Bathurst	236	...	...	Suburban lands, City of Bathurst	80 1 0	Public School Purposes	P. 57-3,237	B. 5,573-2,009 R.
Bingara	Murchison	...	†	...	Town of Bingara	0 1 8	Public School purposes	R. 55-52	B. 5-1,470
Village of Bribbaree.	Bland	130 and 142	...	...	Parish of Weedallion	0 1 25½	War Memorial	P. 56-1,206	B. 4,822, B. 5,406-1,946.
Collarindabri	Finch	...	3 & 4	5	Parish of Collarindabri	0 2 23	Public School	W.L.C. 57-3,959	C. 6-1,971 & C. 13-1,971.
do	do	...	1 & 2	10	do do	1 0 0	Public Hall	do	C. 4-1,971.
Corrimal	Camden	...	†	...	Parish Womona	1 1 10	Public park	P. 56-775	.....
Gulgong	Phillip	...	8	28	Village of Gulgong	0 0 24	Ambulance station	P. 57-6,336	G. 176-2,089
Jerry's Plains	Hunter	...	1	16	Town Jerry's Plains	0 1 39½	Bush Fire Brigade purposes	P. 58-2,861	J. 10-1,128 R.
Killara-Lindfield West.	Cumberland	...	‡	...	Parish of Gordon	0 2 35½	Community purposes (hall, library, clinic, kindergarten, parking).	P. 58-1,010	R. 23,326-1,603 R.
Manly North	do	2,614	...	...	Parish Manly Cove	5 0 14	Public school purposes	P. 58-2,240	C. 7,900-2,030
Mount Hutton	Northumberland	1,568 ¶	...	...	Parish of Kahlisah	5 1 2	Public school site	P. 56-377	N. 8,162-2,111
Mt. Kuring-gal	Cumberland		...	...	Parish South Colah	26 0 0 (about).	Public recreation	P. 58-926	.....
Mullumbimby	Rous	11	8	...	Village of Mullumbimby	0 0 82	Ambulance and Disinfecting Station.	P. 58-258	M. 18
Narrandera	Cooper	**	...	...	Parish of Narrandera	0 2 0 (about).	Addition to show ground	P. 57-347	C. 1,209-1,804
North Brighton	Cumberland	409	...	...	Parish of St. George	0 0 27½	Public Recreation	P. 53-3,984	C. 6,717-2,030
do	do	408	...	...	Parish of St. George	0 1 15	War Memorial (hall)	P. 58-469	C. 6,717-2,030
Parramatta	do	††	...	...	Parish Field of Mars, town of Parramatta.	1 0 19½ (about).	Children's home	P. 57-16	P. 236-750, Ma. 9,250 Sy.
Patonga	Northumberland.	‡‡	...	...	Parish Patonga	0 0 21 (about).	Public hall	P. 58-1,049	Patonga 2.
Point Lookout	Clarke	§§	...	...	Parish of Lookout	3 2 18	Public recreation	P. 58-54	Ma. 2,428 Ae. R. C. 2,967-1,867.
Rylstone	Roxburgh	11	2b	...	Parish of Rylstone	0 0 18½	Showground and public recreation (addition).	T. 55-2,011	R. 56-1,274
Wallacia	Cumberland	¶¶	...	...	Parish Bringelly	0 0 32	War Memorial (hall)	P. 58-1,950	Ma. 3,465 Sy.
Wickham	Northumberland.		...	...	City of Newcastle	1 0 20 (about).	Public recreation	P. 57-1,484	.....
Woodenbong	Buller	14	5	...	Town of Woodenbong	0 3 0	Public hall	Pks. 57-3,997	Woodenbong 15
Woolooma	Durham	100	...	...	Parish Chalmers	2 0 34	Public school purposes	P. 58-2,068	D. 5,004-2,083
Yooroonah	Clarke	38	...	...	Parish of Serpentine	2 0 0	Public school site	P. 58-564	C. 3,009-1,867

\* Part Section 31: Bounded by the western boundary of allotment 2 and its prolongation northerly; Castlereagh-street, Railway lands and Macquarie-street  
† Road (lane) within section 28, closed by notification in Government Gazette of 18th April, 1957.

‡ Shown by green colour and red hatching on Ms. 7,226 Sy.

§ Severed land bounded by Lady Game drive, Moore-avenue and Bradfield-road as shown on plan catalogued R. 23,326-1,603 R.

¶ Title is limited to the surface and to a depth of 25 feet below the surface.

|| Shown by brown colour on Ms. 14,386 Sy. R.

\*\* Bounded by portions 252, 19 and 180 and road 150 wide, includes part portion 253, and part road closed by Gazette 26th October, 1956.

†† As shown by green edge on plan Ms. 9,250 Sy.

‡‡ Part of allotment 1, section 2, south-east of the north-easterly prolongation of the north-western boundary of allotment 12.

§§ Part portion 89 within road of access and severed land south-east thereof shown by red hatching on plan Ms. 2,428 Ae. Roll.

¶¶ Commencing at the intersection of the south-western side of Water-street with the north-western side of Mulgoa-road. Bounded thence by that side of that road 1 chain south-westerly to the north-eastern corner of portion 35, by the north-eastern boundary of that portion for 2 chains, by a line at right-angles to that boundary north-easterly to the south-western side of Water-street aforesaid and by that side of that street south-easterly to the point of commencement.

||| Part Park-street closed by Gazette of 28th February, 1958.



**Native Title Advice - Singleton GCU PoM draft final**

## Tag 3C





Tag 3D

3600

NEW SOUTH WALES GOVERNMENT GAZETTE No. 117 [21 NOVEMBER, 1958]

## LANDS DEPARTMENT NOTICES

## NOTIFICATION OF RESUMPTION OF LAND UNDER SECTION 197 OF THE CROWN LANDS CONSOLIDATION ACT, 1913.—PROCLAMATION

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that the land described in the Schedule hereunder has been resumed, under section 197 of the Crown Lands Consolidation Act, 1913, for the purpose of Public Recreation and in accordance with the provisions of the said section has become reserved from sale and lease until further notified.

Signed and sealed at Sydney, this seventh day of November, 1958.

E. W. WOODWARD, Governor.  
By His Excellency's Command,  
W. M. GOLLAN, Minister for Lands.  
GOD SAVE THE QUEEN!

## SCHEDULE

All that piece or parcel of land in the parish of Bourke, county of Cowper, Administrative District of Bourke, Shire of Darling, being the land shown by red edging on plan catalogued W.L.C. 6,822 in the Western Lands Commission, being part of the land appropriated and vested in the Council for the Shire of Darling by notification in the Government Gazette of 17th December, 1948, and having an area of 11 acres 0 roods 19½ perches or thereabouts. (W.L.C. 58-3,535) (5059)

## NOTIFICATION OF RESUMPTION OF LAND UNDER SECTION 197 OF THE CROWN LANDS CONSOLIDATION ACT, 1913.—PROCLAMATION

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that the land described in the Schedule hereunder has been resumed, under section 197 of the Crown Lands Consolidation Act, 1913, for the purposes of Memorial and Public Recreation and in accordance with the provisions of the said section has become reserved from sale and lease until further notified.

Signed and sealed at Sydney, this thirty-first day of October, 1958.

E. W. WOODWARD, Governor.  
By His Excellency's Command,  
W. M. GOLLAN, Minister for Lands.  
GOD SAVE THE QUEEN!

## SCHEDULE

All that piece or parcel of land in the town and parish of Enngonia, county of Culgoa, Administrative District of Bourke, Shire of Darling, being freehold allotments 9 and 10, section 11, having a total area of 1 acre or thereabouts and being the whole of the land comprised in Crown Grants, volume 1,061, folios 196 and 197. (W.L.C. 58-3,536) (5060)

## ADDITION TO THE COMMONER'S BOUNDARIES OF WOOMARGAMA COMMON.—PROCLAMATION

IN accordance with the provisions of section 27 of the Commons Regulation Act, 1898, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, declare the area shown in the Schedule hereunder, to be an addition to the Commoner's Boundaries of the Woomargama Common, as proclaimed in the Government Gazette of 8th November, 1894, within which the residents or inhabitants of the age of sixteen years or over will, upon their being duly enrolled as Commoners, be entitled to the use of the said Common. P. 58-2,147.

Signed and sealed at Sydney, this 20th day of November, 1958.

E. W. WOODWARD, Governor.  
By His Excellency's Command,  
W. M. GOLLAN, Minister for Lands.  
GOD SAVE THE QUEEN!

## LAND DISTRICT—ALBURY; SHIRE—HOLBROOK

Parish and village Woomargama, county Goulburn, being those parts of portions 95 and 88 north of the reserved road through those portions. (5775)

## CANCELLATION OF PARTS OF PROCLAMATIONS (TWO) UNDER SECTION 4 OF THE CLOSER SETTLEMENT (AMENDMENT) ACT, 1907, AS AMENDED

I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Companion of the Most Honourable Order of the Bath, Commander of the Most Excellent Order of the British Empire, Companion of the Distinguished Service Order, Knight of the Venerable Order of Saint John of Jerusalem, Governor of the State of New South Wales and its Dependencies, in the Commonwealth of Australia, with the advice of the Executive Council of the said State, in pursuance of the provisions of subsection (2) of Section 6 of the Closer Settlement (Amendment) Act, 1907, as amended, DO DECLARE by this Proclamation to be published in the Government Gazette, that the Proclamations under Section 4 of the Closer Settlement (Amendment) Act, 1907, as published in the Government Gazettes of 21st April, 1950, and 11th January, 1957, as to the parts of the land affected thereby, described in the Schedule hereunder, are cancelled. (W.S. 58-308)

Signed and sealed at Sydney, this 13th day of November, 1958.

E. W. WOODWARD, Governor.  
By His Excellency's Command,  
W. M. GOLLAN, Minister for Lands.  
GOD SAVE THE QUEEN!

## SCHEDULE

## "NEW MERRIGAL" ESTATE

LAND DISTRICTS—COONAMBLE, WARREN; SHIRES—GILGANDRA, MARTHAGUY

County Ewenmar; parishes Connibong, Gewah. About 16,543 acres (the whole) shown by blue circle edging on plan Ms. 1,672 Do. R. (5401)

## NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the under-mentioned bodies as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 20th day of November, 1958.

E. W. WOODWARD, Governor.  
By His Excellency's Command,  
W. M. GOLLAN, Minister for Lands.  
GOD SAVE THE QUEEN!

An area of about 2 acres and 2 roods at Baradine, parish and county of Baradine, dedicated 3rd October, 1958, for Hospital (addition):—The Coonabarabran District Hospital. Pks. 58-1,951.

An area of 1 rood 25½ perches at Bribbaree, parish of Weedallion, county of Bland, dedicated 3rd October, 1958, for War Memorial:—The Council of the Shire of Burrangong. Pks. 56-1,206.

An area of 1 rood 39½ perches at Jerry's Plains, parish of Wambo, county of Hunter, dedicated 3rd October, 1958, for Bush Fire Brigade purposes:—The Council of the Shire of Patrick Plains. Pks. 58-2,861.

An area of 2 roods 35½ perches at Killara-Lindfield West, parish of Gordon, county of Cumberland, dedicated 3rd October, 1958, for Community purposes (hall, library, clinic, kindergarten, parking):—The Council of the Municipality of Ku-ring-gai. Pks. 58-1,010.

Reserve No. 81,127 at Mudgee, parish of Bumberra, county of Phillip, notified 3rd October, 1958, for Public Recreation, Racecourse and Showground:—The Council of the Shire of Cudgegong. Ten. 56-1,857.

Reserve No. 81,017 at Oura, parish of Oura, county of Clarendon, notified 29th August, 1958, for Public Recreation:—The Council of the Shire of Mitchell. Ten. 53-8,005.

An area of 18½ perches at Rylstone, parish of Rylstone, county of Roxburgh, dedicated 3rd October, 1958, for Showground and Public Recreation (addition):—The Council of the Shire of Rylstone. Ten. 55-2,011. (5426)

Tag 3E

(5545)

Sydney, 1st December, 1933.

## NOTIFICATION OF GRANTING OF SPECIAL LEASES.

IT is hereby notified that Special Leases of the lands specified in the annexed Schedule have been granted to the undermentioned persons.

The leases are subject to the provisions of the Crown Lands Consolidation Act, 1913, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants, and reservations set out at the foot of the Schedule.

Rent is subject to adjustment on survey as from the commencement of the next year ensuing.

Any amounts which have been paid in excess will be refunded upon application to the State Treasury. If not claimed, the amounts will be appropriated to future charges as they fall due.

Any amount required to complete payment of expenses and rent from the date of the commencement of lease to 31st December, 1934, must be paid by the lessee to

the Crown Land Agent of the District or to the State Treasurer within one month from this date, otherwise the lease will be liable to forfeiture, and should forfeiture be declared all moneys lodged with the application will become forfeited to the Crown.

For the year 1935 and any subsequent year the rentals and instalments of survey fee (if any) must be paid during the month of December of the preceding year.

E. A. BUTTENSCHAW, Minister for Lands.

## SCHEDULE.

Reg. No. of Papers.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Expenses.		Amount already paid as Rent, Deposit, and Survey Fee.	Balance.		Shire or Municipality.
							Rent required to complete payment to 31st Dec., 1934.	(1) Inspection, etc. (2) Survey Fee (part only).		Payable by Lessee.	Due to Lessee.	
<b>Leases 1933-12714</b>	19.2-36, Beilingen.	Fahey, Thomas, of Tyringham.	Parishes Tyringham and Moonpar, county Fitzroy, north of portion 41, parish Tyringham, and north and north-east of portion 61, parish Moonpar. Area, about 110 acres.	Dairying and access to water.	18 Aug., 1933, to 31 Dec., 1943.	£ s. d. 4 2 6*	£ s. d. 5 13 3	£ s. d. (1) 6 12 6 (2) 0 16 0	£ s. d. 3 16 0	£ s. d. 9 5 9	.....	Nymboida.
1933-19855	1933-40, Beilingen.	Ditton, William Neils Charles, of Hernarf.	Parish Allau's Water, county Fitzroy, portion 49, excluding Railway Reserve F. 2,093-1,810. Area, 204 acres.	Dairying and grazing.	1 Dec., 1933, to 31 Dec., 1942.	7 1 0†	8 2 6	(1) ..... (2) 0 18 8	3 18 8	5 2 6	.....	Nymboida.
1933-19701	1933-3, Casino.	Alvos, James Patrick, of Mallanganee.	Parish Sandilands, county Drake, between main road and Little Creek, being the land formerly within T.S. and C.R. 15,677. Area, about 9 acres.	Residence, vegetable garden and grazing.	1 Jan., 1934, to 31 Dec., 1943.	5 0 0	5 0 0	(1) 1 19 2 (2) 0 8 8	3 8 8	3 19 2	.....	Kyogle.
1933-16323	1932-9, Cooma.	Stewart, Leo Hugh, of Adaminaby.	Parish Seymour, town Adaminaby, county Wallace, allotment 7 and part of allotment 6, section 11; Adaminaby 3. Area, 3 roads 32 perches.	Grazing ...	1 Jan., 1932, to 31 Dec., 1941.	4 0 0	11 2 0.	(1) 1 15 0 (2) .....	7 6 8	5 10 4	.....	Dalgety.
1933-16003	1933 21, Cooma.	Golby, Thomas Carlyle, of Ingebyra, Jindabyne.	Parish Blakefield, county Wallace, portion 32; W. 5,390-1,604. Area, 640 acres.	Grazing ...	22 Nov., 1933, to 31 Dec., 1943.	5 6 8	5 18 5	(1) 0 12 6 (2) 1 9 4	4 9 4	3 10 11	.....	Dalgety.
1933 16005	1933-22, Cooma.	Golby, Thomas Carlyle, of Ingebyra, Jindabyne.	Parishes Grose and Blakefield, county Wallace, portion 17, parish Grose, and portion 41, parish Blakefield; W. 5,506-1,604. Area, 192 acres 2 roads.	Grazing ...	22 Nov., 1933, to 31 Dec., 1943.	2 8 2	2 13 6	(1) 0 12 6 (2) 0 18 8	3 18 8	0 6 0	.....	Dalgety.

4298  
NEW SOUTH WALES GOVERNMENT GAZETTE No. 200. [1 Dec., 1933.]



## NOTIFICATION OF GRANTING OF SPECIAL LEASES—continued.

Reg. No of Paper.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Expenses.		Amount already paid as Rent, Deposit, and Survey Fee.	Balance.		Shire or Municipality.
							Rent required to complete payment to 31st Dec., 1934.	(1) Inspec- tion, etc. (2) Survey Fee (part only).		Payable by Lessee.	Due to Lessee.	
Leases.						£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1932- 17912	1932-14, Narrabri.	Dickson, Charley, of Black Moun- tain Creek, Bog- gabri.	Parish Rusden, county Nandewar, portion 13; N. 2,401-1,774. Area, 1,838 acres.	Grazing ...	3 Feb., 1933, to 31 Dec., 1942.	9 11 6	18 5 9	(1) 0 12 6 (2) 2 2 8	5 2 8	17 17 9	.....	Namoi.
	1933-12, Narrabri.	Do	Area, 198 acres (ex. road).	Grazing ...	3 Nov., 1933, to 31 Dec., 1942.	1 0 8	1 19 6	(1) ..... (2) 0 8 8	3 8 8	.....	0 1 8	Lake Macquarie.
1932-12991	1932-103, Newcastle.	Carroll, Frederick Thomas, of 9 Coorumbung-road, Broadmeadow.	Parish Wallarah, village Swansea, county Northumberland, allotment 17, section 9; Swansea 10. Area, 1 rood.	Residence ...	1 Nov., 1933, to 31 Dec., 1940.	2 10 0	2 18 4	(1) ..... (2) 0 8 8	3 8 8	.....	0 1 8	Lake Macquarie.
1933-14392	1932-20, Pictou.	Kelly, Mary Milli- son, of Appin- road, Campbell- town.	Parish Wedderburn, county Cumber- land, portion 48; C. 4,521-2,030. Area, 28 acres 0 roods 20 perches.	Orchard ...	15 Nov., 1933, to 31 Dec., 1947.	2 10 0	2 16 6	(1) 1 10 0 (2) 0 11 8	3 11 8	1 6 6	.....	Campbell- town.
1932-23525	1932-14, Pictou.	Thomson, Edwin James, of Hope Hill, Thirlmere.	Parish Couridjah, county Camden, portion 302; C. 2,201-2,041. Area, 8 acres 3 roods 20 perches.	Orchard and poultry farm	15 Mar., 1933, to 31 Dec., 1946.	2 10 0	5 9 6	(1) 2 0 0 (2) 0 8 8	3 8 8	4 9 6	.....	Wollondilly.
1933-20258	1933-15, Pictou.	Berriman, Stanley, of "Olivina," Austral-street, Malabar.	Do portion 33; C. 3,215-2,041. Area, 40 acres.	Grazing and agriculture.	1 Nov., 1933, to 31 Dec., 1960	5 0 0	7 8 8 m	(1) 0 10 0 (2) 0 10 8	3 10 8	4 18 8	.....	Wollondilly.
1932-21752	1931-16, Queanbeyan.	Edwards, Thomas Christopher, of Waratah-street, Gunning.	Parish Lake George, county Murray, portion 11; M. 6,045-1,956. Area, 1,918 acres (ex. roads and drainage reserve).	Grazing ...	1 April, 1932, to 31 Dec., 1945.	27 19 5	70 14 5	(1) ..... (2) 2 5 4	40 10 8	32 9 1	.....	Gunning.
1932-19748	1932-18, Queanbeyan.	Edwards, Thomas Christopher, of Waratah - street, Gunning.	Parish Purrorumba, county Murray, portion 64; M. 6,043-1,956. Area, 518 acres (ex. road).	Grazing ...	1 April, 1932, to 31 Dec., 1946.	5 18 9	15 0 2	(1) ..... (2) 1 6 8	4 6 8	12 0 2	.....	Gunning.
1933-13273	1933-3, Singleton.	Howard, Thomas, of Jerry's Plains.	Parish Wambo, town Jerry's Plains, county Hunter, sections 15 and 16, and that part of Parnell, Pearse, and Doyle streets, adjoining those sections. Area, about 18 acres (inc. lanes).	Grazing ...	15 Nov., 1933, to 31 Dec., 1938.	1 0 0	1 2 7	(1) 1 0 0 (2) 0 9 4	3 9 4	.....	0 17 5	Patrick Plains.
1933-21398	1932-19, Tumbaramba.	Doughty, Thomas Edwin Albert, of Rosewood.	Parish Goldspink, county Wynyard, portion 38; W. 6,043-2,119. Area, 192 acres 2 roods (ex. roads).	Grazing and agriculture.	18 Aug., 1933, to 31 Dec., 1947.	1 12 1	2 4 1	(1) 2 0 0 (2) 0 18 8	3 18 8	1 4 1	.....	Tumba- rumba.

4230

NEW SOUTH WALES GOVERNMENT GAZETTE No. 200. 11 Dec., 1933.



## NOTIFICATION OF GRANTING OF SPECIAL LEASES—continued.

## SPECIAL CONDITIONS, PROVISIONS, EXCEPTIONS, COVENANTS, AND RESERVATIONS—continued.

Special Leases 1933-20, Metropolitan; 1933-35 and 1932-14, Pieton. Claude Frost, Charles Frederick Warne, and Edwin James Thomson, respectively.—The leases shall be subject to subsections 1, 2, 4 to 20, 22A, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) The rent for the last seven years of the term of the lease may be reappraised either upon reference by the Minister or at the request of the lessee made during the first six months of such period. (b) The lease is limited to the surface and to a depth of fifty (50) feet below the surface.

Special Lease 1933-15, Murwillumbah. Percy Henry Garland.—The lease shall be subject to subsections 1, 2, and 4 to 20 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) The rent for the last six years of the term of the lease may be appraised either upon reference by the Minister or at the request of the lessee made during the first six months of such period. (b) A breach of any of the conditions or a conviction under the Public Health Act or Dairies Supervision Act, as the case may be, will render the lease liable to forfeiture.

Special Lease 1932-103, Newcastle. Frederick Thomas Carroll.—The lease shall be subject to subsections 1, 2, 4 to 20, 22A, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) The lease is limited to the surface and to a depth of fifty (50) feet below the surface. (b) The lessee shall reside for the whole term of the lease on the land leased. "Residence" for the purpose of this condition shall be taken to mean continuous and bona fide living on the area mentioned in the preceding sentence as the holder's usual home without any other habitual residence.

Special Lease 1932-20, Pieton. Mary Millison Kelly.—The lease shall be subject to subsections 1, 2, 4 to 20, 22A, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) The lease is limited to the surface and a depth of fifty (50) feet below the surface. (b) Notwithstanding the provisions of condition 13 the lease may be determined at any time without compensation to lessee in the event of the land being required for coal mining or any other purpose under the State Coal Mines Act, 1912.

Special Lease 1933-15, Pieton. Stanley Berriman.—The lease shall be subject to subsections 1, 2, 4 to 20, 22A, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) The lease is limited to the surface and to a depth of 100 feet below the surface. (b) The rent for the last fourteen years of the term of the lease may be reappraised either upon reference by the Minister or at the request of the lessee made during the first six months of such period.

Special Leases 1931-16 and 1932-18, Queanbeyan. Thomas Christopher Edwards.—The leases shall be subject to subsections 1, 2, 6, 8 to 16, 18 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) The lessee shall indemnify and keep indemnified the Crown from and against all actions, suits, claims and demands of whatsoever nature, and all costs, charges and expenses for loss of use of any part

of the land leased by reason of any accumulation of water on same whether due to Lake George or otherwise. (b) The right is reserved to the Crown and its officers to enter on the land leased at any time and from time to time during the currency of the lease to carry out works in connection with any scheme for reclamation of drainage without compensation to the lessee and without interference or annoyance by the lessee. (c) The right is reserved to the Crown and its officers to fence and occupy an area of not more than 10 acres for the purpose of conducting experiments in pastures improvements or other similar purpose. (d) The lessee shall, within one year from the date of notification in the Government Gazette of the granting of the lease, enclose the land, either separately or conjointly with other lands held in the same interest, with a substantial fence, and maintain such fence in efficient repair during the currency of the lease, provided that any boundary or parts of boundaries under water to a depth of six (6) inches or more need not be fenced, and that, subject to the consent of the Minister, lessee and any lessees of adjoining lands may dispense with fencing on their common boundary for a period of three years from the date of notification in the Government Gazette of the granting of the lease, but notice in writing to the Minister by an affected party will automatically terminate such dispensation, and in such case the affected lessees will be required to complete the fencing of such common boundary within six months from date of notice to them by the Minister. (e) The land shall be used only for the purpose for which the lease is granted, provided always that lessee may reside on the land if he so desires. (f) The right is reserved to the owners of Winderradeen Station or their agents at all times to enter upon any of the land leased for the purpose of repairing the posts and/or wires or any part of the telephone lines connecting Winderradeen Station with Winderradeen South and Winderradeen West without hindrance, interference or annoyance by lessee. (g) These special leases shall not be held or dealt with separately from each other.

Special Lease 1933-3, Singleton. Thomas Howard.—The lease shall be subject to subsections 1, 4 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special condition:—The lessee shall, within six months from the date of notification in the Government Gazette of the granting of the lease, eradicate all existing growths of prickly-pear, and shall thereafter maintain the land free of prickly-pear to the satisfaction of the Minister for Lands.

Special Leases 1932-14 and 1932-15, Warren. Roland Martin Brennan and James Arthur Patrick Smith, respectively.—The leases shall be subject to subsections 1 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931).

NOTE.—The following special condition shall attach to all the abovementioned leases:—An average of not less than five (5) matured or semi-matured trees of honey-producing value shall be left to each acre for shade, shelter, and honey provision.

4292

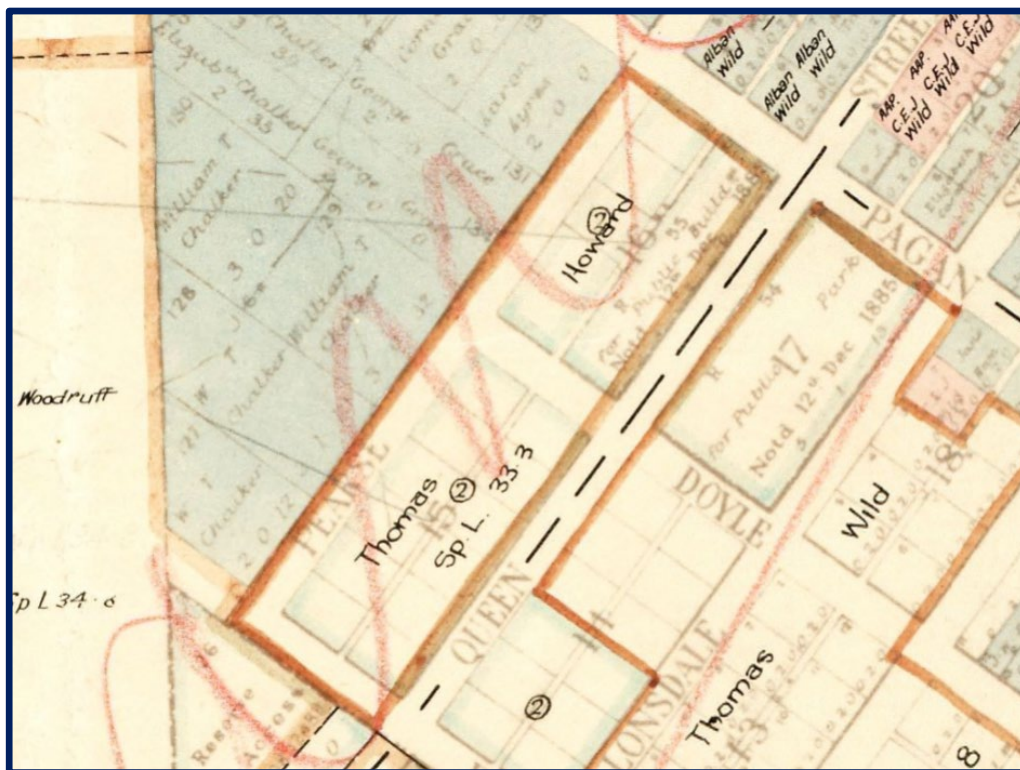
NEW SOUTH WALES GOVERNMENT GAZETTE No. 200.

[1 Dec. 1933.]

Part	Part	Part	Part	Portion
1	2	3	4	5

1 D

**Extract of Historical Parish Map, Village of Jerrys Plains, 1921 Edition**





**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

**Tag 4A**

FOLIO: 1/123149

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SEARCH DATE	TIME	EDITION NO	DATE
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19/3/2025	10:42 AM	-	-

VOL 15520 FOL 186 IS THE CURRENT CERTIFICATE OF TITLE

LAND

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LOT 1 IN DEPOSITED PLAN 123149  
AT JERRYS PLAINS  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF WAMBO COUNTY OF HUNTER  
TITLE DIAGRAM CROWN PLAN 6.1128

FIRST SCHEDULE

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THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (6 NOTIFICATIONS)

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- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000C
- \* 2 EXCEPTING ANY ROADS AND RESUMED LAND
- \* 3 SUBJECT TO THE CONDITIONS CONTAINED IN THE GOVERNMENT GAZETTE DATED 1.12.1961
- \* 4 PART SPECIAL LEASE 1961/1 SINGLETON TO BERYL ANGELA WILD AND GERARD JAMES WILD AS JOINT TENANTS IN 1/2 SHARE AND GERARD JAMES WILD IN 1/2 SHARE AS TENANTS IN COMMON. EXPIRES 31.12.1988
- \* EXTENSION OF TERM TO 31.12.2000 SEE Y490301
- \* I185671 TRANSFER OF LEASE TO GRAEME WILLIAM FINN & MARILYN JOY FINN AS JOINT TENANTS
- \* 5 SUBJECT TO THE PROVISIONS OF THE CROWN LANDS CONSOLIDATION ACT, 1913 PARTICULARLY AS REGARDS PAYMENT OF ANNUAL RENT AND OTHER DUES, RESTRICTIONS ON DEALINGS AND RESTRICTIONS ON SUBDIVISION - SEE CLAUSE 12 OF REGULATION 106 AND SECTION 257
- \* 6 THIS FOLIO CANNOT BE DEALT WITH SEPARATELY FROM THE BALANCE OF THE ABOVE HOLDING WHICH COMPRISES LOTS 232 IN DP723266; 233 AND 234 IN DP726249; 1, 2, 3 SECTION 7, 1 TO 12 SECTION 10, 1 TO 8 SECTION 11, 1 TO 8 SECTION 12, 1 TO 12 SECTION 13, 3 TO 9 SECTION 18 IN DP758542 AND 1 IN DP123149

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 19/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 19/03/2025 10:42:45



8015

[7338]

Department of Lands,  
Sydney, 12th December, 1885.

## RESERVES FROM SALE FOR PUBLIC BUILDINGS.

**H**IS Excellency the Lieutenant-Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 101st section of the Crown Lands Act of 1884, the land specified in the Schedule appended hereto shall be reserved from sale for public buildings, and is hereby reserved accordingly.

JOSEPH P. ABBOTT.

No. 44. County of Cowper, parish of Bourke, town of Bourke, area about 5 acres. The Crown Lands within the following boundaries: Commencing at the intersection of the west side of Warraweena-street with the north side of Wentworth-street; and bounded thence on the south by part of that side of the latter street bearing west to the east side of Wilson-street; thence on the west by part of that side of that street bearing north to the south side of Garfield-street; thence on the north by part of that side of that street east to the west side of Warraweena-street aforesaid; and thence on the east by part of that side of that street south, to the point of commencement.

[Aln. 85-1,576]

No. 45 of the county of Cowper, parish of Bourke, town of Bourke, area about 5 acres. The Crown Lands within the following boundaries: Commencing at the intersection of the west side of Sturt-street with the south side of Garfield-street; and bounded thence on the north by part of that side of Garfield-street bearing west to the east side of Charles-street; thence on the east by part of that side of that street bearing south to the north side of Wentworth-street; thence on the south by part of that side of that street bearing east to the west side of Sturt-street aforesaid; and thence on the east by part of that side of that street bearing north, to the point of commencement.

[Aln. 85-1,576]

No. 4 of the county of Gough, parish of Tent Hill, village of Tent Hill, area 6 acres 4 perches. The Crown Lands within the following boundaries: Commencing on the south-eastern side of the road from Emmaville to Tent Hill, at a point south from the south-east corner of suburban portion No. 123; and bounded thence on the north-west by that side of that road bearing south 65 degrees 47 minutes west 11 chains 31 links; on the west by a line bearing south 3 chains 50½ links; on the south by a line bearing east 10 chains 34½ links; and on the east by a line bearing north 8 chains 15½ links, to the point of commencement.

Being suburban portion No. 122, as shown on plan catalogued T. 2-2,161 Roll, Surveyor-General's Office.  
[Ms. 85-19,389]

No. 8 of the county of Gough, parish of Tent Hill, village of Tent Hill, area 3 acres 35 perches. The Crown Lands within the following boundaries: Commencing on the south side of the road from Emmaville to Tent Hill, at a point 150 links south from the south-east corner of suburban portion No. 91; and bounded thence on the north by that side of that road bearing west 10 chains; on the west by a line bearing south 3 chains 22 links; on the south by a line bearing east 10 chains; and on the east by a line bearing north 3 chains 22 links, to the point of commencement.

Being suburban portion No. 55, as shown on plan catalogued T. 2-2,161 Roll, Surveyor-General's Office.  
[Ms. 85-19,389]

No. 51. County of Hunter, parish of Wambo, town of Jerry's Plains, area about 2 acres 1 rood 20 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the south-west side of Doyle-street with the south-east side of Piribil-street; bounded thence on the north-west by part of the south-east side of the last-mentioned street bearing south 38 degrees west 5 chains to the north-east side of York-street; thence on the south-west by part of that side of that street bearing south 52 degrees east 4 chains 75 links to the westmost corner of allotment No. 10 of section No. 9; thence on the south-east by the north-western boundary of allotment No. 3, bearing north 38 degrees east 5 chains to the south-western side of Doyle-street aforesaid; thence on the north-east by part of that side of that street bearing north 52 degrees west 4 chains 75 links, to the point of commencement. Being allotments Nos. 1, 2, 11, and 12 of section No. 9, town of Jerry's Plains.

Plan catalogued J. 6-1,128, Roll Surveyor-General's Office.  
[Ms. 85-20,397]

No. 55. County of Hunter, parish of Wambo, town of Jerry's Plains, area about 2 acres 2 roods. The Crown Lands within the following boundaries: Commencing at the intersection of the south-west side of Pagan-street with the north-west side of Queen's-street; bounded thence on the south-west by part of the north-west side of the last-mentioned street bearing south 38 degrees west 10 chains to the north-east side of Doyle-street; thence on the south-west by part of that side of that street bearing north 52 degrees west 2 chains 50 links; thence on the north-west by a line bearing north 38 degrees

east 10 chains to the south-west side of Pagan-street aforesaid; thence on the north-east by part of that side of that street bearing south 52 degrees east 2 chains 50 links, to the point of commencement.

Being part of section 16, town of Jerry's Plains, plan catalogued J. 6-1,128 Roll, Surveyor-General's Office.  
[Ms. 85-20,397]

No. 9 of the county of Napier, parish of Coolah, village of Coolah, area 3 roods. The Crown Lands within the following boundaries: Commencing at the intersection of the south side of Charles-street with the north-western side of Binnia-street; and bounded thence on the north by part of the south side of Charles-street bearing east 5 chains 75 links; on the south-east by part of the north-west side of Binnia-street bearing south 32 degrees 53 minutes west 3 chains 12½ links; and thence on the south-west by the north-eastern side of a lane 30½ links wide bearing north 57 degrees 7 minutes west 4 chains 83½ links, to the point of commencement.

Being section 9 of the village of Coolah, as shown on plan catalogued C. 2-2,395 roll, Surveyor-General's Office.  
[Ms. 85-20,991]

No. 10 of the county of Napier, parish of Coolah, village of Coolah, area 1 rood 13 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the south side of Queensborough-street with the east side of M'Lean-street; and bounded thence on the north by part of the south side of Queensborough-street bearing east 2 chains 8½ links; on the south-east by part of the north-western side of Binnaway-street bearing south 32 degrees 53 minutes west 3 chains 84½ links; and thence on the west by part of the east side of M'Lean-street aforesaid bearing north 3 chains 22½ links, to the point of commencement.

Being section No. 7 of the village of Coolah, as shown on plan catalogued C. 2-2,395 Roll, Surveyor-General's Office.  
[Ms. 85-20,991]

No. 12 of the county of Napier, parish of Coolah, village of Coolah, area 2 acres 3 roods 2 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the north side of Botheroo-street with the west side of Tamba-street; and bounded thence on the south by part of the north side of Botheroo-street bearing west 6 chains to Binnia-street; on the north-west by part of the south-east side of that street bearing north 32 degrees 53 minutes east 10 chains 10 links; on the north by the south side of Binnia-street bearing east 51½ links to Tamba-street aforesaid; and thence on the east by the west side of that street bearing south 8 chains 48 links, to the point of commencement.

Being section No. 10 of the village of Coolah, as shown on plan catalogued C. 2-2,395 Roll, Surveyor-General's Office.  
[Ms. 85-20,991]

[7347]

Department of Lands,  
Sydney, 12th December, 1885.

## RESERVES FROM SALE FOR PARKS.

**H**IS Excellency the Lieutenant-Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 101st section of the Crown Lands Act of 1884, the land specified in the Schedule appended hereto shall be reserved from sale for parks, and is hereby reserved accordingly.

JOSEPH P. ABBOTT.

No. 54. County of Hunter, parish of Wambo, town of Jerry's Plains, area about 5 acres 1 rood 13 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the south-western side of Pagan-street with the north-west side of Lonsdale-street; bounded thence on the south-west by part of the north-west side of the last-mentioned street bearing south 38 degrees west 10 chains to the north-east side of Doyle-street; thence on the south-west by part of that side of that street bearing north 52 degrees west 5 chains 83½ links to the south-east side of Queen-street; thence on the north-west by part of that side of that street bearing north 38 degrees east 10 chains to the south-west side of Pagan-street aforesaid; thence on the north-east by part of that side of that street bearing south 52 degrees east 5 chains 33½ links, to the point of commencement.

Being section No. 17, town of Jerry's Plains, plan catalogued J. 6-1,128 Roll, Surveyor-General's Office.  
[Ms. 85-20,397]

No. 11 of the county of Napier, parish of Coolah, village of Coolah, area 16 acres 1 rood 20 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the south side of Queensborough-street with the west side of Walker-street; and bounded thence on the north by part of the south side of Queensborough-street bearing west 18 chains 67 links to the east side of a 1-chain road; on the west by part of the east side of that road bearing south 8 chains 79 links to the north side of Botheroo-street; on the south by part of that side of that street bearing east 18 chains 67 links to the west side of Walker-street aforesaid; and thence on the east by part of that side of that street bearing north 8 chains 79 links, to the point of commencement.

Shown on plan catalogued C. 2-2,395 Roll, Surveyor-General's Office. [Ms. 85-20,991]







**CROWN LAND MANAGEMENT ACT 2016**  
**NOTICE - CROWN LAND TO BE USED OR OCCUPIED FOR OTHER PURPOSE UNDER S 2.18(2)(b)**

Pursuant to section 2.18(2)(b) of the Crown Land Management Act 2016, the Crown land specified in Column 2 of the following Schedule is proposed to be used or occupied under a relevant interest granted for the purpose(s) specified in Column 1 of the following Schedule.

The Hon. Kevin Anderson MP  
Minister for Lands and Water

Schedule	
Column 1	Column 2
Communication Facilities (relevant interest - Licence 633947) Access (relevant interest - Licence 633947)	Reserve No. 190079 Public Purpose: Public Recreation Notified: 15-Dec-1989 File Reference: R190079/PURP001/001
Schedule	
Column 1	Column 2
Communication Facilities (relevant interest - Licence 634028) Access (relevant interest - Licence 634028)	Reserve No. 93633 Public Purpose: Future Public Requirements Notified: 12-Sep-1980 File Reference: R93633/PURP001/001
Schedule	
Column 1	Column 2
Communication Facilities (relevant interest - Licence 634080) Access (relevant interest - Licence 634080)	Reserve No. 751760 Public Purpose: Future Public Requirements Notified: 29-Jun-2007 File Reference: R751760/PURP001/001
Schedule	
Column 1	Column 2
Communication Facilities (relevant interest - Licence 634087) Access (relevant interest - Licence 634087)	Reserve No. 54 Public Purpose: Public Park Notified: 12-Dec-1885 File Reference: R54/PURP001/001
Schedule	
Column 1	Column 2
Communication Facilities (relevant interest - Licence 634097) Access (relevant interest - Licence 634097)	Reserve No. 755718 Public Purpose: Future Public Requirements Notified: 29-Jun-2007 File Reference: R755718/PURP001/001
Schedule	
Column 1	Column 2
Communication Facilities (relevant interest - Licence 634636) Access (relevant interest - Licence 634636)	Reserve No. 753834 Public Purpose: Future Public Requirements Notified: 29-Jun-2007 File Reference: R753834/PURP002/001
Schedule	
Column 1	Column 2
Communication Facilities (relevant interest - Licence 634664) Access (relevant interest - Licence 634664)	Reserve No. 39182 Public Purpose: Travelling Stock Notified: 19-Apr-1905 File Reference: R39182/PURP001/001

Tag 4E

(2613)

Sydney, 9th June, 1933.

## NOTIFICATION OF GRANTING OF SPECIAL LEASES.

IT is hereby notified that Special Leases of the lands specified in the annexed Schedule have been granted to the undermentioned persons.

The leases are subject to the provisions of the Crown Lands Consolidation Act, 1913, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants, and reservations set out at the foot of the Schedule.

Rent is subject to adjustment on survey as from the commencement of the next year ensuing.

Any amounts which have been paid in excess will be refunded upon application to the State Treasury.

Any amount required to complete payment of expenses and rent from the date of the commencement of lease to 31st December, 1933, must be paid by the lessee to the Crown Land Agent of the District or to the State

Treasurer within one month from this date, otherwise the lease will be liable to forfeiture, and should forfeiture be declared all moneys lodged with the application will become forfeited to the Crown.

For the year 1934 and any subsequent year the rentals and instalments of survey fee (if any) must be paid during the month of December of the preceding year.

E. A. BUTTENSCHAW, Minister for Lands.

## SCHEDULE.

Reg. No. of Papers.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Rent required to complete payment to 31st Dec., 1933.	Amount of expenses chargeable.	Amount already paid as Rent, Deposit, and Survey Fee.	Amount to credit of Lessee after deducting Costs and Rent to 31st Dec., 1933.	Amount required for payment of Costs and Rent to 31st Dec., 1933.	Shire or Municipality.
<b>Leases.</b> 1933-4910	1931-49, Bathurst.	Stiff, George Challis, of Newbridge.	Parishes Cole and Galbraith, county Bathurst, portions 112 and 46, parish Cole, and the lands bounded by portion 112, end of road, and portions 44 and 40 (Cole), portions 125, 128, and 76 (Galbraith), portion 46 (Cole) and portions 76, 128, and 139 (Galbraith). B. 3,346 and B. 4,134-2,009. Area, about 460 acres (ex Mining Occupations).	Grazing	1 April, 1933, to 31 Dec., 1946.	£ s. d. 7 14 10*	£ s. d. 5 16 2	£ s. d. 4 11 8	£ s. d. 4 6 8†	£ s. d. .....	£ s. d. 6 1 2	Abercrombie and Lyndhurst.
1933-8220	1933-7, Coonabarrabran	Young, Randal Patrick, of Coonabarrabran.	Parish Coonabarrabran, county Gowen, portion 404; G. 2,698-1,797. Area, 11 acres 1 rood 38 perches.	Residence and agriculture.	2 June, 1933, to 31 Dec., 1946.	1 5 11	0 15 2	1 4 4	3 9 4†	1 9 10	.....	Coonabarrabran.
1933-5407	1932-42, Dubbo	The Council of the Municipality of Dubbo.	Parish Dubbo, county Lincoln, portion 363; L. 3,670-1,566. Area, 5 acres.	To obtain gravel.	7 June, 1933, to 31 Dec., 1942.	4 0 0	2 5 7	1 8 6	3 8 8†	.....	0 5 7	Dubbo.
1933-8923	1932-25, Forbes.	Brown, William, of near Forbes.	Parish Burrawong, county Cunningham, portion 1; C. 2,492-1,947. Area, 86 acres 1 rood.	Grazing and agriculture.	1 Dec., 1932, to 31 Dec., 1942.	4 6 3	4 13 6	3 7 4	3 14 0†	.....	4 6 10	Jemalong.
1933-8133†	1932-14, Hay ...	Webb, Clive Cedric, and Webb, Leonard Ainslie, of Carrathool.	Parish Cajaldura, county Sturt, portion 87, and reservation between that portion and Murrumbidgee River; S. 1,104-1,918. Area, about 590 acres.	Grazing	23 Sept., 1932, to 31 Dec., 1946.	29 10 0	37 11 8	8 14 4	4 9 4†	.....	41 16 8	Carrathool.
1932-22127	1932-54, Murwillumbah.	Charlton, Frederick Sloane, of Round Mountain.	Parish Cudgen, county Ross, portion 119; R. 8,995-1,759. Area, 44 acres (ex. road).	Poultry farm..	1 Dec., 1932, to 31 Dec., 1939.	2 4 0	2 7 8	0 14 0	3 14 0†	0 12 4	.....	Tweed.

9 JUNE, 1933.] NEW SOUTH WALES GOVERNMENT GAZETTE No. 88. 2005

## NOTIFICATION OF GRANTING OF SPECIAL LEASES—continued.

Reg. No. of Papers.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Rent required to complete payment to 31st Dec., 1933.	Amount of expenses chargeable.	Amount already paid as Rent, Deposit, and Survey Fee.	Amount to credit of Lessee after deducting Costs and Rent to 31st Dec., 1933.	Amount required for payment of Costs and Rent to 31st Dec., 1933.	Shire or Municipality.
Leases. 1933- 3506	193 - Singleton.	Wild, Thomas, of Jerry's Plains.	Parish Wanbo, county Hunter, town Jerry's Plains, sections 10, 11, 12, 13 and 17, parts of sections 7, 14 and 18, and parts of adjoining streets and lanes. Area, about 51 acres.	Grazing	17 Mar., 1933, to 31 Dec., 1937.	£ s. d. 2 0 0	£ s. d. 1 11 10	£ s. d. 1 10 0	£ s. d. 3 10 0†	£ s. d. 0 8 2	.....	Patrick Plains.
1931- 9073§	1928-10, Wellington.	Potts, William Her- bert, of Wellington.	Parish and county Wellington, por- tions 295, 276, 73, 243, and 177: W. 5,592-2,091. Area, 95 acres 2 roads 15 perches.	Grazing and agriculture.	30 Jan., 1929, to 31 Dec., 1938.	11 19 0	58 16 0	13 0 0	64 4 4	.....	7 11 8	Wellington.

\* Including 1s. 6d. for use of Crown improvements. † Including only part of survey fee. ‡ This notification is in lieu of and cancels that in the Gazette of 25th May, 1933.

§ This notification is in lieu of and cancels that in the Gazette of 22nd February, 1929.

## SPECIAL CONDITIONS, PROVISIONS, COVENANTS, AND RESERVATIONS.

Special Leases 1932-25, Forbes; and 1932-54, Murwillumbah. William Brown, and Frederick Sloane Charlton, respectively.—The leases shall be subject to subsections 1, 2, 4 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931).

Special Lease 1931-49, Bathurst. George Challis Stiff.—The lease shall be subject to subsections 1, 2, 4 to 6, 8 to 17, 19 to 22, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special condition:—The right is reserved to the Minister to terminate the lease upon giving the lessee not less than three months' notice in writing to that effect. If the lease is terminated by the exercise of the foregoing reserved right, no compensation will be allowed, but the lessee may, subject to the approval of the Minister, remove any movable improvements effected by or at the expense of the lessee during the currency of the lease, provided he does so within three (3) months after the termination of the lease.

Special Lease 1933-7, Coonabarrabran. Randal Patrick Young.—The lease shall be subject to subsections 1, 2, 4 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special condition:—Lessee shall reside for the whole term of the lease on the land leased. "Residence" for the purpose of this condition shall be taken to mean continuous and bona fide living on the land leased as the holder's usual home without any other habitual residence.

Special Lease 1932-42, Dubbo. The Council of the Municipality of Dubbo.—The lease shall be subject to subsections 1 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) The lessee shall indemnify and keep indemnified the Crown from and against all actions, suits, claims, and demands of whatsoever nature, and all costs, charges, and expenses which may be brought against him, or which he may incur in respect of any action or injury to any person or property which may arise out of the construction, maintenance, or working of any quarries, pits, or workings now existing or to be made by lessee within the boundaries of the lease or during its currency, notwithstanding that the conditions of this lease shall in all respects have been observed by the lessee, or that any such accident or injury shall arise from any act or thing which he may be licensed or compelled to do hereunder. (b) The lessee shall by means of substantial stock-proof fencing,

safeguard all excavations or workings over 3 feet in depth, and shall, immediately upon expiration or other determination of the lease, either break down to a batter of not less than one in three the walls of all excavations or workings over 3 feet in depth, or fill up all such excavations or workings. (c) No excavation shall be made within 5 feet of any boundary nor shall any excavation extend to within 5 feet of any boundary.

Special Lease 1932-14, Hay. Clive Cedric Webb and Leonard Ainslie Webb.—The lease shall be subject to subsections 1, 2, 4 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special conditions:—(a) Sufficient trees for shade and shelter purposes shall be preserved on the red plain on the north part of the land leased and all gum timber on the lease, of value for fencing and commercial purposes, shall also be preserved. (b) No green timber whatsoever shall be destroyed within 3 chains of the bank of the Murrumbidgee River. (c) The right of the public to free access along the bank of the Murrumbidgee River is reserved.

Special Lease 1932-8, Singleton. Thomas Wild.—The lease shall be subject to subsections 1, 2, 4 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special condition:—The lessee shall, within six months from the date of gazettal of the lease, eradicate all existing growths of prickly-pear, and shall thereafter maintain the land free of prickly-pear to the satisfaction of the Minister for Lands.

Special Lease 1928-10, Wellington. William Herbert Potts.—The lease shall be subject to subsections 1, 2, 4 to 20, and 23 of Regulation No. 106 (notified 27th November, 1931), and to following special condition:—Lessee shall preserve all timber within a strip 1 chain wide along the banks of all well defined watercourses and along the courses of all creeks and gullies.

NOTE.—The following special condition shall attach to all the abovementioned leases:—Not less than five (5) matured or semi-matured trees of honey-producing value shall be left to each acre for shade, shelter, and honey provision.

2006

NEW SOUTH WALES GOVERNMENT GAZETTE No. 88.

[9 JUNE, 1933.]



Tag 4F

(953)

IT is hereby notified that Special Leases of the land specified in the annexed Schedule have been granted to the under-mentioned persons.

The leases are subject to the provisions of the Crown Lands Consolidation Act, 1913, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants and reservations set out at the foot of the Schedule.

## NOTIFICATION OF GRANTING OF SPECIAL LEASES

*Any amounts which have been paid in excess will be refunded upon application to the Under Secretary for Lands. If not claimed, the amounts will be appropriated to future charges as they fall due.*

*Any amount required to complete payment of expenses and rent from the date of the commencement of the lease to 31st December, 1962, must be paid by the lessee to the Crown Land Agent of the District or to the Under Secretary for Lands, within two months of this date, otherwise the lease*

Sydney, 1st December, 1961.

*will be liable to forfeiture, and should forfeiture be declared all moneys lodged with the application will become forfeited to the Crown.*

For the year 1963 and any subsequent year the rentals and instalments of survey fee (if any) must be paid during the month of December of the preceding year.

K. C. COMPTON, Minister for Lands.

## SCHEDULE

Reg. No. of Papers	No. of Lease	Name and Address of Lessee	Situation and Area of Land	Purpose of Lease	Term of Lease	Annual Rent	(1) 1/10th Survey Fee (2) Stamp Duty (3) Amount of expenses chargeable	Rent required to complete payments to 31st Dec., 1962	Amount paid on application and any other amount at credit	Balance		Shire or Municipality
										Payable by Lessee	Excess at Credit	
Tenure 1961-5293	1960-42 Bellinghen.	Bennett, Maxwell Ernest William of Repton	Parish North Bellinghen, county Raleigh portions 187 and 188; Area about 3 acres 1 rood 20 perches.	Grazing and agriculture.	16 Nov., 1961 to 31 Dec., 1988.	£ s. d. 2 0 0a	£ s. d. (1) 1 6 0 (2) 1 13 6 (3) 4 7 6	£ s. d. 2 5 0	£ s. d. 4 6 0	£ s. d. 5 6 0	£ s. d. .....	Bellinghen.
1961-5259	1960-9 Bellinghen.	Thompson, Aubrey Hercules of "Fern-dale" Box 139, Coff's Harbour.	Parish Bonville, county Raleigh, portion 50; plan R3710-1714. Area 80 acres.	Grazing and agriculture.	1 Jan., 1960 to 31 Dec., 1973.	6 0 0a	(1) ..... b (2) 1 13 6 (3) 5 10 0	18 0 0	3 0 0	22 3 6	.....	Coff's Harbour.
1960-4933	1958-33 Condobolin.	Pearce, Arthur Leslie, c/o. G. C. Driffield, Hodby and Shields, Solicitors, Condobolin.	Parish Oxley South, county Cunningham, portion 30; plan C 2696 -1947. Area 1,307 acres.	Grazing.	1 Sept., 1961 to 31 Dec., 1988.	54 0 0a	(1) 9 0 0 (2) 1 17 0 (3) 18 6 0	72 1 0	12 12 0	88 12 0	.....	Lachlan.
1961-5430	1960-13 Crookwell.	Saville, Harry Thomas, of Galbraith via Taralga.	Parish Hillas, county Georgiana, portions 249 and 250; plan G 4820-1506. Area 157 acres.	Grazing.	20 Mar., 1960 to 31 Dec., 1987.	6 0 0a	(1) ..... c (2) 1 13 6 (3) 1 10 0	16 14 4	15 12 0	4 5 10	.....	Crookwell.
1961-5429	1960-19 Goulburn.	Friend, Albert Lawrence, of Parkes-bourne.	Parish Wologorong, county Argyle, portion 130. Area 155 acres 1 rood.	Grazing.	1 Jan., 1961 to 31 Dec., 1988.	6 4 3a	(1) ..... d (2) 1 13 6 (3) 3 16 8	12 8 6	3 0 0	14 18 8	.....	Mulwaree.
1961-5428	1960-13 Goulburn.	Lawry, Stanley John, of R.M.B. 741, Goulburn.	Parish Pomeroy, county Argyle, portion 7. Area 30 acres 3 roods excluding road.	Grazing.	1 Jan., 1961 to 31 Dec., 1988.	5 10 0a	(1) ..... e (2) 1 13 6 (3) 7 10 0	11 0 0	3 0 0	17 3 6	.....	Mulwaree.
1959-7863	1959-8 Grafton.	Pont, William, c/o. Foott Law & Co., Solicitors, Grafton.	Parish Tallawudjah, county Fitzroy, portion 99; plan F 4281-1810. Area 24 acres 2 roods.	Grazing.	1 March, 1961 to 31 Dec., 1988.	5 0 0a	(1) 2 5 0 (2) 1 13 6 (3) 5 2 6	9 3 10	5 2 0	13 2 10	.....	Ulmara.
1961-227	1960-13 Lake Cargelligo.	The Trustees of the Roman Catholic Church for the Archdiocese of Canberra-Goulburn, of Box 197 P.O. Goulburn.	Parish Gurangully, county Downing, village of Lake Cargelligo, Allotment 8, section 53. Area 1 rood 27½ perches.	Recreation (playground)	1 Feb., 1961 to 31 Dec., 1988.	2 0 0a	(1) 1 6 0 (2) 1 13 6 (3) 1 15 0	3 16 7	4 6 0	4 5 1	.....	Lachlan.

1 DECEMBER, 1961]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 129

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## NOTIFICATION OF GRANTING OF SPECIAL LEASES—continued

Reg. No. of Papers	No. of Lease	Name and Address of Lessee	Situation and Area of Land	Purpose of Lease	Term of Lease	Annual Rent	(1) 1/10th Survey Fee (2) Stamp Duty (3) Amount of expenses chargeable	Rent required to complete payments to 31st Dec., 1962	Amount paid on application and any other amount at credit	Balance		Shire or Municipality
										Payable by Lessee	Excess at Credit	
Tenure 1960-7337	1960-8 Penrith.	Edelbrock, Paul, of "Adeline" Warri-moo.	Parish Strathdon, county Cook, portions 318 and 278; Title restricted to a depth of 50 feet. Area 68 acres 2 roods.	Residence, vegetable and nursery garden.	7 Nov., 1961 to 31 Dec., 1988.	£ s. d. 12 10 0a	£ s. d. (1) 2 17 0 (2) 1 13 6 (3) 8 17 0	£ s. d. 14 7 8	£ s. d. 5 17 0	£ s. d. 21 18 2	£ s. d. .....	City of Blue Mountains.
1957-4051	1956-22 Port Macquarie.	Harris, Herbert Adrian of Birdwood, via Wauchope.	Parish Jasper, county Macquarie, portion 137; plan M 8619-666. Area 503 acres, excluding roads.	Grazing.	1 Dec., 1961 to 31 Dec., 1988.	15 0 0a	(1) 6 0 0 (2) 1 13 6 (3) 5 7 4	16 5 6	9 0 0	20 6 4	.....	Hastings.
1957-4051	1957-4 Port Macquarie.	Hollis, Gordon Edward, of Yarras, via Wauchope.	Parish Jasper, county Macquarie, portion 138; plan not yet approved. Area about 889 acres, excluding roads.	Grazing.	1 Dec., 1961 to 31 Dec., 1988.	14 10 0a	(1) 7 16 0 (2) 1 13 6 (3) 5 7 2	15 14 8	9 12 0	20 19 4	.....	Hastings.
1957-4051	1956-23 Port Macquarie.	Coombes, Bert Hamlet of Birdwood, via Wauchope.	Parish Jasper, county Macquarie, portion 76; plan M 8617-666. Area 780 acres, excluding roads.	Grazing.	1 Dec., 1961 to 31 Dec., 1988.	21 0 0a	(1) 7 4 0 (2) 1 13 6 (3) 5 7 2	22 15 8	10 4 0	26 16 4	.....	Hastings.
1957-4051	1956-27 Port Macquarie.	Preston, James Bartholomew Dennis, of Byabarra, via Wauchope.	Parish Jasper, county Macquarie, portion 139; plan not yet approved. Area about 306 acres, excluding roads.	Grazing.	1 Dec., 1961 to 31 Dec., 1988.	6 0 0a	(1) 4 16 0 (2) 1 13 6 (3) 5 7 2	6 10 2	10 4 0	8 2 10	.....	Hastings.
1957-4051	1957-2 Port Macquarie.	Hollis, Elwin Arthur, of Yarras, via Wauchope.	Parish Jasper, county Macquarie, portion 140; plan not yet approved. Area about 477 acres, excluding roads.	Grazing.	1 Dec., 1961 to 31 Dec., 1988.	10 0 0a	(1) 6 0 0 (2) 1 13 6 (3) 5 7 2	10 17 0	10 4 0	13 13 8	.....	Hastings.
1961-2692	1959-12 Rylstone.	Ellis, Grant Sutton, of "Old Kenabee", Kenabee, via Denman.	Parish Kenabee, county Phillip, portion 69 and area on the east thereof. Area about 50 acres, excluding road and railway.	Grazing.	1 July, 1961 to 31 Dec., 1988.	5 12 6a	(1) 2 11 0 (2) 1 13 6 (3) 4 12 6	8 9 3	5 11 0	11 15 3	.....	Muswellbrook.
1961-5433	1961-1 Singleton.	Wild, Cecil Ernest James, of Jerry's Plains.	Parish Wambo, county Hunter, Town of Jerry's Plains, sections 10, 11, 12, 13 and 17 and part Sections 7, 14 and 18; Area about 51 acres, including streets and lanes.	Grazing.	1 Jan., 1961 to 31 Dec., 1988.	3 16 6a	(1) ..... g (2) 1 13 6 (3) 3 1 6	7 13 0	3 3 4i	9 4 8	.....	Patrick Plains.
1961-5434	1960-14 Singleton.	Barry, Roy, of Jerry's Plains.	Parish Wambo, county Hunter, town of Jerry's Plains, Crown Lands bounded by portions 127, 128, 129, 134, 131, 132 and Pagan, Queen and Parnell-streets, exclusive of site for Bush Fire Brigade station. Area about 15 acres.	Grazing.	1 Jan., 1961 to 31 Dec., 1988.	2 0 0a	(1) ..... h (2) 1 13 6 (3) 2 5 9	4 0 0	5 2 0	2 17 3	.....	Patrick Plains.

1 DECEMBER, 1961]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 129

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## NOTIFICATION OF GRANTING OF SPECIAL LEASES—continued

## SPECIAL CONDITIONS, PROVISIONS, EXCEPTIONS, COVENANTS AND RESERVATIONS—continued

Special Lease 1960-64, Narrandera. F. P. Pfafflin.—The lease shall be subject to subsections 1, 2, 4, 5, 7 to 15, 18, 19, 24 to 28, 35, 44, 52, 59, and 60 of Regulation No. 106 (notified 22nd April, 1955), and to following special condition:—The lessee shall throughout the currency of the lease take adequate safety precautions for the storage, sale and distribution of inflammable liquids and the lease shall be subject to the provisions of the Inflammable Liquid Act and the Regulations thereunder.

Special Lease 1959-76, Newcastle. Northern (Rhondra) Collieries Pty. Limited.—The Lease shall be subject to subsections 1, 2, 4, 5, 7 to 15, 22, 24, 26, 35, 52, 57, and 59 of Regulation No. 106 (notified 22nd April, 1955), and to following special conditions:—(a) The lessee shall not carry out any works or deposit, store or place any stores, plant or refuse on the land leased or in adjacent waters which, in the opinion of the Minister, constitutes a nuisance and, upon objection by the Minister, the lessee shall take immediate steps to abate such nuisance. (b) The lessee shall not interfere with or damage the bank, training or retaining wall or ballast deposited for the protection of the foreshores and he shall take any steps necessary to prevent such damage or repair same as may be required by the Minister. He shall take any steps necessary to prevent, repair or restore any erosion occurring or likely to occur on the land leased to the satisfaction of the Minister. (c) No compensation shall be claimable by the lessee for any damage, loss or inconvenience occasioned on account of any dredging or other works carried out on the land leased or in the channel adjacent thereto by authorities or persons authorised by the Minister. No excavation shall be made on the land occupied and any damage occasioned to the land by the occupier's operations shall be restored as directed by the Minister. (d) The lessee shall construct a road pavement along the waterfront from the New England Highway to the Eastern Extremity of the lease in accordance with the requirements of the Newcastle City Council and shall use such road for access. (e) The lessee shall if so required by the Minister surrender such part of the lease as may be required for bona fide road widening purposes without payment of compensation, or alternatively, shall compensate the Newcastle City Council for the cost of resumption of adjoining freehold land for road widening purposes. (f) The lessee shall when using the equipment on the land leased effectively screen the structure on the top of the loading bin and housing the conveyor belt at the end nearest the Hexham Bridge with a wire or steel mesh of sufficient diameter to prevent coal from accidentally spilling to the ground.

Special Lease 1961-146, Nowra. M. F. Clarke.—The lease shall be subject to subsections 1, 2, 5, 7 to 15, 18, 19, 22, 25 to 28, 59, 60, and 64 of Regulation No. 106 (notified 22nd April, 1955), and to following special condition:—The lessee shall within one (1) month from the date of notification in the Gazette of the granting of the lease demolish the existing structure on the land leased and leave the area in a clean and tidy condition.

Special Lease 1961-397, 1961-271, 1961-400, Nowra. L. A. Turner, A. E. Fleming and R. J. Andrews, respectively.—The lease shall be subject to subsections 1, 2, 5, 7 to 15, 18, 19, 22, 25 to 28, 59, 60, and 64 of Regulation No. 106 (notified 22nd April, 1955).

Special Lease 1960-8, Penrith. P. Edelbrock.—The lease shall be subject to subsections 1 to 3, 5 to 16, 18, 19, 22, 23, 25 to 28, 31, 36, 38, 44, 59, and 60 of Regulation No. 106 (notified 22nd April, 1955), and to following special condition:—The lessee shall restrict all permanent structural improvements other than boundary fencing to the portion 318.

Special Leases 1956-22, 1957-4, 1956-23, 1956-27 and 1957-2, Port Macquarie. H. A. Harris, G. E. Hollis, B. H. Coombes, J. B. M. Preston and E. A. Hollis, respectively.—The lease shall be subject to subsections 1 to 3, 5 to 16, 18 to 21, 24, 36, 37, 39, 40, 41, 44, and 59 of Regulation No. 106 (notified 22nd April, 1955), and to following special condition:—Rent for the last fourteen (14) years of the term of the lease may be reappraised either upon reference by the Minister or at the request of the lessee made during the first six (6) months of such period.

Special Lease 1959-12, Rylstone. G. S. Ellis.—The lease shall be subject to subsections 1 to 3, 5 to 19, 24, 32, 33, 35, 36, 37, 40, 41, 44, 59, and 60 of Regulation No. 106 (notified 22nd April, 1955), and to following special condition:—If at any time so directed by the Minister, the lessee shall, on such part or parts of the land leased as shall be specified in the direction adopt and maintain such pastoral practices and install such soil erosion control structures as the Minister may in such direction specify in the interests of soil conservation and the mitigation or prevention of erosion.

Special Lease 1961-1, Singleton. C. E. J. Wild.—The lease shall be subject to subsections 1, 2, 4 to 19, 24, 29, 30, 36, 38, 44, and 59 of Regulation No. 106 (notified 22nd April, 1955), and to following special condition:—The rent for the last fourteen (14) years of the term of the lease may be reappraised either upon reference by the Minister or at the request of the lessee made during the first six (6) months of such period.

Special Lease 1960-14, Singleton. R. Barry.—The lease shall be subject to subsections 1, 2, 4 to 19, 24, 29, 30, 44, and 59 of Regulation No. 106 (notified 22nd April, 1955), and to following special condition:—For the purpose of appraisal of rent the term of the lease shall be divided into four (4) periods of seven (7) years each. The rent for the second, third and fourth periods may be reappraised either upon reference by the Minister or at the request of lessee made during the first six (6) months of the affected period.

Special Lease 1960-4, Tenterfield. M. M. Arandale.—The lease shall be subject to subsections 1, 2, 5 to 19, 24, 29, 30, 36, 38, 44, 59, 60, and 62 of Regulation No. 106 (notified 22nd April, 1955).

Special Lease 1961-6, Yass. B. J. Thompson.—The lease shall be subject to subsections 1, 2, 4 to 19, 24, 29, 30, 36, 38, 44, 59, and 62 of Regulation No. 106 (notified 22nd April, 1955).

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NEW SOUTH WALES GOVERNMENT GAZETTE No. 59

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- (d) The provisions of the Rivers and Foreshores Improvement Act 1948, as amended, shall be observed, particularly in respect of clause 23A. The lessee shall conduct all his operations in such a manner as not to cause erosion of foreshores, either directly or as a result of the destruction of trees or vegetation. Where operations are not so conducted the Act makes provision for restoration or protection of the river and bank to be carried out by or at the cost of the owner or occupier of the land.
- (e) Dimensioned drawings of any proposed structure, including its location on the site, are to be submitted to the District Engineer, Public Works Department, for approval prior to any work being commenced. Such approval does not imply a check on the adequacy or safety of the structure.
- (f) The lessee shall not be exempted from the provisions of the Management of Waters and Waterside Lands Regulations—N.S.W., and shall at all times comply with the requirements of all Acts and Regulations administered by the Maritime Services Board.
- (g) The lessee shall at all times comply with any directions given by the Board or an officer of the Board in regard to painting, lighting or use or alteration of any structure as may from time to time be required in the interests of safe navigation, equitable use of and conservation of waterways and the prevention of pollution.
- (h) The lessee shall ensure that no dredging or reclamation is carried out.
- (i) The lessee shall ensure that the structure be of piered construction so as to allow the free flow of water along the shore by having piles spaced four (4) metres apart and constructing the jetty with clearance of decking at least 75 centimetres at high lake levels.
- (j) The lessee shall ensure that at no time the foreshore Reserve 91105 is used for boat storage, sales, display or repair purposes.
- (k) The lessee shall ensure that no permanent mooring or berthing of vessels is permitted at the jetty.
- (l) The lessee shall ensure that public access is not impeded or obstructed across the foreshore Reserve 91105.
- (m) Permissive Occupancy 1962-298 Newcastle, will be terminated and the lessee shall ensure that the existing jetty structure is removed and the site left in a clean and tidy condition, on the granting of the Special Lease.

*Land District—Maitland; City—Cessnock  
Parish—Stanford; County—Northumberland*

Lease Number: 1989-5.  
Lessee: Stephen Alfred Jay and Julie Kathleen Jay (as joint tenants).  
Address: 62A Kilaben Road, Kilaben Bay, N.S.W. 2283.  
Description and Area of Land: 1 053 square metres, being lot 323 in D.P. 725088.  
Purpose of Lease: For residence.  
Term of Lease: 40 years from 12th May, 1989.  
Annual Rent: \$300.  
Stamp Duty: \$3.  
Balance of Expenses: \$355.  
MD89 H 165.

NOTE: Permissive Occupancy 1970-31 Maitland, is terminated on the date prior to the commencement of Special Lease 1989-5 Maitland.

NOTE ALSO: The lease shall be subject to conditions 1, 5, 8 to 12, 18, 22, 26 to 28, 59 and 60 of Regulation 106 and to the following special conditions:

- (a) The rent shall be paid in advance to the Crown Land Agent, Maitland Lands Office, or to the Secretary for Lands, Sydney, on or before 11th October each year.

**EXTENSION OF TERM OF SPECIAL LEASES**

THE term of the special leases of the land specified hereunder has been extended.

The leases are subject to the provisions of the Crown Lands Consolidation Act 1913, and the regulations thereunder, and to the special conditions, provisions, exceptions, covenants, and reservations set out below.

Any amounts which have been paid in excess will be refunded upon application to the Secretary, Department of Lands. If not claimed, the amounts will be appropriated to future charges as they fall due.

Any amounts required to complete payment of expenses and rent must be paid by the lessee to the Secretary, Department of Lands. A notice calling for payment will shortly be issued by the Secretary, Department of Lands. Non-payment will render the lease liable to forfeiture.

For any subsequent year, the rent must be paid on demand.

I. R. CAUSLEY, Minister for Natural Resources.

Sydney, 12th May, 1989.

*Land District and Shire—Scone  
Parish—Omadale; County—Durham*

Lease Number: 1958-8 (C/F 96/752479).  
Lessee: John Leslie McRae, Bruce Stuart McRae and Neil Warwick McRae (as tenants in common in equal shares).  
Address: 69 Waverley Street, Scone, N.S.W. 2337.  
Area: 3 946 square metres, being lot 96, D.P. 752479 (Parish).  
Purpose of Lease: For orchard and grazing.  
Term of Lease: 1st January, 1989, to 1st December, 2001.  
Annual Rent: \$100.  
Stamp Duty: Nil.  
Balance of Expenses: \$151.20.  
MD88 H 580.

NOTE: The lease shall be subject to conditions 1, 5 to 16, 18, 19, 44, 59 and 68 of Regulation 106 and to the following special conditions:

- (a) The rent shall be paid in advance to the Crown Land Agent, Maitland Lands Office, or to the Secretary for Lands, Sydney, on or before 15th October each year.

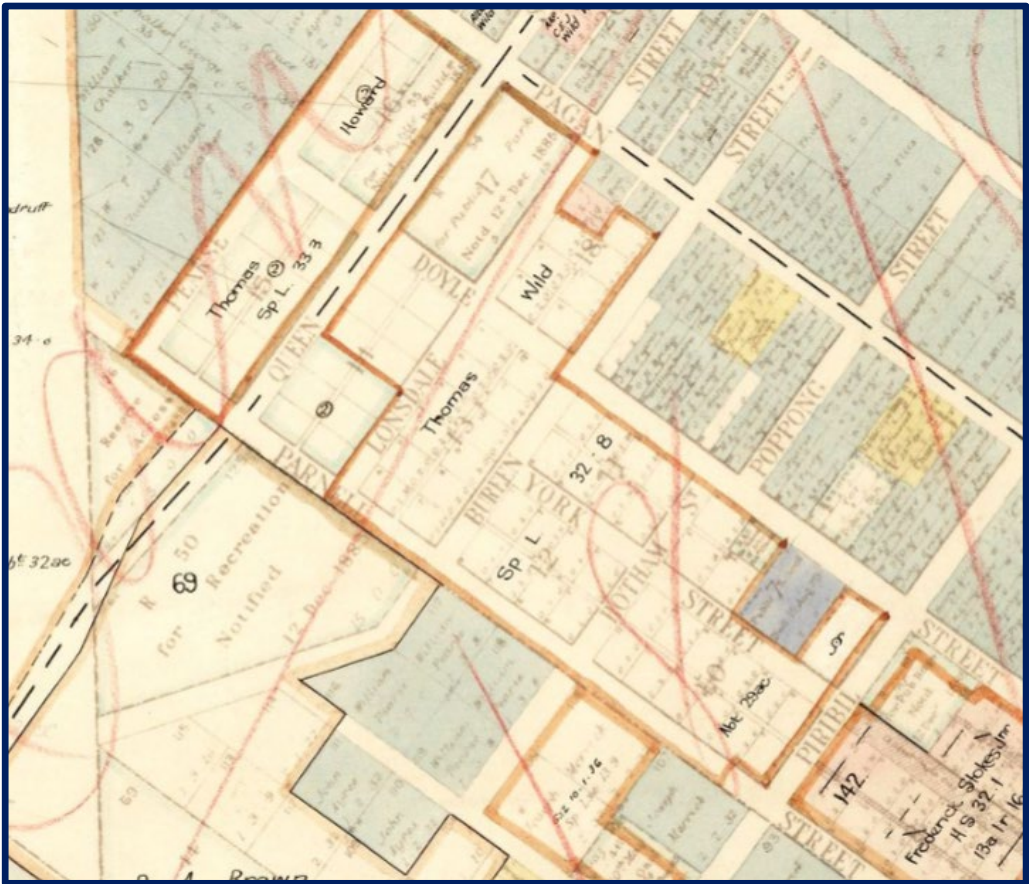
*Land District and Shire—Singleton  
Parish—Wambo; County—Hunter; Town—Jerrys Plains*

Lease Number: 1961-1 (C.T., vol. 15520, C/Fs. 232/723266, 233/726249, 234/726249).  
Lessee: Beryl Angela Wild and Gerard James Wild (as joint tenants in one-half share, and Gerard James Wild in one-half share, as tenants in common).  
Address: Jerrys Plains, N.S.W. 2330.  
Area: 20.04 hectares, being lot 232, D.P. 723266; lots 233 and 234, D.P. 726249; allotments 1, 2, and 3 of section 7; allotments 1 to 12 inclusive of section 10; allotments 1 to 8 inclusive of section 11; allotments 1 to 8 inclusive of section 12; allotments 1 to 12 inclusive of section 13; section 17 and allotments 3 to 9 inclusive of section 18.  
Purpose of Lease: For grazing.  
Term of Lease: 1st January, 1989, to 31st December, 2000.  
Annual Rent: \$350.  
Stamp Duty: \$3.  
Balance of Expenses: \$151.  
MD88 H 628.

NOTE: The lease shall be subject to conditions 1, 5, 7 to 14, 17 to 19, 24, 44, 59 and 68 of Regulation 106 and to the following special conditions:

- (a) The rent for each year shall be paid in advance to the Crown Land Agent, Maitland Lands Office, or to the Secretary for Lands, Sydney, on or before 15th October each year.

Extract of Historical Parish Map, Village of Jerrys Plains, 1921 Edition





**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

**Tag 5A**

FOLIO: 109/753817

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SEARCH DATE	TIME	EDITION NO	DATE
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19/3/2025	12:47 PM	-	-

LAND

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LOT 109 IN DEPOSITED PLAN 753817  
AT JERRYS PLAINS  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF WAMBO COUNTY OF HUNTER  
(FORMERLY KNOWN AS PORTION 109)  
TITLE DIAGRAM CROWN PLAN 2044.1538

FIRST SCHEDULE

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THE STATE OF NEW SOUTH WALES (CA140343)

SECOND SCHEDULE (2 NOTIFICATIONS)

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- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 19/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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## NEW SOUTH WALES GOVERNMENT GAZETTE No. 72. [6 JUNE, 1941.]

(2747) Sydney, 6th June, 1941.  
WITHDRAWAL OF TRAVELLING STOCK AND  
CAMPING RESERVES FROM THE CONTROL  
OF PASTURES PROTECTION BOARDS.

IT is hereby notified that in pursuance of the provisions of section 42 of the Pastures Protection Act, 1934, the parts of Travelling Stock and Camping Reserve particularised hereunder shall be and the same are hereby withdrawn from the control of the Pastures Protection Board of the district mentioned.

J. M. TULLY, Minister for Lands.

LAND BOARD DISTRICT—GOULBURN; PASTURES PROTECTION DISTRICT—COOMA.

Parish Winifred, county Beresford; Reserve No. 782, for camping and crossing. Part withdrawn—5 a. 0 r. 4 p., within portion 122. S. 41-2,646.  
(Placed under control, Gazette, 23rd April, 1920; extended Gazettes, 17th April, 1925, and 23rd September, 1932.)

(2754) Sydney, 6th June, 1941.  
RESERVES FROM SALE.

IT is hereby notified that in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified, and they are hereby reserved accordingly.

J. M. TULLY, Minister for Lands.

## FOR DRAINAGE.

LAND DISTRICT—METROPOLITAN; MUNICIPALITY—HUNTERS HILL.

No. 70,081. Parish Hunters Hill, county Cumberland, about 1 rood, being the Crown land shown by red band on plan Ms. 10,707 Sy. P. 41-2,249.

## FOR TRAVELLING STOCK.

LAND DISTRICT—BOURKE; WESTERN DIVISION.

No. 70,082. Parish Newfoundland, county Landsborough, about 480 acres, that part of portions 10 and 11 lying westerly of the eastern side of the reserved road through the portions. W.L.O. 41-2,751.

(2755) Sydney, 6th June, 1941.  
RESERVES FROM SALE OR LEASE GENERALLY.

IT is hereby notified that in pursuance of the provisions of sections 28 and 29 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be temporarily reserved from sale for the public purposes hereinafter specified, and temporarily reserved and exempted from lease generally, and they are hereby reserved and exempted accordingly.

J. M. TULLY, Minister for Lands.

## FOR RUBBISH DEPOT.

LAND DISTRICT—SINGLETON; SHIRE—PATRICK PLAINS.

No. 70,075 from sale (70,076 from lease generally). Parish Wambo, county Hunter (Town Jerry's Plains), 1 acre 3 roods 1 perch. Portion 109. H. 2,044-1,538. P. 41-3,696.

## FOR CEMETERY.

LAND DISTRICT—COONABARRABRAN; SHIRE—COONABARRABRAN.

No. 70,077 from sale (70,078 from lease generally). Parish Miller, county Baradine, 6 acres 0 roods 3 perches shown on plan Ms. 1,422 Th. P. 41-2,437.

## FOR PUBLIC RECREATION.

LAND DISTRICT—METROPOLITAN; MUNICIPALITY—HUNTERS HILL.

No. 70,079 from sale (70,080 from lease generally). Parish Hunters Hill, county Cumberland, about 4 acres 2 roods, being the Crown land shown by green tint on plan Ms. 10,707 Sy. P. 41-2,249.

(2756) Sydney, 6th June, 1941.  
WITHDRAWAL FROM SPECIAL LEASE FOR  
CEMETERY.

IT is hereby notified that in pursuance of the conditions attached to Special Lease 1938-40 Coonabarabran, held by Reginald Jack Murray of Kenebri, the Crown lands hereunder described are hereby withdrawn from that Special Lease for Cemetery.

J. M. TULLY, Minister for Lands.

## DESCRIPTION.

LAND DISTRICT—COONABARRABRAN; COONABARRABRAN SHIRE.

Parish of Miller, county of Baradine; area, 6 acres 0 rood 3 perches, being part within proposed cemetery at Kenebri as shown on plans Ms. 1,422 Th. P. 41-2,437.

(2779) Sydney, 6th June, 1941.  
CROWN LAND NOT AVAILABLE FOR SETTLE-  
MENT UNTIL FURTHER NOTIFICATION.

IN pursuance of the provisions of section 84 of the Crown Lands Consolidation Act, 1913, it is hereby notified that the Crown lands comprised within the tract or area hereunder described shall not be available for the purposes of any application until a further notification has been published in the Gazette.

J. M. TULLY, Minister for Lands.

LAND DISTRICT—SCONE; SHIRE—UPPER HUNTER.

Parish Willis, county Brisbane, about 470 acres, bounded by portions 186, 152, 155 and 109, T.S.R. 59,883, notified 12th August, 1927, and the Liverpool Range. P. 41-3,191.

## (2745) Sydney, 6th June, 1941.

NOTIFICATION PLACING TRAVELLING STOCK  
AND CAMPING RESERVE UNDER CONTROL  
OF PASTURES PROTECTION BOARDS.

IT is hereby notified that in pursuance of the provisions of section 41 of the Pastures Protection Act, 1934, the Travelling Stock or Camping Reserve (as defined in that Act), or parts thereof, not being held under lease other than annual lease or occupation license, not being within a State Forest or within the Western Division, not embraced by a public road, and being that particularised hereunder, is hereby placed under the control of the respective Pastures Protection Board mentioned from date hereof.

J. M. TULLY, Minister for Lands.

LAND BOARD DISTRICT OF ORANGE.

PASTURES PROTECTION DISTRICT OF BATHURST.

No. Locality.

70,059. Parish Malmesbury, county Bathurst. R. 37-487.

## (2760) Sydney, 6th June, 1941.

## REVOCATION OF DEDICATION.

WHEREAS under section 25 of the Crown Lands Consolidation Act, 1913, power is given for the revocation of part of any dedication of Crown land dedicated by the Crown; Now, therefore, I do hereby declare that all preliminary action has been taken in connection with the revocation of the dedication for Hospital for the Insane (Addition) at Gladesville, area about 8 acres 2 roods 30 perches, dedicated 3rd December, 1920, in so far as it applies to or affects the part of the said area containing about 5 acres described in the Schedule hereto, and I do hereby revoke the said dedication in so far as it affects or applies to the area of about 5 acres described in the Schedule hereto. P. 41-2,249.

J. M. TULLY, Minister for Lands.

## SCHEDULE.

LAND DISTRICT—METROPOLITAN; MUNICIPALITY—HUNTER'S HILL.

Parish Hunter's Hill, county Cumberland; about 5 acres bounded by Gladesville-road, Reserve-street, Manning-road, road on the north-eastern boundary of lots 21 to 28, section 2, d.p. 13,260, and by Prince Edward street. Ms. 5,342 and 5,682 Sy.







Tag 5D

29 AUG., 1941.] NEW SOUTH WALES GOVERNMENT GAZETTE No. 110.

3053

NOTICE REMOVING TRUSTEES UNDER THE  
PUBLIC TRUSTS ACT, 1897.

## PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, the Right Honourable JOHN DE VERE, BARON WAKEHURST, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, remove the undermentioned gentlemen, who have left the district, from their positions as Trustees respectively of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 27th day of August, 1941.

(L.S.) WAKEHURST, Governor.

By His Excellency's Command,

J. M. TULLY, Minister for Lands.

GOD SAVE THE KING!

Reserve No. 57,488 at Merriwagga, area 12 acres 2 roods 30 perches, notified 3rd October, 1924, for Public Recreation:—Messrs. D. D. Smith, G. G. McCaw and R. E. Scanlon. P. 41-4,028.

Reserves Nos. 210, 213, 2,441, 9,311, 14,906, 37,139, 38,105, 45,008 and 64,296 at Bundanoon, notified 11th July, 1883, 19th September, 1883, 2nd October, 1886, 6th July, 1889, 12th December, 1891, 30th January, 1904, 9th March, 1910, 15th December, 1933, respectively, for Public Recreation:—Mr. W. E. Balk. P. 41-3,071.

The portion of Reserve No. 50,196 for Cemetery Extension at Coonabarabran, notified 19th September, 1914, set apart for Methodist Burial Ground:—Mr. P. N. Kirby. P. 41-3,931.

The portion of Reserve No. 59,946 at Merriwagga, notified 2nd September, 1927, for Cemetery set apart for Roman Catholic Burial Ground:—Mr. E. F. Morran. P. 41-3,829.

Reserves Nos. 157 at Nelson Bay, 43,695 at Pingal Bay, and 53,089 at Port Stephen, areas 2 acres, 136 acres and 41 acres respectively, notified 3rd December, 1883, 10th March, 1909, and 29th November, 1918, respectively for Public Recreation:—Messrs. J. Tarrant and W. Thompson. P. 41-3,072. (3767)

NOTICE APPOINTING TRUSTEES UNDER THE  
PUBLIC TRUSTS ACT, 1897.

## PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, the Right Honourable JOHN DE VERE, BARON WAKEHURST, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint Messrs. Prosper Herbert Chidgey, Alfred Eric Catterall, Roy Mackenzie and Arthur Stanley Cave as Trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 27th day of August, 1941.

(L.S.) WAKEHURST, Governor.

By His Excellency's Command,

J. M. TULLY, Minister for Lands.

GOD SAVE THE KING!

Reserves Nos. 70,087 and 70,089, at Budgewoi, areas about 32 acres and about 18 acres respectively, notified 13th June, 1941, for Public Recreation, Resting Place and Preservation of Flora and Fauna. P. 41-4,101.

Reserves Nos. 70,091 and 70,093, at Budgewoi, areas about 12 acres and 3 roods 20 perches respectively, notified 13th June, 1941, for Public Recreation. P. 41-4,101.

Reserve No. 70,095, at Budgewoi, area about 50 acres, notified 13th June, 1941, for Preservation of Flora and Fauna. P. 41-4,101. (3768)

NOTICE APPOINTING TRUSTEES UNDER THE  
PUBLIC TRUSTS ACT, 1897.

## PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, the Right Honourable JOHN DE VERE, BARON WAKEHURST, Governor of the State of New South Wales, with the advice of the Executive Council,

do, by this notice, appoint the undermentioned gentlemen and bodies as Trustees respectively of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 27th day of August, 1941.

(L.S.) WAKEHURST, Governor.

By His Excellency's Command,

J. M. TULLY, Minister for Lands.

GOD SAVE THE KING!

The portion of Reserve No. 69,960 at Wonboyn Lake for Cemetery Purposes, notified 21st March, 1941, set apart for Church of England Burial Ground:—Church of England Property Trust, Diocese of Goulburn. P. 41-2,772.

Reserve No. 45,316 at Mingoola, area 2 roods, notified 1st June, 1910, for Public Hall:—Messrs. Dudley Campbell Body, William Houston Hooper and Edgar David Hynes (in the places of Messrs. R. Lillierap, W. O. Hynes and M. Howard, resigned). Additional Trustee:—George Stewart Jeffrey Esq. P. 41-3,372.

Reserve No. 69,931 at Jindabyne, area 12 perches, notified 14th March, 1941, for Public Recreation (Addition):—Messrs. Howard Sutherland, Eric Weston, Percy Harris, Frederick Wallace, John Rush, William Connors and Sidney Francis Bottom. P. 41-3,464.

Reserve No. 70,075 at Jerrys Plains, area 1 acre 3 roods 1 perch, notified 6th June, 1941, for Rubbish Depot:—The Council of the Shire of Patrick Plains. P. 41-3,696.

Reserve No. 30,627 at Caregar, notified 17th February, 1900, for Cemetery (Extension) set apart for Roman Catholic Burial Ground (Addition):—Very Rev. Patrick Casey (in the place of the Rev. L. O'Keefe, deceased). P. 41-3,465.

Reserve No. 54,889 at Enfield, area 15 acres 2 roods 10 perches, notified 7th October, 1921, for Public Recreation:—The Council of the Municipality of Enfield. P. 41-3,517.

Reserve No. 58,351 at Megan, area 1 rood 3 perches, notified 30th October, 1925, for Public Hall:—Charles Edward Richards, Esq. (in the place of Mr. E. J. Richards, deceased). P. 41-3,114.

Reserve No. 55,798 at Tuggerah Lakes, area 65 acres 2 roods, notified 10th November, 1922, for Public Recreation:—John Simpson, Esq. (in the place of Mr. W. J. Dennis, deceased). P. 41-3,068. (3769)

NOTICE APPOINTING TRUSTEES UNDER THE  
PUBLIC TRUSTS ACT, 1897.

## PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, the Right Honourable JOHN DE VERE, BARON WAKEHURST, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned lady and gentlemen as Trustees respectively of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 27th day of August, 1941.

(L.S.) WAKEHURST, Governor.

By His Excellency's Command,

J. M. TULLY, Minister for Lands.

GOD SAVE THE KING!

Reserve No. 64,933 at Moonee Creek, area 40 acres, notified 23rd November, 1934, for Public Recreation and Resting Place:—Stanley Richard Ryder Esq. (in the place of Mr. J. A. Perring, resigned). P. 41-4,062.

The portion of Reserve No. 44,112 for General Cemetery at Dunedoo, notified 7th July, 1909, set apart for Presbyterian Burial Ground:—Mervyn Snodgrass Esq. (in the place of G. Patterson, resigned). P. 41-3,854.

The portion of Reserve No. 25,839 for Cemetery Extension at Cobar, notified 10th April, 1891, set apart for Roman Catholic Burial Ground:—Reverend Theodore Ledlin (in the place of Rev. J. J. Hughes, resigned). P. 41-3,812.

Reserve No. 70,008 at Carrathool West, area 12 acres 3 roods 30 perches, notified 18th April, 1941, for Public Recreation:—Messrs. William James Hurst, Maurice Lyall Hood O'Donovan, Richard Charles Hurst, Joseph Martin and Stanley Hiseocks. P. 41-3,866.

Reserve No. 51,431 at Billimari, area 2 roods, notified 14th April, 1916, for Public Hall:—Charles Edwin Dawson Esq. (in the place of Mr. W. H. Bowd, deceased). P. 41-3,123.

**MAITLAND OFFICE****Corner Newcastle Road and Banks Street (PO Box 6), East Maitland NSW 2323****Phone: (02) 4937 9300 Fax: (02) 4934 2252****ALTERATION OF CORPORATE NAME OF  
RESERVE TRUST**

PURSUANT to section 92(3) of the Crown Lands Act 1989, the corporate name of the reserve trust specified in Schedule 1 hereunder, which is trustee of the reserve referred to in Schedule 2, is altered to the corporate name specified in Schedule 3.

KATRINA HODGKINSON, M.P.,  
Minister for Primary Industries

**SCHEDULE 1**

R85696 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 85696.  
Public Purpose: Rubbish depot.  
Notified: 11 March 1966.  
File No.: 11/06312.

**SCHEDULE 3**

Hollingshed Street Rubbish Depot (R85696) Reserve Trust.

**SCHEDULE 1**

R84171 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 84171.  
Public Purpose: Cemetery purposes.  
Notified: 1 February 1963.  
File No.: 11/06312.

**SCHEDULE 3**

Rosemount Road Cemetery (R84171) Reserve Trust.

**SCHEDULE 1**

R83677 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 83677.  
Public Purpose: Drainage.  
Notified: 12 January 1962.  
File No.: 11/06312.

**SCHEDULE 3**

Aberdare Drainage (R83677) Reserve Trust.

**SCHEDULE 1**

R82660 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 82660.  
Public Purpose: Rubbish depot.  
Notified: 8 July 1960.  
File No.: 11/06312.

**SCHEDULE 3**

Main Road Rubbish Depot (R82660) Reserve Trust.

**SCHEDULE 1**

R82075 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 82075.  
Public Purpose: Drainage.  
Notified: 9 October 1959.  
File No.: 11/06312.

**SCHEDULE 3**

Congewai Street Drainage (R82075) Reserve Trust.

**SCHEDULE 1**

R77141 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 77141.  
Public Purpose: Reservoir.  
Notified: 8 October 1954.  
File No.: 11/06312.

**SCHEDULE 3**

Fullerton Street Reservoir (R77141) Reserve Trust.

**SCHEDULE 1**

R70890 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 70890.  
Public Purpose: Drainage access.  
Notified: 4 June 1943.  
File No.: 11/06312.

**SCHEDULE 3**

Northcote Street Access and Drainage (R70890) Reserve Trust.

**SCHEDULE 1**

R70075 Dummy Reserve Trust.

**SCHEDULE 2**

Reserve No.: 70075.  
Public Purpose: Rubbish depot.  
Notified: 6 June 1941.  
File No.: 11/06312.

**SCHEDULE 3**

Parnell Street Rubbish Depot (R70075) Reserve Trust.

**SCHEDULE 1**

R63332 Dummy Reserve Trust.



**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

FOLIO: 82/755240

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SEARCH DATE	TIME	EDITION NO	DATE
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19/3/2025	1:21 PM	-	-

LAND

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LOT 82 IN DEPOSITED PLAN 755240  
AT MILBRODALE  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF MILBRODALE COUNTY OF NORTHUMBERLAND  
(FORMERLY KNOWN AS PORTION 82)  
TITLE DIAGRAM CROWN PLAN 7290.2111

FIRST SCHEDULE

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THE STATE OF NEW SOUTH WALES (CA130017)

SECOND SCHEDULE (2 NOTIFICATIONS)

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- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 19/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 19/03/2025 13:21:27



Tag 6B

2568

NEW SOUTH WALES GOVERNMENT GAZETTE No. 91.

[9 AUGUST, 1957.]

(6709) Sydney, 9th August, 1957.  
PROPOSED ALTERATION OF DESIGN OF VILLAGE OF  
GEURIE.

IT is hereby notified that, at the expiration of one month from this date, it is intended, under the provisions of section 23 of the Crown Lands Consolidation Act, 1913, to alter the design of the Village of Geurie, by the closing of the road (lane) adjoining the north-eastern boundaries of allotments 10 to 14 of section 22. Diagrams showing the proposed alteration may be inspected at the Post Office, Geurie, the Land Board Office, Dubbo, and the Department of Lands, Sydney. P. 57-3,074.

R. B. NOTT, Minister for Lands.

(6712) Sydney, 9th August, 1957.  
RESERVES FROM SALE AND LEASE GENERALLY.

IT is hereby notified that, in pursuance of the provisions of sections 28 and 29 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be temporarily reserved from sale for the public purpose hereinafter specified and temporarily reserved and exempted from lease generally, and they are hereby reserved and exempted accordingly.

ROGER NOTT, Minister for Lands.

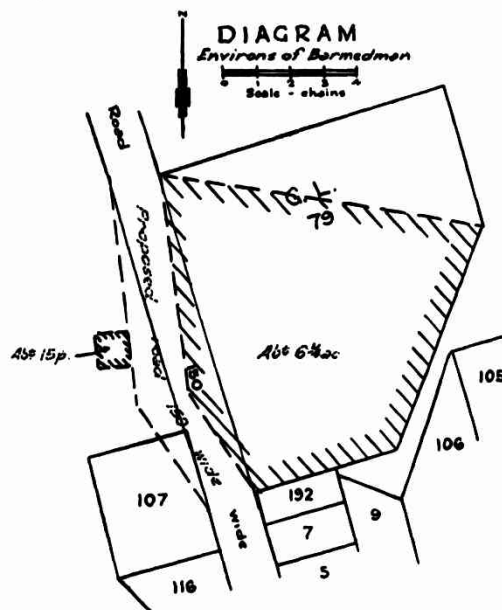
FOR PUBLIC RECREATION.

LAND DISTRICT—SINGLETON; SHIRE—PATRICK PLAINS.

No. 79,787 from sale (79,788 from lease generally). Parish Milbrodale, county Northumberland, 4 acres 3 roods 20 perches, portion 82. N. 7,290-2,111. P. 57-3,899.

LAND DISTRICT—WYALONG; SHIRE—BLAND.

No. 79,792 from sale (79,793 from lease generally). Parish Mandamah, county Bland, suburban lands and environs Barmedman, about 6 acres 1 rood 15 perches in two (2) parts as shown by black hatched edging on diagram hereunder. P. 55-3,605.



LAND DISTRICT—BOOROWA; SHIRE—GOODRADIGBEE.

No. 79,789 from sale (79,790 from lease generally). Parish Childowla, county Harden, 105 acres 3 roods 21 perches, being the land shown by green edging on plan catalogued Ms. 210 Ctn. in the Department of Lands, exclusive of the lands coloured yellow, red and blue thereon, but inclusive of the land coloured brown. P. 57-1,763.

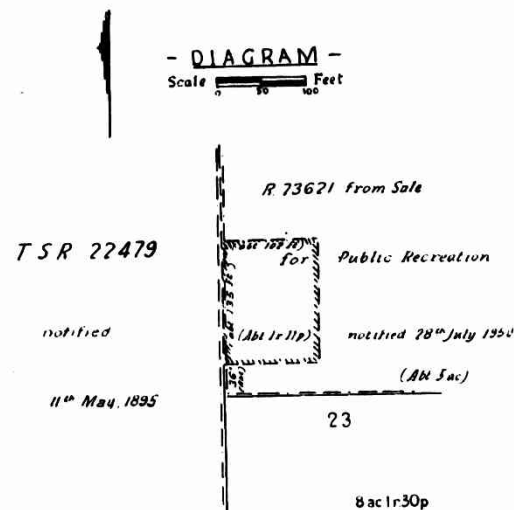
LAND DISTRICT—WINDSOR; CITY OF BLUE MOUNTAINS.

No. 79,801 from sale (79,802 from lease generally). Parish Irvine, county Cook, 1 rood 18 1/2 perches, part portion 26, being lots A and B shown on plan catalogued Ms. 15,751 Sy. P. 56-4,199.

FOR WAR MEMORIAL.

LAND DISTRICT—WARRIALDA; SHIRE—YALLAROI.

No. 79,797 from sale (79,798 from lease generally). Parish Baroma, county Burnett, about 1 rood 11 perches, shown by black hatched edging on diagram hereunder. P. 57-3,639.



(6706) Sydney, 9th August, 1957.

PROPOSED REVOCATION OF DEDICATION.

WHEREAS under section 25 of the Crown Lands Consolidation Act, 1913, it is proposed to revoke land dedicated by the Crown; and whereas I am of opinion that it is expedient in the public interest to resume the said dedication of the area described hereunder: Now, therefore, notice is hereby given in accordance with the provisions of the 25th section of the Crown Lands Consolidation Act, 1913, that it is proposed to deal with the said dedication in the manner following, that is to say, to revoke the said dedication in so far as it applies to or affects the area described hereunder.

ROGER NOTT, Minister for Lands.

EASTERN DIVISION.

LAND DISTRICT OF TENTERFIELD; TENTERFIELD SHIRE.

County Clive, parish Timbarra, 2 acres, being portion 170, dedicated 11th July 1884, for Public School Site at Black Swamp. Plan P. 1,167-1,978. P. 57-3,811.

(6707) Sydney, 9th August, 1957.

NOTIFICATION PLACING TRAVELLING STOCK RESERVES UNDER CONTROL OF PASTURES PROTECTION BOARDS.

IT is hereby notified that, in pursuance of the provisions of section 41 of the Pastures Protection Act, 1934-1955, the Travelling Stock Reserves (defined in that Act) or parts thereof, not being held under lease other than annual lease or occupation license, not being within a State Forest or within the Western Division, not embraced by a public road and being those particularised hereunder, are hereby placed under the control of the Pastures Protection Boards mentioned from the date hereof.

ROGER NOTT, Minister for Lands.

LAND BOARD DISTRICT—MAITLAND; PASTURES PROTECTION DISTRICT—DENMAN-SINGLETON.

No. 16,043 for Travelling Stock. Parish Milbrodale, county Northumberland, part east of road. P. 57-3,899.







1 NOVEMBER, 1957.]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 133.

3445

**NOTICE APPOINTING TRUSTEE UNDER SECTION 4A (2) OF THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.**

IN accordance with the provisions of section 4A (2) of the Public Trusts Act, 1897, as amended by subsequent Acts, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned gentleman as trustee of Reserve No. 79,789 at Burrinjuck Dam, parish of Childowla, county of Harden, notified 9th August, 1957, for Public Recreation, known as Burrinjuck National Park:—Jack Landon Hodgkinson, representing the Council of the Shire of Goodradigbee. Pks. 57-1,763.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,

*By Deputation from His Excellency the Governor.*

By His Excellency's Command,

J. B. SIMPSON.

(7753)

GOD SAVE THE QUEEN!

**NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.**

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice appoint the undermentioned gentlemen and body as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,

*By Deputation from His Excellency the Governor.*

By His Excellency's Command,

J. B. SIMPSON.

GOD SAVE THE QUEEN!

**RECOMMENDING THE APPOINTMENT (AND REMOVAL) OF TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.**

Reserve No. 78,846 at Barellan, suburban lands of Barellan, parish of Barellan North, county of Cooper, notified 24th August, 1956, for Public Recreation and Preservation of Trees:—Francis Thomas Maher, Reginald Gilbert Gordon Withers, Sara Isobell Bennett, Lawrence Justin Maher. Pks. 57-4,842.

Reserve No. 75,897 at Bogan Gate, parish of Gunningbland, county of Cunningham, notified 8th May, 1953, for Public Recreation:—Wallace George Buchanan (in the place of T. O. Bird, removed). Pks. 53-3,110.

Reserve No. 47,919 at Carabost, parish of Bulalgee, county of Wynyard, notified 3rd July, 1912, for Public Recreation and Reserves Nos. 54,174 and 54,277 at Cabarost, parish of Bulalgee, county of Wynyard, notified 24th September, 1920, and 19th November, 1920, respectively, for Public Recreation (addition), John Frederick Campbell Marsh (in the place of J. R. Woodhouse, deceased). Pks. 54-169.

Reserve No. 53,595 at Dorrigo, Parish of Bligh, county of Fitzroy, notified 31st October, 1919, for Public Hall:—Keith Townsend, Eric Ernest McFadyen and Colin Menzies (in the places of R. S. Vincent, M.L.A., deceased, N. L. Hobbs, retired and E. R. Garlick, removed). Pks. 51-8,087.

Reserve No. 72,429 at Eugowra, parish of Eugowra, county of Ashburnham, notified 26th September, 1947, for Hospital:—John Clement Adams (in the place of J. Norrie, retired). Pks. 52-11,107.

Reserve No. 63,057 at Goulburn, parish of Goulburn, county of Argyle, notified 20th November, 1931, for Quarry:—The Council of the City of Goulburn. Pks. 57-2,758.

Reserve No. 64,742 at Neville, parish of Neville, county of Bathurst, notified 7th September, 1934, for Public Recreation and Showground:—Charles Athol Oats (in the place of K. L. Sparke, deceased). Pks. 54-6,875.

Reserve No. 60,149 at Rowena, parish of Oree, county of Jamison, notified 2nd December, 1927, for Public Recreation and Public Hall:—Colin Bruce Cameron (in the place of H. E. C. Fuller, resigned). Pks. 57-996.

Reserve No. 13,121 at Uralla, parish of Uralla, county of Sandon, notified 10th January, 1891, for Racecourse:—Ronald John Brown (in the place of J. J. Shanahan, retired). Pks. 56-1,990.

Reserve No. 37,252 at Wattamondara, parish of Wattamondara, county of Forbes, notified 13th February, 1904, for Public Recreation:—Clive Wilburn Oliver (in the place of G. E. Baxter, retired). Pks. 54-4,906. (7612)

**NOTICE APPOINTING TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.**

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned body as trustee of the portion of land hereinafter particularised.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,

*By Deputation from His Excellency the Governor.*

By His Excellency's Command,

J. B. SIMPSON.

GOD SAVE THE QUEEN!

Reserve No. 73,492 at Waverley, parish of Alexandria, county of Cumberland, notified 14th April, 1950 for Public Recreation:—The Council of the Municipality of Waverley. Pks. 56-3,732. (7616)

**NOTICE APPOINTING TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.**

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice, appoint the Council of the Shire of Macleay as trustee of Reserve No. 60,191, at Scotts Head, notified 16th December, 1927, for Public Recreation. Pks. 57-4,031.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,

*By Deputation from His Excellency the Governor.*

By His Excellency's Command,

J. B. SIMPSON.

(7756)

GOD SAVE THE QUEEN!

**NOTICE APPOINTING A TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.**

IN accordance with the provisions of section 4 of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint Alfred Roy Taylor as an additional trustee of the land at Garawarra, area about 1,300 acres, dedicated 17th August, 1934; 12 acres, dedicated 18th October, 1935; 13 acres 1 rood, dedicated 8th May, 1936; and 140 acres, dedicated 4th November, 1938; for Public Recreation. Pks. 57-3,733.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,

*By Deputation from His Excellency the Governor.*

By His Excellency's Command,

J. B. SIMPSON.

(7930)

GOD SAVE THE QUEEN!

**NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.**

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice appoint the undermentioned gentlemen and bodies as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,

*By Deputation from His Excellency the Governor.*

By His Excellency's Command,

J. B. SIMPSON.

GOD SAVE THE QUEEN!

Reserves Nos. 50,235 and 52,646 at Allworth, parish of Karuah, county of Gloucester, notified 30th September, 1914, and 15th February, 1918, respectively, for Public Recreation:—Laurence Dixon, Baptiste John Morant and William McLeary (in the places of W. Barclay and T. Orrel, resigned, and J. C. Waters, retired). Pks. 53-7,019.

Reserve No. 46,913 at Billy's Lookout, parish of Cowal, county of Gipps, notified 16th August, 1911, for Public Hall:—Norman Frederick Mangelsdorf. Pks. 52-8,902.

Reserve No. 47,094 at Gulargambone, parish of Gulargambone, county of Gowen, notified 11th October, 1911, for Public Recreation:—The Council of the Shire of Coonamble. Pks. 57-3,282.

Reserve No. 51,743 at Hanging Rock, parish of Nundle, county of Parry, notified 29th September, 1916, for Public Recreation:—Joseph Albert Taylor and Laurence Keith MacArthur Brown (in the places of R. A. Campbell and W. A. C. Lonsdale, removed). Pks. 49-10,168.

Reserve No. 79,773 at Harden, parish of Murrumbidgee, county of Harden, notified 2nd August, 1957, for Public Recreation:—*The Council of the Municipality of Murrumbidgee*. Pks. 57-3,505.

Reserve No. 8,609 at Inverell, parish of Inverell, county of Gough, notified 2nd February, 1889, for Racecourse:—William Cecil McCosker (in place of H. T. Knapton, retired). Pks. 51-2,630.

Reserve No. 45,467 at Marra, parish of Willy, county of Gregory, notified 13th July, 1910, for Public Recreation:—Joseph William Green (in place of J. S. Lodge, resigned). Pks. 57-4,499.

Reserve No. 78,696 at Merinda, parish of Merinda, county of Wellington, notified 6th July, 1956, for Public Hall:—Valdemar Denniss, Vivian Gade Denniss, Thomas William Hogan and Albert Stanley Endacott. Pks. 54-8,730.

Reserve No. 79,787 at Singleton, parish of Milbrodale, county of Northumberland, notified 9th August, 1957, for Public Recreation:—*The Council of the Shire of Patrick Plains*. Pks. 57-3,899.

Reserves Nos. 55,189 and 57,516 at Warrah Creek, parish of Gregson, county of Buckland, notified 24th February, 1922, and 10th October, 1924, respectively, for Public Hall and Public Hall (Addition):—Foster Carter and Ronald Ernest Barwick (in the places of T. Carter, deceased, and G. Gardiner, removed). Pks. 57-3,767. (7939)

#### NOTICE APPOINTING TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the Council of the Shire of Eurobodalla as trustee of Reserve No. 56,022 at Lillipilly, notified 16th March, 1923, for Public Recreation. P. 56-4,769.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,  
*By Deputation from His Excellency the Governor.*  
By His Excellency's Command,

J. B. SIMPSON.

(7479) GOD SAVE THE QUEEN!

#### NOTICE APPOINTING A TRUSTEE UNDER THE COMMONS REGULATION ACT, 1898.—PROCLAMATION.

IN accordance with the provisions of section 10 of the Commons Regulation Act, 1898, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint Edmund Joseph Dunn as a trustee of the Camberwell Common in the place of Henry Smith, deceased, to hold office until the next general election of trustees. P. 54-4,901.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,  
*By Deputation from His Excellency the Governor.*  
By His Excellency's Command,

ROGER NOTT, Minister for Lands.

(7475) GOD SAVE THE QUEEN!

#### NOTICE APPOINTING A TRUSTEE UNDER THE NECROPOLIS ACT, 1901.—PROCLAMATION.

IN accordance with the provisions of the Necropolis Act, 1901, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice appoint Bruce William Ward as a trustee of the portion of the Necropolis at Rookwood, set apart for Presbyterian Burial Ground, in the place of R. B. Harley, retired. Pks. 57-2,575.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,  
*By Deputation from His Excellency the Governor.*  
By His Excellency's Command,

J. B. SIMPSON.

(7614) GOD SAVE THE QUEEN!

#### NOTICE REMOVING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice, remove the undermentioned gentlemen who have left the district, from their positions as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,  
*By Deputation from His Excellency the Governor.*  
By His Excellency's Command,

J. B. SIMPSON.

GOD SAVE THE QUEEN!

Reserve No. 42,217 at Bundarra, Parish of Bundarra, County of Hardinge, notified 27th November, 1907, for Racecourse:—Ernest Rutledge. Pks. 54-6,438.

Reserve No. 72,486 at Gunnedah, Parish of Cooridoo, County of Buckland, notified 31st October, 1947, for Racecourse:—William Ambrose Clift. Pks. 57-3,728. (7474)

#### NOTICE REMOVING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice remove the undermentioned gentlemen, who have left the district, from their positions as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,  
*By Deputation from His Excellency the Governor.*  
By His Excellency's Command,

J. B. SIMPSON.

GOD SAVE THE QUEEN!

Reserve No. 51,743 at Hanging Rock, parish of Nundle, county of Parry, notified 29th September, 1916, for Public Recreation:—Walter Alan Cameron Lonsdale. Pks. 49-10,168.

Reserves Nos. 55,189 and 57,516 at Warrah Creek, parish of Gregson, county of Buckland, notified 24th February, 1922, and 10th October, 1924, respectively, for Public Hall and Public Hall Addition:—George Gardiner. Pks. 57-3,767. (7940)

#### NOTICE REMOVING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, remove the undermentioned gentlemen, who have left the district, from their positions as trustees, respectively, of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 29th day of October, 1957.

K. W. STREET,  
*By Deputation from His Excellency the Governor.*  
By His Excellency's Command,

J. B. SIMPSON.

GOD SAVE THE QUEEN!

Reserve No. 75,897 at Bogan Gate, parish of Gunningbland, county of Cunningham, notified 8th May, 1953, for Public Recreation:—Thomas Oliver Bird. Pks. 53-3,110.

Reserve No. 53,595 at Dorrigo, parish of Bligh, county of Fitzroy, notified 31st October, 1919, for Public Hall:—Ernest Richard Garlick. Pks. 51-8,087. (7617)

(8225) Sydney, 1st November, 1957.

#### APPOINTMENTS DECLARED NULL AND VOID.

LAND DISTRICT—QUEANBEYAN; SHIRE—YARROWLUMLA.

IT is hereby notified that the appointments of Charles Harold Walker, James Leslie Newman and Jack William Webb, as Trustees of the portion of the General Cemetery at Ledgerton, parish of Urayarra, county of Urana, dedicated 20th March, 1894, set apart for Burial Grounds for Other Denominations, published in the Government Gazette of the 9th August, 1957, are declared null and void, the dedication of 20th March, 1894, having been revoked by notification published in the Government Gazette of the 17th January, 1947. Pks. 46-6,274.

ROGER NOTT, Minister for Lands.



Tag 6E

10178

## OFFICIAL NOTICES

23 November 1990

## ASSIGNMENT OF CORPORATE NAMES TO RESERVE TRUSTS

Pursuant to Clause 4(3) of Schedule 8 of the Crown Lands Act, 1989 the corporate name in Column C is assigned to the reserve trust constituted for the reserve or dedication specified opposite thereto in Columns A and B.

GARRY WEST, M.P.,  
MINISTER FOR TOURISM, LANDS AND FORESTS

DUBBO LANDS OFFICE

## PART 1. RESERVES

COLUMN A NUMBER	COLUMN B LOCATION	COLUMN C CORPORATE NAME	COLUMN D TRUST MANAGER
11	COOLAH	QUEENSBOROUGH PARK WEST (R11) RESERVE TRUST	COOLAH SHIRE COUNCIL
1592	MENDOORAN	BRAMBIL PARK (R1592) RESERVE TRUST	COOLAH SHIRE COUNCIL
1995	GIRILAMBONE	GIRILAMBONE RECREATION (R1995) RESERVE TRUST	BOGAN SHIRE COUNCIL
2100	NEVERTIRE	NEVERTIRE PARK (R2100) RESERVE TRUST	WARREN SHIRE COUNCIL
5890	DUBBO	DUBBO RIVERBANK (R5890) RESERVE TRUST	DUBBO CITY COUNCIL
16121	WARREN	VICTORIA OVAL (R16121) RESERVE TRUST	WARREN SHIRE COUNCIL
19729	EUCHAREENA	EUCHAREENA RECREATION (R19729) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
20772	HOLLAR	HARRY HARVEY MEMORIAL PARK (R20772) RESERVE TRUST	MUDGE SHIRE COUNCIL
24311	DUBBO	DUBBO GAOL (R24311) RESERVE TRUST	DUBBO CITY COUNCIL
24511	COONAMBLE	WARRENA WEIR RECREATION (R24511) RESERVE TRUST	COONAMBLE SHIRE COUNCIL
34976	COLLARENEBRI	COLLARENEBRI CARAVAN PARK (R34976) RESERVE TRUST	WALGETT SHIRE COUNCIL
36399	BARADINE	BARADINE SPORTS OVAL (R36399) RESERVE TRUST	COONABARABRAN SHIRE COUNCIL
40891	MUDGE	VICTORIA PARK (R40891) RESERVE TRUST	MUDGE SHIRE COUNCIL
42238	GEURIE	TOM CULKIN OVAL (R42238) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
42933	DRIPSTONE	DRIPSTONE RECREATION (R42933) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
45013	QUAMBONE	QUAMBONE RACECOURSE (R45013) RESERVE TRUST	COONAMBLE SHIRE COUNCIL
46099	DUBBO	DUBBO RECREATION (R46099) RESERVE TRUST	DUBBO CITY COUNCIL
46646	COONABARABRAN	COONABARABRAN RACECOURSE (R46646) RESERVE TRUST	COONABARABRAN SHIRE COUNCIL
46722	DUNEDOO	LIONS CARAVAN PARK (R46722) RESERVE TRUST	COOLAH SHIRE COUNCIL

NEW SOUTH WALES GOVERNMENT GAZETTE No. 152

10194

## OFFICIAL NOTICES

23 November 1990

COLUMN A NUMBER	COLUMN B LOCATION	COLUMN C CORPORATE NAME	COLUMN D TRUST MANAGER
77312	HAWKS NEST	JIMMYS BEACH RECREATION AND CAMPING (R77312) RESERVE TRUST	GREAT LAKES SHIRE COUNCIL
77691	TOUKLEY	TOUKLEY RECREATION (R77691) RESERVE TRUST	WYONG SHIRE COUNCIL
77779	SHANSEA	SHANSEA PUBLIC HALL (R77779) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
77932	SHOAL BAY	ALEX McDONALD CARAVAN PARK (R77932) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
78123	ANNA BAY	ANNA BAY RECREATION (R78123) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
78162	GOSFORD	GOSFORD RECREATION (R78162) RESERVE TRUST	GOSFORD CITY COUNCIL
78312	SHOAL BAY	ZENITH AND BOX BEACH (R78312) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
78451	PATONGA	PATONGA RECREATION (R78451) RESERVE TRUST	GOSFORD CITY COUNCIL
78506	MORISSET	MORISSET RECREATION (R78506) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
78585	KEARSLEY	KEARSLEY PUBLIC HALL (R78585) RESERVE TRUST	CESSNOCK CITY COUNCIL
78616	WAMBERAL	WAMBERAL RECREATION AND FLORA (R78616) RESERVE TRUST	GOSFORD CITY COUNCIL
78618	BATEAU BAY	BATEAU BAY RECREATION AND FLORA (R78618) RESERVE TRUST	GOSFORD CITY COUNCIL
78624	REDHEAD	REDHEAD RECREATION (R78624) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
79004	MARTINDALE	MARTINDALE RECREATION (R79004) RESERVE TRUST	MUSWELLBROOK SHIRE COUNCIL
79066	STOCKTON	RAMSON PARK (R79066) RESERVE TRUST	NEWCASTLE CITY COUNCIL
79084	GOSFORD	GOSFORD RECREATION (R79084) RESERVE TRUST	GOSFORD CITY COUNCIL
79186	PATERSON	KING STREET PARK (R79186) RESERVE TRUST	DUNGOG SHIRE COUNCIL
79316	TENAMBIT	TENAMBIT RECREATION (R79316) RESERVE TRUST	MAITLAND CITY COUNCIL
79582	GOSFORD	GOSFORD RECREATION (R79582) RESERVE TRUST	GOSFORD CITY COUNCIL
79618	OURIMBAH	OURIMBAH RECREATION (R79618) RESERVE TRUST	WYONG SHIRE COUNCIL
79787	MILBRODALE	MILBRODALE RECREATION (R79787) RESERVE TRUST	SINGLETON SHIRE COUNCIL
80256	NORAH HEAD	NORAH HEAD RECREATION (R80256) RESERVE TRUST	WYONG SHIRE COUNCIL
80621	ANNA BAY	ANNA BAY RECREATION (R80621) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
80788	WINDALE	WINDALE RECREATION (R80788) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL

NEW SOUTH WALES GOVERNMENT GAZETTE No. 152





**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

**Tag 7A**

FOLIO: 1/69007

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SEARCH DATE	TIME	EDITION NO	DATE
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19/3/2025	1:55 PM	-	-

VOL 2473 FOL 188 IS THE CURRENT CERTIFICATE OF TITLE

LAND

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LOT 1 IN DEPOSITED PLAN 69007  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF STANHOPE COUNTY OF DURHAM  
TITLE DIAGRAM DP69007

FIRST SCHEDULE

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THE STATE OF NEW SOUTH WALES (AP T622554)

SECOND SCHEDULE (2 NOTIFICATIONS)

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- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 19/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 19/03/2025 13:55:43

Tag 7B

3 JUNE, 1983]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 79

2531

*Parish Heddon, County Northumberland, Land District Maitland, City Greater Cessnock*

Widening of Main Road No. 218 within portion 10—D.P. 45559. (Council's reference: 134/902/21810.) MD83 H 156. Land resumed for road: Lot 1.

Title affected and area resumed: C.T. 4156-155 (21.7 square metres).

*Parish Boonanga, County Stapylton, Land District Warralda, Shire Yallaroi*

Widening of road within portion 12—D.P. 44031. (Council's reference: 603.) ME80 H 1018.

Land withdrawn for road: Lot 1.

Title affected and area withdrawn: Settlement Lease 1911-11 (1.979 hectares).

Adjustment to Crown Holding: Settlement Lease 1911-11 (Account No. 129175); area withdrawn, 1.979 hectares; new area, 1 511.02 hectares; annual rent reduced from \$70.09 to \$70.00; amended description, portion 12 exclusive of lot 1, D.P. 44031.

*Parish Numbaa, County St Vincent, Land District Nowra, City Shoalhaven*

Widening of West Berry Street—D.P. 45769. (Council's reference: 82/2489.) NA82 H 802.

Lands resumed for road: Lots 1 and 2.

Titles affected and areas resumed: Old System Land, lot 1 (1 952 square metres); Old System Land, lot 2 (290 square metres).

*Parish Bunberra, County Camden, Land District Nowra, City Shoalhaven*

Widening of intersection of Birriley and Tarawal Streets within portion 16 REM—D.P. 45792. (Council's reference: 81/2998.) NA83 H 108.

Land resumed for road: Lot 1.

Title affected and area resumed: Part C.T. 13578-84 (716.5 square metres).

Road closed: Lot 2.

*Parish Calvert, County Bathurst, Land District and Shire Blayney*

Widening and opening of road within portions 29, 28, 263 and 264—D.P. 45370. (Council's reference: 100:RD 2.2, 2.78 km.) OE83 H 63.

Lands resumed for road: Lots 1 to 4.

Titles affected and areas resumed: C.G. 4568-96 (2 251 square metres); C.G. 5213-66 (73.48 square metres); C.G. 4403-210 (4 186 square metres); C.T. 12320-79 (9 811 square metres).

Roads closed: Lots 5 and 6.

*Parish Newrea, County Gordon, Land District Molong, Shire Wellington*

Opening of a road within portions 220 and 265—D.P. 45376. OE83 H 127.

Lands resumed for road: Lots 1 and 2.

Title affected and areas resumed: C.T. 14014-198 (9 773 square metres, in 2 parts).

Road closed: Lot 3.

*Parish Tooyal, County Bourke, Land District and City Wagga Wagga*

Widening of road within portion 152—D.P. 45431. (Council's reference: R.98.) WA83 H 91.

Land resumed for road: Lot 1.

Title affected and area resumed: C.T. 6284-235 (7 320 square metres).

(8411) Sydney, 3rd June, 1983.

#### FORFEITURE OF HOLDING

IN pursuance of the provisions of the Crown Lands Consolidation Act, 1913, I declare the undermentioned holding forfeited. The forfeiture shall not take effect until the expiration of thirty clear days after this notification.

A. R. L. GORDON, Minister for Lands.

*Land District and Municipality—Deniliquin*

Parish South Deniliquin, County Townsend, Town Deniliquin, Special Lease 1975-1, portions 339, 340 and 416 of 4.274 hectares; holder, Anthony Edward Hocking. HY80 H 977.

No. 79, 3rd June, 1983—5

(8408)

Sydney, 3rd June, 1983.

#### ADDITIONS TO RESERVES FROM SALE

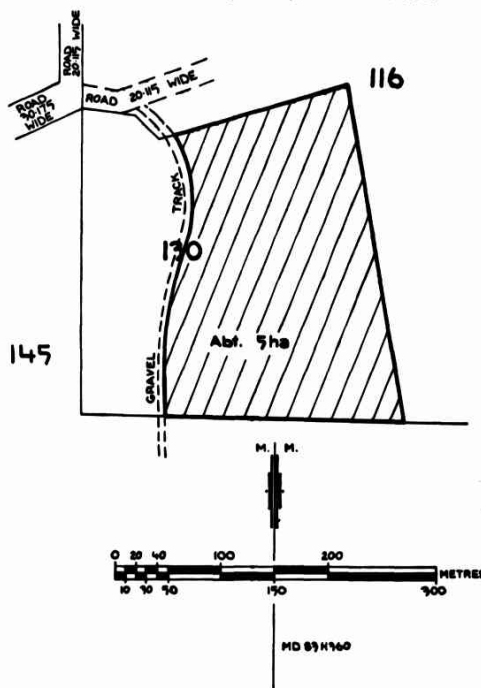
IN pursuance of the provisions of section 28, Crown Lands Consolidation Act, 1913, I declare that the Crown lands described hereunder shall be added to the lands within the reserves specified in parentheses hereunder and such lands are added accordingly.

A. R. L. GORDON, Minister for Lands.

#### FOR CAMPING

*Land District and Shire—Singleton*

Parish Lemington, County Hunter, about 5 hectares at Maison Dieu, shown by hatching on diagram hereunder. (R. 28453, notified 29th October, 1898.) MD83 H 360.



#### FOR PUBLIC RECREATION

*Land District—Newcastle; Shire—Port Stephens*

Parish Tomaree, County Gloucester, about 5 hectares, being the land between the existing high water mark boundary of Reserve 78312 and low water mark of Fingal Bay. (R. 78312, notified 3rd February, 1956.) MD83 R 3.

#### FOR TRAVELLING STOCK

*Land District and Shire—Forbes*

Parish Bocobidgle, County Ashburnham, 2.023 hectares, being portion 76. (R. 21431, notified 1st September, 1894.) OE80 H 1115.

(8415)

Sydney, 3rd June, 1983.

#### RESERVES FROM SALE

IN pursuance of the provisions of section 28, Crown Lands Consolidation Act, 1913, I declare that the Crown lands described hereunder shall be reserved from sale for the public purposes specified and such lands are reserved accordingly.

A. R. L. GORDON, Minister for Lands.

#### FOR FUTURE PUBLIC REQUIREMENTS

*Land District—Goulburn; Shire—Mulwaree*

No. 96780, Parish Towrang, County Argyle, about 10.52 hectares, being the land bounded by the road east of portions 165 REM. and 166 REM., T.S. and C.R. 53400, the road west of portions 168 and 153, and the road north of portions 144 and 36 (Parish Gundary), and being also the whole of the land comprised in Special Lease 1961-36 Goulburn. GB80 H 2392.

13 JUNE, 1983

- (a) The rent shall be paid in advance to the Crown Land Agent of the District or to the Under Secretary for Local Government and Lands on or before 24th December each year.
- (b) For the purpose of appraisal of rent, the term of the lease shall be divided into four (4) periods, the first of about six (6) years and the second, third and fourth of seven (7) years each. The rent



## CERTIFICATE OF TITLE.

(C.)

New South Wales.

CANCELLED ☒

ON ISSUE OF NEW FOLIO 69007

[App<sup>n</sup> No. 19007]

REGISTER BOOK,

Vol. 2473 Folio 188 Q3

*His Most Gracious Majesty King George The Fifth*

Applicant in primary Application N° 19007 is now the proprietor of an Estate in fee simple for the purpose of the Public Instruction Act 1880 Subject nevertheless to the reservations and conditions if any contained in the grant hereinafter referred to And also Subject to such encumbrances liens and interests as are notified herein in That piece of land situated in the Parish of Stanhope County of Durham containing Three roods thirty seven perches or thereabouts as shown in the Plan hereon and therein edged red and also shown in the Plan lodged with said Application N° 19007 being part of Six hundred acres (Portion 105 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to James Mitchell by Crown Grant dated the Fifteenth day of August one thousand eight hundred and thirty seven.

In witness whereof, I have hereunto signed my name and affixed my Seal, this Fourteenth day ofMay one thousand nine hundred and fourteenSigned the 14<sup>th</sup> day of May 1914,

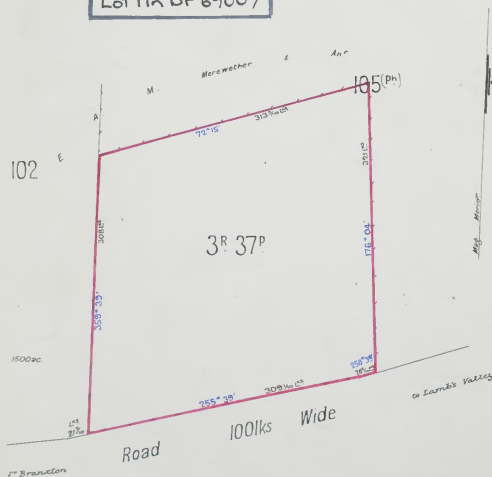
in the presence of

THE LAND WITHIN DESCRIBED IS  
Lot 1 in DP 69007*[Signature]**[Signature]*

Deputy Registrar General.



NOTIFICATION REFERRED TO.



Scale - 1 Chain to an inch

REGISTERED PROPRIETOR	The State of New South
Wales by Application	T622554
Registered	11-7-1983
<i>[Signature]</i>	
REGISTRAR GENERAL	

COMPUTER FOLIO  
DEALINGS TO BE REGISTERED.

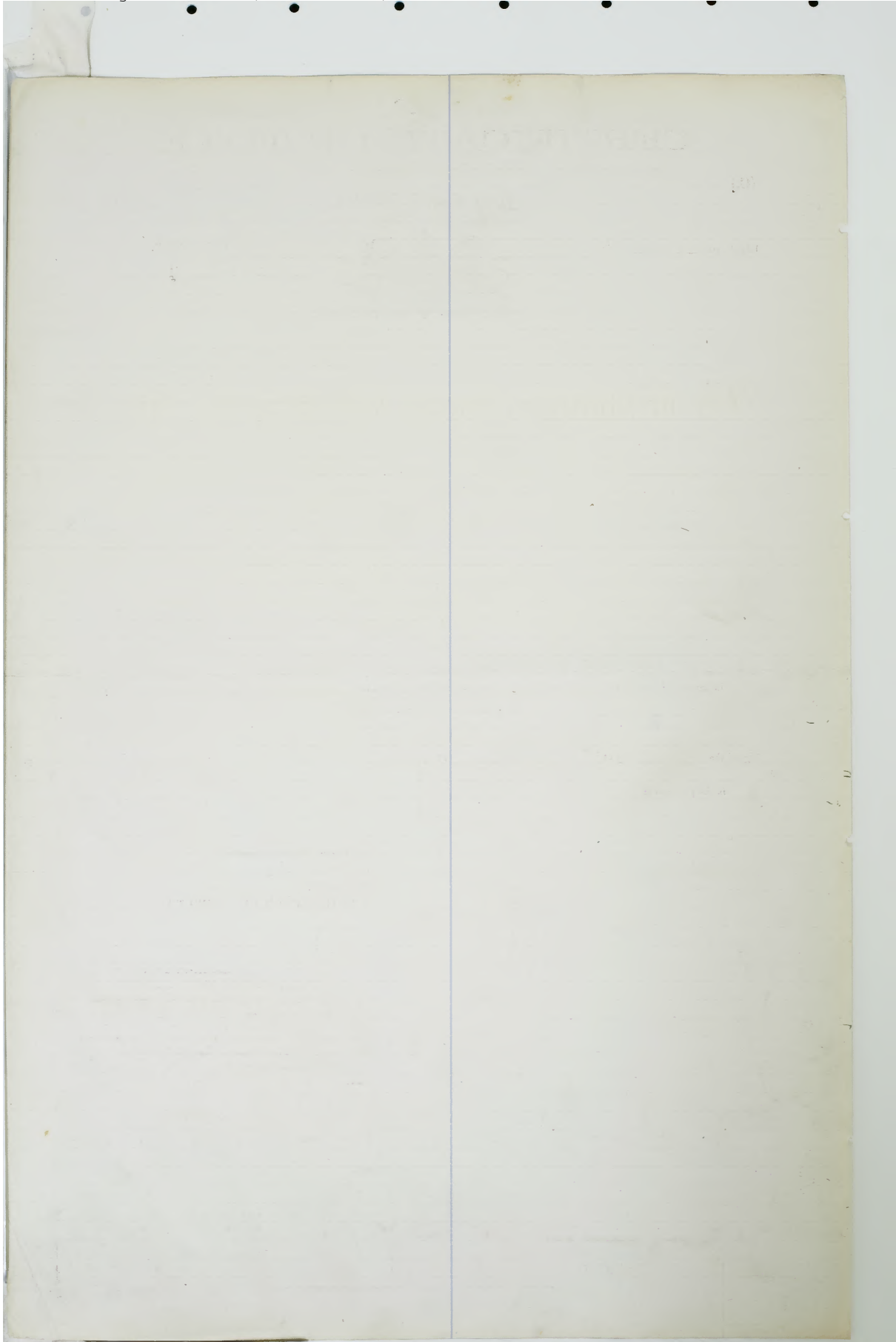
NO FURTHER

Declaration under S. 25A(1) of the  
Act, dated 3-6-1983 Folio 2533  
T622554 AP A.

## Attachment 2

## Native Title Advice - Singleton GCU PoM draft final

Req:R981786 /Doc:CT 02473-188 CT /Rev:30-Jul-2012 /NSW LRS /Prt:19-Mar-2025 14:07 /Seq:2 of 2  
© Office of the Registrar-General /Src:TRISearch /Ref:21.103





Tag 7D

3 JUNE, 1983]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 79

2533

for the second, third and fourth periods may be reappraised either upon reference by the Minister or at the request of the lessee made during the first six (6) months of the affected period.

- (c) The lessee shall not ringbark or otherwise kill or destroy any trees, saplings or seedlings of trees on the land leased except under the authority of a licence issued under the provisions of the Forestry Act, 1916.

NA79 H 570.

(8414) Sydney, 3rd June, 1983.

**PROPOSED REVOCATION OF DEDICATIONS**

AS I am of the opinion that the purpose of the dedications of the areas described hereunder has failed, notice is given in accordance with the provisions of section 25, Crown Lands Consolidation Act, 1913, that it is intended to revoke such dedications with a view to dealing with the lands in accordance with the provisions of that Act.

A. R. L. GORDON, Minister for Lands.

*Land District—Moree; Shire—Moree Plains*

Parish Boonaloon, County Benarba, 8 094 square metres, being portion 92, dedicated 29th March, 1888, for Boonaloon Public School Site. ME83 H 71.

*Land District—Newcastle; Municipality—Lake Macquarie*

Parish Kahibah, County Northumberland, 4.426 hectares, being portion 1650, dedicated 20th September, 1968, for Public School Site. MD82 R 26.

(8410) Sydney, 3rd June, 1983.

**DECLARATION UNDER SECTION 25A, CROWN LANDS CONSOLIDATION ACT, 1913, IN RESPECT OF LAND**  
IN pursuance of the provisions of section 25A, Crown Lands Consolidation Act, 1913, I declare that the land particularized hereunder may be dealt with as if it had been acquired under the Closer Settlement Acts or as Crown land within the meaning of the Crown Lands Consolidation Act, 1913.

A. R. L. GORDON, Minister for Lands.

**LAND VESTED IN HIS MOST GRACIOUS MAJESTY KING GEORGE THE FIFTH**

*Land District—Maitland; Shire—Singleton*

Parish Stanhope, County Durham, 3 971 square metres at Stanhope, being part of portion 105, and being the whole of the land in Certificate of Title, volume 2473, folio 188. MD81 H 1407.

(8413) Sydney, 3rd June, 1983.

**NOTIFICATION PLACING RESERVES UNDER CONTROL OF PASTURES PROTECTION BOARDS**

IN pursuance of the provisions of section 41, Pastures Protection Act, 1934, the parts of the reserves specified hereunder are placed under the control of the Pastures Protection Board for the Pastures Protection District as from the date of this notification.

A. R. L. GORDON, Minister for Lands.

*Land Board District—Maitland; Pastures Protection District—Denman—Singleton*

Parish Lemington, County Hunter, part No. 28453 for Camping, added this day (about 5 hectares). MD83 H 360.

*Land Board District—Orange; Pastures Protection District—Forbes*

Parish Bocobidgle, County Ashburnham, No. 21431 for Travelling Stock—Part added this day. OE80 H 1115.

(8356) Board of Surveyors,  
Department of Local Government and Lands,  
Sydney.

THE undermentioned have been removed from the Register of Surveyors under the provisions of the Surveyors Act, 1929, for the reasons shown:

Cameron, W. J.—At own request.

Rebtechi, B. A.—At own request.

The undermentioned have been registered as surveyors under the provisions of the Surveyors Act, 1929, as from the dates shown:

Hyde, Edwin—Ullman & Nolan Pty Ltd, P.O. Box 165, Mackay 4740. 22nd March, 1983.

Laughlin, David Chester—P.O. Box 58, Barham 2739. 26th April, 1983.

The undermentioned have been restored to the Register of Surveyors under the provisions of the Surveyors Act, 1929, as from the dates shown:

Morrison, Henry Donald—Alexander & Symonds, 259 Hutt Street, Adelaide 5000. 15th March, 1983.

Walker, Terence John—2 Merriwa Street, Gordon 2072. 24th March, 1983.

J. DARBY, President.

R. A. DENNIS, Registrar.

(8404) Sydney, 3rd June, 1983.

**PROPOSED EXCHANGE OF LANDS**

ATTENTION is invited to the proposed exchange of lands under section 195, Crown Lands Consolidation Act, 1913, as described in the schedule hereunder, by Bruce Frank Marchant, c/o Beveridge, Serisier & Brown, P.O. Box 40, Gilgandra 2827, to be considered by the Chairman of the Local Land Board, Coonamble. Diagrams of the proposal are on exhibition at the office of the Crown Land Agent, Coonamble, and the Lands Office, Dubbo. Objections must be lodged with the undersigned (P.O. Box 865, Dubbo 2830) by 4 p.m. on Friday, 8th July, 1983. DB82 H 904.

M. K. ROSS,

Officer-in-Charge, Lands Office, Dubbo.

**SCHEDULE**

*Land District—Coonamble; Shire—Gilgandra  
Parish—Buramulong; County—Ewenmar*

Surrender land: About 13.88 hectares, being generally that part of portion 83 between portions 3 and 66 (Travelling Stock and Camping Reserve 43452) and the reserved road through portion 83 and being land contained in Certificate of Title, volume 5159, folio 171, held by Bruce Frank Marchant.

Exchange land: About 23.41 hectares, being the greater part of portion 3 and being Crown land.

(8387) Sydney, 3rd June, 1983.

**GEOGRAPHICAL NAMES ACT, 1966**

HAVING received an application to determine the boundaries of certain suburbs within the Kuring-gai Municipality the Geographical Names Board proposes to determine the boundaries of Normanhurst and Waitara.

Also the Board proposes to assign the name Normanhurst Vale as a suburb name.

Plans showing the proposed boundaries of the three suburbs are exhibited in the Kuring-gai Municipal Council Chambers and in the office of the Geographical Names Board, Department of Lands Building, Bridge Street, Sydney.

Any objections should be in writing and lodged with the undersigned within one month of 3rd June, 1983.

D. C. MILLER, Secretary,

Geographical Names Board, Box 39, G.P.O., Sydney.

(8392)

**GEOGRAPHICAL NAMES ACT, 1966**

Sydney, 3rd June, 1983.

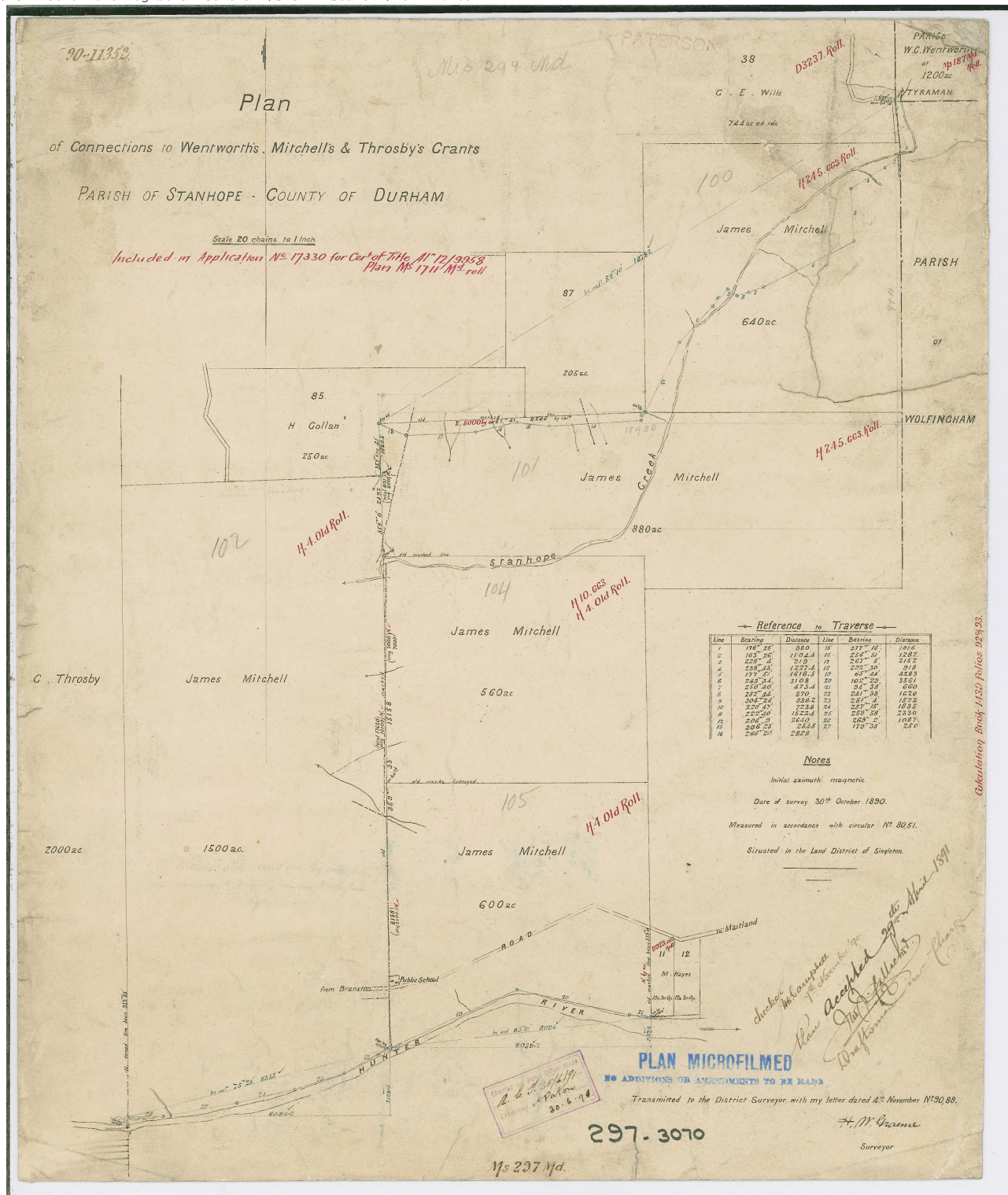
HAVING received an application to name an unnamed feature on Central Mapping Authority 1:25 000 map of TAMWORTH (within TAMWORTH 9035 1:100 000 map area), County Parry, City of Tamworth, Land District Tamworth, the Geographical Names Board of New South Wales proposes to assign a geographical name as indicated hereunder. GNB 2444.

Any objections should be in writing and lodged with the undersigned within one month of 3rd June, 1983.

<i>Proposed Geographical Name</i>	<i>Designation</i>	<i>Latitude</i>	<i>Longitude</i>	<i>Parish</i>
Gipps Street Sportsground	Reserve	31° 06'	150° 55'	Murroon
Peel Picnic Spot	Reserve	31° 05'	150° 55'	Tamworth
Powerhouse Park	Reserve	31° 06'	150° 56'	Tamworth

D. C. MILLER, Secretary, Geographical Names Board, G.P.O. Box 39, Sydney.







## GRANT OF LAND, A.

William the Fourth, by the Grace of God, of the United Kingdom of Great Britain and Ireland, King, Defender of the Faith, and so forth:—

To all to whom these Presents shall come, Greeting: KNOW YE That in order to promote the due Settlement of Our Territory of New South Wales, and in fulfilment of a Promise made on, or before the Twenty Sixth Day of June — One thousand eight hundred and Twenty Four — by His Excellency Sir Thomas Brisbane — Governor thereof, We of Our special grace have Granted and in consideration of the Quit-Rent hereinafter Reserved, and of the price of the Redemption of the same, DO HEREBY GRANT unto James Mitchell — of Macquarie Street Sydney — his Heirs and Assigns, SUBJECT to the Reservations and Conditions hereinafter mentioned, all that Piece or Parcel of Land, containing by admeasurement Six Hundred —

Acre of Land, be the same more or less, situate, lying, and being in the County of Durham — and Parish of Hanhope — in our said Territory of New South Wales, bounded Commencing at the South East Corner of St. Underwood's Sixteen Hundred Acres Grant and bounded on the West by a North line by Compass of eighty one Chains on the North by an East line by Compass of eighty Chains on the East by a South line by Compass of Seventy one Chains to the River Hunter, and on the South by the River Hunter to the South East Corner of Underwood's 1600 Acres as aforesaid being the Land promised to Thomas Underwood on or before the date above mentioned but now granted to the said James Mitchell in accordance with the Report on Memorial N<sup>o</sup> 741 made on the twenty fourth day of September One thousand eight hundred and thirty six by the Commissioners appointed under the Act of the Colonial Legislature 2<sup>d</sup> Willam<sup>th</sup>. to be called with all the appurtenances whatsoever; TO HOLD unto the said James Mitchell — his Heirs and Assigns for ever yielding and paying thereout, yearly into us, Our Heirs and Successors, the Quit Rent or Sum of Four pounds ten shillings —

— Sterling for ever from the First Day of January — One thousand eight hundred and Thirty one —; unless the same shall be redeemed by the said Grantee, his Heirs, or Assigns, within Twenty Years from that date, at the rate of Twenty Years Purchase: PROVIDED ALWAYS, that if the said Quit-Rent be at any Time unpaid for the space of Twenty Days after the same shall become due and payable, (although no formal demand shall have been made thereof) it shall and may be lawful for Us, Our Heirs or Our Successors, or any Person duly authorised in that behalf, to re-enter into the said Land or any part thereof, and thence to remove the said Grantee, his Heirs and Assigns, and to hold the same, and the rents, issues, and profits thereof to have, receive, and take, to and for the use of Us, and Our Successors until We, or Our said Successors shall therewith and thereby be fully paid and satisfied the said Quit-Rent or Annual Sum of Four pounds ten shillings — and every part thereof and all arrears of the same, due at the time of Our said entry, or which shall accrue due during the time of Our possession by virtue thereof, together with all Costs and Charges attending the non-payment of said Quit-Rent, and Our said entry thereupon, these Presents notwithstanding: AND ALSO SAVING AND RESERVING unto us, Our Heirs, and Successors, all such parts and so much of the said Land as may hereafter be required for a Public Way or Public Ways, in, over, and through the same, to be set out by the Governor for the Time being of Our said Territory, or some Person lawfully authorised in that respect; AND ALSO SAVING AND RESERVING unto us, Our Heirs and Successors, the right of taking and removing all Stone and Gravel, all Indigenous Timber, and all other Materials, the produce of the same Land, which may be required at any Time for the construction and repair of Ways and Bridges, for Naval Purposes, and for Public Works, together with right of ingress, egress, and regress, on the Land, for all the Purposes aforesaid. —

IN TESTIMONY WHEREOF, We have caused this Our Grant to be Sealed with the Seal of Our

said Territory of New South Wales. GIVEN under the Hand of Lieutenant General Sir Richard Bourke Knight — Commander of the Most Honourable Military Order of the Bath

Our Governor and Commander-in-Chief of Our said Territory and its Dependencies, —

at Government House, Sydney, in New South Wales, the Fifteenth —

Day of August — in the Eighth —

Year of Our Reign: And in the Year of Our Lord One thousand eight hundred and thirty

seven —

Signed and Sealed in the Presence of

(Signed) J. K. Holden —

— L. S. — (Signed) Rich<sup>d</sup>. Bourke

ENTERED on Record by me this Fifth Day of October — in Register of Grants of Land N<sup>o</sup> 38. page 121 —

One thousand eight hundred and thirty seven —

E. Des. Thomson

COLONIAL SECRETARY AND REGISTRAR.





1. Insert "unoccupied," or "in the occupation of," adding names and addresses of tenants in full.  
 State also nature of tenancy, if not under some lease before mentioned.

2. Here insert names and residences of adjacent owners and occupiers on all sides.

3. Here insert "am unmarried," or "was married to my present wife on the 1 day of 1 as the fact may be.

4. If any exception, state particulars, if none, strike out the words within brackets.

5. The declaration must be attested by the Registrar General or Deputy, or by a Notary Public, or by a Justice of the Peace.

If the signature be by mark, the attestation must state that it was read over to the declarant, that he appeared fully to understand the contents. This applies also to the attested direction, particularly if a different person be nominated to receive certificate.

6. If to Applicant, say "myself"; if to other person, write name at full length, with address and occupation.

If to two or more, state whether as joint tenants or tenants in common.

If to an infant, the age should be stated, and verified by Certificate of Baptism, or by Statutory Declaration.

If to a married woman, the name of the husband, together with his residence and occupation, should be stated.

and I further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to my Estate or Interest therein, and that the said land is now in the occupation of the Department of Public Instruction

and that the owners and occupiers of adjacent lands are as follows:—  
 The Trustees of David Scott Mitchell deceased care of R. A. Mc.  
 McEwen, Sydney (Owner)  
 "Bendish, " " (Occupier)  
 " " " " (Occupier)

And I further declare that—  
 And I further declare, that the annexed Schedule, to which my signature is affixed, and which is to be taken as part of this Declaration, contains a full and correct list of all settlements, deeds, documents, or instruments, maps, plans, and papers relating to the land comprised in this application, so far as I have any means of ascertaining the same, distinguishing such as being in my possession or under my control, are herewith lodged, and indicating where or with whom, so far as known to me, any others thereof are deposited; Also, that there does not exist any fact or circumstance whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of my knowledge, information, and belief; and that there is not, to my knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title, or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed [except as follows:—]

And I make this solemn Declaration, conscientiously believing the same to be true.

DATED at Sydney this Sixth day of November 1913.

Made and subscribed by the abovenamed Campbell Carmichael  
 and Minister of Public Instruction as official  
 this 6th day of November 1913.

Signature of Applicant Campbell Carmichael

In the presence of  
 To the Registrar General,  
 I, The Honorable Campbell Carmichael the above declarant, do hereby apply to have the land described in the above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of "The Most Gracious Majesty King George V for the purposes of the Public Instruction Act of 1880."

DATED at Sydney this Sixth day of November 1913.

Witness to Signature  
 The Honorable Campbell Carmichael  
 (Signature of Applicant) Campbell Carmichael

N.B.—The Schedule on third page and the Certificate indorsed should both be also signed.

\* In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.



*Journal of Management Education* 30(6)p. 789-804  
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15 <sup>th</sup> of August 1837.	Common Great & Lesser Whistlers & 2 Red caps
27 <sup>th</sup> March 1850	Common Sparrow Larks whistlers & 2 Red caps of Redwings & Redstarts 1 pair 29 <sup>th</sup> March 18
1 <sup>st</sup> of April 1850	
2 <sup>nd</sup> September 1910	Great & Small Swifts & Redwings & Swifts & some
	2 <sup>nd</sup> of March at 1866. (11 Nov. 1848)
	2 <sup>nd</sup> of September at 1850 & (14 Nov. 1823)

which this Solicitor  
must compare, see  
concluding part of  
the opinion, on which  
I am directed, as any  
conclusion, or any  
opinion or report ap-  
plied to the facts  
peculiar to false  
declarations.

Such of the Deeds and  
affidavits, as may be  
deposited with the  
Commissioner, must be  
of a certain, or con-  
fession, or must be  
deposited with the  
Commissioner, and  
there will be returned,  
if required.

If any deposited Deeds  
be brought under the  
Act, they may be  
surrendered at the  
pleasure of the  
Commissioner, but of  
course, a return of the  
return of the original  
noted.

SCHEDULE REFERRED TO. (TO BE SIGNED BY APPLICANT).

Section 117 requires that the following Certificate be signed by Applicant or his Solicitor, and renders liable any person falsely or negligently certifying, to a penalty of £50; also, to damages recoverable by parties injured.

I certify that the within application is correct for the purposes of the Real Property Act, 1900.\*

\* If by Solicitor, insert "And that I am the Solicitor of the within-named Applicant" and add his own address to his signature.

### FEEs.

#### PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

1st.—Where the Applicant is the Original Grantee from the Crown.

New Certificate ... .. £1 0 0  
Add Assurance, ½d. in the £ on declared value

2nd.—Where the Applicant is not the Grantee from the Crown, or being the Grantee, the property has been dealt with by any Registered Instrument.

Fees:—  
Advertisement ... .. £1 10 0  
New Certificate ... .. 1 0 0  
TOTAL ... .. £2 10 0

In addition to the Assurance Fee of ½d. in the £ on the value.

State to whom all correspondence relating to this Application should be sent, with address, as under, viz:—

Name Mr. A. J. J. J. J. J.

Occupation Managerial Clerk

Post Town Sydney

RECD 2-DEC-1913 2:17 PM



LAND  
REGISTRY  
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

FOLIO: 7002/1051355

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SEARCH DATE	TIME	EDITION NO	DATE
19/3/2025	3:01 PM	-	-

LAND

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LOT 7002 IN DEPOSITED PLAN 1051355  
AT BROKE  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF COOLAMIN COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP1051355

FIRST SCHEDULE

-----

THE STATE OF NEW SOUTH WALES (CA121122)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- \* 3 THE PLAN DEFINING THE LAND IN THIS FOLIO WHICH WAS PREPARED FOR IDENTIFICATION PURPOSES IS NOW SUITABLE FOR TITLE ISSUE. IT IS NOT A CURRENT PLAN IN TERMS OF SECTION 7A OF THE CONVEYANCING ACT 1919.

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 19/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 19/03/2025 15:01:13



LAND  
REGISTRY  
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

## Title Search

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452

FOLIO: 7004/1051356

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SEARCH DATE	TIME	EDITION NO	DATE
19/3/2025	3:01 PM	-	-

LAND

-----

LOT 7004 IN DEPOSITED PLAN 1051356  
AT BROKE  
LOCAL GOVERNMENT AREA SINGLETON  
PARISH OF COOLAMIN COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP1051356

FIRST SCHEDULE

-----

THE STATE OF NEW SOUTH WALES (CA121121)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- \* 3 THE PLAN DEFINING THE LAND IN THIS FOLIO WHICH WAS PREPARED FOR IDENTIFICATION PURPOSES IS NOW SUITABLE FOR TITLE ISSUE. IT IS NOT A CURRENT PLAN IN TERMS OF SECTION 7A OF THE CONVEYANCING ACT 1919.

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

21.103...

PRINTED ON 19/3/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 19/03/2025 15:01:14

1832

NEW SOUTH WALES GOVERNMENT GAZETTE No. 49

[30 MARCH, 1984

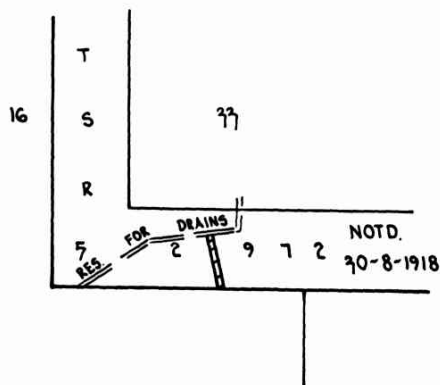
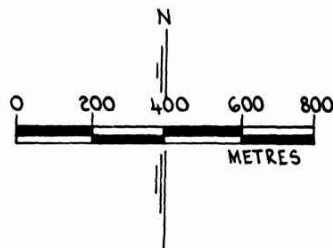
(4659) Sydney, 30th March, 1984.  
**WITHDRAWAL OF RESERVE FROM CONTROL OF  
 PASTURES PROTECTION BOARD**

IN pursuance of the provisions of section 42 (1), Pastures Protection Act, 1934, the part of the reserve specified hereunder is withdrawn from the control of the Pastures Protection Board for the Pastures Protection District.

A. R. L. GORDON, Minister for Lands.

*Land Board District and Pastures Protection District—Moree*  
 Parish Kunopia, County Benarba, Reserve No. 52972 for Travelling Stock.

Part withdrawn—That part shown by hatching on the diagram hereunder. ME83 H 20.



ME89 H 20

(Placed under control, Gazette, 9th September, 1932.)

(4601) Sydney, 30th March, 1984.  
**APPLICATION FOR LEASE FOR SPECIAL PURPOSE**

THE undermentioned application has been received for a Special Lease of the lands and for the purpose hereunder stated. It is intended to grant the lease should no sufficient objection be found to exist. Any person feeling aggrieved by the granting of such application and wishing to prosecute a complaint under the Crown Lands Consolidation Act, 1913, shall do so by lodging with the District Surveyor at Grafton a notice in terms of Form 7 verified by a statutory declaration setting forth the grounds of such complaint together with a deposit of \$20 as security for any costs which may be awarded against the complainant by the Local Land Board. If the Local Land Board gives a decision in favour of the complainant he/she shall be entitled to a refund of any sum lodged.

A. R. L. GORDON, Minister for Lands.

Parish Terranora, County Rous, Special Lease No. 1983/7, Land District Murwillumbah, for Erection of Buildings (Oyster Farm Depot and Depuration Plant).

Land applied for, about 1000 sq. m. below high water mark of Bingam Bay, Terranora Broadwater.

Applicants John Walter Charles Gilbert and Geoffrey Arthur Maingay.

Any complaint as above shall be lodged at the Lands Office, P.O. Box 11, Grafton, not later than 27th April, 1984. (GF83 H 622)

(4658) Sydney, 30th March, 1984.  
**SPECIAL PURCHASE**

APPLICATION made under section 66, Crown Lands Consolidation Act, 1913, by the undermentioned persons, has been approved in respect of the Crown land described hereunder.

A. R. L. GORDON, Minister for Lands.

*Land District—Gosford; Municipality—Lake Macquarie*

Parish Morisset, County Northumberland, Special Purchase 1982-58, lot 531, D.P. 46794, of 1.314 hectares; proposed grantees, Ronald Campbell Munday and Margaret Joyce Munday, as joint tenants, Reservoir Road, Somersby 2250; costs incurred, \$484; price of land, \$4,000; ad valorem stamp duty, \$50; less amounts lodged as required, \$4,534 (Receipt Nos E 46537, E 40477, E 47296 and E 41878); amount called for, nil. MD82 H 812.

NOTE: Title is limited to the surface and to a depth of 15.24 metres from the surface.

(4666) Sydney, 30th March, 1984.  
**RESERVES FROM SALE**

IN pursuance of the provisions of section 28, Crown Lands Consolidation Act, 1913, I declare that the Crown lands described hereunder shall be reserved from sale for the public purposes specified and such lands are reserved accordingly.

A. R. L. GORDON, Minister for Lands.

**FOR BUSH FIRE BRIGADE PURPOSES AND ACCESS**

*Land District—Inverell; Shire—Guyra*

No. 97203, Parish Darby, County Hardinge, 3 516 square metres at Stanborough, being portion 95. AE82 H 585.

**FOR FUTURE PUBLIC REQUIREMENTS**

*Land District—Braidwood; Shire—Tallaganda*

No. 97204, Parish Milo, County St Vincent, 7.385 hectares, being portions 139 and 411. GB79 H 462.

**FOR GIRL GUIDES**

*Land District and Shire—Kempsey*

No. 97205, Parish Arakoon, County Macquarie, 371.6 square metres at South West Rocks, being lot 371 in D.P. 704789. TE81 H 69.

NOTE: The affected part of R. 82364 for Public Recreation, notified 30th June, 1972, within lot 371, about 6.35 square metres, is hereby revoked.

**FOR PUBLIC RECREATION**

*Land District—Grenfell; Shire—Weddin*

No. 97206, Parish Brundah, County Monteagle, about 7 800 square metres, being the land within R. 52284 for Reservoir, notified 6th July, 1917. OE83 R 167.

NOTE: The whole of R. 52284 for Reservoir, notified 6th July, 1917, is hereby revoked.

**FOR PUBLIC SCHOOL PURPOSES**

*Land District—Glen Innes; Shire—Severn*

No. 97207, Parish Robertson, County Gough, 1.492 hectares, being lot 9, D.P. 704015. AE83 H 717.

**FOR REST PARK**

*Land District and Shire—Singleton*

No. 97208, Parish Coolamin, County Northumberland, about 1.62 hectares, being the land bounded by portion 108, end of road, portion 19, end of road and Wollombi Brook. MD82 H 784.

(4664) Sydney, 30th March, 1984.  
**LAPSING OF HOLDING**

IN pursuance of the provisions of the Crown Lands Consolidation Act, 1913, I declare the undermentioned holding to have lapsed. The lapsing shall not take effect until the expiration of thirty clear days after this notification.

A. R. L. GORDON, Minister for Lands.

*Land District and Shire—Bellingen*

Parish Newry, County Raleigh, Tender Purchase 1979-4, allotment 3, section 26, of 1 099 square metres including easement at Urunga (C.T., vol. 14630, fol. 126); holders, Ronald Brian Whit and Elizabeth Mary Whit. GF80 H 1474.







Tag 8D

27 SEPTEMBER, 1985]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 134

5173

(6022) Sydney, 27th September, 1985.  
NOTIFICATION OF REALIGNMENT OF STREET  
(PUBLIC ROAD)

PURSUANT to section 27, Public Roads Act, 1902, it is declared that the plan of realignment referred to in the Schedule hereunder for the widening under section 262 Local Government Act, 1919, of the public road described has been approved and is conclusive evidence of that realignment.

JANICE CROSIO, Minister for Natural Resources.

Schedule

STREET (PUBLIC ROAD) REFERRED TO

*Town Griffith, Parish Jondaryan, County Cooper; Land District Mirrool, Shire Griffith*

Plan G.3-2678

Banna Lane, within section 4 from the eastern boundary of allotment 3 to the western boundary of allotment 8 and from the eastern boundary of allotment 8 to the western boundary of allotment 12; affects land abutting the southern side for a width of 2.44 metres. (Council's reference: 85/430b.) HO85 H 702.

(6055) Sydney, 27th September, 1985.  
NOTIFICATION OF REALIGNMENT OF STREET  
(PUBLIC ROAD)

PURSUANT to section 27, Public Road Act, 1902, it is declared that the plan of realignment referred to in the Schedule hereunder for the widening under section 262 Local Government Act, 1919, of the public road described has been approved and is conclusive evidence of that realignment.

JANICE CROSIO, Minister for Natural Resources.

Schedule

STREET (PUBLIC ROAD) REFERRED TO

*Town Parish, Land District and Municipality Glen Innes, County Gough*

Plan G5-2205R

Healey's Lane, within section 30, between Taylor Street and Ferguson Street; affects land fronting both sides of the lane for a width of 4.605 metres. (Council's reference: 102-3.) HO85 H 1384.

(6024) Sydney, 27th September, 1985.  
ALTERATION NOTICES UNDER SECTION 35 (2) PUBLIC  
ROADS ACT, 1902

*Parishes Gundy Gundy and Alma, County Brisbane, Land District and Shire Scone*

THE notification in the Government Gazette of 31st May, 1985, folio 2465 (3461), under the heading "Notification under the Public Roads Act, 1902....." is hereby corrected by firstly, deleting the affected titles resumed for public road and substituting in their place "C.T. 12098-232 (34 square metres); C.T. 14774-203 (116 square metres); C.T. 7211-123 (2 946 square metres); C.T. 14774-204 (644.3 square metres, in two parts)"; and secondly, deleting the affected titles resumed as severed land and substituting in their place "C.T. 7211-123 (215.4 square metres); C.T. 14774-204 (105.1 square metres)" MD84 H 962.

NOTE: Erratum Notice 5583 which appeared in the Gazette of 6th September, 1985, is cancelled.

*Land District—Lake Cargelligo; Shire—Lachlan*

THE notification of closing of a road appearing in the Gazette of 20th October, 1972, folio 4168, is corrected by the deletion of "8.046" and the insertion of "6.235" in lieu. Village Tullibigeal, Parish Narden, County Dowling (Rds 72-867). OE84 H 317.

JANICE CROSIO, Minister for Natural Resources.

(6025) Sydney, 27th September, 1985.  
NOTIFICATION UNDER THE PUBLIC ROADS ACT, 1902,  
OF RESUMPTIONS AND WITHDRAWALS OF  
LANDS FOR ROADS, RESUMPTIONS AND  
WITHDRAWALS OF SEVERED LANDS, OF  
DECLARATION OF ROADS TO BE PUBLIC ROADS  
AND OF CLOSING OF ROADS

IN pursuance of the provisions of the Public Roads Act, 1902, the lands hereunder described, are resumed or withdrawn for road; such roads and the additional roads particularized hereunder are hereby declared to be public roads and dedicated to the public accordingly (except where otherwise stated); the lands hereunder described are resumed or withdrawn as severed lands; and the roads specified are hereby closed.

JANICE CROSIO, Minister for Natural Resources.

*Parish Coolamin, County Northumberland, Land District and Shire Singleton*

Opening of a road within R. 97208 for Rest Park, notified 30th March, 1984—D.P. 47806. (Council's reference ES.ROC (COOL).) MD85 H 499.

Land withdrawn for road: Lot 1.

Reserve affected and area withdrawn: R. 97208 for Rest Park notified 30th March, 1984 (2 713 square metres).

*Parish Maitland, County Northumberland, Land District and City Maitland*

Widening of Charles Street, Maitland, within part portion 153 REM—D.P. 47810. (Council's reference: 122/943). MD85 H 531.

Lands resumed for road: Lots 1 and 2.

Titles affected and areas resumed: Old System Title (105.1 square metres); C.T. 5999-217 (545.3 square metres).

*Parish Loue, County Phillip, Land District and Shire Rylestone*

Widening of the Mudgee-Rylestone Road within portions 89, 90, 95, 140 and 139, D.P. 48043. (Council's reference: R10 4 JJG mb.) OE85 H 290.

Lands resumed for road: Lots 1 to 5.

Titles affected and areas resumed: C.T. 14615-104 (132.9 square metres); C.T. 14615-105 (709.8 square metres); C.G. 3006-107 (471.3 square metres); C.G. 2992-122 (5 555 square metres) and C.G. 2404-61 (1.472 hectares).

*Parishes Jedburgh and Peel, County Roxburgh, Land District and City Bathurst*

Widening of the Eglinton-Bathurst Road within portion 90 (Parish Jedburgh) and portion 42 (Parish Peel), D.P. 48044. (Council's reference: LJT:MC:TP115-0-90.) OE85 H 332.

Land resumed for road: Lot 1.

Title affected and area resumed: Land dedicated for Racecourse and Public Recreation by gazettal of 23rd October, 1959 (794.5 square metres).

(6021) Sydney, 27th September, 1985.  
NOTIFICATION OF RE-MARKING OF ROAD

IN pursuance of the provisions of section 25 (4) of the Public Roads Act, 1902, Deposited Plan 47802 is hereby approved to be the plan re-marking the road described hereunder and the road as re-marked according to this plan shall represent and be deemed to be the original road.

JANICE CROSIO, Minister for Natural Resources.

*Land District and Shire—Singleton*

Parish Goorangoola, County Durham, the road 10.06 metres wide, passing through portion 11, shown as lot 1 in D.P. 47802. MD85 H 444.

**Native Title Advice - Singleton GCU PoM draft final**

PUBLIC ROADS ACT, 1902  
PARISH COOLAMIN

PLAN OF PROPOSED ROAD  
COUNTY NORTHUMBERLAND

LAND DISTRICT SINGLETON SHIRE SINGLINGTON  
*Width of Proposed Road VAR metres*

LAND PROPOSED TO BE WITHDRAWN FOR ROAD AND DEDICATED AS PUBLIC ROAD LOT 1

PAPERS: MD 85 H 499

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

No. 181 WIDE ROAD

BOLT FD IN BITUMEN 134'-30"

28' 19'

PEG FB 20-115

ROAD No. 181 WIDE

TO BROKE

108 PH N6120 2III

R 146+3 1603 ROAD

DALTON

OF

Wollamba Brook

FOR REST PARK NOTIFIED 30TH MARCH 1984 R 97208 FOR

ROAD 20-115 WIDE

LAND DISTRICT OF MAITLAND

DP 90793

REFERENCE TO CORNERS

COR.	BEARING	FROM	LENGTH
C	264° 46'	G I PIPE	O·5
D	247° 49'	G I PIPE	O·6

This is sheet 1 of my plan in sheets -  
(delete if inapplicable)

ROBERT DOUGLAS OBERMAN Greta 2334

a Surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made by me In accordance with the Survey Practice Regulations, 1933, and the special requirements of the Department of Lands and was completed on 16 TH NOVEMBER, 1984.

Signature *[initials]*  
Surveyor registered under the Surveyors Act, 1929-1946

ACCEPTED PLAN  
(NOT CHECKED IN THE DEPT. OF LANDS)  
M.  
12-2-85

AZIMUTH TAKEN FROM A L FIELD BOOK LD85-5 PAGES 33 MD

REDUCTION RATIO 1:2000

LENGTHS ARE IN METRES

M.P.D.

DBH190C


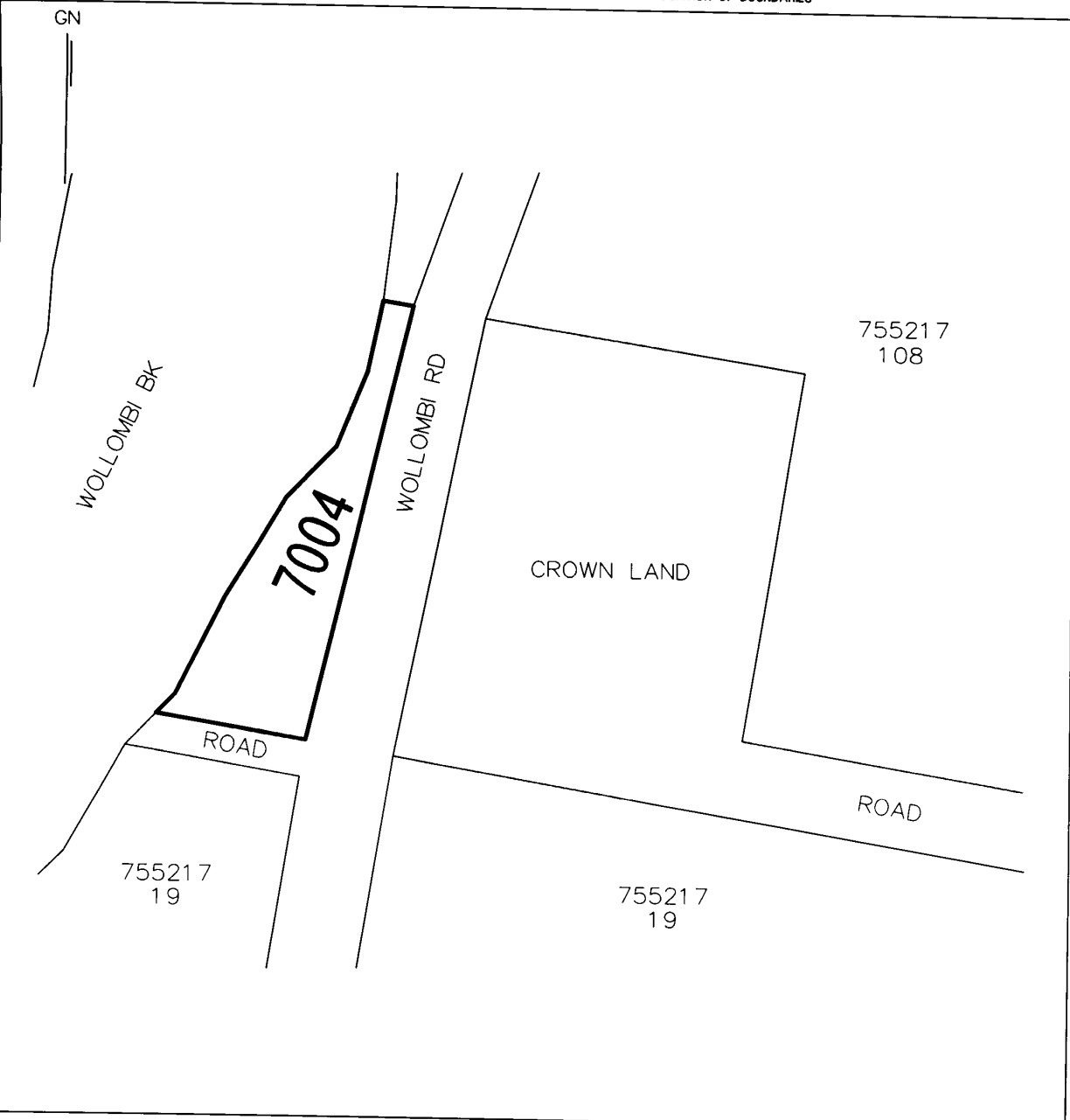
A 297


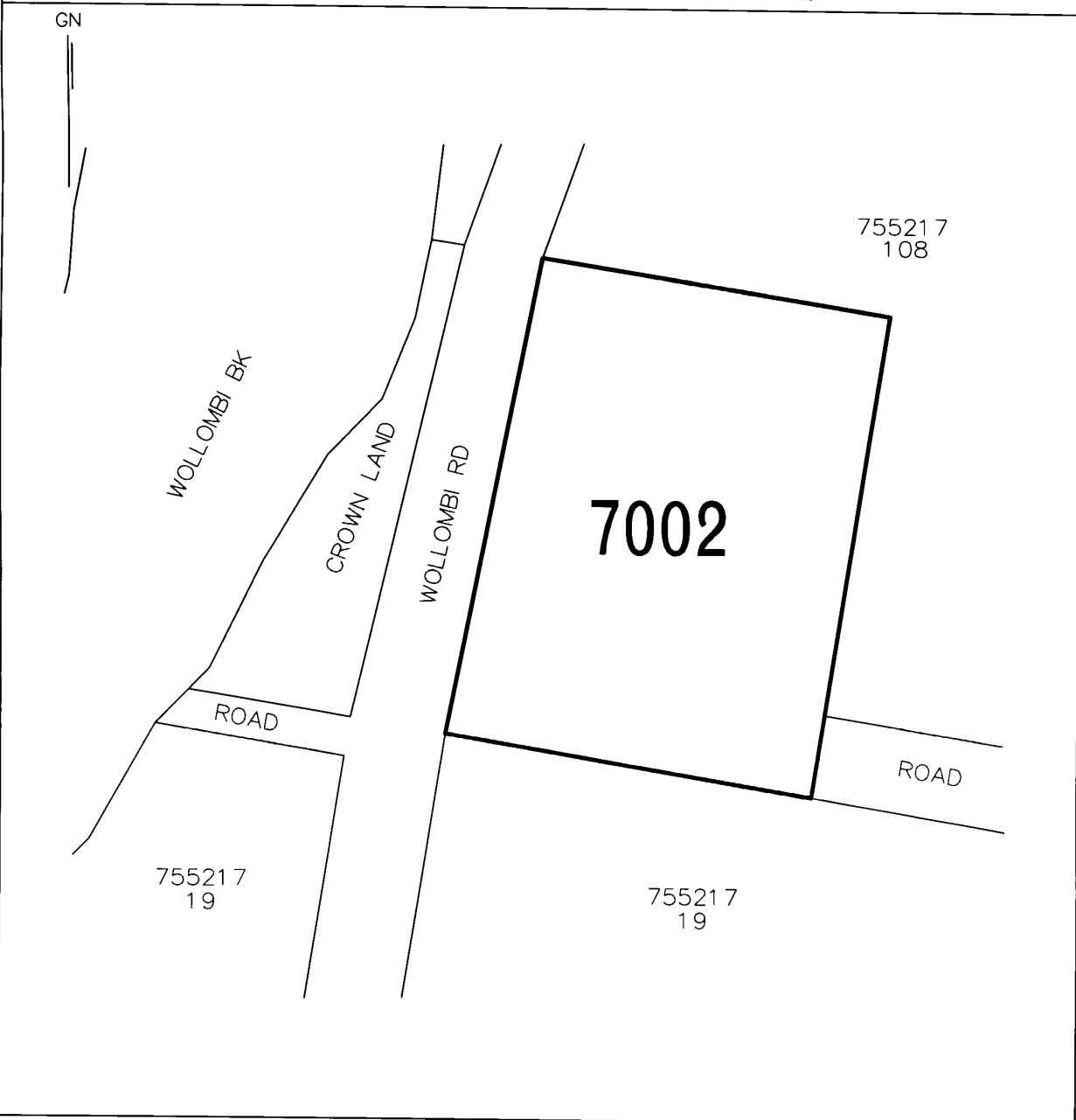
NO 01 R 1 C

BATHROOM

Scale of feet

Tag 8F

<div>PLAN OF CROWN LAND SHOWING FORMER ARTIFICIAL ID</div> <div>480/7004//755217/97208</div> <div>Shire/City SINGLETON</div> <div>Town/Locality BROKE</div> <div>Parish COOLAMIN</div> <div>County NORTHUMBERLAND</div> <div>Not to Scale</div>	<div>DP1051356</div> <div>Registered  PE 24.3.2003</div> <div>Title System CROWN LAND</div> <div>Purpose DEPARTMENTAL</div> <div>Reference Map 9132-3-N</div> <div>DCDB Partition BROK3N</div> <div>Last Plan -</div>
<div>DIAGRAM FOR IDENTIFICATION PURPOSES ONLY ... NOT TO BE USED FOR FOLIO CREATION THIS IS NOT A SUBDIVISION OF THE CROWN ESTATE. STATUS MAY NEED TO BE VERIFIED. NOT INVESTIGATED IN LAND AND PROPERTY NSW AS TO LOCATION OF BOUNDARIES</div>	
 <p>The map illustrates a section of Crown Land. A road, labeled 'WOLLOMBI RD', runs diagonally from the top left towards the bottom right. To the left of this road is a narrow strip of land labeled 'WOLLOMBI BK'. A specific area is outlined and labeled '7004'. To the right of the road, a large rectangular area is labeled 'CROWN LAND'. Further to the right, there are two smaller rectangular areas labeled '755217 108' and '755217 19'. A road is also indicated at the bottom right. The top left corner of the map area is labeled 'GN'.</p>	

<div>PLAN OF CROWN LAND SHOWING FORMER ARTIFICIAL ID</div> <div>480/7002//755217/97208</div> <div>Shire/City SINGLETON</div> <div>Town/Locality BROKE</div> <div>Parish COOLAMIN</div> <div>County NORTHUMBERLAND</div> <div>Not to Scale</div>	<div>DP1051355</div> <div>Registered  PC 24.3.2003</div> <div>Title System CROWN LAND</div> <div>Purpose DEPARTMENTAL</div> <div>Reference Map:9132-3-N</div> <div>DCDB Partition BROK3N</div> <div>Last Plan -</div>
<div>DIAGRAM FOR IDENTIFICATION PURPOSES ONLY - NOT TO BE USED FOR FOLIO CREATION THIS IS NOT A SUBDIVISION OF THE CROWN ESTATE. STATUS MAY NEED TO BE VERIFIED. NOT INVESTIGATED IN LAND AND PROPERTY NSW AS TO LOCATION OF BOUNDARIES</div>	
<div></div>	



Tag 8G

1828

NEW SOUTH WALES GOVERNMENT GAZETTE No. 49

[30 MARCH, 1984]

## MAIN ROADS ACT, 1924—PROCLAMATION

ACQUISITION OF LAND AT ST MARYS IN THE CITY OF PENRITH  
(L.S.) J. A. ROWLAND, Governor.

I, Air Marshal Sir JAMES ANTHONY ROWLAND, Governor of the State of New South Wales, with the advice of the Executive Council and on the application of The Commissioner for Main Roads, made by virtue of the powers conferred in him by the Transport (Division of Functions) Act, 1932, do in pursuance of the provisions of the Main Roads Act, 1924, by this my Proclamation, declare that so much of the land hereunder described as is Crown land is hereby appropriated and so much thereof as is private property is hereby resumed under the provisions of the Public Works Act, 1912, for the purposes of the Main Roads Act, 1924, and that the land described is hereby vested in The Commissioner for Main Roads.

Signed and sealed at Sydney, this 28th day of March, 1984.

By His Excellency's Command,

P. D. HILLS, Minister for Roads.

GOD SAVE THE QUEEN!

DESCRIPTION OF THE LAND REFERRED TO  
Schedule

All that piece or parcel of land situate in the City of Penrith, Parish of Melville and County of Cumberland, being part of the land comprised within Conveyance No. 326, Book 2737 and Part of the land comprised within Declaration of Trust No. 635, Book 2743 and shown as lot 15, Deposited Plan 261388 which is also numbered 0005.358.SS.1061 at the Department of Main Roads. The land is said to be in the possession of Joseph Cook and Jack Irvine (both deceased) as Trustees for St Mary's District Band Club (Registered Proprietors) and St Mary's District Band Club Ltd (Reputed Owner).

(D.M.R. Papers 5/358.1815)

(4370)

## DEPARTMENT OF MAIN ROADS

## LEVELS

## MAIN ROADS ACT, 1924

## SECTION 264 OF THE LOCAL GOVERNMENT ACT, 1919

State Highway No. 5—Great Western Highway, City of Blue Mountains. Reconstruction between Short Street and Wilson Way, Blaxland, 66.16 km to 67.4 km west of Sydney

NOTICE is hereby given that The Commissioner for Main Roads proposes to fix and/or refix the levels of State Highway No. 5—Great Western Highway between Short Street and Wilson Way, Blaxland, 66.16 km to 67.4 km west of Sydney and so much of any side roads thereby affected within the City of Blue Mountains in accordance with and as shown on plan Registered No. 0005.044.RC.7045 prepared by the Department of Main Roads.

Any persons interested are hereby called upon to set forth in writing addressed to the undersigned within one month any objections to the proposal and in the case of an original fixing of levels a claim for the provision of reasonable means of access to the property in which they are interested and in the case of any refixing of levels a claim for any loss or damage which they may sustain by reason of the property being directly affected in any injurious manner by reason of the refixing. A plan of the proposed levels may be inspected at the Head Office of the Department of Main Roads (Plan Room), 309 Castlereagh Street, Sydney at the Department's Divisional Office, Lithgow and at the Council Chambers of the City of Blue Mountains.

Dated this 30th day of March, One thousand nine hundred and eighty-four.

W. McL. CABLE,

Secretary, Department of Main Roads,  
309 Castlereagh Street, Sydney.

(4600)

## LANDS DEPARTMENT NOTICES

(4656)

Sydney, 30th March, 1984.

## APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of section 37o, Crown Lands Consolidation Act, 1913, the undermentioned persons are appointed to be or re-appointed as trustees of the reserves particularized hereunder for the terms shown.

A. R. L. GORDON, Minister for Lands.

Land District and Shire—Coonabarabran  
Parish and County—Baradine

Reserve 68005 for Public Recreation at Baradine, notified 18th November, 1938. Trustees re-appointed for a term commencing 1st January, 1984, and expiring 9th March, 1988: Lance Vivian Lynch, Albert Bruce Wilding, Norman Francis Crawley, John Stuart Davies, John Lane and Noel Reginald Worland. DB81 R 203.

Land District and Shire—Tenterfield  
Parish—Tenterfield; County—Clive

The areas at Tenterfield dedicated for Showground on 28th January, 1879, 2nd April, 1895, 4th August, 1922, and 10th July, 1942. New trustee appointed: John Rivers. Appointed for a term expiring 18th July, 1984. AE81 R 20.

Land District and Shire—Tumbarumba  
Parish—Tumbarumba; County—Selwyn

Reserve 63877 for Racecourse and Public Recreation at Tumbarumba, notified 13th April, 1933. Trustees re-appointed: Henry Francis Lauder, Colin Le Cerf, James Emmanuel Lyons, Robert Lloyd Heinecke, Phillip Joseph McAuliffe and Kenneth Edward Williams. New trustee appointed: Rodney Kenneth Pattinson. Re-appointed/appointed for a term commencing 1st March, 1984, and expiring 28th February, 1989, excepting Henry Francis Lauder, whose re-appointment term expires on 13th December, 1984. WA79 R 55.

(4655)

Sydney, 30th March, 1984.

## APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of section 37p, Crown Lands Consolidation Act, 1913, the undermentioned corporations are appointed to be sole trustees of the reserves particularized hereunder.

A. R. L. GORDON, Minister for Lands.

Land District—Grenfell; Shire—Weddin  
Parish—Brundah; County—Monteagle

Reserve 97206 for Public Recreation at Grenfell, notified this day: The Council of the Shire of Weddin. OE83 R 167.

Land District—Inverell; Shire—Guyra  
Parish—Darby; County—Hardinge

Reserve 97203 for Bush Fire Brigade Purposes and Access at Stanborough, notified this day: The Council of the Shire of Guyra. AE82 H 585.

Land District and Shire—Kempsey  
Parish—Arakoon; County—Macquarie

Reserve 97205 for Girl Guides at South West Rocks, notified this day: The Girl Guides Association (New South Wales). TE81 H 69.

Land District—Lismore; Shire—Richmond River  
Parish—Riley; County—Richmond

The area at Rileys Hill dedicated for War Memorial Hall on 3rd May, 1957: The Council of the Shire of Richmond River. GF84 R 32.

Land District and Shire—Singleton  
Parish—Coolamin; County—Northumberland

Reserve 97208 for Rest Park, notified this day: The Council of the Shire of Singleton. MD82 H 784.

Tag 8H

10178

## OFFICIAL NOTICES

23 November 1990

## ASSIGNMENT OF CORPORATE NAMES TO RESERVE TRUSTS

Pursuant to Clause 4(3) of Schedule 8 of the Crown Lands Act, 1989 the corporate name in Column C is assigned to the reserve trust constituted for the reserve or dedication specified opposite thereto in Columns A and B.

GARRY WEST, M.P.,  
MINISTER FOR TOURISM, LANDS AND FORESTS

## DUBBO LANDS OFFICE

## PART 1. RESERVES

COLUMN A NUMBER	COLUMN B LOCATION	COLUMN C CORPORATE NAME	COLUMN D TRUST MANAGER
11	COOLAH	QUEENSBOROUGH PARK WEST (R11) RESERVE TRUST	COOLAH SHIRE COUNCIL
1592	MENDOORAN	BRAMBIL PARK (R1592) RESERVE TRUST	COOLAH SHIRE COUNCIL
1995	GIRILAMBONE	GIRILAMBONE RECREATION (R1995) RESERVE TRUST	BOGAN SHIRE COUNCIL
2100	NEVERTIRE	NEVERTIRE PARK (R2100) RESERVE TRUST	WARREN SHIRE COUNCIL
5890	DUBBO	DUBBO RIVERBANK (R5890) RESERVE TRUST	DUBBO CITY COUNCIL
16121	WARREN	VICTORIA OVAL (R16121) RESERVE TRUST	WARREN SHIRE COUNCIL
19729	EUCHAREENA	EUCHAREENA RECREATION (R19729) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
20772	HOLLAR	HARRY HARVEY MEMORIAL PARK (R20772) RESERVE TRUST	MUDGE SHIRE COUNCIL
24311	DUBBO	DUBBO GAOL (R24311) RESERVE TRUST	DUBBO CITY COUNCIL
24511	COONAMBLE	WARRENA WEIR RECREATION (R24511) RESERVE TRUST	COONAMBLE SHIRE COUNCIL
34976	COLLARENEBRI	COLLARENEBRI CARAVAN PARK (R34976) RESERVE TRUST	WALGETT SHIRE COUNCIL
36399	BARADINE	BARADINE SPORTS OVAL (R36399) RESERVE TRUST	COONABARABRAN SHIRE COUNCIL
40891	MUDGE	VICTORIA PARK (R40891) RESERVE TRUST	MUDGE SHIRE COUNCIL
42238	GEURIE	TOM CULKIN OVAL (R42238) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
42933	DRIPSTONE	DRIPSTONE RECREATION (R42933) RESERVE TRUST	WELLINGTON SHIRE COUNCIL
45013	QUAMBONE	QUAMBONE RACECOURSE (R45013) RESERVE TRUST	COONAMBLE SHIRE COUNCIL
46099	DUBBO	DUBBO RECREATION (R46099) RESERVE TRUST	DUBBO CITY COUNCIL
46646	COONABARABRAN	COONABARABRAN RACECOURSE (R46646) RESERVE TRUST	COONABARABRAN SHIRE COUNCIL
46722	DUNEDOO	LIONS CARAVAN PARK (R46722) RESERVE TRUST	COOLAH SHIRE COUNCIL

NEW SOUTH WALES GOVERNMENT GAZETTE No. 152

10202

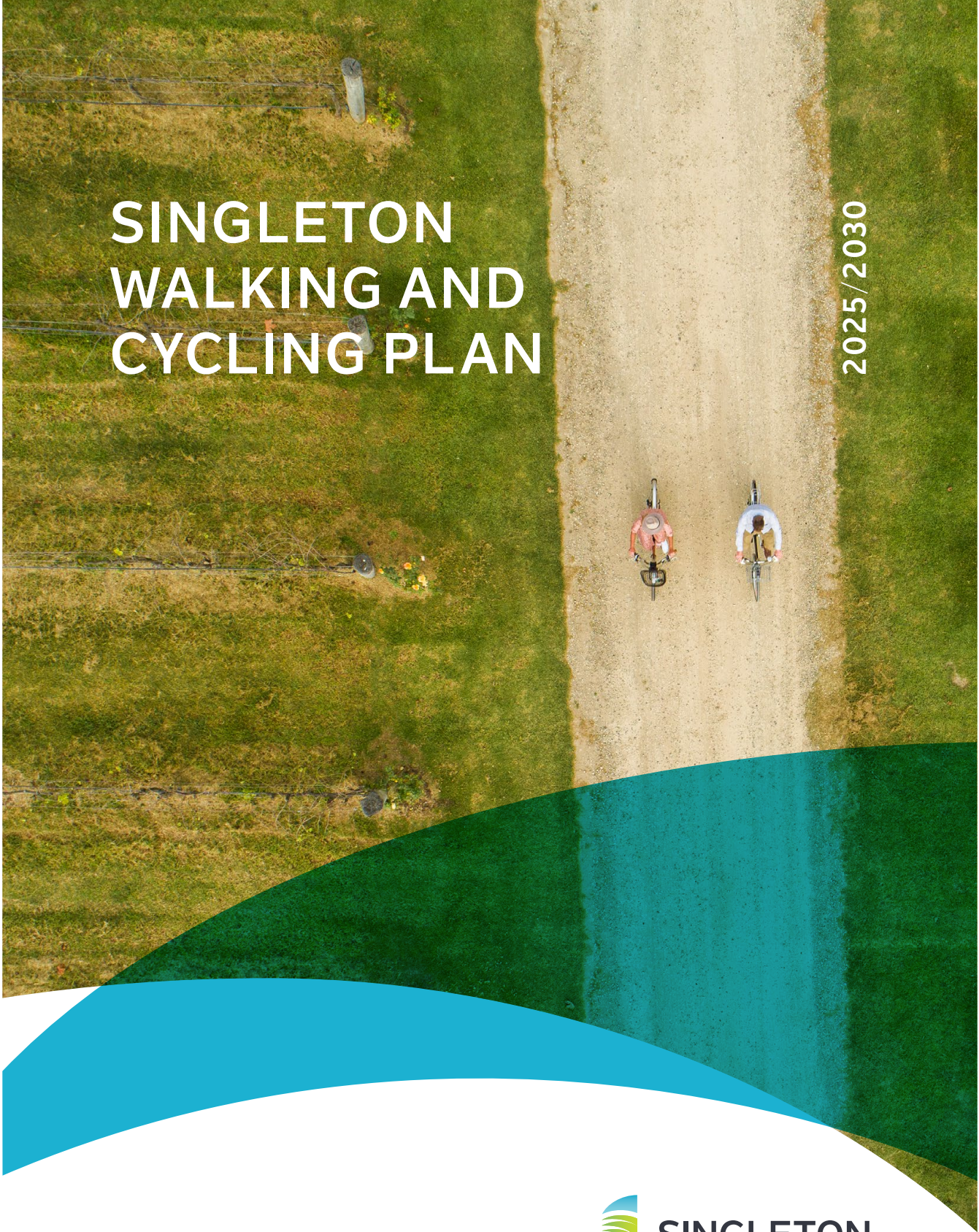
## OFFICIAL NOTICES

23 November 1990

COLUMN A NUMBER	COLUMN B LOCATION	COLUMN C CORPORATE NAME	COLUMN D TRUST MANAGER
95478	FORRESTERS BEACH	FORRESTERS BEACH RECREATION (R95478) RESERVE TRUST	GOSFORD CITY COUNCIL
95521	KINCUMBER	KINCUMBER RECREATION (R95521) RESERVE TRUST	GOSFORD CITY COUNCIL
95526	STOCKTON	STOCKTON FERRY CAR PARK (R95526) RESERVE TRUST	NEWCASTLE CITY COUNCIL
95573	NORAH HEAD	NORAH HEAD NON-PROFIT ORGANISATION (R95573) RESERVE TRUST	DEPARTMENT OF HOUSING
95644	TUGGERAHONG	TUGGERAHONG RECREATION (R95644) RESERVE TRUST	WYONG SHIRE COUNCIL
95740	WINDALE	WINDALE POLICE-CITIZENS YOUTH CLUB (R95740) RESERVE TRUST	FEDERATION OF NSW POLICE-CITIZENS YOUTH CLUBS
95880	KINCUMBER	KINCUMBER RECREATION (R95880) RESERVE TRUST	GOSFORD CITY COUNCIL
95916	GRETA	GRETA COMMUNITY CENTRE (R95916) RESERVE TRUST	CESSNOCK CITY COUNCIL
96169	AVOCA	AVOCA SCOUTS (R96169) RESERVE TRUST	THE SCOUT ASSOCIATION OF AUSTRALIA, NSW BRANCH
96187	METFORD	METFORD RECREATION (R96187) RESERVE TRUST	MAITLAND CITY COUNCIL
96201	GHANDALAN	GHANDALAN RECREATION (R96201) RESERVE TRUST	WYONG SHIRE COUNCIL
96311	WARNERS BAY	WARNERS BAY GIRL GUIDES (R96311) RESERVE TRUST	GIRL GUIDES ASSOCIATION, NSW
96375	GREEN POINT	GREEN POINT RECREATION (R96375) RESERVE TRUST	GOSFORD CITY COUNCIL
96705	WOY WOY	WOY WOY NON-PROFIT ORGANISATION (R96705) RESERVE TRUST	ASSEMBLIES OF GOD (NSW)
96760	LEMON TREE PASSAGE	LEMON TREE PASSAGE COAST GUARD (R96760) RESERVE TRUST	AUSTRALIAN VOLUNTEER COAST GUARD ASSOCIATION INC
96787	CARRINGTON	CARRINGTON PUBLIC BUILDINGS (R96787) RESERVE TRUST	ROADS AND TRAFFIC AUTHORITY
96999	TERRIGAL HAVEN	TERRIGAL HAVEN COASTAL PATROL (R96999) RESERVE TRUST	ROYAL VOLUNTEER COASTAL PATROL
97083	MARTINS CREEK	MARTINS CREEK BUSH FIRE BRIGADE (R97083) RESERVE TRUST	DUNGO SHIRE COUNCIL
97107	LEMON TREE PASSAGE	LEMON TREE PASSAGE DRAINAGE AND PLANTATION (R97107) RESERVE TRUST	PORT STEPHENS SHIRE COUNCIL
97155	MORISSET	MORISSET COMMUNITY (R97155) RESERVE TRUST	LAKE MACQUARIE CITY COUNCIL
97177	KARUHAN	KARUHAN GIRL GUIDES (R97177) RESERVE TRUST	GIRL GUIDES ASSOCIATION, NSW
97208	MOLLOMBI	MOLLOMBI REST PARK (R97208) RESERVE TRUST	SINGLETON SHIRE COUNCIL

NEW SOUTH WALES GOVERNMENT GAZETTE No. 152





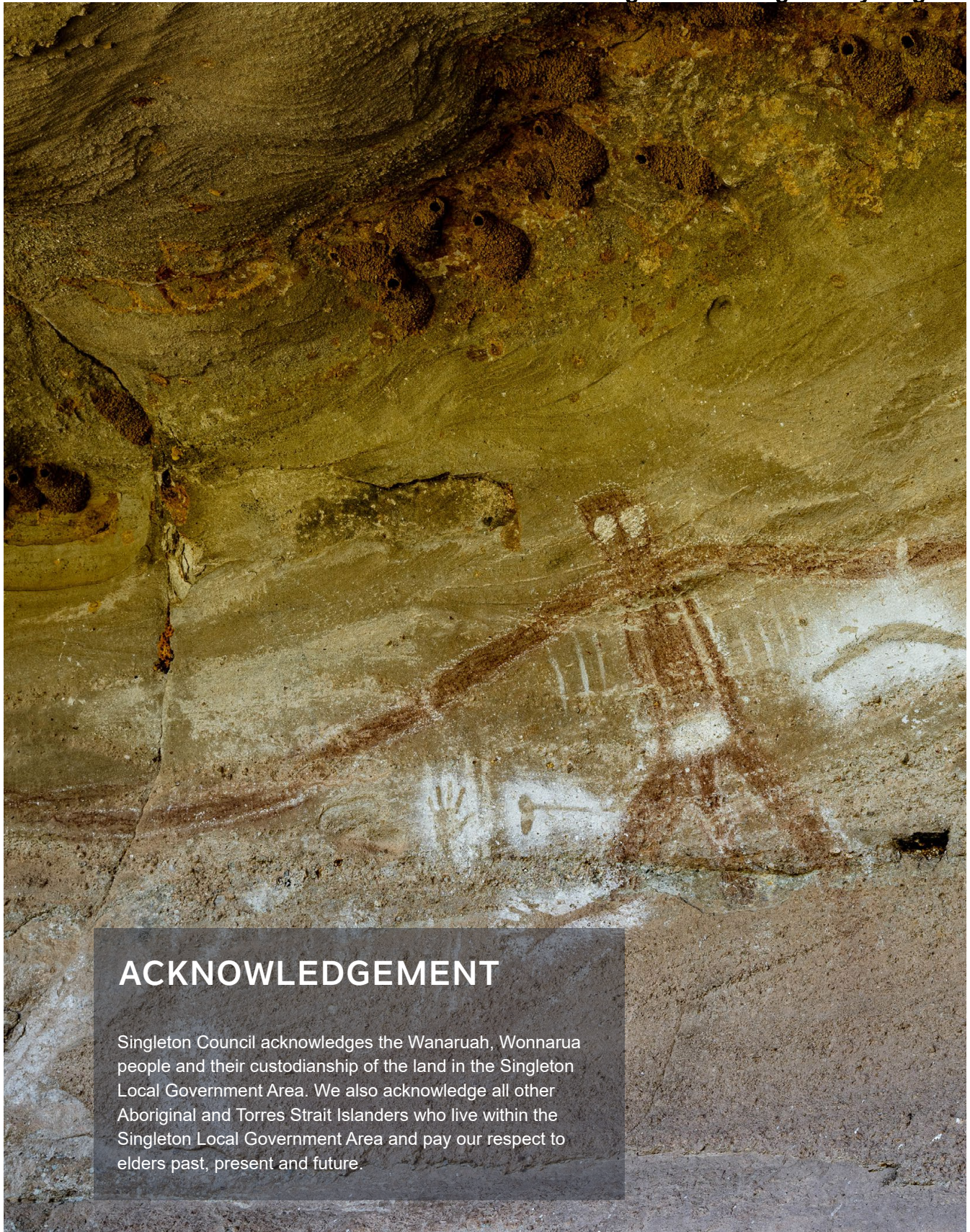
SINGLETON  
WALKING AND  
CYCLING PLAN

2025/2030

[W singleton.nsw.gov.au](http://singleton.nsw.gov.au)







## ACKNOWLEDGEMENT

Singleton Council acknowledges the Wanaruah, Wonnarua people and their custodianship of the land in the Singleton Local Government Area. We also acknowledge all other Aboriginal and Torres Strait Islanders who live within the Singleton Local Government Area and pay our respect to elders past, present and future.





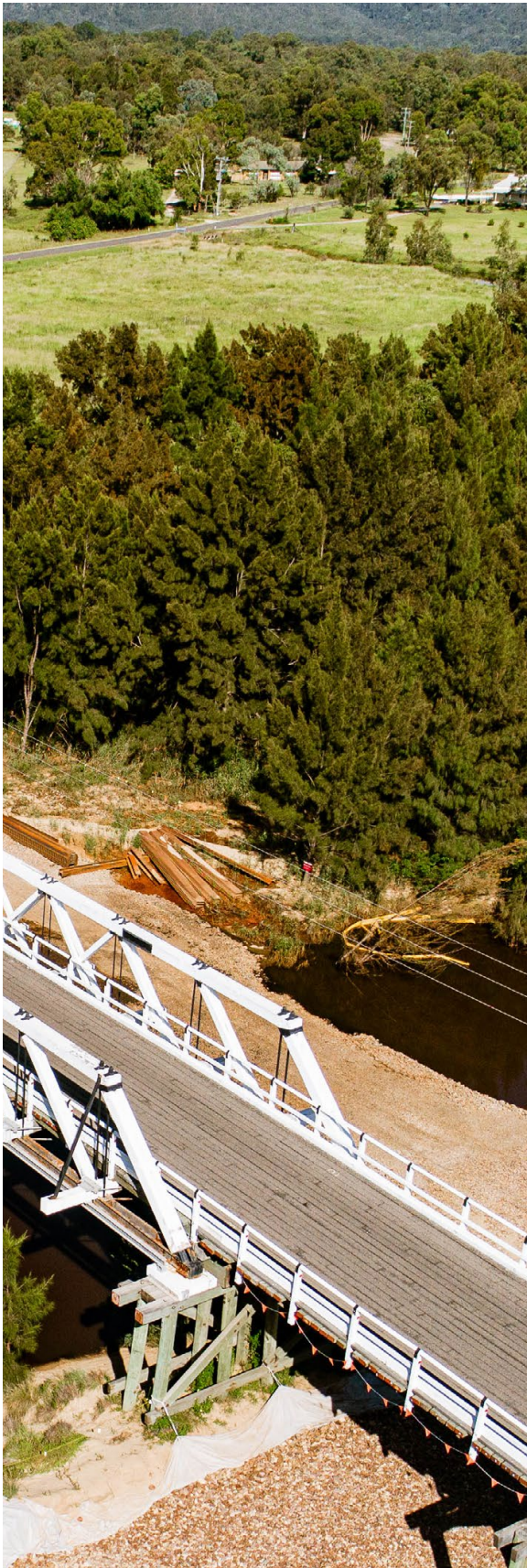
# CONTENTS

- 01 Understanding Singleton
- 02 The Vision for Singleton
- 03 Walking and Cycling in Singleton
- 04 Listening to the Community
- 05 Our Progress So Far
- 06 Design Principles
- 07 Our Future Network
- 08 Implementation Plan







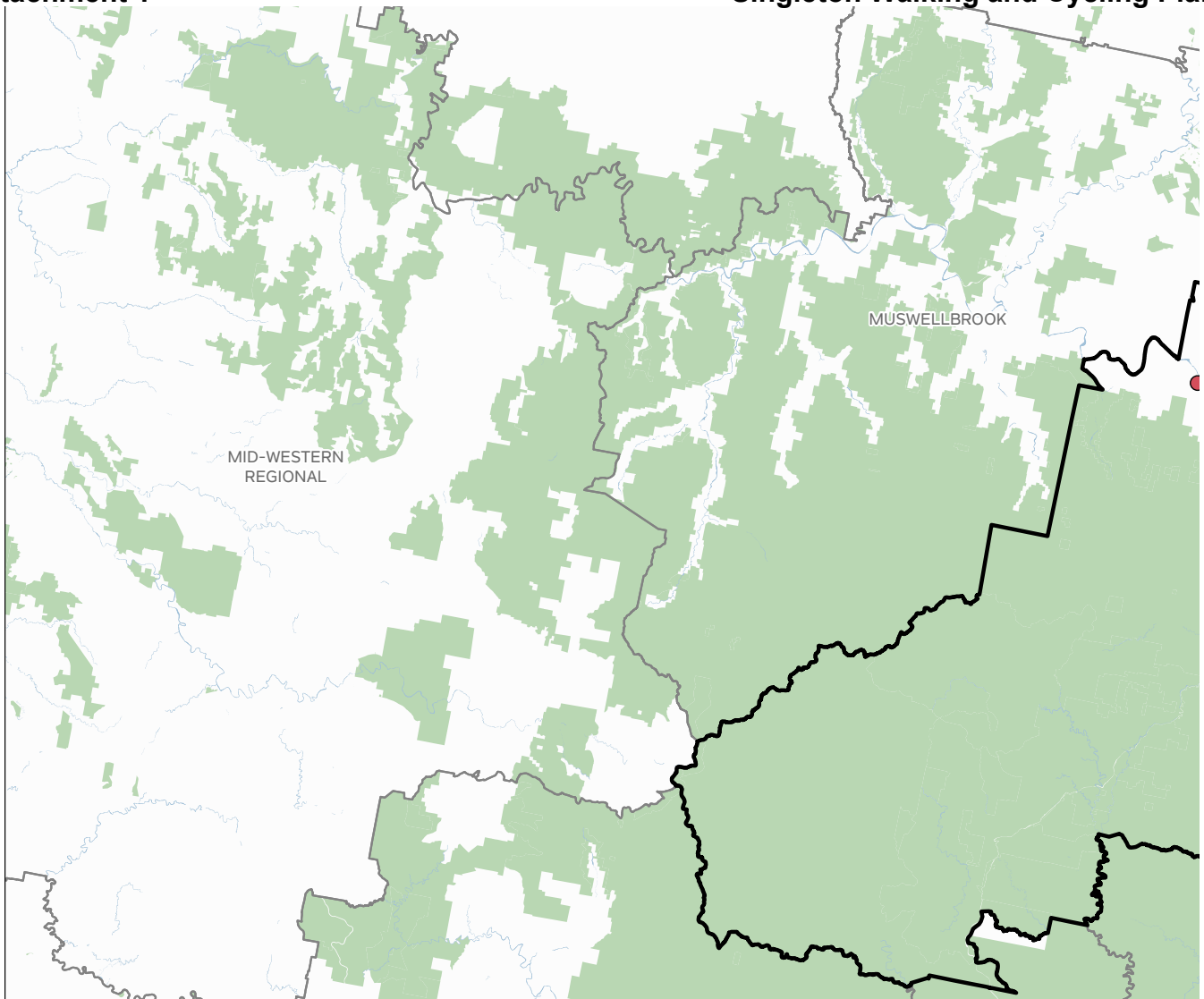


# 01

## UNDERSTANDING SINGLETON

2025 - 2030

5

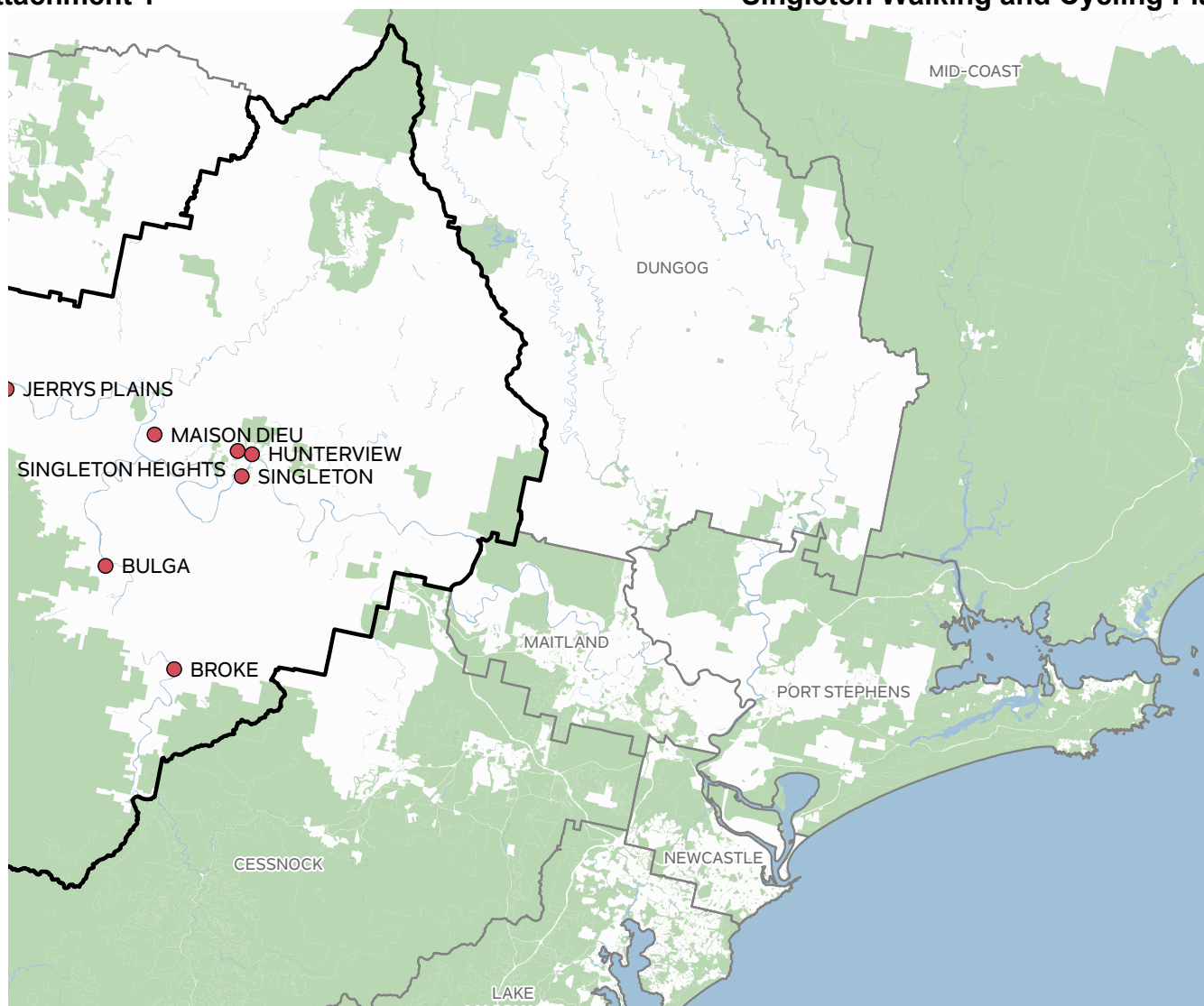


The Singleton Local Government Area (LGA) has an abundance of exciting walking and cycling experiences for residents and visitors to enjoy. Whether you're exploring one of our diverse townships, pedalling your way through the heart of the Hunter Valley down the Hermitage Road Cycleway, or embarking on a journey through one of our World Heritage National Parks such as Yengo or Mount Royal, there's an abundance of opportunities to engage in physical activity and enjoy the great outdoors.

This Walking and Cycling Plan has been

developed to enhance accessibility and provide better support for walkers and cyclists. Singleton Council is committed to encouraging people to walk or cycle as part of their everyday travel by creating safe, easy and enjoyable walking and cycling trips. These trips help to relieve pressure on our roads and public transport networks and are part of a healthy lifestyle.

The Plan doesn't just go to the heart of improving and extending our existing walking and bicycle network — it also helps us support active travel near our schools and encourage tourism by creating



connectivity across the landscape for walking and cycling, which was also identified as a key action in the new Hunter Valley Destination Management Plan.

The Plan is not intended to be a strategic document, but a five-year action plan for infrastructure enhancements relating to walking and cycling. Our decision making process is driven by the needs and priorities of the community, and we foresee that this future works program will foster safer and more accessible communities that enables growth in the participation of walking and cycling.

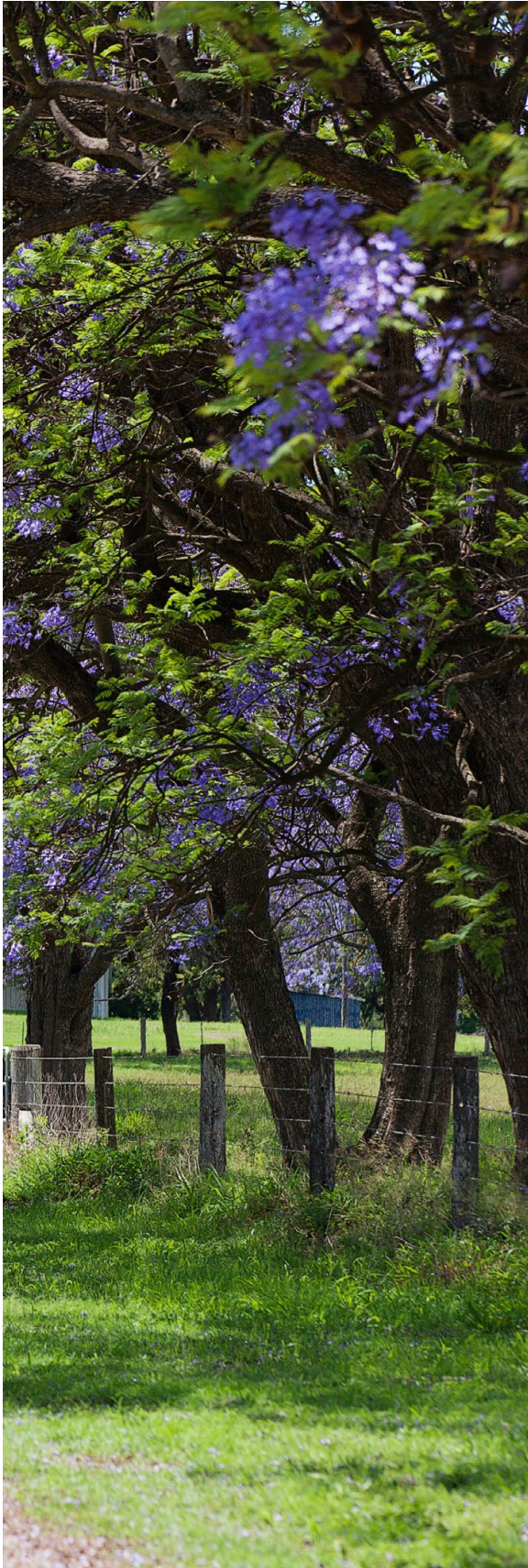
To achieve this the Plan sets out to:

- Enhance and broaden walking and cycling networks throughout the Singleton LGA.
- Upgrade existing facilities for walking and cycling to improve their usability and safety.
- Enhance the walking and cycling infrastructure around schools to promote active commuting among students.
- Improve walking and cycling connections to boost tourism in the region.
- Implement best practice design principles in all projects to ensure high-quality infrastructure.









# 02

THE VISION FOR  
SINGLETON

2025 - 2030

9

## ALIGNING OUR DIRECTION

State and local government policy provides strategic direction and guidance for the development and prioritisation of infrastructure in an integrated and manageable way and allows vision to be implemented across the short to long-term. This chapter provides an insight into the importance of policy to this action plan, and outlines documents that are of relevance. Policy is periodically reviewed to ensure current standards are met and to incorporate and support technological and social change. Included within this chapter are highlights of the Singleton Footpath and Pedestrian Facility Plan and the Singleton Bike Plan, which have guided the development of this Plan.



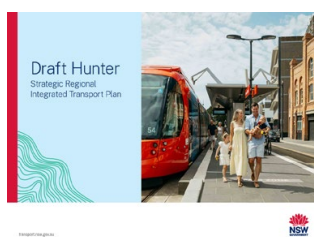
### Future Transport Strategy

Future Transport Strategy is a TfNSW long-term planning framework, aimed at improving integrated transport solutions in NSW. It underscores the significance of achieving net-zero targets by giving priority to walking, cycling, micro-mobility, and public transport. Furthermore, it reaffirms the commitment made in the preceding transport strategy to double the investment in active transport infrastructure.



### Active Transport Strategy

The NSW Active Transport Strategy, building on the Future Transport Strategy, outlines a 5-year plan to direct investment and prioritise actions for developing safe and accessible active transport infrastructure in NSW. It identifies five key areas to promote walking and cycling as the go-to choice for short journeys and a practical, safe, and efficient alternative for longer trips.



### Draft Hunter Strategic Regional Integrated Transport Plan

The draft Hunter Strategic Regional Integrated Transport Plan presents a 20-year blueprint for the Hunter region's transport infrastructure and policies. The plan's objective is to ensure all residents in the Hunter region have access to safe reliable and efficient transport options.



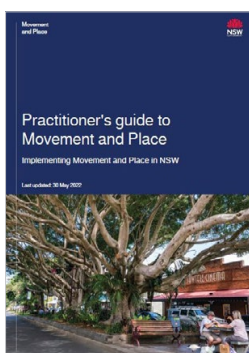
### Hunter Regional Plan 2041

The Hunter Regional Plan outlines a 20-year land use plan that draws from each council's local strategic planning statement including Singleton. This plan has been prepared concurrently with the TfNSW draft Hunter Regional Transport Plan to align with its vision and actions. The plan has strong emphasis on promoting walking and cycling as a preferred mode of transport for shorter and last-mile trips through planned investment and the establishment of 15-minute neighbourhoods.



### Adventure Cycling Strategy

The strategy presents key priorities and actions for the planning, enhancement, and implementation of adventure cycling infrastructure in NSW. Recognised as a crucial component of ecotourism, adventure cycling is poised to contribute significantly to the NSW Government's Visitor Economy Strategy. The plan earmarks Singleton MTB Trails as a potential investment prospect, with the aim of leveraging cycling to enhance the attractiveness and quality of public spaces in the town.

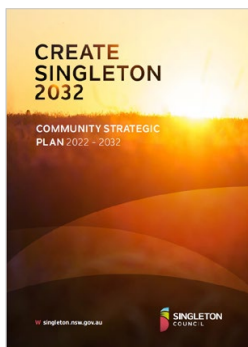


### NSW Movement and Place Framework

The NSW Movement and Place Framework is a comprehensive, place-centric approach to the planning, design, implementation, and management of transport networks in NSW. This framework takes into account the entire street, including footpaths, extending from one property boundary to another, and caters to the needs of all users. The framework strategically integrates the efficient transit of people and goods with the enhancement of local amenities and the quality of places.



## ALIGNING OUR DIRECTION



### Singleton Community Strategic Plan

The Community Strategic Plan (CSP) outlines a strategic vision for the next decade, known as “Create Singleton 2032”. It pinpoints opportunities to enhance the use of facilities across the LGA by improving access via walking tracks and bike paths. A primary objective of this plan is to foster connected and safe environments by enhancing transport connectivity and promoting alternative modes of transportation.



### Singleton Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) sets forth a 20-year vision for the Singleton LGA, outlining the future of land uses, built forms, and activities. This statement is part of a broader set of local plans and policies, and it mirrors the objectives outlined in the CSP.



### Singleton Bike Plan (2016)

This Walking and Cycling Plan is built upon the foundation of the 2016 Bike Plan. The 2016 version of the Plan conducted a comprehensive assessment, considering multiple criteria to establish cycling routes in the region. This assessment was based on factors such as usage, demand, and local traffic volumes. The Plan aligns with Council’s objective of promoting cycling as a preferred mode of transportation.





Singleton Footpath and Pedestrian Facility Plan

This plan paved the way for a systematic approach to developing pedestrian-focused infrastructure in Singleton. The plan serves as a guiding document, pinpointing enhancements to the existing active transport infrastructure and laying the groundwork for future developments. It does so by offering strategic principles and footpath warrants, which are based on other design standards and development control plans.



Singleton Disability Inclusion Action Plan (2022-2026)

The Disability Inclusion Action Plan (DIAP) outlines numerous goals aimed at enhancing accessibility for individuals with disabilities through infrastructure enhancements, provisions, and advocacy initiatives. The Singleton Disability Advisory Committee is instrumental in outlining actions, including the identification of crucial areas for the installation of new or upgraded footpaths, crossings, and kerb ramps.



Our People Strategy (2022 - 2026)

Our People Strategy 2022 - 2026 establishes a framework that ensures the services provided to the community by Council are delivered by the right individuals, in the appropriate roles, equipped with the necessary skills and attitudes, at the right time. This strategy outlines the outcomes Council aims to achieve and sets clear deliverables to progressively accomplish them over a four year period.







# 03

## WALKING AND CYCLING IN SINGLETON

2025 - 2030

15

## GREENER PATHS

Walking and cycling, as the most sustainable modes of transport, not only contribute to healthier lifestyles and cleaner environments but also foster inclusivity and stimulate the local economy. These benefits are interdependent, offering a comprehensive approach to planning and designing for communities that are liveable, accessible, and sustainable.

Singleton boasts a robust network of walking and cycling paths that connect key centres, medical services, workplaces, and educational institutions. We are dedicated to expanding our networks to enhance this connectivity and ensure safety in a systematic manner.

The foundation of harmonious neighbourhoods lies in active, people-friendly streets. Our improved network will bolster connectivity for Singleton's residents across our regional centres and significant locations, thereby boosting local vitality and community spirit. This enhanced network will enable individuals of all abilities to consider walking or cycling as viable options for both work and recreation, removing any potential barriers.

Over the decades, designing streets for motor vehicles has observed a rise in car-dependent lifestyles and contributed to physical inactivity. An Australian Institute of Health and Welfare study found that, more than 1 in 5 children and more than 1 in 2 adults in NSW were above a healthy weight. Walking and cycling are two of the easiest ways to introduce physical activities into daily lifestyle and a city with local streets that invites people to connect over walking and cycling has the potential to become healthier.



*Through our Disability Inclusion Action Plan we are committed to enhancing social and recreational opportunities for people with a disability. To enable this we are upgrading and installing new kerb ramps alongside the identified improvements to the footpath network.*



*As of the 2021 ABS Censuses, 4.2% of Singleton LGA residents chose walking as their primary method of travel to work, which was an increase on the 2016 ABS Census proportion of 2.6%. This proportion is also higher than the 2021 NSW average of 2.5%.*



*Safe access to schools is a key commitment for Singleton Council and NSW Government. By creating a generational mindset we can alleviate pressures on the road network in the future and reduce car dependency for low kilometre trips.*





2025 - 2030

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## MOUNTAIN BIKING

Mountain bike parks offer numerous advantages to a region, including the chance to engage in an exciting and adrenaline-fueled sport within a secure and regulated setting. As these parks gain recognition and become more established, they serve as a major draw for locals and attract tourists to the area. Mountain biking inherently enhances the physical and mental

well-being of participants and contributes to environmental preservation by safeguarding plant and animal life through habitat management and eliminating the need for unauthorized trails. Within the Singleton LGA, there are currently two mountain bike parks that cater to a range of riders, from novices to professionals.



In 2021, we released our Mountain Bike Trail Feasibility Study to guide our future planning for mountain bike facilities within Singleton and to align with our Strategic Community Plan target of aspiring for an active and engaged community. To inform this process, we identified types of facilities, capital costs and funding opportunities and actively engaged with the community to understand their needs and determine the suitability for specific user groups.

As a result of this study Pioneer Road MTB Park is set to see major improvements in 2025 thanks to a \$500,000 grant from the NSW Regional Housing Fund. Upgrades will be delivered in partnership with the Singleton Mountain Bike Club and will include upgrades to 9.41km of existing trail, construction of 1.66km of new trail, closure and rehabilitation of 2.42km of existing trail, as well as new signage and directional arrows.

During our study we found that:



*Flow, Enduro/All Mountain and Cross Country were the most popular trail styles among locals. The majority are looking for a flow trail experience.*



*Riders will typically spend between 1 and 2 hours at their local trails. The majority of Singleton locals typically ride 1 – 3 times per week.*



*98% of survey respondents indicated a local network would encourage them to ride more often. Physical health, mental health and excitement/adrenaline were the top three motivators.*

2025 - 2030



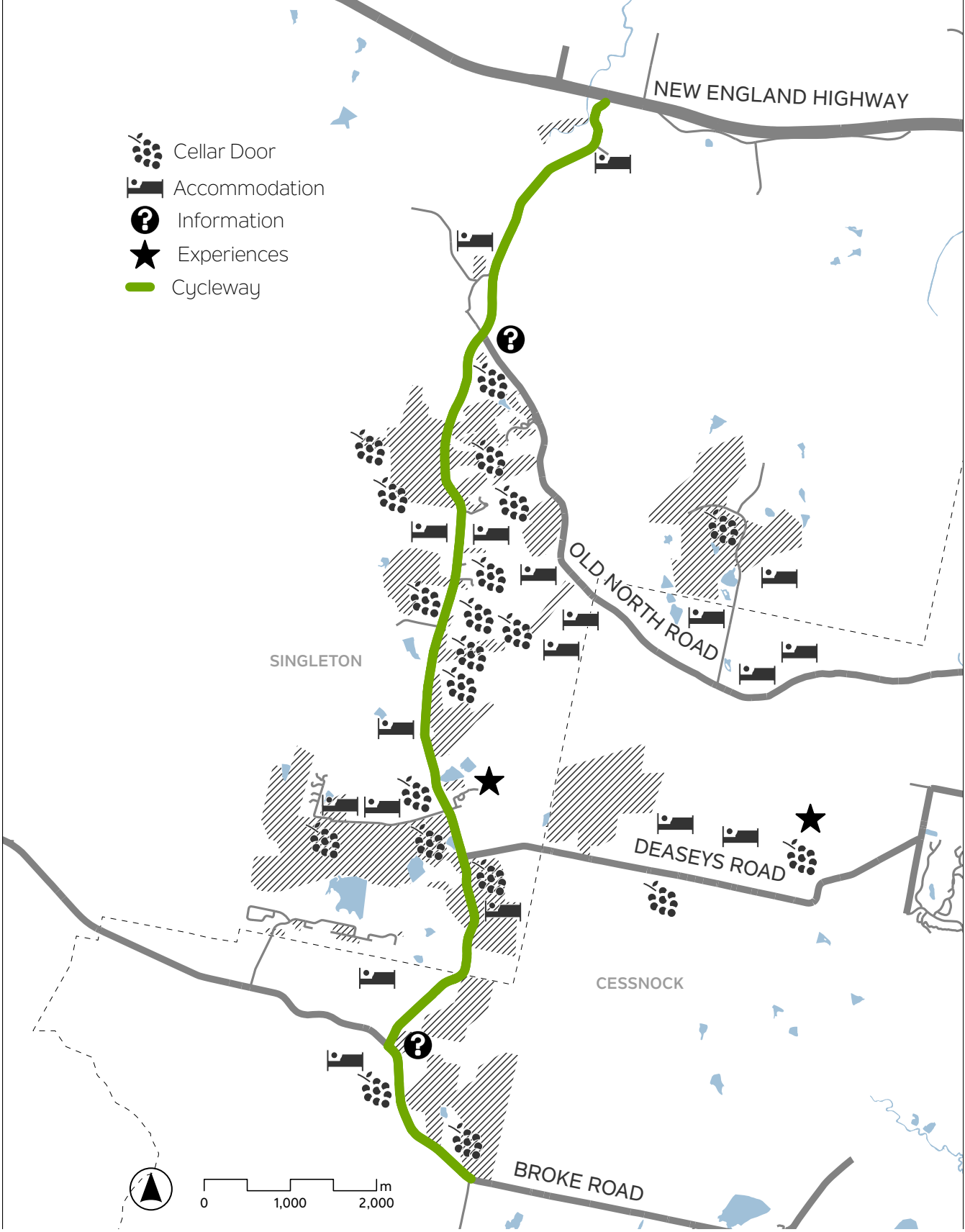
**Pioneer Road MTB Park**

Located in Hunterview, Pioneer Road MTB Park is a much-loved spot for biking enthusiasts. With a diverse array of trails, it caters to all skill levels, from novices to seasoned experts. It's not just a hit with the local riders, but it also draws in cyclists from different regions, making it a vibrant hub for the biking community.



**Maison Dieu MTB Park**

Maison Dieu MTB Park is suitable for riders of all ages and experiences, with elevation that creates an exhilarating ride without being too daunting.







## THROUGH THE VINEYARDS

The Hunter Valley is one of the oldest and most famous wine regions in Australia, with over 150 wineries to explore. Every year, the Hunter Valley receives more than 1.5 million domestic and international visitors. Cycling is a popular mode of transport for visitors to explore the valley at a relaxed pace, with a number of companies offering bicycles for hire and guided tours.

The Hermitage Road Cycleway Project was a joint venture between Singleton Council and Cessnock City Council which aimed to improve the road conditions and safety of Hermitage Road and Broke Road, as well as to provide a dedicated cycleway for bike lovers and tourists. This is a dedicated cycleway that runs from the beginning of Broke Road in Pokolbin to the New England Highway. It passes by many boutique cellar doors, breweries, distilleries, and

restaurants. This is also the region's first dedicated bicycle path which links more than a dozen wineries along its route and has been hugely beneficial for Singleton.

Wine cycling tourism not only reduces our carbon footprint but also helps preserve the natural resources and biodiversity of the vineyards and surrounding region. Cyclists tend to spend more time and money in the area, which supports local businesses, wineries, and communities. This form of tourism offers a unique opportunity to enjoy the region's diverse wines and foods while learning about the regions historical and cultural significance.









04  
LISTENING  
TO THE  
COMMUNITY

2025 - 2030

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## WE HEARD YOU

Community engagement was a fundamental aspect of this study. It's essential to involve the community early on when implementing strategies like this one, to gather insights about their perspectives, concerns, and vision for transportation within the Singleton LGA. The community's feedback was not only invaluable but also instrumental in shaping our decision-making process.

To achieve this level of involvement, we carried out a variety of communication and engagement activities aimed at informing, consulting, and involving community members. These activities included:

- Drop-in sessions for the community
- Geospatial mapping
- Online surveys

This chapter outlines the outcomes of our comprehensive engagement process and highlights the main trends and issues brought up by the community.

### Community Drop-In Sessions

Several community drop-in sessions took place in July and August 2023. These sessions, which typically lasted between two to three hours, offered the public a chance to interact with key Council staff. The sessions were conducted at various locations including the Singleton Square Shopping Centre, Singleton Heights Sport Centre, and Singleton Gym and Swim. These sessions were particularly beneficial for those with limited online access, providing them an

avenue to share their feedback, express their concerns, and propose ideas for the region.

### Geospatial Mapping

We used Social Pinpoint for our online community engagement platform and collaborative mapping tool. This digital tool enabled community members to participate interactively by tagging comments on a map, pinpointing areas of concern and potential, and leaving comments with supporting details or suggestions. This approach proved to be highly popular having received over 300 comments from 200 unique stakeholders.

### Online Surveys

Our online survey, hosted on Council's 'Your Say' website, enabled us to connect with a broad cross-section of the community. The survey, which was live for more than a month, contained targeted questions, to understand the usability and perception of our walking and cycling networks and infrastructure.







# WHAT YOU HAD TO SAY

The Singleton community's feedback on walking and cycling revealed significant barriers to these activities, including security, safety, and inadequate infrastructure. Over half of the respondents indicated that improved infrastructure could motivate them to use active transport modes. The need for enhanced pedestrian safety and crossings in Singleton was also a recurring theme.

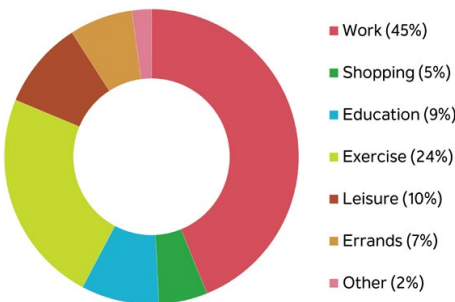
The main deterrents to walking more were the lack of suitable footpaths and the

distances required to travel, whilst walking ability was of least concern. For cycling, similar concerns were echoed, with the lack of suitable infrastructure being the main deterrent.

The subsequent sections of this chapter will provide a detailed analysis of each survey question, offering valuable insights into the community's attitudes towards active transport and informing future infrastructure planning and development.

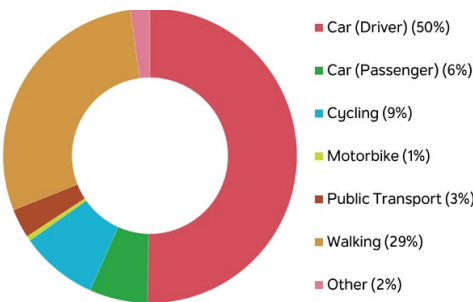
## Trip Purpose

Knowing how and why people travel can give a key indication of future trip potential. In this survey, approximately half of all participants (45%) identified travel to work as their main trip on a typical weekday, followed by exercise (24%), leisure (10%), education (9%), errands (7%), and shopping (5%).



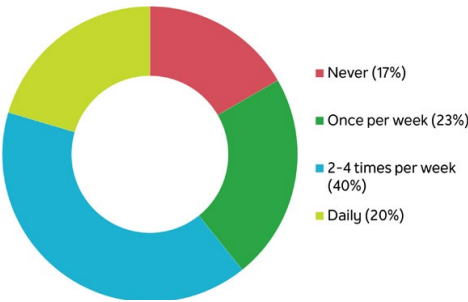
## Primary Mode of Transport

Additionally, knowing how persons undertake these trips shows which users can be targeted. The majority of the participants (56%) indicated that a car was their main method of transport. This is followed by 29% who walk, 9% who cycle, and 3% who use public transport. This shows that there is the opportunity to convert private vehicle trips to more sustainable means.



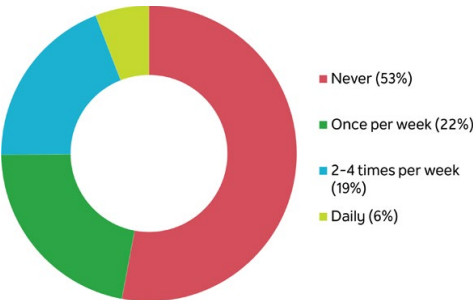
Walking Frequency

Of all the participants who said they choose to make trips by walking, 20% indicated that they walk daily, 40% walk two to four times per week and 23% walk once per week. 17% of the participants stated that they do not choose to walk to destinations.



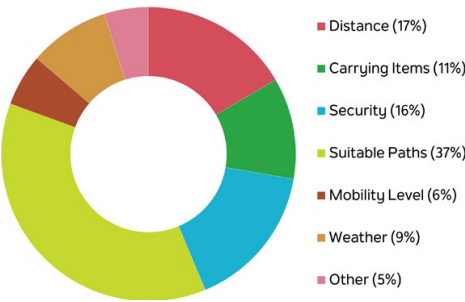
Cycling Frequency

Of all the participants who said they choose to make trips by cycling, 6% indicated that they cycle daily, 19% cycle two to four times per week and 22% cycle once per week. 53% of the participants stated that they do not choose to cycle to destinations.



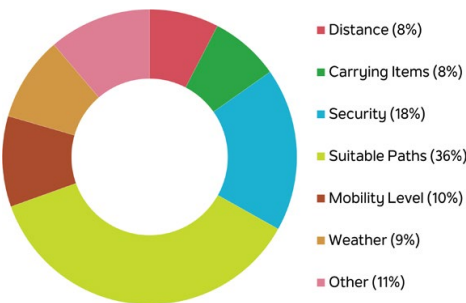
Barriers to Walking

Understanding the constraints and barriers of the community allows us to review and address these concerns through our proposed network. Suitable paths (37%) were of the greatest concern, followed by distance (17%) and security (16%). Whilst we can not improve travel distance, we can focus on expanding our network with improved safety measures to remove these barriers.



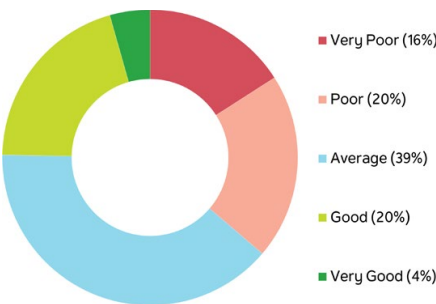
Barriers to Cycling

Similarly for cycling, we can focus on the highlighted issues to improve cycling opportunities. Our study found that again, suitable paths (36%) were the most dominant concern, followed by other (11%) and mobility level (10%). For issues associated with other, the majority of issues were persons not owning or having access to a bike.



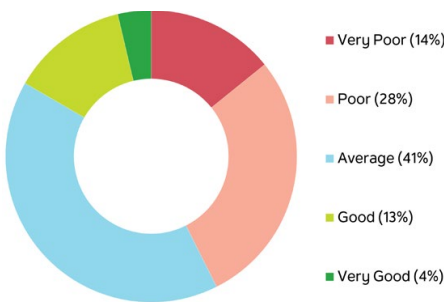
Walkability Score

In assessing walkability, we take into account various factors including the condition of footpaths, the ease of movement, traffic speeds and volumes, and safety measures. Understanding our residents' perception of walkability is crucial as they encounter these factors daily. Our survey found that 39% of respondents deemed walkability to be average, while 24% rated it as good or very good, and 36% perceived it as poor or very poor.



Cyclability Score

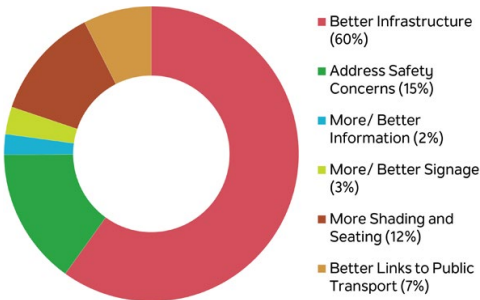
Cyclability, much like walkability, is evaluated based on several factors. These include cycling-specific aspects such as dedicated infrastructure, flow, and continuity, as well as general traffic conditions and overall safety. Cyclability is perceived as either poor or very poor by 42% of the survey respondents. Meanwhile, 41% view it as average, and only 17%, rate it as good or very good.





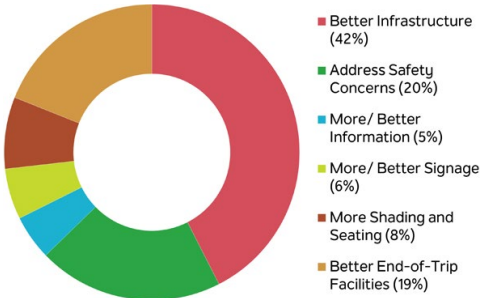
Encouraging Walking

We asked respondents what it would take to encourage them to walk more. Better infrastructure received the greatest response with 60%. This was followed by addressing safety concerns (15%) and more shading and seating (12%).



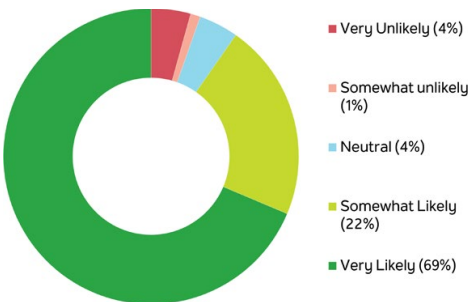
Encouraging Cycling

We also asked respondents what it would take to encourage them to cycle more. Better infrastructure received the highest response again with 42%. This was also followed by addressing safety concerns (20%) as the second greatest motivator, and better end-of-trip facilities (19%).



Making Improvements

Lastly, we were interested in understanding the potential increase in walking and cycling if these changes were to be implemented. The response was largely positive, with a significant 69% of respondents indicating that they would be very likely to walk or cycle more. On the other hand, a small fraction of residents, accounting for 5%, expressed that they were somewhat or very unlikely to alter their habits.







# 05

OUR PROGRESS  
SO FAR

2025 - 2030

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## PATHS OF PROGRESS

The development of pathways was identified as a top priority in the Create Singleton 2032 Community Strategic Plan. We have been focusing on connecting existing footpaths to improve accessibility in and around the Singleton town centre.

In response, we have been actively working on expanding our network of footpaths and shared pathways. In the fiscal year 2022/2023, we allocated over \$1.3million for this purpose, which included \$720,000 specifically for the Milbrodale Road shared path.

Looking ahead, we have submitted an application for \$1.2million in projects to the Transport for NSW Walking and Cycling Program for the 2023/2024 fiscal year with further funding requests to be made a result of this plan. Some of the new footpath works which have recently been completed include:

- Patrick Street from Boundary Street to Queen Street footpath. **(\$120,000)**
- Hunter Street from Church Street to New England Highway footpath. **(\$46,500)**
- Market Street from New England Highway to Patrick Street footpath. **(\$110,520)**
- Boundary Street from Broughton Street to Queen Street footpath (includes a pedestrian refuge across Gipps St/Broughton St). **(\$118,200)**

### Shared Paths:

- Civic Avenue from Singleton Gym and Swim to Combo Lane shared path. **(\$51,800)**
- Combo Lane from St Catherine's College car park to Queen Street shared path. **(\$100,000)**
- Milbrodale Road from James Herbert Bridge to Hill Street. **(\$740,210)**



Combo Lane Shared Path



Broke Shared Path

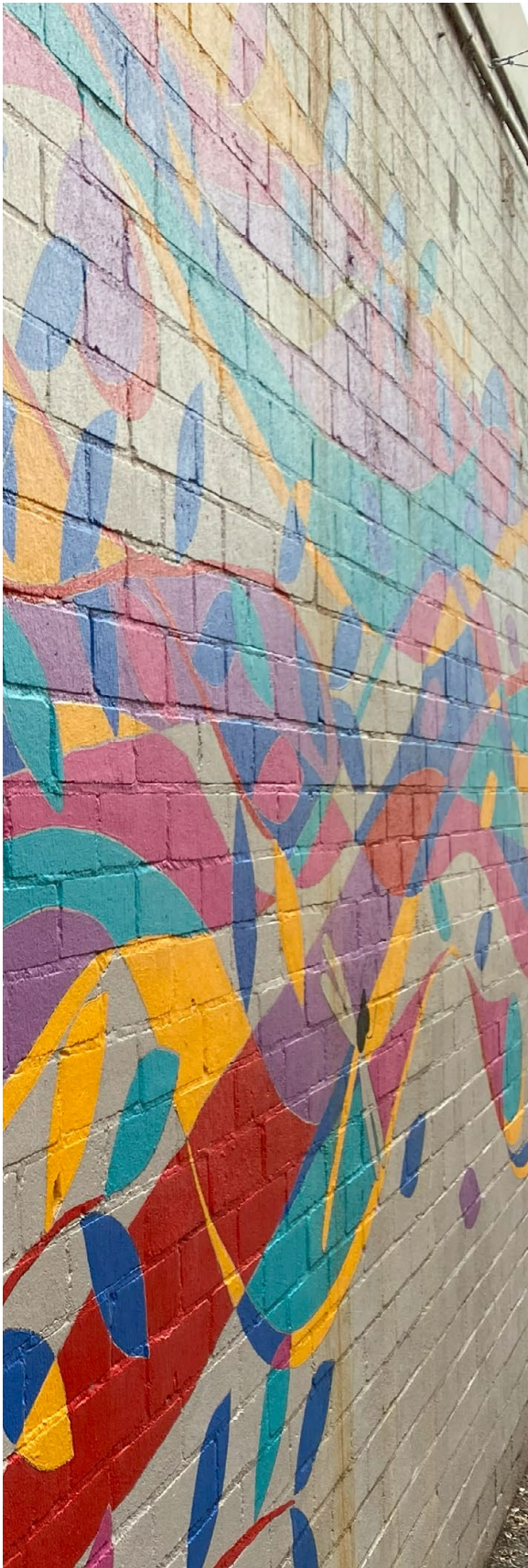


Baileys Union Footpath









# 06

DESIGN  
PRINCIPLES

2025 - 2030

35







# INFRASTRUCTURE TYPOLOGIES

When planning infrastructure several factors need to be evaluated. These include the design of paths, crossings, and amenities like seating and bicycle parking. This section offers a summary of the existing infrastructure throughout the Singleton LGA, and outlines the proposed additions to our future network. Considerations have been made in

conjunction with the TfNSW Walking Space Guide and Cycleway Design Toolbox to support walking networks that have a high level of comfort, and cycling networks that support the six design principles of Safe, Connected, Direct, Attractive, Comfortable and Adaptable.



## Footpath

Footpaths provide safe passage for pedestrians along a designated route and can be found in a variety of locations such as local centres, neighbourhoods and parks. Footpaths should be wide enough to support the efficient movement of wheelchairs and pushchairs.

## Quietway

A low-speed, low-volume street that prioritises the movement of cyclists. Quietways use traffic calming measures, such as speed humps, chicanes, and raised thresholds, to reduce the speed and volume of motorised traffic.



## Shared Path

A path that is shared by people walking and cycling, with no physical separation between them. Shared paths are typically used where there is insufficient space or demand for a dedicated bicycle path, or where there is a need to provide continuity and connectivity for the cycling network.

## Shared Zone

A street or area that is shared by people cycling, walking and driving, with no clear distinction between the road and the footpath. Shared zones use design elements, such as paving, landscaping, and signage, to create a low-speed, low-volume environment that prioritises people walking and cycling.

## CROSSING FACILITIES



### Pedestrian Crossing

Pedestrian crossings are a specified part of a road where pedestrians have right of way to cross. Pedestrian crossings are marked by white parallel stripes and are flush with the road's gradient.



### Wombat Crossing

Wombat Crossings provide the same crossing opportunities as pedestrian crossings but are flush with the pavement gradient. Raising the road acts a speed deterrent to improve pedestrian safety.



### Signalised Crossing

Signalised crossings consist of signal displays, line markings and lighting. These crossings give priority to vehicles, and only allow pedestrians to cross when the signals halt vehicle traffic on the road.



### Pedestrian Refuge

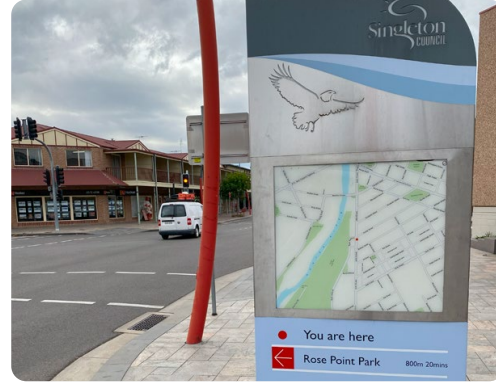
Pedestrian refuge islands provide a two stage crossing that allows pedestrians to safely wait for a gap in the traffic. Refuges are particularly effective in aiding the mobility of pedestrians on multi-lane roads.

## OTHER CONSIDERATIONS



### Seating and Shelter

Seating and shelter are important components of a network. As part of our ongoing commitment to supporting our community we will provide opportunities for additional seating and shelter across our network where required.



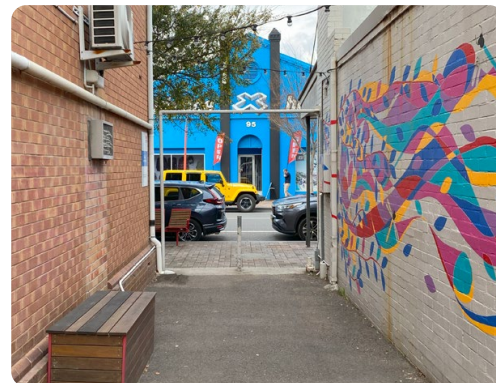
### Wayfinding

Wayfinding provides navigation around any given area for persons unfamiliar with the territory. They provide direction to key areas of interest, important landmarks or critical services.



### Bicycle Parking

Bicycle parking enables the safe storage of bicycles in an area of interest. This increases user security to promote the use of cycling as a mode of transport.



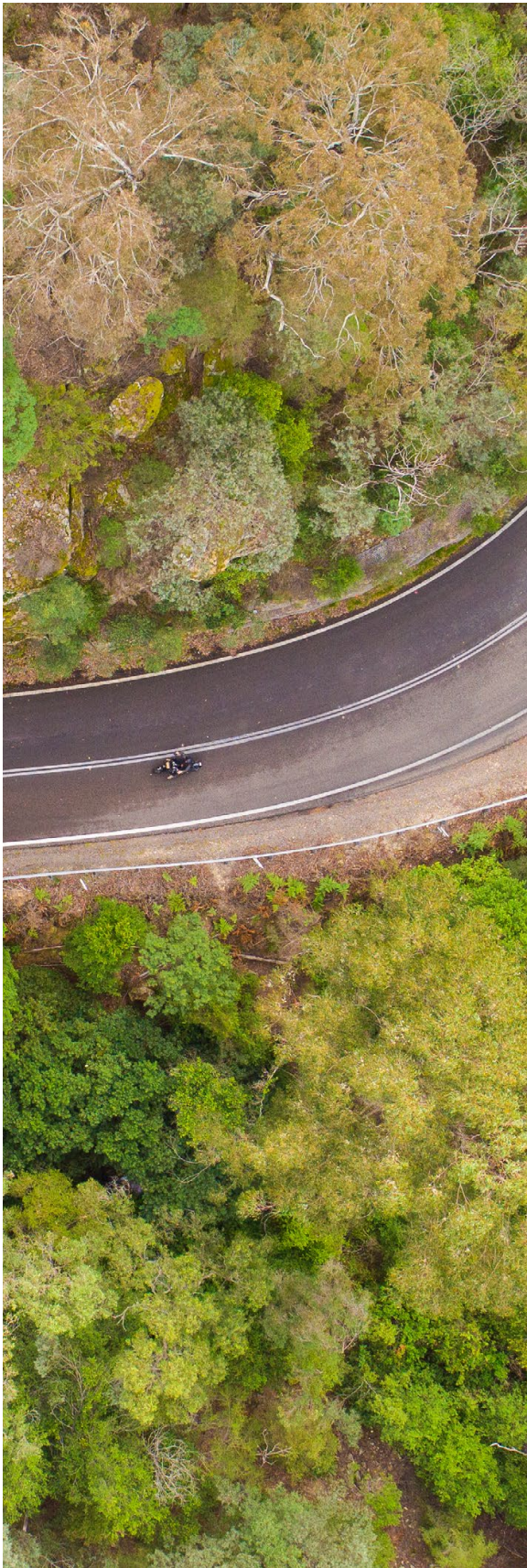
### Permeability

Good permeability enables the passage of pedestrians and cyclists through an area in a shorter, more direct manner and is usually achieved through the provision of laneways, underpasses or bridges.









07  
OUR FUTURE  
NETWORK

2025 - 2030

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The following chapter provides an overview of the proposed future walking and cycling network across the Singleton LGA. The proposed network improvements present new infrastructure and crossing opportunities that enable safe and efficient access across the region for residents and visitors. Please note that the infrastructure facilities and crossing types presented are subject to further investigations and detailed design.

## SINGLETON

### NETWORK

ID	ROAD	START	END	JUSTIFICATION
S1	Queen St	Glendon Rd	Boonal St	Provides access from the east of Hunter River along Queen St
S2	Boonal St	Queen St	Dangar Rd	Provides access along Boonal St to connect with Dangar Rd
S3	Queen St	Boonal St	Boundary St	Continuation of the shared path on Queen St to provide access to the education centre and other facilities
S4	Dangar Rd	Boonal St	Boundary St	Provides an east-west connection to the medical centre
S5	Boonal St	Dangar Rd	Howe St	Provide safe access to persons accessing Singleton District Hospital
S6	Howe St	Boonal St	Brisbane St	Provides an east-west connection to the medical centre
S7	Boonal St	Howe St	Greenwood Ave	Provides the final section of footpath on Boonal St to make the pedestrian movement from north to south seamless on the street
S8	Kelso St	Ellen Ave	Orchard Ave	Provides safe access for students and staff to the Singleton Christian College campus off Kelso St
S9	Queen St	Combo Lane	Boundary St	Ensures the footpath network is continuous
S10	Howe St	Maitland Rd	Brisbane St	Upgrades the existing path to a shared path to support an east-west connection to the medical centre
S11	Wynyard St	Frederick St	Church St	Provides footpath continuity along streets in proximity to the railway station
S12	Church St	Edward St	Buchan Ave	Connects the proposed shared path along Church St
S13	Bathurst St	York St	Wynyard St	Provides a shared path along Bathurst St from York St to Wynyard St, to provide a significant north-south connection
S14	Gas St	Bathurst St	John St	Connects residents to the town centre in the west by providing missing link on Gas St









# SINGLETON

## NETWORK

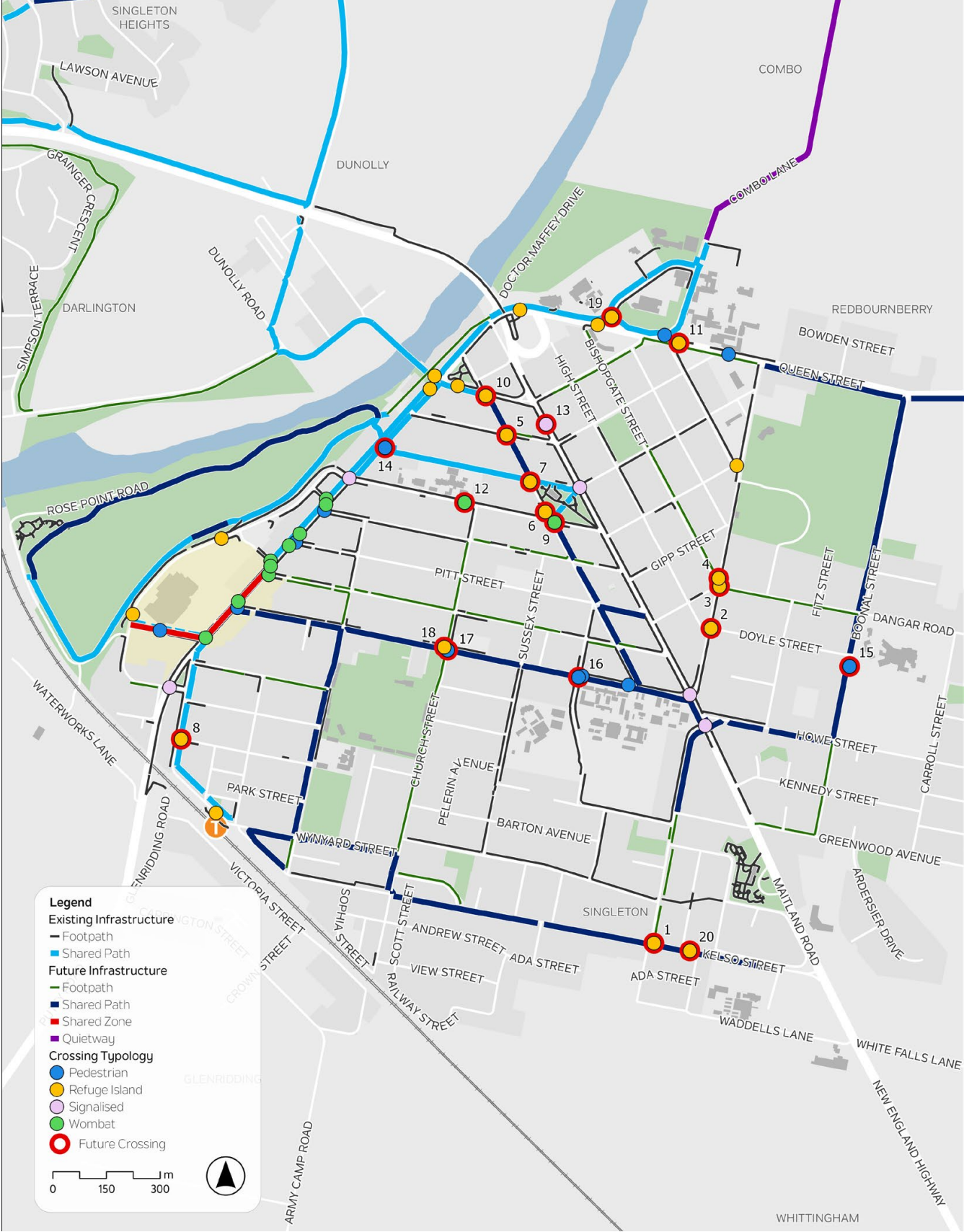
ID	ROAD	START	END	JUSTIFICATION
S15	Castlereagh St	Bathurst St	John St	Provides the missing link along Castlereagh St from Bathurst St to John St
S16	Rose Point Park	Rose Point Park	Rose Point Park	Completes the necessary loop around Rose Point Park
S17	Bourke St	York St	Hunter St	Provides a shared path along Bourke St to connect with Singleton High School, Burdekin Park and other facilities
S18	William St	George Street	Church St	Provides a path along William St to connect with the proposed path on Bourke St and existing path on Church St
S19	Bourke St	Campbell St	Elizabeth St	Connects the proposed path on Bourke St south of Burdekin Park to Bourke St
S20	Cambridge St	George St	Queen St	Provides a connection along Cambridge St from High St to Queen St
S21	Church St/ Kelso St	Edwards St	Edwards St	Upgrades the existing path to a shared path to support the proposed shared path network
S22	Bishopgate St	Boundary St	Market St	Provides a necessary link along Bishopgate St to connect residents from the south to the Church and Victoria Square
S23	Bishopgate St	Queen St	Market St	Provides a necessary link along Bishopgate St to connect residents to Queen St in the north
S24	Macquarie St	Bourke St	George St	Provides the final section of footpath on Macquarie St to provide seamless pedestrian movements
S25	Riverwalk	George St	Rose Point Park	Provides the missing link on the river walk from Rose Point Park to Queen St
S26	Church St	William St	Wynyard St	Provides shared path along Church St from William St in north to Wynyard St in South, to provide a significant north-south connection around Singleton Showground
S27	Castlereagh St	Bathurst St	George St	Provides a crucial link along Castlereagh St that runs from George St to Bathurst St
S28	Combo Lane	Civic Ave	Combo Lane Bridge	Provides cycling prioritisation along Combo Lane to the proposed Combo Lane bridge
S29	Ryan Ave	Putty Road	Rose Point Rd	Provides the missing link along Ryan Avenue which will significantly improve access to Singleton Square

# SINGLETON

## NETWORK

ID	ROAD	START	END	JUSTIFICATION
S30	Kelso St	Edward St	Orchard Ln	Provides the final section of footpath on Kelso St to make the pedestrian movement from north to south seamless on the street
S31	Orchard Ave	Edinburgh Ave	Kelso St	Provides a path along Orchard Avenue from Kelso St to Edinburgh Ave. This path will formalise the connection to Singleton High School
S32	Orchard Ave	Maitland Road	Waterhouse Ave	Provides a path along Orchard Ave from Maitland Rd to Waterhouse Ave, which will provide a connection to Singleton Station
S33	Pitt St	George St	Bourke St	Provides a path along Pitt St, which connects the existing network on George St to the proposed path on Bourke St
S34	Darlington Rd	Simpson Tce	Dunolly Rd	Provides a path on Darlington Rd to connect with the existing paths on Dunolly Rd and the Newton St bridge into Singleton
S35	Bathurst St	Wynyard St	Kelso St	Provides the missing link on Bathurst St between Kelso St and Wynyard St
S36	York St	John St	Maitland Rd	Upgrades the existing path to a shared path to support east-west movements between Singleton town centre and Singleton High School
S37	Greenwood Ave	Boonal St	Maitland Rd	Provides a path along Greenwood Ave to connect with the wider active transport network through Maitland Rd
S38	Bathurst St	Castlereagh St	York St	Provides a path along Bathurst St to complete the north-south connection passing by Albion Park
S39	Queen St	Patrick St	Cambridge St	Provides the missing link along Queen St and connects with the proposed path on Cambridge St
S40	John St	Gowrie St	Burns Lane	Provides the opportunity for a shared zone along John Street to prioritise pedestrian and cyclist movements
S41	Gowrie Street	John St	Ryan Ave	Provides the opportunity for a shared zone along Edward Street to prioritise pedestrian and cyclist movements
S42	Edward Street	Church St	Kelso St	Provides a path along Edward St to provide access between Kelso St and Church St



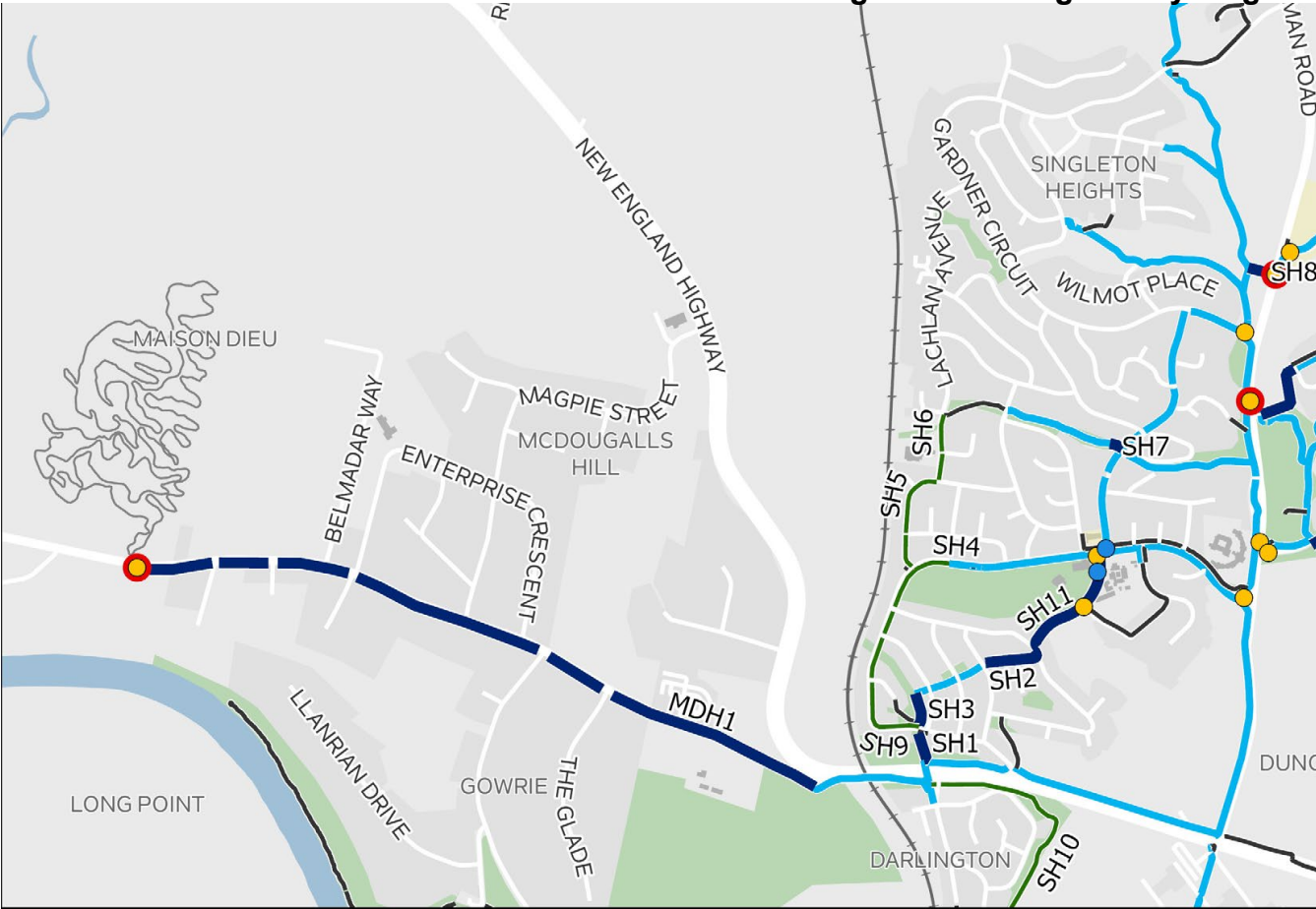




SINGLETON

CROSSINGS

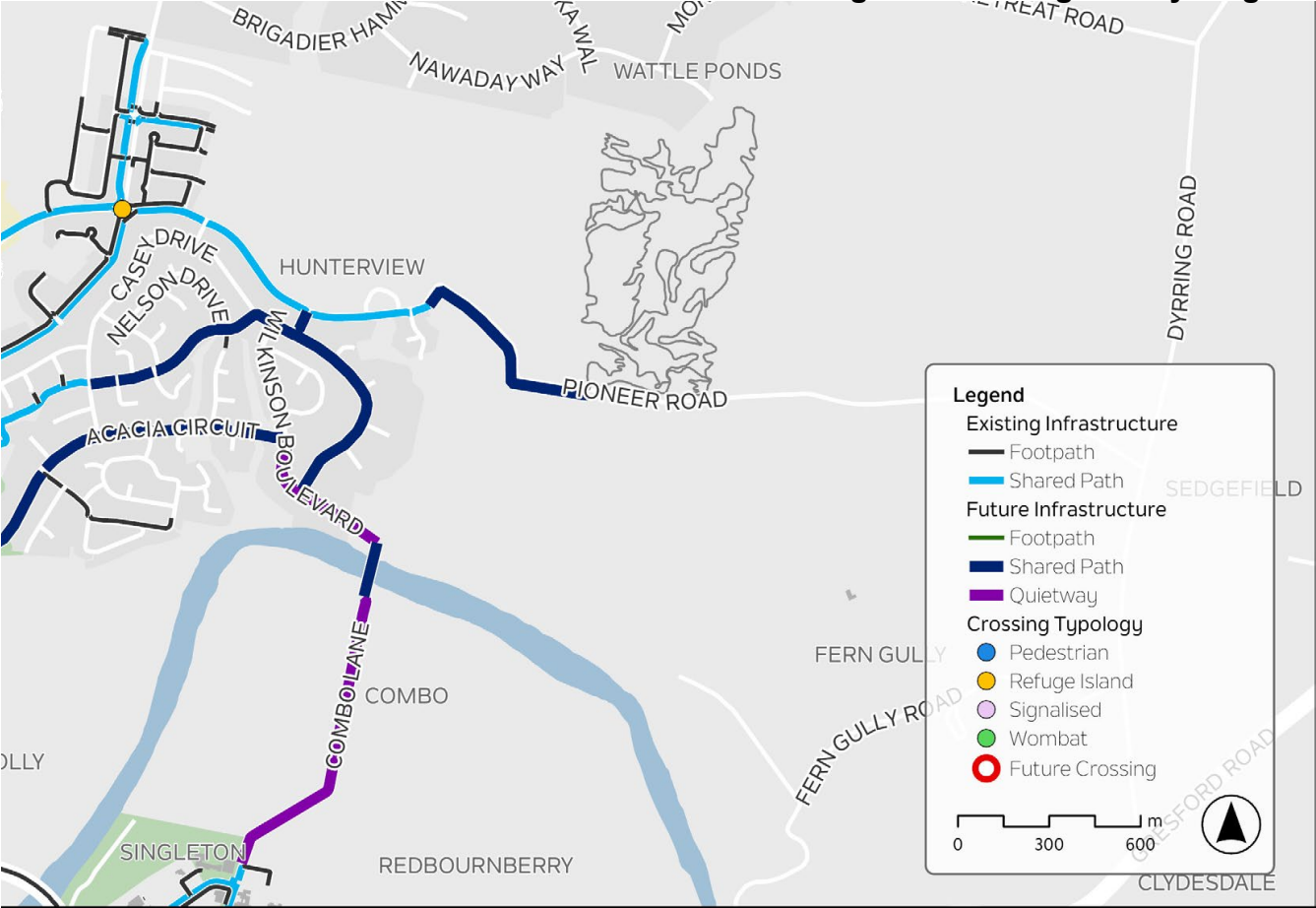
ID	LOCATION	CROSSING TYPE
1	Orchard Lane, near Kelso St	Pedestrian Refuge Island
2	Doyle St, near Boundary St	Pedestrian Refuge Island
3	Dangar Rd, near Boundary St	Pedestrian Refuge Island
4	Boundary St, near Bishopgate St	Pedestrian Refuge Island
5	Bourke St, near Macquarie St	Pedestrian Refuge Island
6	Bourke St, near Hunter St	Pedestrian Refuge Island
7	Bourke St, near Elizabeth St	Pedestrian Refuge Island
8	Harriett St, near John St	Pedestrian Refuge Island
9	Hunter St, near Bourke St	Wombat Crossing
10	Bourke St, near Campbell St	Pedestrian Refuge Island
11	Queen St, near Patrick St	Pedestrian Refuge Island
12	Hunter St, near Church St	Wombat Crossing
13	George St, near Kent St	Signalised Crossing
14	Elizabeth St, near John St	Pedestrian Refuge Island
15	Boonal St, near Doyle St	Pedestrian Refuge Island
16	King St , near York St	Pedestrian Refuge Island
17	Church St, near York St	Pedestrian Refuge Island
18	York St, near Church St	Pedestrian Refuge Island
19	Civic Ave, near Queen St	Pedestrian Refuge Island
20	Kelso St, near Ellen Avenue	Pedestrian Refuge Island



# SINGLETON HEIGHTS

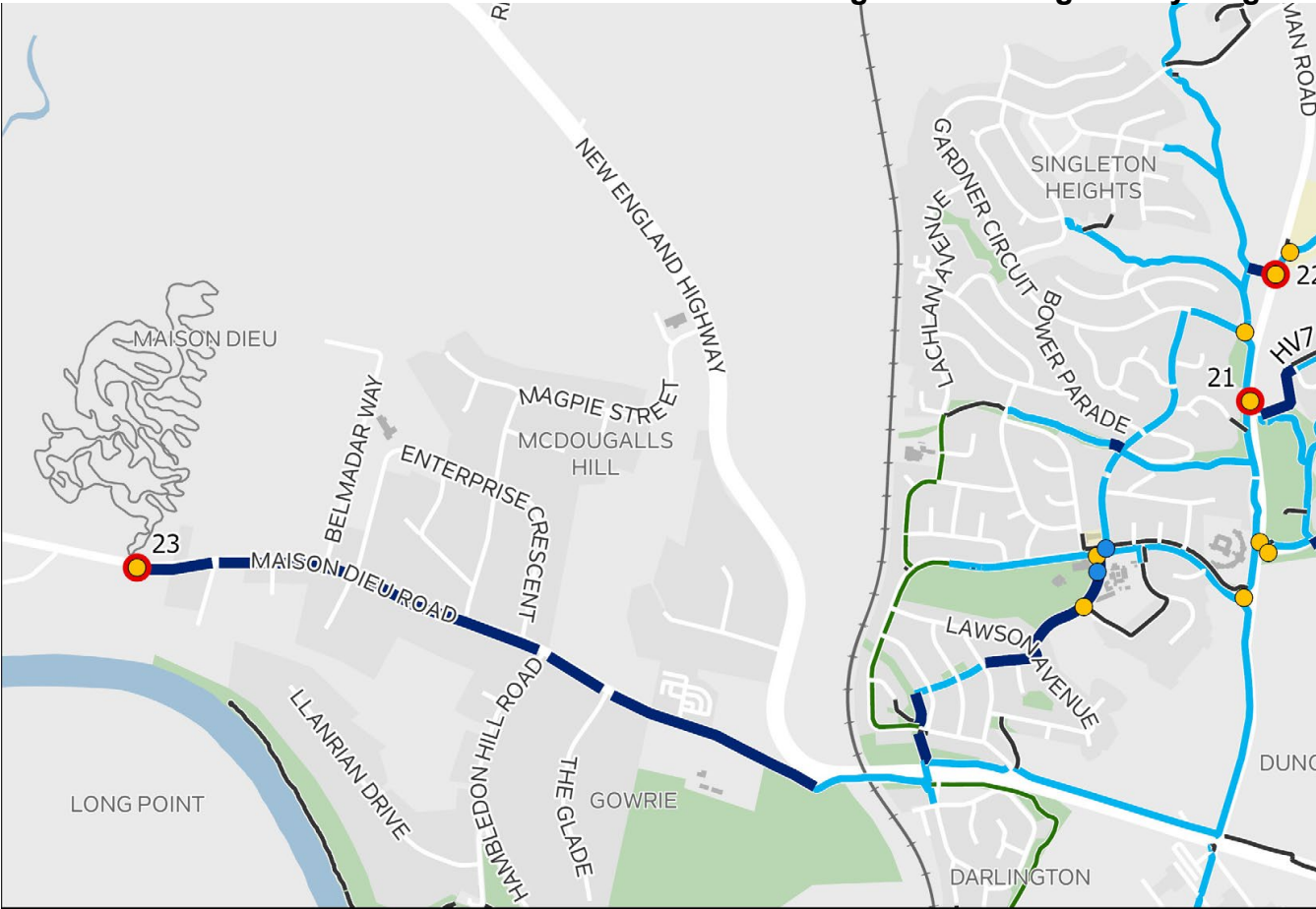
## NETWORK

ID	ROAD	START	END	JUSTIFICATION
SH1	Gowrie Park	White Ave	Gowrie Park Underpass	Upgrades the existing path to a shared path to support the proposed shared path network
SH2	Woodward Ave	Dorsman Dr	James Cook Ave	Upgrades the existing path to a shared path to provide safe cycling access to Singleton Heights Public School
SH3	James White Park	Northcott Ave	White Ave	Upgrades the existing path to a shared path to support the proposed shared path network
SH4	Blaxland Ave	Wakehurst Cres	Mitchell Ave	Completes the proposed path along Blaxland Ave from Wakehurst Cres
SH5	Wakehurst Cres	Blaxland Ave	Lachlan Ave	Provides a north-south connection through Wakehurst Cres



NETWORK

ID	ROAD	START	END	JUSTIFICATION
SH6	Lachlan Ave	Wakehurst Cres	McDougalls Reserve	Provide path along Lachlan Ave that connects with the proposed path on Wakehurst Ave to McDougalls Reserve
SH7	McDougalls Reserve	McDougalls Reserve	Willcox Ave	Completes the missing link in the existing shared path network that runs through McDougalls Reserve to Willcox Ave
SH8	Robinson Reserve	Robinson Reserve	Pioneer Rd	Provides the missing link from Bridgman Road to connect with the existing paths within the reserve
SH9	Blaxland Ave	Northcott Ave	Wakehurst Cres	Provides an alternative path along Blaxland Ave
SH10	Wanaruah Park	Simpson Terrace	Darlington Rd	Provides a formalised footpath through Wanaruah Park around the rugby club
SH11	Dorsman Dr	Lawson Ave	Blaxland Ave	Upgrades the existing path to a shared path to provide safe cycling access to Singleton Heights Public School
MDH1	Maison Dieu Hwy	New England Hwy	MTB Park	Provides a safe connection to the MTB Park and supports growth in the area

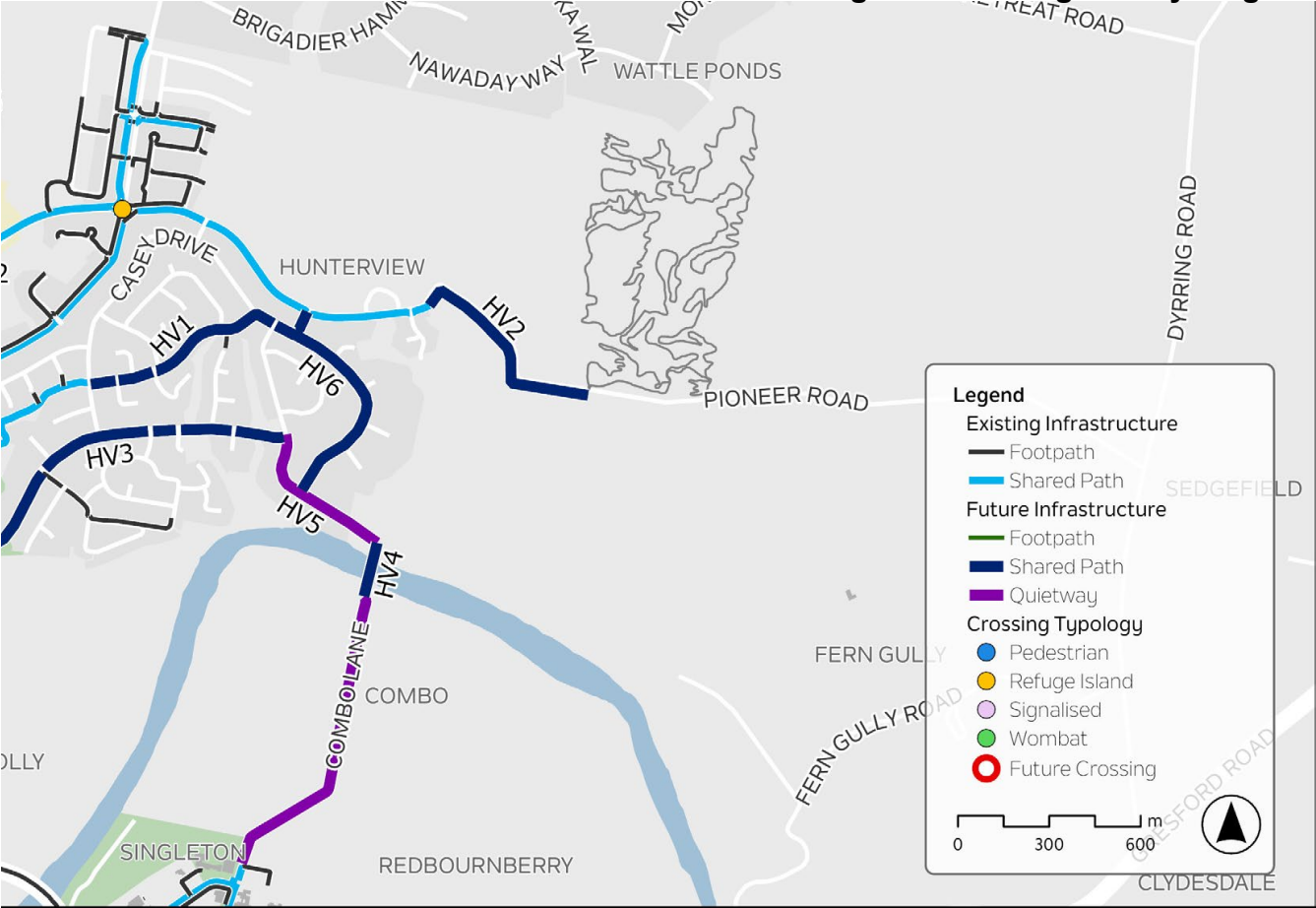


# HUNTERVIEW

## NETWORK

ID	ROAD	START	END	JUSTIFICATION
HV1	Dominion Ave	Casey Dr	Pioneer Rd	Establish a crucial east-west active transport link through Hunterview by providing a shared path along Dominion Ave
HV2	Pioneer Rd	Allsop Place	Pioneer Rd MTB Park	Provides a shared path along Pioneer Rd up to the MTB Park as part of the development works in the area
HV3	Acacia Cct	Hunterview Skatepark	Wilkinson Blvd	Establishes a crucial east-west active transport link along Acacia Cct by providing a shared path to the proposed quietway
HV4	Pedestrian Bridge	Hunterview	Singleton	Establishes a significant active transport link between Hunterview and Singleton by providing a bridge over the Hunter River to Combo Lane



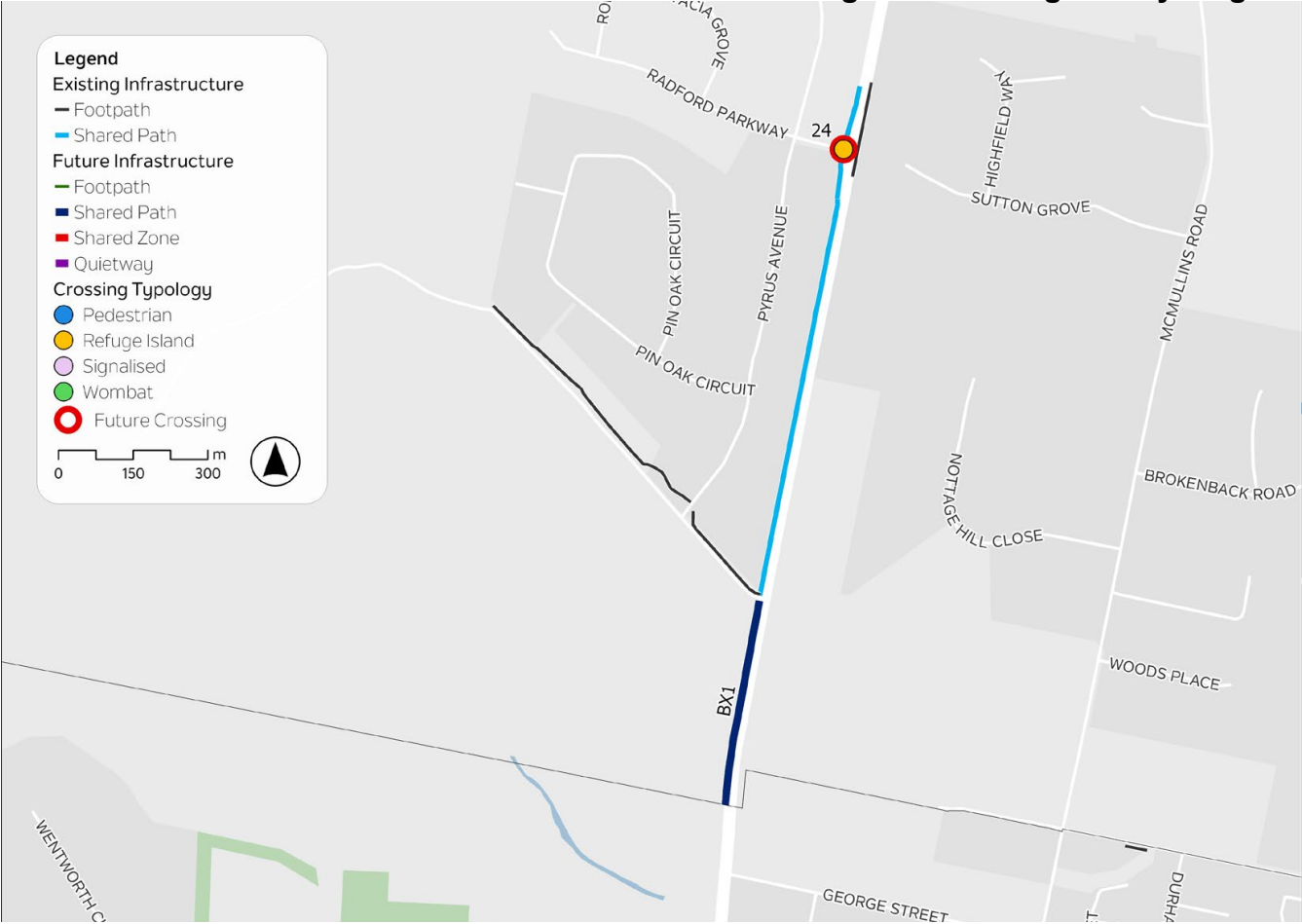


NETWORK

ID	ROAD	START	END	JUSTIFICATION
HV5	Wilkinson Blvd	Acacia Cr	Combo Lane Bridge	Provides cycling prioritisation along Wilkinson Blvd to the proposed Combo Lane bridge
HV6	Casey Dr	Wilkinson Blvd	Graham Ave	Provides a shared path along Casey Dr to enable safe access up to Pioneer Rd MTB park from the proposed bridge
HV7	Wattle Ponds Rd	Monterey Rd	Bridgman Rd	Completes the missing link from Allan Bull Reserve by providing a shared path along Wattle Ponds Rd

CROSSINGS

ID	LOCATION	CROSSING TYPE
21	Bridgman Rd, near Wattle Ponds Rd	Pedestrian Refuge Island
22	Bridgman Rd, near Glass Pde	Pedestrian Refuge Island
23	Maison Dieu Rd, near MTB Park	Pedestrian Refuge Island



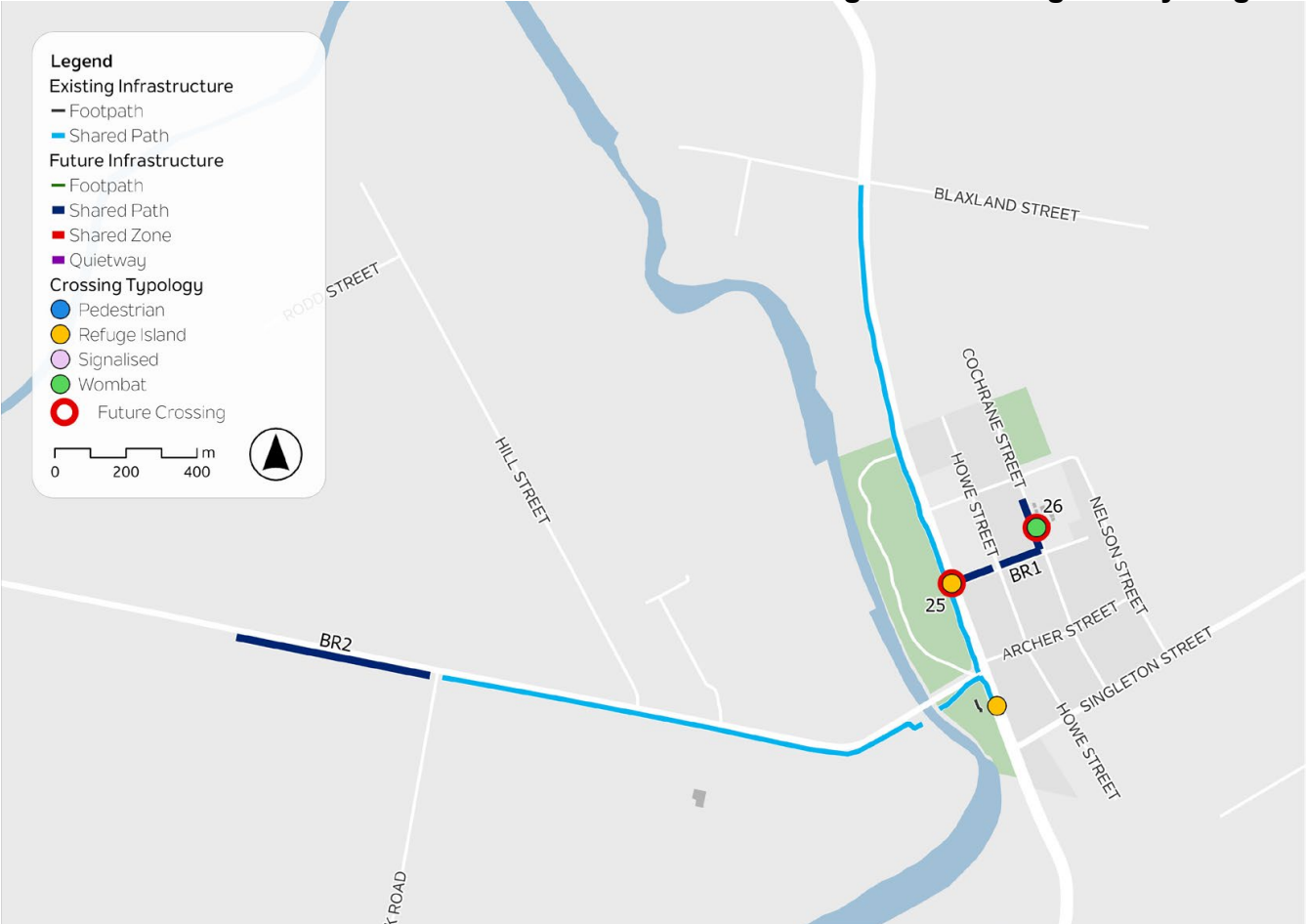
BRANXTON

NETWORK

ID	ROAD	START	END	JUSTIFICATION
BX1	Elderslie Rd	Cessnock	Alma Rd	Connects the existing path on Elderslie Rd to the Cessnock boundary

CROSSINGS

ID	LOCATION	CROSSING TYPE
24	Radford Pkwy at Elderslie Rd	Pedestrian Refuge Island



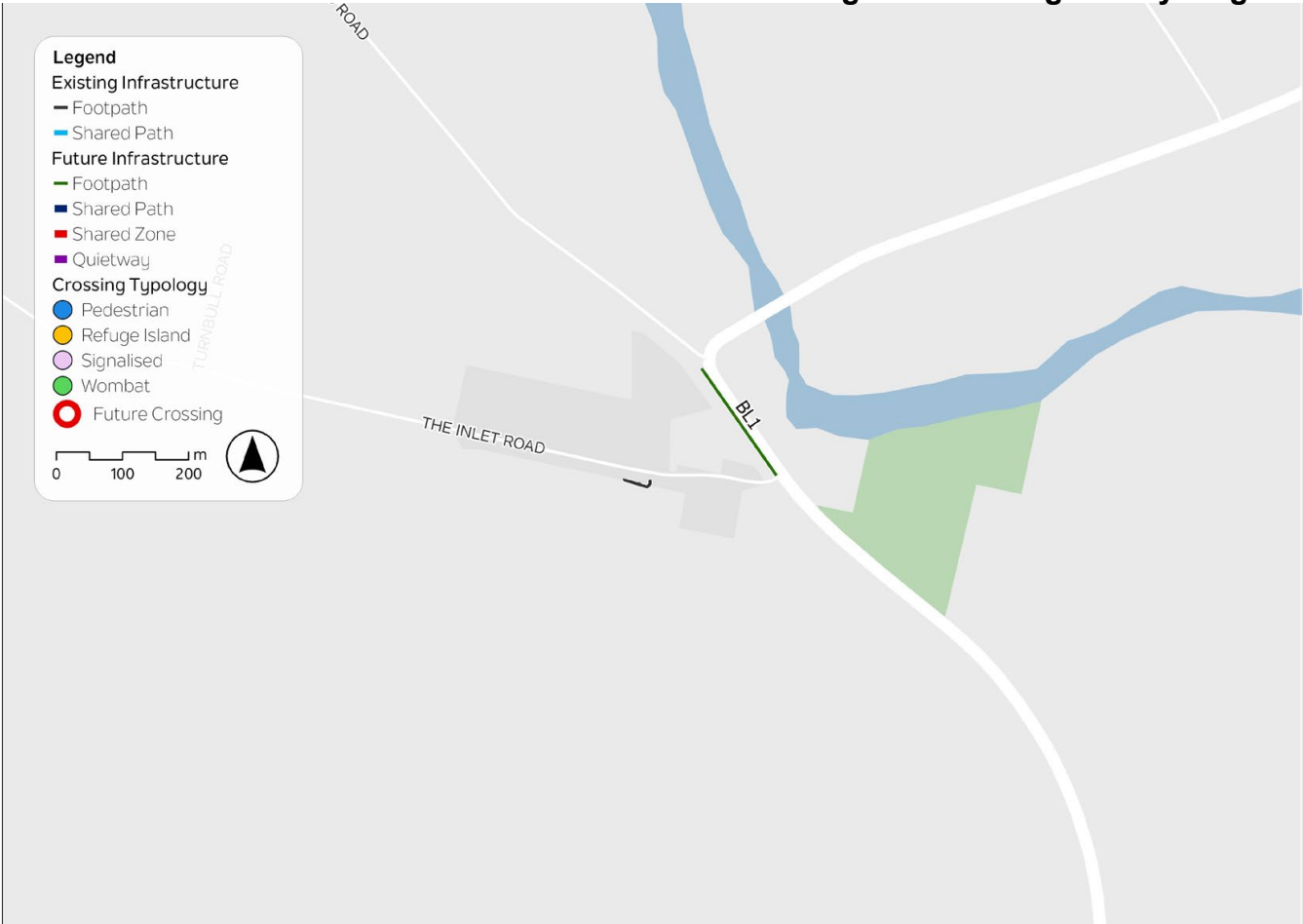
# BROKE

## NETWORK

ID	ROAD	START	END	JUSTIFICATION
BR1	Adair St	Willombi St	Rogers St	Provide a safe access for students to Broke Public School from Wollombi St
BR2	Milbrodale Rd	Hill St	Alpaca Farm	Extends the proposed shared path along Milbrodale Rd to the Alpaca Farm

## CROSSINGS

ID	LOCATION	CROSSING TYPE
25	Wollombi Str, near Adair St	Pedestrian Refuge Island
26	Cochrane Str, after Adair St	Wombat Crossing

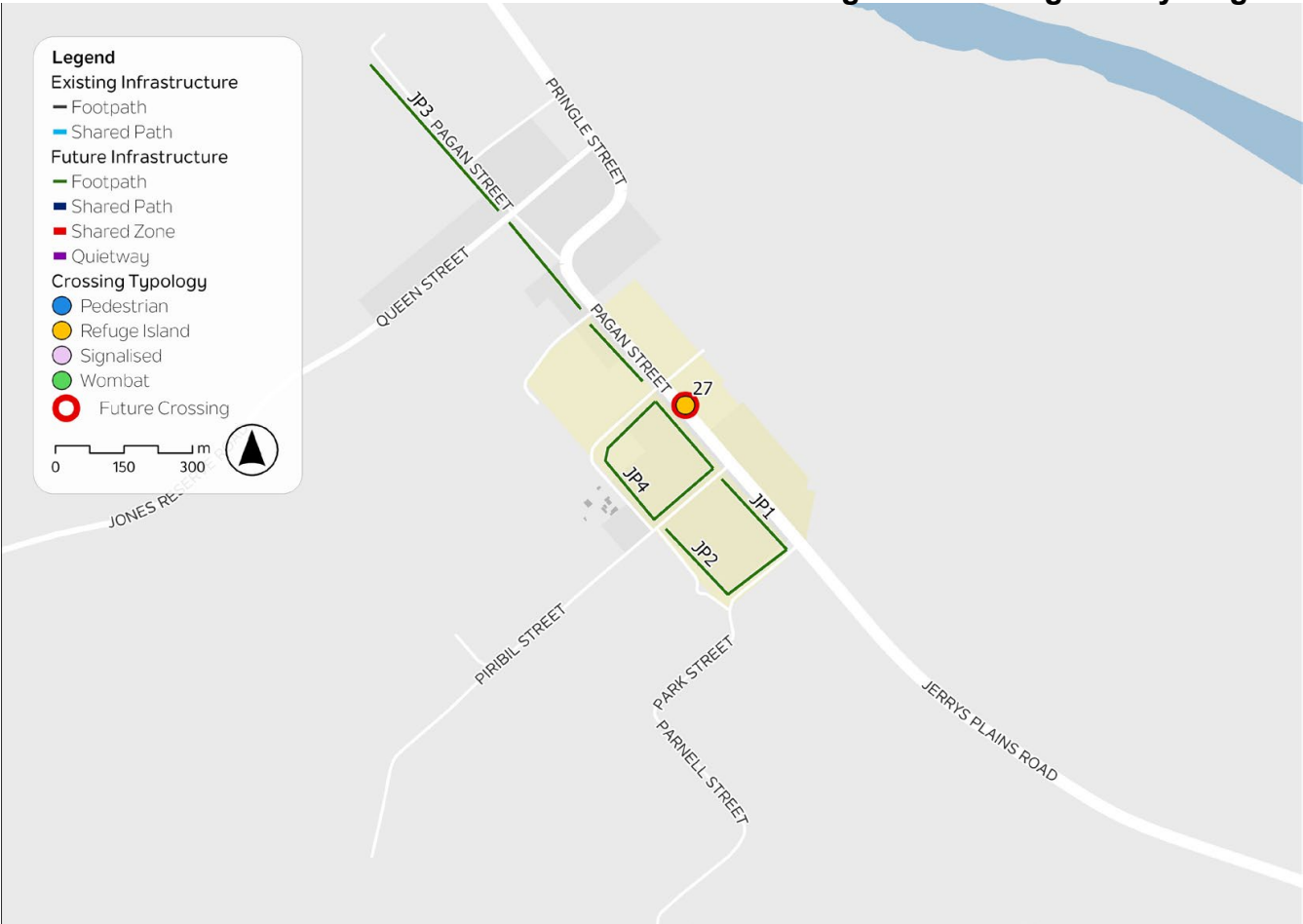


BULGA

NETWORK

ID	ROAD	START	END	JUSTIFICATION
BL1	Putty Rd	The Inlet Rd	Wambo Rd	Provide a path along Putty Rd from The Inlet Rd to Wambo Rd





JERRYS PLAINS

NETWORK

ID	ROAD	START	END	JUSTIFICATION
JP1	Pagan St	Wambo St	Poppong St	Provide path along Pagan St to connect residents to facilities such as the Bistro and Post Office
JP2	Wambo St	Pagan St	Piribil St	Connect an active transport loop for residents by providing paths along Wambo St and Doyle St
JP3	Pagan St	Poppong St	Pagan St	Provides a looped path to connect the residents of Jerry Plains
JP4	Doyle St	Pagan St	Pagan St	Establishes a looped footpath around the police station and fuel station to provide safe access to Jerrys Plains Public School

CROSSINGS

ID	LOCATION	CROSSING TYPE
27	Golden Hwy, near Poppong St	Pedestrian Refuge Island (*Subject to TfNSW agreement)







08  
IMPLEMENTATION  
PLAN

2025 - 2030

59

# IMPLEMENTATION

Improvements to the network are to be implemented as part of a five-year program that is staged between 2024 and 2029. To support this purpose, we have categorised each treatment as either a high priority (1-2 years), medium priority (3-4 years), or a low priority (5+ years). Prioritisation was defined by understanding the community’s needs and commitments to previous walking and cycling plans. Additionally, the provisional cost for implementing these changes has also been provided per item below.

## NETWORK

TYPOLOGY	LENGTH (M)	RATE LIN. M	TOTAL COST
1.8m Footpath	11,088	\$360.00	\$3,991,832
3.0m Shared Path	16,895	\$600.00	\$15,228,284*
Quietway	1,563	-	-
Shared Zone	495	-	-
TOTAL			\$19,220,116

\* includes additional project associated cost estimates

## CROSSINGS

CROSSING TYPE	NO. CROSSINGS	RATE	TOTAL COST
Pedestrian Refuge	19	\$30,000	\$570,000
Pedestrian Crossing	4	\$100,000	\$400,000
Wombat Crossing	3	\$100,000	\$300,000
Signalised Crossing	1	\$500,000	\$500,000
TOTAL			\$1,770,000



## NETWORK

ID	Rd	PRIORITY	TPOLOGY	COST
HV4	Huntview Pedestrian Bridge	High	3.0m Shared Path	Funded by TfNSW Grant
S28	Combo Lane	High	Quietway	Included in HV4
HV5	Wilkinson Bvd	High	Quietway	Included in HV4
BR1	Adair St	High	3.0m Shared Path	\$229,887
BX1	Elderslie Rd	High	3.0m Shared Path	\$250,915
HV2	Pioneer Rd	High	3.0m Shared Path	\$436,347
HV3	Acacia Cct	High	3.0m Shared Path	\$633,716
MDH1	Maison Dieu Rd	High	3.0m Shared Path	\$1,339,478
S1	Queen St	High	3.0m Shared Path	\$649,034
S2	Boonal St	High	3.0m Shared Path	\$364,376
S3	Queen St	High	3.0m Shared Path	\$236,717
S5	Boonal St	High	3.0m Shared Path	\$203,224
S6	Howe St	High	3.0m Shared Path	\$108,258
S8	Kelso St	High	3.0m Shared Path	\$210,085
S10	Howe St	High	3.0m Shared Path	\$102,398
S12	Church St	High	3.0m Shared Path	\$27,471
S13	Bathurst St	High	3.0m Shared Path	\$322,586
S16	Rose Point Park	High	3.0m Shared Path	\$767,604
S17	Bourke St	High	3.0m Shared Path	\$269,507
S19	Macquarie St	High	3.0m Shared Path	\$152,730
S36	York St	High	3.0m Shared Path	\$777,525
SH2	Woodward Ave	High	3.0m Shared Path	\$117,128
SH3	James White Park	High	3.0m Shared Path	\$64,471
SH7	McDougalls Reserve	High	3.0m Shared Path	\$26,968
SH8	Robinson Reserve	High	3.0m Shared Path	\$250,000
SH11	Dorsman Dr	High	3.0m Shared Path	\$230,175
HV8	Burbank Cres	High	1.8m Footpath	\$57,981
S4	Dangar Rd	High	1.8m Footpath	\$138,867

## NETWORK

ID	Rd	PRIORITY	TPOLOGY	COST
S7	Boonal St	High	1.8m Footpath	\$88,338
S9	Queen St	High	1.8m Footpath	\$94,689
S15	Castlereagh St	High	1.8m Footpath	\$95,507
S18	William St	High	1.8m Footpath	\$91,454
S20	Cambridge St	High	1.8m Footpath	\$93,776
S29	Ryan Ave	High	1.8m Footpath	\$33,622
S35	Bathurst St	High	1.8m Footpath	\$29,665
S38	Bathurst St	High	1.8m Footpath	\$32,078
S39	Queen St	High	1.8m Footpath	\$28,086
SH6	Lachlan Ave	High	1.8m Footpath	\$75,404
HV1	Dominion Ave	Medium	3.0m Shared Path	\$480,974
HV6	Casey Drive	Medium	3.0m Shared Path	\$421,093
HV7	Wattle Ponds Rd	Medium	3.0m Shared Path	\$141,745
S11	Wynyard St	Medium	3.0m Shared Path	\$331,836
S32	Orchard Ave	Medium	3.0m Shared Path	\$147,980
S33	Pitt St	Medium	3.0m Shared Path	\$78,405
SH1	Gowrie Park	Medium	3.0m Shared Path	\$59,032
BL1	Putty Rd	Medium	1.8m Footpath	\$71,238
JP3	Pagan St	Medium	1.8m Footpath	\$306,932
S14	Gas St	Medium	1.8m Footpath	\$84,512
S22	Bishopgate St	Medium	1.8m Footpath	\$134,037
S23	Bishopgate St	Medium	1.8m Footpath	\$123,081
S31	Orchard Ave	Medium	1.8m Footpath	\$120,042
S34	Darlington Rd	Medium	1.8m Footpath	\$252,736
S37	Greenwood Ave	Medium	1.8m Footpath	\$58,536
SH4	Blaxland Ave	Medium	1.8m Footpath	\$43,092
SH5	Wakehurst Cres	Medium	1.8m Footpath	\$123,677
SH10	Wanaruah Park	Medium	1.8m Footpath	\$417,240

NETWORK

ID	Rd	PRIORITY	TPOLOGY	COST
BR2	Milbrodale Rd	Low	3.0m Shared Path	\$334,014
S21	Church St	Low	3.0m Shared Path	\$127,557
S30	Kelso St	Low	3.0m Shared Path	\$335,048
JP1	Pagan St	Low	1.8m Footpath	\$70,453
JP2	Wambo St	Low	1.8m Footpath	\$130,851
JP4	Popping St/ Doyle St	Low	1.8m Footpath	\$186,365
S24	Macquarie St	Low	1.8m Footpath	\$25,818
S25	Doctor Maffey Dr	Low	1.8m Footpath	\$142,412
S26	Church St	Low	1.8m Footpath	\$300,332
S27	Castlereagh St	Low	1.8m Footpath	\$235,288
S42	Edward St	Low	1.8m Footpath	\$75,336
SH9	Blaxland Ave	Low	1.8m Footpath	\$230,387
S40	John St	Low	Shared Zone	\$ -
S41	Gowrie St	Low	Shared Zone	\$ -

## CROSSINGS

ID	LOCATION	PRIORITY	TPOLOGY	COST
1	Orchard Lane, near Kelso St	High	Pedestrian Refuge Island	\$30,000
2	Doyle St, near Boundary St	Low	Pedestrian Refuge Island	\$30,000
3	Dangar Rd, near Boundary St	High	Pedestrian Refuge Island	\$30,000
4	Boundary St, near Bishopgate St	Low	Pedestrian Refuge Island	\$30,000
5	Bourke St, near Macquarie St	High	Pedestrian Refuge Island	\$30,000
6	Bourke St, near Hunter St	Low	Pedestrian Refuge Island	\$30,000
7	Bourke St, near Elizabeth St	Medium	Pedestrian Refuge Island	\$30,000
8	Harriett St, near John St	Low	Pedestrian Refuge Island	\$30,000
9	Hunter St, near Bourke St	High	Wombat Crossing	\$100,000
10	Bourke St, near Campbell St	Medium	Pedestrian Refuge Island	\$30,000
11	Queen St, near Patrick St	High	Pedestrian Refuge Island	\$30,000
12	Hunter St, near Church St	High	Wombat Crossing	\$100,000
13	George St, near Kent St	High	Signalised Crossing	\$500,000
14	Elizabeth St, near John St	High	Pedestrian Crossing	\$100,000
15	Boonal St, near Doyle St	High	Pedestrian Crossing	\$100,000
16	King St, near York St	High	Pedestrian Crossing	\$100,000
17	Church St, near York St	High	Pedestrian Crossing	\$100,000
18	York St, near Church St	High	Pedestrian Refuge Island	\$30,000
19	Civic Ave, near Queen St	High	Pedestrian Refuge Island	\$30,000
20	Kelso St, near Ellen Ave	High	Pedestrian Refuge Island	\$30,000
21	Bridgman Rd, near Wattle Ponds Rd	High	Pedestrian Refuge Island	\$30,000
22	Bridgman Rd, near Glass Pde	High	Pedestrian Refuge Island	\$30,000
23	Maison Dieu Road, near MTB Park	High	Pedestrian Refuge Island	\$30,000
24	Radford Pkwy at Elderslie Rd	Medium	Pedestrian Refuge Island	\$30,000
25	Wollombi St, near Adair St	High	Pedestrian Refuge Island	\$30,000
26	Cochrane St after Adair St	High	Wombat Crossing	\$100,000
27	Golden Hwy, near Poppong St	High	Pedestrian Refuge Island	\$30,000





2025 - 2030

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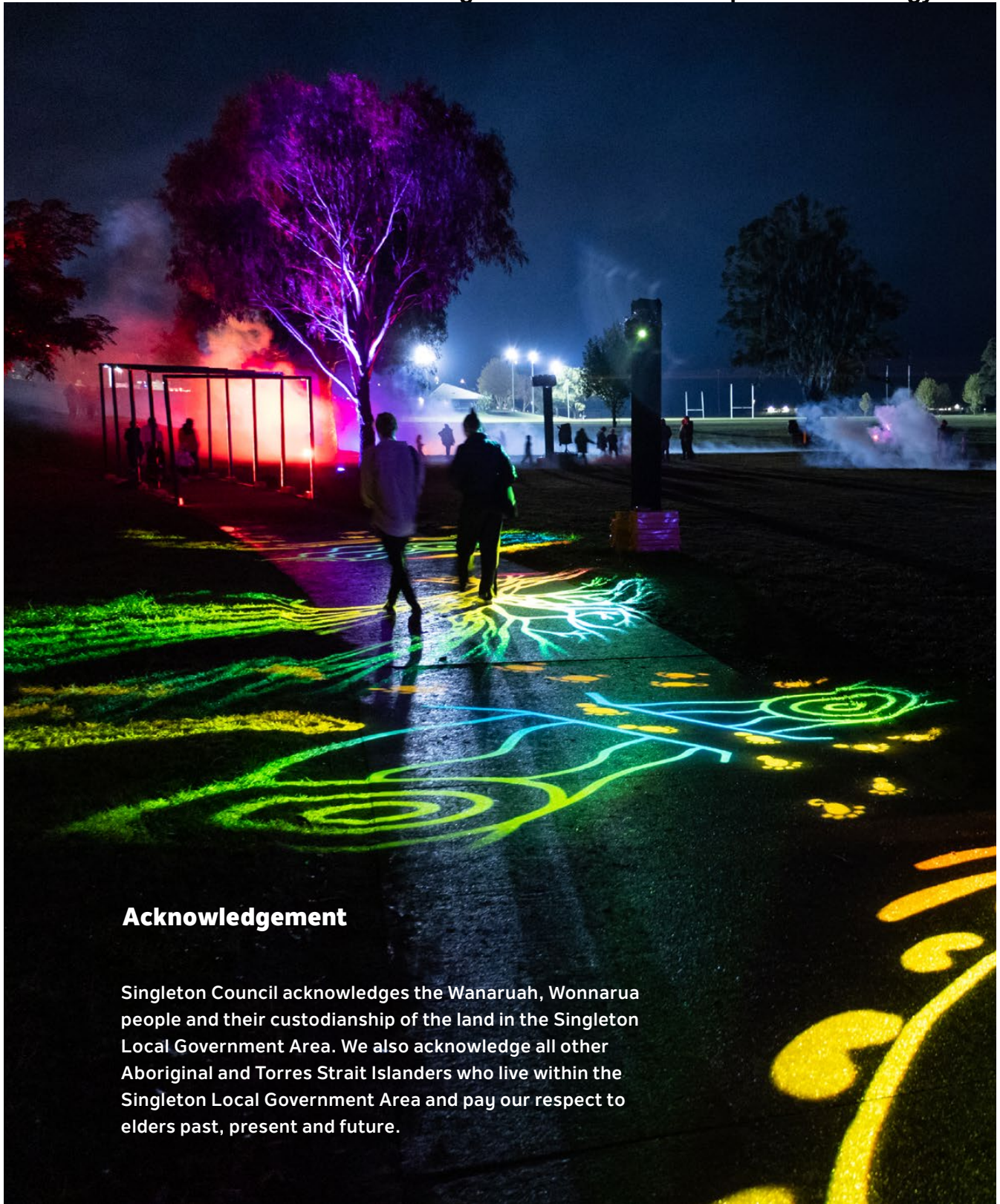
# SINGLETON TRAFFIC + TRANSPORTATION STRATEGY

2025/2029

[W singleton.nsw.gov.au](http://www.singleton.nsw.gov.au)







## Acknowledgement

Singleton Council acknowledges the Wanaruah, Wonnarua people and their custodianship of the land in the Singleton Local Government Area. We also acknowledge all other Aboriginal and Torres Strait Islanders who live within the Singleton Local Government Area and pay our respect to elders past, present and future.





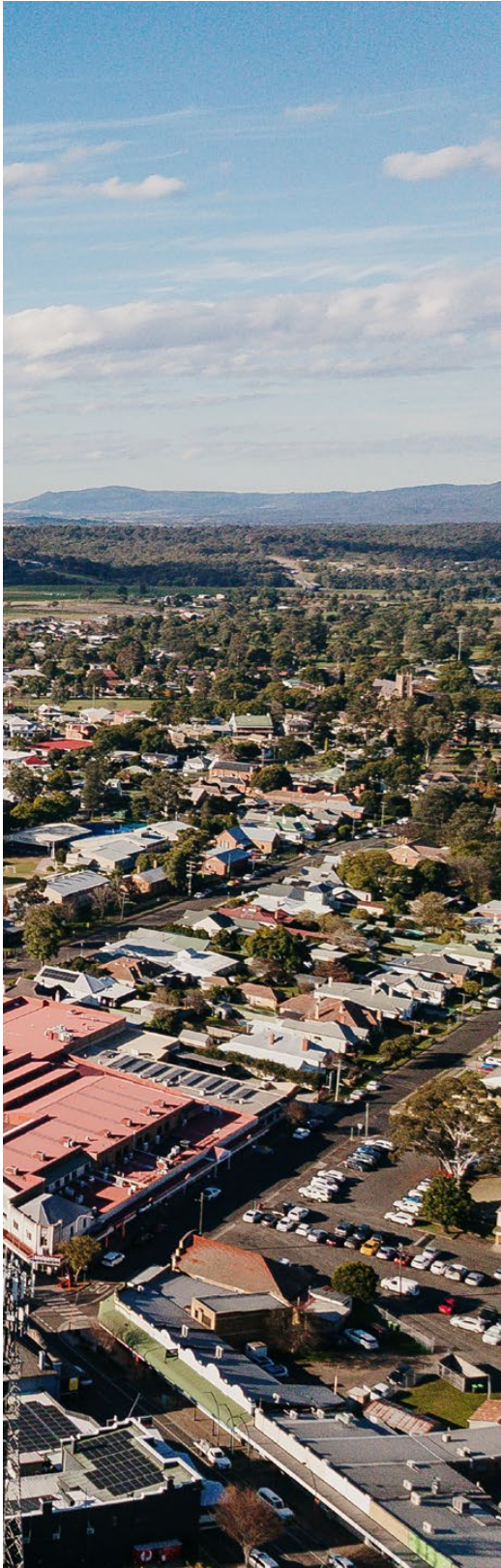
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# 01

## INTRODUCTION



## BACKGROUND

GHD has been engaged by Singleton Council (Council) to undertake a Traffic and Transportation Strategy to develop a transparent and robust schedule of transportation works for the wider Local Government Area (LGA), over the short to long term.

The Singleton LGA is located in the heart of the Hunter Valley (shown in Figure 1.0.1), near the key highway junction of the New England Highway and Golden Highway. The LGA covers 4,893 km<sup>2</sup> and is located 150 kilometres north of Sydney and 80 kilometres inland from Newcastle.

Singleton's main populated areas include (shown in Figure 1.0.2) the Singleton urban area, Singleton Heights, Dunolly, Darlington, The Retreat, Wattle Ponds, Huntview and Huntlee. Surrounding rural villages include Broke, Bulga, Jerrys Plains, Goorangoola/Greenlands, Belford, Branxton, Lower Belford and Putty.





Figure 1.0.1 Regional Context: Singleton LGA

Source: Singleton Local Strategic Planning Statement 2041

- Hunter Regional Plan Subregions
- Branxton Subregion
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line

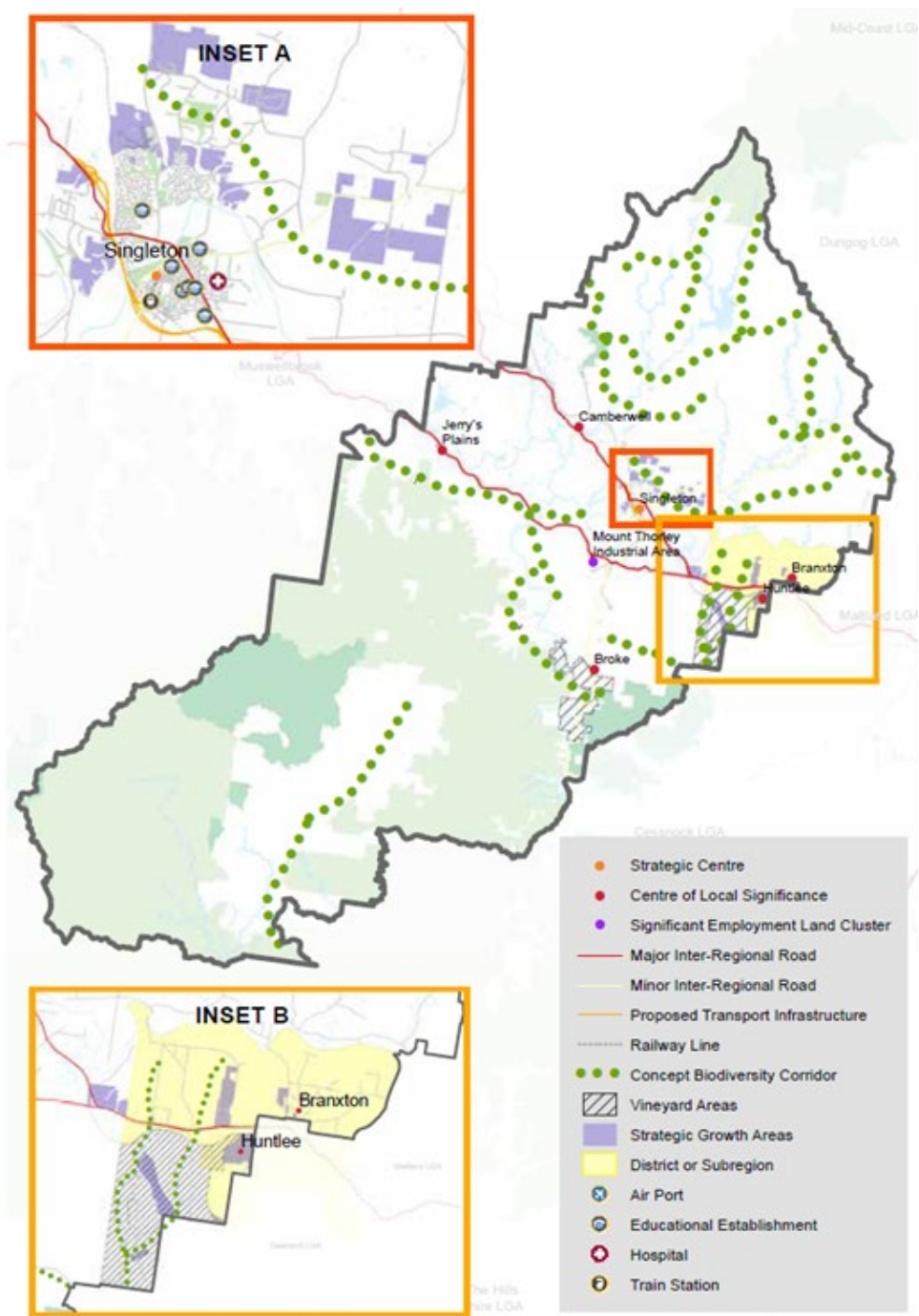


Figure 1.0.2 Singleton LGA Structure Plan

Source: Singleton Local Strategic Planning Statement 2041

According to the 2021 Census, 17,018 people live in the Singleton urban area. The urban area includes the town of Singleton and its immediate suburbs, which are characterised by a mix of residential, commercial, and industrial land uses. The broader Singleton LGA has a population of 24,577, according to the 2021 Census, including Singleton and surrounding local villages.

The Hunter Valley Rail Corridor, which runs from Moree through Narrabri and Boggabri to Newcastle, facilitates the transport of coal from Singleton to the coal loaders in Newcastle. Nearly all export coal shipped through Newcastle is transported by rail across this network for shipping from Carrington (Port Waratah) or one of the two terminals on Kooragang Island. The rail corridor also provides some passenger rail services, including local services between Scone and Newcastle, as well as through passenger rail services between Moree/Armidale and Sydney Central.

Due to anticipated population growth, the planning for and provision of appropriate infrastructure accompanying sustainable development is a key objective for Council. This can be achieved through the integration of the existing transport network and systems with the advancements of modern transport planning and asset management practices.

The preparation of the Traffic and Transportation Strategy (the Strategy) for the LGA will support the major developments in the Branxton, Huntlee, Huntview and The Fairways (off Maison Dieu) areas, which includes over 1,200 dwellings, as well as the potential re-configuration of the New England Highway through Singleton, following the construction and opening of the Singleton Bypass, due for completion in late 2026.





# STRATEGY OBJECTIVES

The objectives of this Strategy include:

- **Strategic analysis of traffic** to determine the highest-trafficked transport routes between centres within the LGA.
- **Strategic analysis of land use**, considering the major existing and proposed urban settlements; a mix of development and housing densities for sustainable transport and accessibility to public transport; corridors and access ways for all transport.
- **Investigation and preparation of Road Hierarchy Plan** to assist in the following:
  - transport corridors between urban centres to further develop a hierarchy of transport routes
  - district and local routes LGA-wide that contribute to sustainable transport based on future growth areas
  - improved transport routes were recommended where possible to reduce travel times
  - ways to expand the choice of transport modes suited to urban land and rural land use.
- **Integration of land use and transport** to determine the appropriate methods of effectively integrating land use and transport for each type of land use by improving access for all transport modes, through consideration of:
  - connectivity of urban settlements by way of transport corridors
  - sustainability of public transport for each land use based on accessibility
  - development densities vs. transport patronage
  - safe and efficient freight transport for commercial and industrial land use zones.
- **Proposing and suggesting suitable transport infrastructure and scenarios for the Singleton urban area and its surrounding areas** to improve traffic flow, mobility across centres within the LGA and traffic movements within the Singleton urban area.
- **Development of an implementation plan** for the following timeframes:
  - Short Term – 2026
  - Medium Term – 2036
  - Long Term – 2046





# STUDY AREA

The study area encompasses the entire LGA, which is presented in Figure 1.0.3, including the centres and key transport corridors of the specific core study areas below:

- Singleton urban area (defined as the extent shown in Figure 1.0.4 for this report)
- Dunolly
- Darlington
- The Retreat
- Wattle Ponds
- Huntview
- Branxton
- Broke
- Bulga
- Jerrys Plains
- Goorangoola/Greenlands
- Belford
- Lower Belford
- Huntlee
- Putty Valley

The Strategy will address the needs of current and planned urban release and growth areas as defined by the Hunter Regional Plan 2034 and Council's Local Strategic Planning Statement and Local Housing Strategy. Major traffic-generating developments in the LGA include:

- Hunter Valley vineyards
- Huntlee Strategic Growth Area
- Sedgefield Strategic Growth Area
- Huntview-Wattle Ponds Strategic Growth Area
- Singleton Heights-Obanvale Strategic Growth Area
- McDougall's Hill Strategic Growth Area
- Gowrie Strategic Growth Area
- Whittingham Strategic Growth Area
- Lower Belford Strategic Growth Area
- Branxton Strategic Growth Area
- Various mine sites
- Singleton Military Area (Lone Pine Barracks)



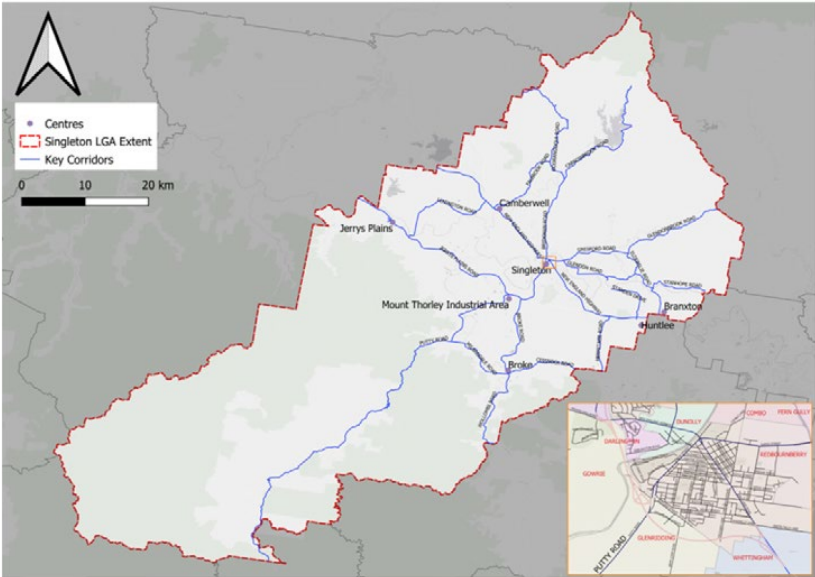


Figure 1.0.3 Study extent and key roads

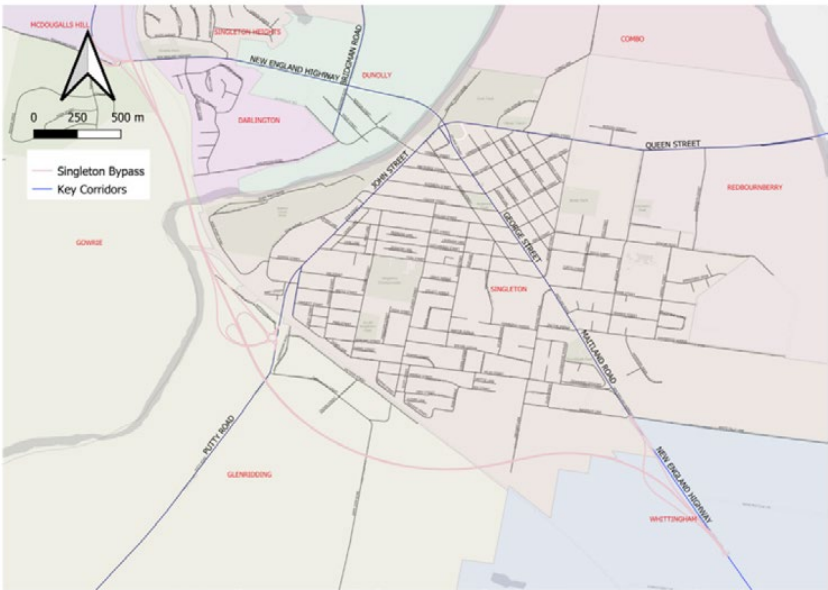


Figure 1.0.4 Singleton urban area

# REPORT STRUCTURE

The Traffic and Transportation Strategy is structured as follows:

- **Section 2 Strategy Context and Policy Review** – A review of the state and local government plans and policies relevant to Singleton LGA.
- **Section 3 Existing Land use** – A review of current land use and zoning within the LGA.
- **Section 4 Existing Conditions Assessment** – A review of the existing population and road network conditions in the LGA, including the road hierarchy, active transport, public transport, road crashes, and road safety.
- **Section 5 Community Engagement** – A summary of community engagement activities.
- **Section 6 Future Land Use and Population Growth** – A summary of the proposed land uses and associated trip generation characteristics within the Singleton LGA.
- **Section 7 Committed Projects** – A summary of the proposed traffic and transportation projects within Singleton.
- **Section 8 Road Network Assessment** – A summary of the modelled future road network performance for both the Singleton urban area and the broader LGA.
- **Section 9 Summary of Community Engagement Outcomes** – A summary of the community engagement outcomes.
- **Section 10 Future Transport Network Prioritisation** – A summary of recommended future transport network upgrades over the planning horizon 2026 - 2046.





# SCOPE AND LIMITATIONS

This report has been prepared by GHD for Singleton Council and may only be used and relied on by Singleton Council for the purpose agreed between GHD and Singleton Council as set out in this report.

GHD otherwise disclaims responsibility to any person other than Singleton Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report.

GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Singleton Council and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

## Accessibility of Documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.











02

STRATEGY  
CONTEXT AND  
POLICY REVIEW

# A SHARED VISION AND OBJECTIVE FOR SINGLETON

The community's vision for the LGA is to be vibrant, connected, sustainable, progressive and resilient.

## State and Regional Plans

A summary of key state and regional plans is outlined below as they apply to the Traffic and Transportation Strategy.



### Hunter Regional Plan 2041

Key strategies/actions are summarised as follows:

- Singleton is identified as a strategic centre (high level of community, cultural, civic and commercial uses and services)
- Diversify the Hunter's mining, energy and industrial capacity
- Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities
- An inter-connected and globally focused Hunter without car-dependent communities
- Plan for 'nimble neighbourhoods', diverse housing and sequenced development
- Reach net zero and increase resilience and sustainable infrastructure
- Plan for businesses and services at the heart of healthy, prosperous and innovative communities
- Areas of Singleton and its surroundings have been identified as regionally significant growth areas.



### Future Transport Strategy

Key strategies/actions are summarised as follows:

- Support car-free, active, sustainable transport options
- Support thriving and healthy 15-minute neighbourhoods
- Provide spatially efficient ways for people to walk and cycle
- Improve the safety of people walking and cycling.





### Draft Hunter Regional Transport Plan 2041

Key strategies/actions are summarised as follows:

- Transport leadership (improved transport outcomes and better use of existing infrastructure)
- Supporting planned growth
- Improving rail services, including faster rail to the Central Coast and Sydney
- More efficient and responsive roads
- Improved bus and coach services
- Improved and integrated active transport networks to facilitate reduced emissions and sustainable transport
- Improved public transport in key centres
- Safer roads, including an improved Star Rating or safe system alignment
- Improving and protecting key freight corridors.

Six directions for the vision for a network that is:

Connected (seamless multimodal connectivity), safe, liveable, sustainable, productive and resilient.

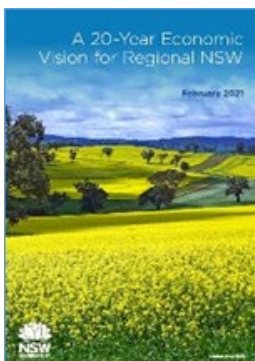


### Draft Hunter Strategic Regional Integrated Transport Plan

Outlines a 20-year vision to create a connected, equitable, safe and sustainable transport network for the Hunter Region.

Key insights of the document relating to the Singleton LGA include:

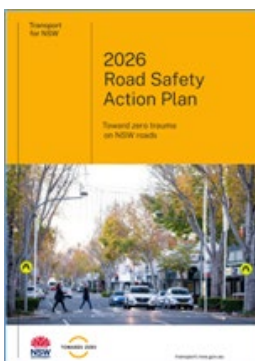
- A forecast decline in population to 2041; however, overall employment in the LGA is expected to grow by five percent.
- A high proportion of crashes involving motorcycles in the LGA were classified as fatal or serious injury, with speeding a primary contributing factor. Further work with councils is identified to improve safety infrastructure at 'crash cluster' locations.
- The New England Highway currently acts as a key freight corridor passing through Singleton creating congestion and safety concerns. This is expected to be addressed by the opening of the Singleton Bypass which will also enable place-making opportunities and active transport network improvements.
- Limited rail services on the Hunter Line impact regional and intercity travel connectivity. Station upgrades and additional services to Singleton are proposed to improve services.
- A new bus service between Muswellbrook and Singleton is proposed to fill gaps in services between the two stations.
- Improvements to active transport networks to reduce private vehicle reliance for short trips.
- Enhanced bus service connectivity from Singleton to Maitland and Newcastle.



### A 20-Year Economic Vision for Regional NSW

Key strategies/actions are summarised as follows:

- Principle 2: Improved travel between regional centres and from regional centres to international gateways.
  - Within five years, the NSW Government will improve active transport activity through walking and cycling investments for better health and social and environmental outcomes.
- Principle 7: Regulation and planning to promote commercial opportunities.



### 2026 Road Safety Action Plan

Key strategies/actions are summarised as follows:

- Future-focused approach using modelling for long-term targets
- The Safe Systems approach
- Evidenced-based initiatives to maximise safety for all road users
- Collaborative approach using partnership and engagement.

The key priority areas and enablers for success are:

- Creating safer country roads and urban places
- Enhancing road safety in local communities
- Increased safety of light vehicles, heavy vehicles and protective equipment
- Making safer choices on the road
- Ensuring the safety of vulnerable and at-risk road users
- Use of data, monitoring and evaluation
- Using technology and innovative solutions
- Cross-sector collaboration and governance
- Using safety performance indicators and management
- Moving to a safe system.



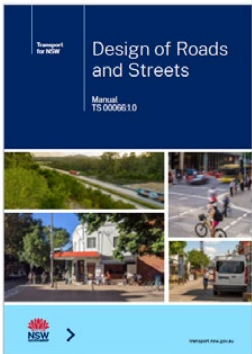
**Hunter Regional Economic Development Strategy**

Key strategies/actions are summarised as follows:

- Improve inter and intra-connectivity of the region to boost business opportunities in the 'engine' industries of agriculture, mining, manufacturing and tourism
- Diversify the region's economy to build resilience while leveraging opportunities presented by transformative change in the mining and energy sectors
- Improve infrastructure, services and amenities to realise and sustain the region's growth potential fully
- Invest in developing the region's local workforce capability and capacity.

Key transport-related opportunities include:

- Further investment in accommodation and transport infrastructure to support the visitor economy with increasing demand for domestic travel post COVID-19 and future upgrades to the international terminal at Newcastle Airport
- Upgrades to the New England Highway, M1 Motorway and the Scone, Muswellbrook and Singleton Bypasses have significant capital investment.



**Design of Roads and Streets**

**A guide to improve the quality of roads and streets in NSW**

This is a practical 'how to' manual explaining how we can improve our design of roads and streets throughout NSW by better understanding their role and context as local places.

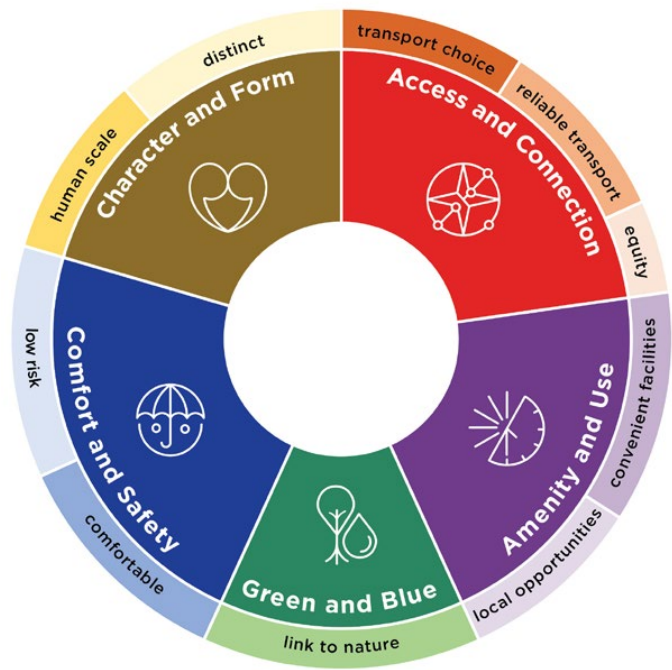
This document is applied alongside the Movement and Place Framework to enable planners and designers to create meaningful and appropriate functional street and road environments.



NSW Movement and Place Framework

NSW Movement and Place Framework is a ‘place-based’ approach that builds and supports thriving communities through collaboration on shared outcomes. This framework classifies streets as places where people can live and work, not just for the movement of people.

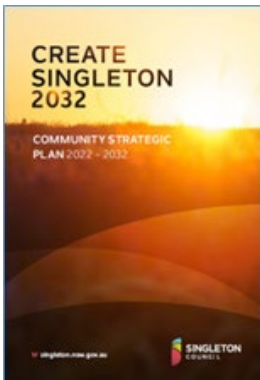
A well-designed built environment is classified by five themes and the Built Environment Indicators, as shown in the figure below:





Local Plans

A summary of key local plans is outlined below as they apply to the Traffic and Transportation Strategy.



Community Strategic Plan 2022-2032

The Singleton Council's Community Strategic Plan describes how Singleton can be a sustainable, adaptable and inclusive place, as well as a more vibrant, connected, innovative and safe place. The following strategies to be actioned to achieve this priority are as follows (as related to this Strategy):

- Provide safe and well-maintained facilities, land and infrastructure
- Improve transport connectivity and support sustainable alternatives
- Provide safe and reliable water and sewer services
- Facilitate land use planning and development outcomes that respect and contribute in a positive way to the environment and community
- Promote and facilitate sustainable village living.

Examples of projects or initiatives related to this priority include:

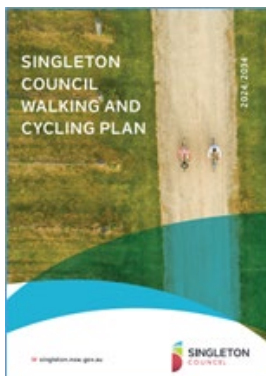
- Increased passenger train services to and from Singleton
- Singleton Bypass (including Putty Road interchange)
- Revision of Transport for NSW roads maintenance contract to improve maintenance of the New England Highway.



### Local Strategic Planning Statement (LSPS) 2041

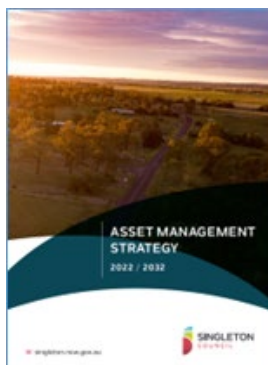
The Local Strategic Planning Statement categorises its priorities into five themes, of which the following themes of “**Our Places**” and “**Our Economy**” are particularly relevant to this Strategy:

- 2.1 Places are well-planned and maximise access to infrastructure and services
- 4.2 Transport infrastructure is protected, efficient and supports economic growth.
- To ensure delivery on these priorities, Council will action the following:
  - 2.1.1 Develop a growth infrastructure strategy that considers the infrastructure and service needs of the growing population, including the needs of youth, older persons and urban settlement areas
  - 2.1.2 Complete a facility and service provision analysis for the localities of Hunterview, Singleton Heights and Wattle Ponds.
  - 4.2.1 Complete a report, formally reviewing land use zoning around existing and proposed transport and infrastructure corridors, which considers land use compatibility, minimisation of land use conflict and protection of visual amenity
  - 4.2.3 Carry out an analysis of the impacts and opportunities associated with the Singleton Bypass route.



### Singleton Council Walking and Cycling Plan 2024-2029 (Draft)

- Key objectives of the draft plan include:
- Enhance and broaden the walking and cycling networks throughout the LGA
- Upgrade existing facilities for walking and cycling to improve usability and safety
- Enhance walking and cycling infrastructure around schools to promote active commuting among students
- Improve walking and cycling connections to boost tourism in the region
- Implement best practice design principles in all projects to ensure high-quality infrastructure.
- The plan documents the following:
- Planned improvements and costs in pedestrian and bicycle facilities within the Singleton LGA and their justification
- Focused mainly around the Singleton urban area and Singleton Heights / Hunterview
- Outlines implementation planned works from 2024-2029 and costs of upgrades.



### Asset Management Strategy 2022-2032

The Singleton Council's Asset Management Strategy documents the decision-making and policy frameworks established by Council for how funds are allocated to Council-owned assets, with the seven classes of assets being, Roads, Drainage, Buildings, Open Space, Transport, Water and Sewerage.

Key transport asset upgrades and relevant upgrades to assets include that have been completed:

- Replacement of Hungerfords Bridge, Cessnock.
- Extension of village cycleway on Milbrodale Road (stage 1).



### Disability Inclusion Action Plan 2022-2026

The Singleton Council's Disability Inclusion Action Plan provides a vision for Singleton that is accessible and inclusive for all. Council and the community will focus on individuals' strengths and abilities and be prepared to look at unconscious bias and remove unintentional barriers ensuring Singleton continues to be a welcoming community for all. Council has identified four focus areas to achieve the vision of this document, of which **Liveable Communities** is relevant to this Strategy.

Actions in the Plan relevant to this Strategy include:

- Install new and upgrade identified footpaths and kerb ramps
- Identify access improvement options from John Street to key elements on Queen Street and surrounding areas
- Accessible tourism is considered part of the development of the Hunter Valley Destination Management Plan
- Improve the accessibility of Council owned facilities.



### Local Housing Strategy 2041

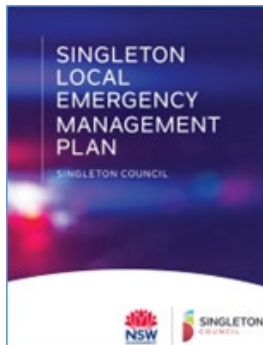
The Singleton Council's Local Housing Strategy documents the current housing situation, how the existing zoned areas can accommodate future housing demands, and housing gaps which Council needs to address. This document has been driven by community consultation, feedback and workshops.

The document describes how the LGA can keep up with housing demand due to population increases, as well as Singleton's vision for housing:

*"Our housing will respond to the needs of our communities now and into the future. We will do this by facilitating housing which is diverse and affordable and ensuring that sustainability and character are key considerations in our decision making."*

Since land use is highly correlated to traffic demand, it is important that traffic and transport infrastructure supports the continuous growth in housing supply.





### Singleton Local Emergency Management Plan

The Singleton Council's Local Emergency Management Plan details arrangements for the prevention, preparation, response to and recovery from emergencies within the LGA's covered by this plan.

It encompasses arrangements for:

- Emergencies controlled by combat agencies
- Emergencies controlled by combat agencies and supported by the Local Emergency Operations Controller (LEOCON)
- Emergency operations for which there is no combat agency
- Circumstances where a combat agency has passed control to the LEOCON.
- Relevant items to the Strategy from this document include:
- Hunter River Flooding

During major Hunter River flooding events, the Hunter River can cause significant damage to general infrastructure and interrupt traffic flow due to flood flow break outs. The major flood flow paths for the Hunter River are:

- The Hunter River channel at Dunolly
- The Floodplain north of Dunolly
- The Floodplain south of Singleton (from the Hunter River across the Putty Road and through Glenridding)
- Overtopping of the railway line near Singleton Railway Station.







03  
EXISTING  
LAND USE

2024 - 2029

29

# EXISTING LAND USE

A strategic assessment of land use within the LGA was carried out in the preparation of this Strategy. Maps of the existing land use zones across the LGA are presented in Figure 3.0.1 and Figure 3.0.2. The land use zonings have been grouped into the following categories:

- **National parks and nature areas**
  - MU1 Mixed use
  - C1 National parks and nature reserves
  - C2 Environmental conservation
  - C3 Environmental management
  - C4 Environmental living
- **Local, recreational and commercial uses**
  - E1 Local centre
  - E2 Commercial centre
  - E3 Productivity support
  - E4 Environmental living
  - RE1 Public recreation
  - RE2 Private recreation
  - RU5 Village
  - W2 Recreational waterways
- **Industrial**
  - E5 Heavy industrial
  - Primary Production
  - RU1 Primary production
  - RU2 Rural landscape
  - RU3 Forestry
  - RU4 Primary production and small lots
- **Other**
  - SP2 Infrastructure (Singleton Military Base)
- **Residential**
  - R1 General residential
  - R2 Low density residential
  - R5 Large lot residential



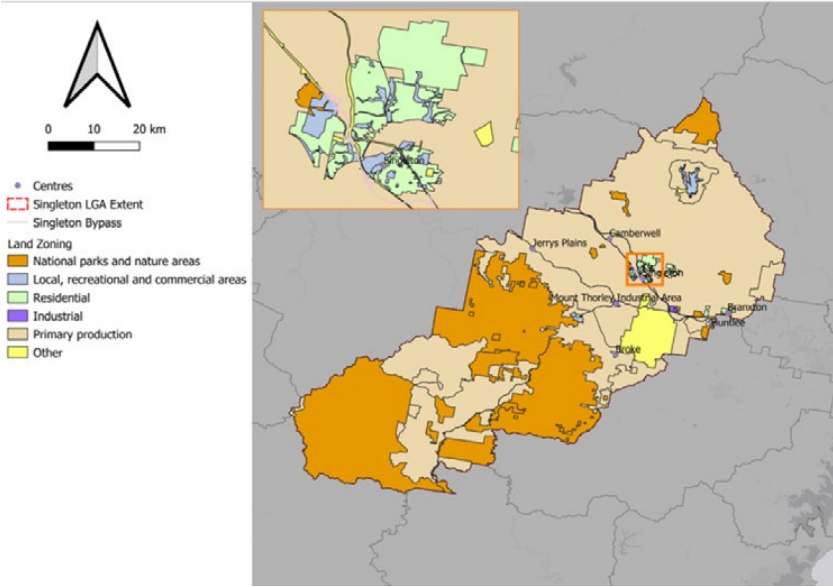


Figure 3.0.1 Land zoning within Singleton LGA  
Source: Singleton 2013 LEP



Figure 3.0.2 Land zoning within Singleton urban area  
Source: Singleton 2013 LEP



One of the major land uses throughout the LGA is mining and extractive industries, with the current zones allocated for these uses shown in Figure 3.0.3 The map of the mining land use zones indicate that:

- A significant majority of the mining areas are allocated for mining leases or exploration licences for coal.
- Mining areas are primarily located west of the Singleton urban area and run north to south through the LGA.
- Several smaller quarry areas are located throughout the LGA, including Jerrys Plains and Singleton.

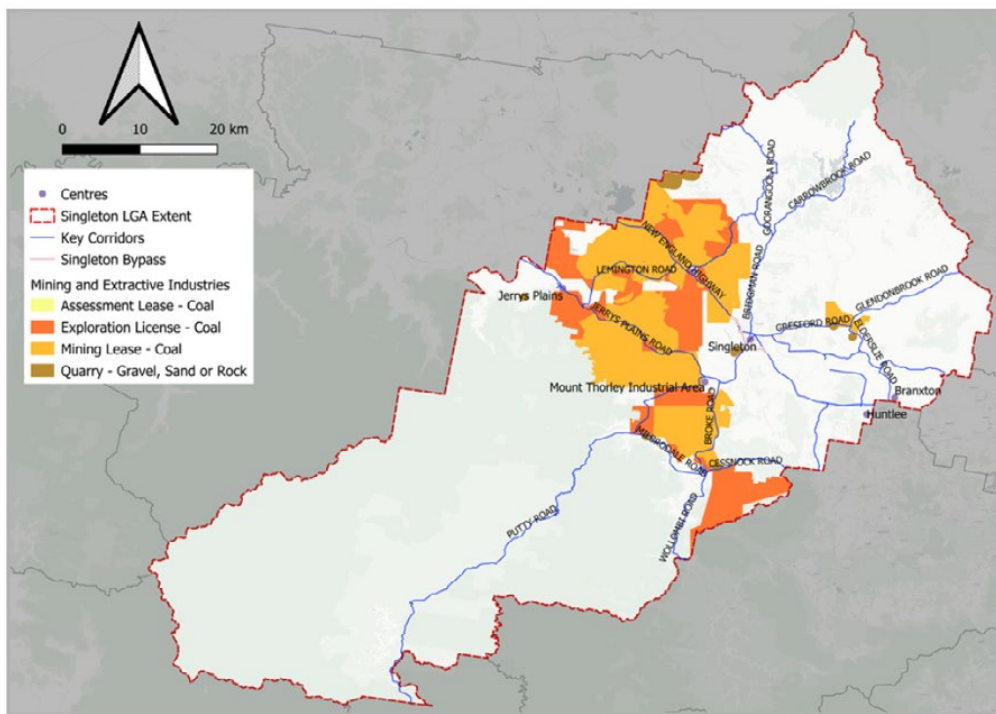
Mining operations in the LGA are expected to continue in the short to medium term and are expected to generate a significant amount of traffic in the area. The employment in the sector is explored further below with the analysis of the population demographics (Section 3).

As shown in Figure 3.0.1, a large proportion of land across the LGA is zoned for primary production (agricultural and forestry land use). The products of agricultural land within the LGA include:

- Cattle
- Dairy farming
- Equine grazing
- Sheep grazing (wool and meat)
- Goats (wool and meat)
- Alpacas
- Vineyards (grapes and olives).

It is noted that while mining areas within the LGA are expected to continue to operate in the short to medium term, they are expected to be rehabilitated once closed and may be utilised for primary production purposes as well as sites for renewable energy projects.

- Employment land use across the LGA is expected to attract trips in the LGA, in particular at the mining, industrial and primary production land uses.
- Trips are expected to originate from and be attracted to key residential areas, including the Singleton urban area, Branxton, Huntlee and Broke.
- The closure and repurposing of mining sites may generate traffic to the LGA as required construction works are undertaken
- Natural parks and ecological areas are not expected to generate a large amount of traffic and present an opportunity to increase green space and amenity



**Figure 3.0.1 Mining and extractive industries within Singleton LGA**  
Source: Singleton Local Strategic Planning Statement 2041









04  
EXISTING  
CONDITIONS  
ASSESSMENT

2024 - 2029

35

# POPULATION

The LGA has an estimated population of 25,332 (*Singleton Council, 2023*), with a growing population when compared to the 2021 Census, which indicated a population of 23,335 (*NSW Department of Planning and Environment*).

The population of the LGA from 2018 to 2023 is shown

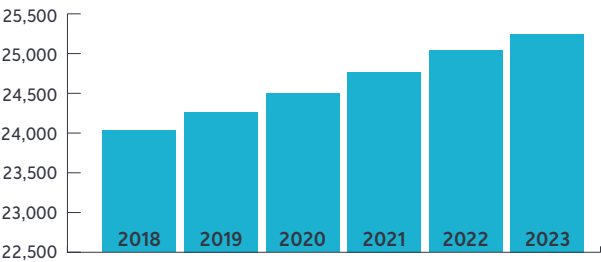


Figure 4.0.1 Singleton LGA population 2018-2023  
Source: Singleton Council (Remplan)

The highest residential populations are located within the Singleton urban area and Singleton Heights, with 5,185 and 4,896 persons, respectively. Other areas of high population include the Singleton Military Area, Glendon Brook, Branxton/Belford, Broke and Jerrys Plains. Most other areas in the LGA currently have low to moderate populations.

In addition to overall population data, the following information on demographics was collected to form part of the assessment:

- family size
- employment
- car ownership.

The percentages of different family sizes within the LGA are outlined in Figure 4.0.1 For the purposes of the data, a family is defined as two or more people (one who is older than 15 years) who are related by blood, marriage, adoption, step or fostering and usually reside within the same household.



Figure 4.0.1 Family size proportions



The data in Table 4.0.1 indicates that a family of two people constitutes the most common family grouping in the LGA (44.9 percent), with a majority of families between two and four people in size. This should be considered when planning for transport needs from residential areas, where houses with more residents are more likely to generate more vehicle trips and own more cars, as well as require transport options to employment areas.

Data from 2021 was also reviewed for the labour force and employment sectors of residents across the LGA, with a breakdown of the labour force participation in each industry sector presented in Figure 4.0.2. The key observations and findings from the analysis of labour force statistics are as follows:

- 62.1 percent of the local population is employed (either full-time, part-time or away from work)
- 29 percent were not in the labour force
- The overall unemployment rate was reported at 3.7 percent

- The largest industries for employment were mining (36.9 percent), construction (6.8%) and administrative and support services (6.6%).

Top 6 Employing Industries

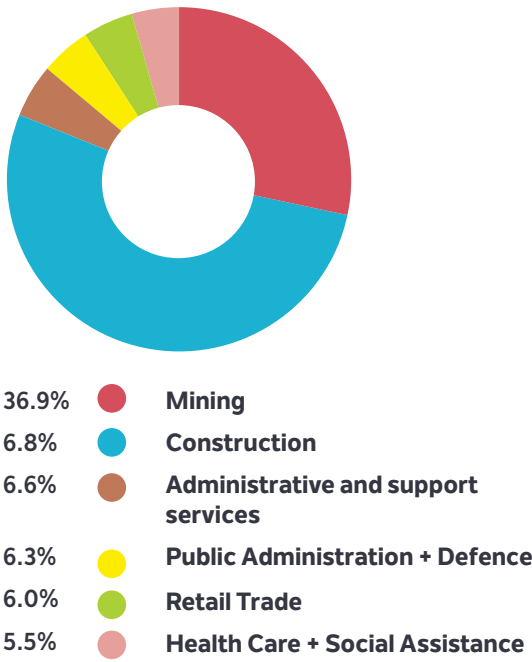


Figure 4.0.2 Breakdown by industry participation of top six across the Singleton LGA (2021)

# JOURNEY TO WORK

Census (2021) journey to work (JTW) data for the Singleton urban areas was analysed as it relates to the modes of transport residents relied on for travel to work. The analysis considered driving, active and public transport, as well as working from home (refer pie charts).

From Figure 4.0.2, the Census (2021) data for JTW for the Singleton urban area identified that:

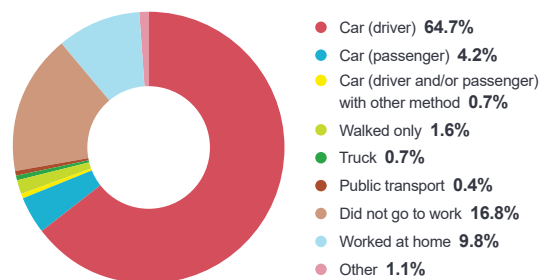
- Nearly 70 percent of commuters within Singleton rely on cars (as a driver or passenger), as against the NSW average of 47.2 percent.
- Public transport<sup>1</sup> accounted for 0.4 percent of work trips, as against the NSW average of 4 percent.
- Walking as a mode of transport accounted for 1.6 percent of work trips, as against the NSW average of 2.5 percent.
- Working from home accounted for 9.8 percent of residents, as against the NSW average of 31 percent.

General observations of the JTW data for Singleton include:

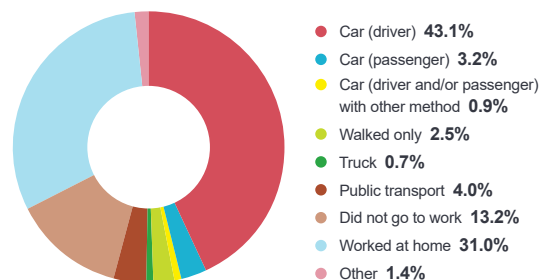
- There is a high dependence on private vehicles as the most utilised method of travel to work. This could result from several factors, including the large size of the LGA, remote locations of employment opportunities, and the low availability of alternate travel modes.

## Method of travel to work (on the day of the Census)

### Singleton



### New South Wales



### Australia

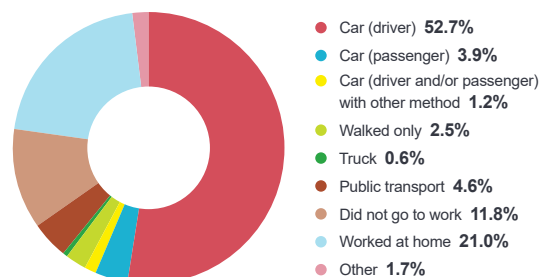


Figure 4.4 Method of travel to work for Singleton urban area (2021)


<sup>1</sup> Includes all trips that used public transport (train, bus, ferry or light rail) for at least one method/leg of travel on the Census day

<sup>2</sup> Singleton Council. 2024. LGA Information, available (online): [singleton.nsw.gov.au/Business/Doing-Business-in-Singleton/LGA-information](https://singleton.nsw.gov.au/Business/Doing-Business-in-Singleton/LGA-information)





**Figure 4.0.3** Select link analysis – New England Highway at Hunter River bridge Singleton, AM Peak. Source: Transport for NSW

- 
- Figure 4.0.3** Select link analysis – New England Highway at Hunter River bridge Singleton, AM Peak. Source: Transport for NSW
- It is noted that in addition to travel to work trips by residents within the Singleton LGA, many residents from nearby LGAs may travel to employment locations within Singleton, such as mining sites. These trips are also primarily undertaken by private vehicles, with approximately 65 percent of trips in the Lower Hunter region undertaken by private vehicles. These trips have been assessed as part of existing and forecast future traffic demands within traffic modelling undertaken for this strategy.
- A further source for assessing journey-to-work data includes reviewing outputs from Transport for NSW's strategic transport model (STFM<sup>3</sup>). For the purpose of this study, traffic volume plots for the morning and afternoon peaks were assessed, as well as select link analysis plots.
- Figure 4.0.3 provides a select link analysis plot for the morning (AM) peak for southbound travel along the New England Highway at the Hunter River Bridge in Singleton. The analysis suggests that a significant number of vehicles crossing the Hunter River Bridge continue south towards the Newcastle metropolitan area
- The opening of the Hunter Expressway in 2014 was likely a key factor in increasing vehicle accessibility between Singleton and Newcastle, potentially encouraging residential development (and growth) within Singleton, including the suburb of Hunterview.
- The attraction for continued residential development in Singleton is clear, with median house prices in Singleton of \$617,500, as compared to Gillieston Heights, \$715,000 (within the Maitland LGA), and \$883,000 in Fletcher (within the Newcastle LGA)<sup>4</sup>.
- There is generally a low portion of residents working from home. This is likely due to the high portion of residents working in the mining sector (36.9 percent<sup>2</sup>), including shift work, for which working from home options are limited.
  - Public transport as a mode share is very low, likely reflecting a mixture of limited public transport options within Singleton, as well as the disparate and distant locations for employment (eg to mine sites, Maitland and Newcastle urban areas).
  - Noting the generally flat terrain and generally small area of Singleton (on the southern side of the Hunter River), there are opportunities to increase active travel as a transport mode, particularly given more residents would be within walking and cycling to/from the Singleton urban area, whereas areas north of the Hunter River (Singleton Heights and Hunterview), would be within cycling distance from the urban area, particularly on the completion of the pedestrian and cyclist bridge connecting Hunterview with Singleton, through Combo Lane (scheduled for completion in 2025).

A further source for assessing journey-to-work data includes reviewing outputs from Transport for NSW's strategic transport model (STFM<sup>3</sup>). For the purpose of this study, traffic volume plots for the morning and afternoon peaks were assessed, as well as select link analysis plots.

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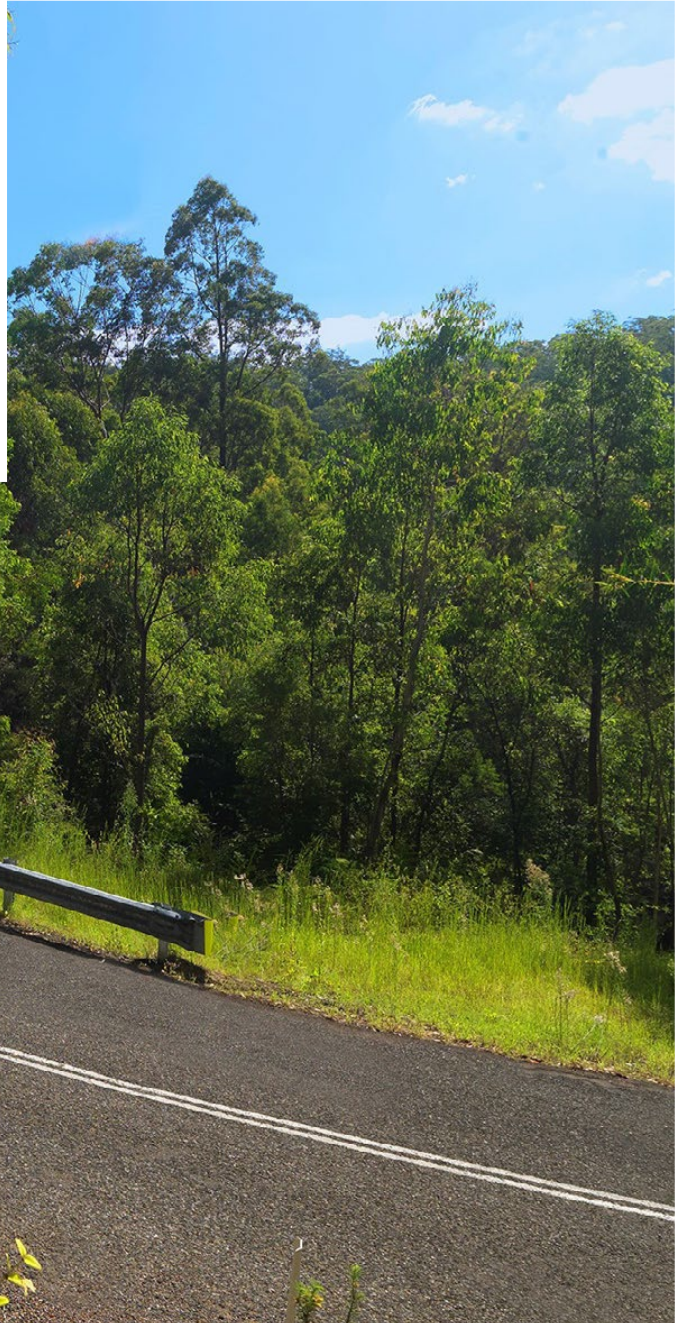
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### 3 Strategic Transport Forecasting Model

4 Median house prices for the period May 2023 – April 2024, accessed from realestate.com.au (accessed 10 May 2024)

Although the increased affordability of housing stock in Singleton will likely spur continued residential development, the existing lack of viable public transport options for residents (discussed further in the analysis of Public Transport Accessibility) will likely entrench driving as the predominant mode of transport for the residents of Singleton to access places of work, education, and other services.





# ROAD HIERARCHY

Council has developed a road hierarchy of local roads within the LGA. A road hierarchy provides a description of roles performed by different parts of the road network, including criteria used to describe each road type. The characteristics of a road type (eg width) help to ensure a road performs as it is intended. As an example, roads that exhibit higher traffic volumes and speeds are typically provided with wider travel lanes and wider sealed shoulders, as opposed to local access streets, which typically exhibit lower speeds and traffic volumes.

The key state roads in the study area include the New England Highway, the Golden Highway and Putty Road, which are

managed and maintained by Transport for NSW (TfNSW). Key regional roads in the LGA include Glendonbrook Road, Broke Road, Cessnock Road, Gresford Road and Elderslie Road, which are typically classified as rural sub-arterial roads within Council's road hierarchy. Although regional roads are managed by local government, funding support is provided by TfNSW due to their relative importance.

The existing road hierarchy throughout the LGA was assessed as part of the Strategy (as shown in Figure 4.0.4). Maximum traffic volumes and other road characteristics for each of the local road hierarchy is outlined in Table 4.0.3

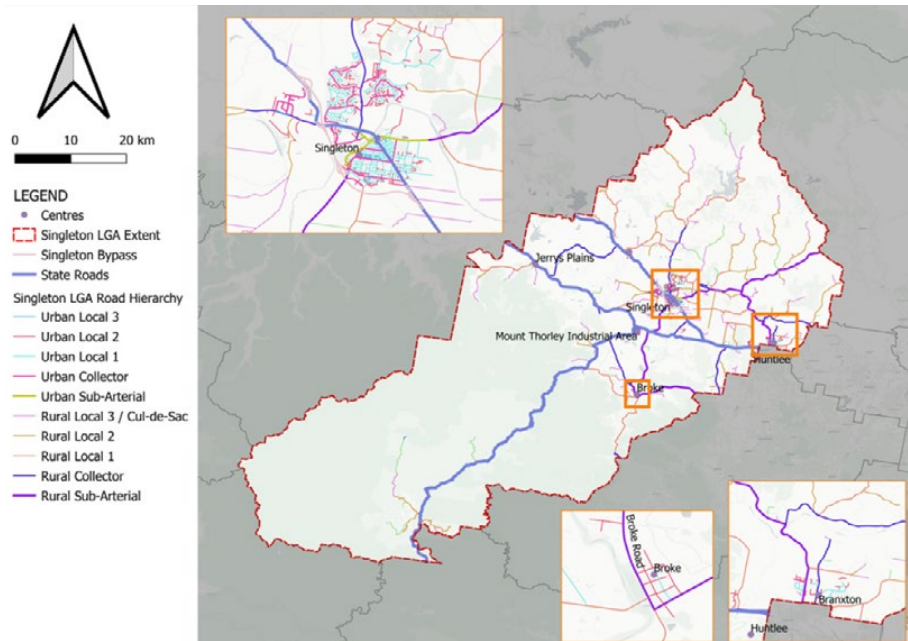


Figure 4.0.4 Existing road hierarchy

## Road Types + Dimensions

### Urban Roads

Road type	Max traffic volume (vpd)	Max no. Lots	Reserve width (m)	Carriageway / kerb-kerb (m)
Urban Local 3 (Laneway)	20	-	8	4
Urban Local 2	300	50	17	8
Urban Local 1	2,500	100	18	9
Urban Collector	6,000	600	20	11
Urban Sub-Arterial	> 6,000	3,500	22	13
Industrial - Secondary	60	-	20	11
Industrial - Primary	> 60	-	22	13

### Urban Roads

Road type	Max traffic volume (vpd)	Max no. Lots	Reserve width (m)	Carriageway / kerb-kerb (m)
Rural Local 3 / Cul-de-Sac	150	40Ha	20	6
Rural Local 2	250	20,000	20	7
Rural Local 1	1,000	10,000	20	8
Rural Collector	2,000	5,000	20	10
Rural Sub-Arterial	> 2,000	2,000	20	11



Footway verge (m)	Kerb type	Footpath (1.5m wide)	Design ESA	Maximum longitudinal gradient (%)
2	Upright one side	As required	1 x 10 <sup>5</sup>	15
4.5	Upright	One side	2 x 10 <sup>5</sup>	15
4.5	Upright	One side	5 x 10 <sup>5</sup>	15
4.5	Upright	One side	5 x 10 <sup>6</sup>	12
4.5	Upright	Both sides	1 x 10 <sup>7</sup> min	10
4.5	Upright	As required	5 x 10 <sup>6</sup>	6
4.5	Upright	As required	1 x 10 <sup>7</sup>	6

Footway verge (m)	Kerb type	Footpath (1.5m wide)	Design ESA	Maximum longitudinal gradient (%)
8	As required	Nil	1 x 10 <sup>5</sup>	15
7	As required	Nil	Per 'lots' above	15
6.5	As required	Nil	Per 'lots' above	15
6	As required	One side	Per 'lots' above	10
4.5	As required	One side	Per 'lots' above	8

Table 4.0.3 Urban and Rural road widths by road hierarchy

The findings of the review of Council's existing road hierarchy are as follows:

- Rural sub-arterial roads connect the Singleton urban area to other regional centres as well as the south and east (toward Newcastle and Sydney).
- Many regional collector roads are located on the edges of the urban area and other local centres.
- Within local centres and the Singleton urban area, roads are primarily urban local classifications (Figure 4.0.5 displays the road hierarchy in the Town Centre).

- Rural local roads connect residential and rural areas to collector or sub-arterial roads.

The suitability of the existing road hierarchy was reviewed as part of this Strategy, where changes to hierarchy may be required due to changes in projected traffic volumes, such as that associated with strategic growth areas. The proposed future road hierarchy is discussed in the Future Transport Network Prioritisation analysis.

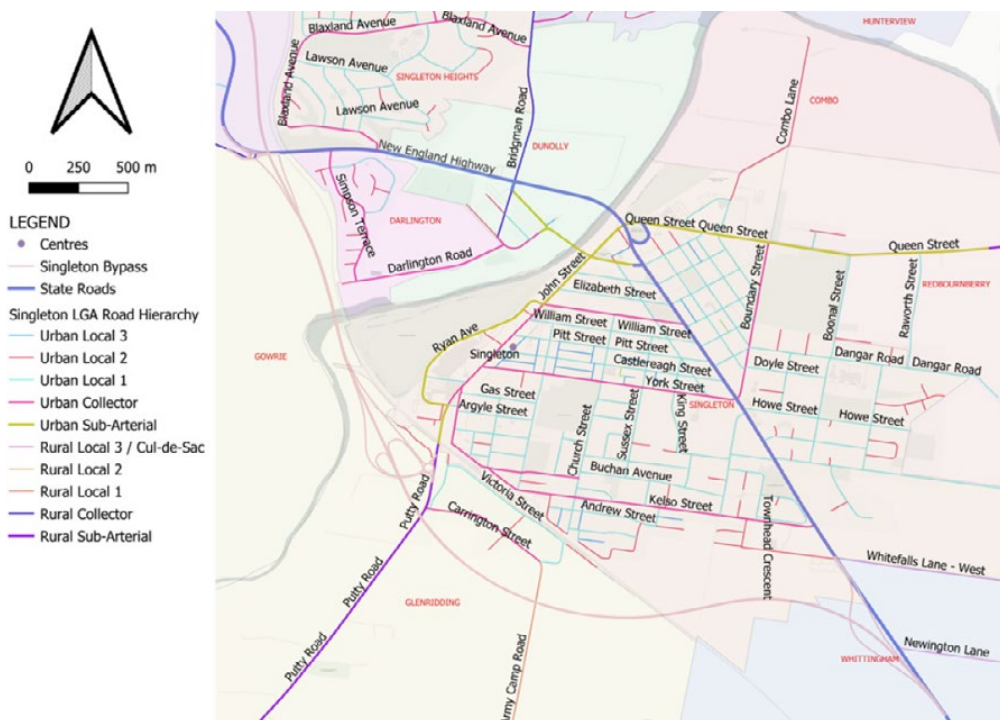


Figure 4.0.5 Road hierarchy within Singleton urban area







# SPEED LIMITS

A map of the speed limits for all roads across the LGA is shown in Figure 4.0.6, with the speed limits in the urban area shown in Figure 4.0.7.

The available data and maps indicate that:

- most of the roads within the LGA, not in local centres, have a posted speed limit of either 80 or 100 km/h
- the Singleton urban area and other local centres are primarily comprised of 50 km/h speed zones with some lower speed 40 km/h zones.

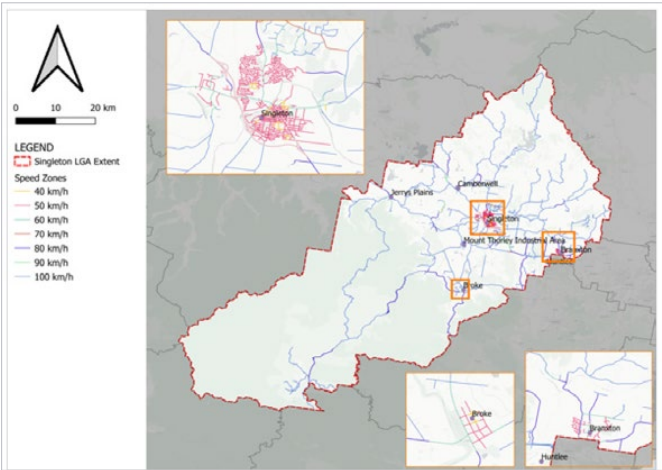


Figure 4.0.6 Speed Zones within the LGA



Figure 4.0.7 Speed zones within Singleton urban area



# FREIGHT NETWORK

With the significant amount of industrial and mining activity in the region, the provision of an effective freight network is required to move goods and equipment between industrial land uses and key shipping ports. The Draft Hunter Regional Integrated Transport Plan (summarised in the Strategy Context and Policy Review) identifies the importance of freight routes in supporting the region's energy, mining, and industrial sectors. Additionally, other freight routes used by delivery vehicles and smaller trucks are important in supporting local businesses, with roads in urban areas used to facilitate these vehicles.

Figure 4.0.8 shows the approved and restricted access roads for 25/26 metre B-double routes (based on gross and concessional mass limits) for the LGA.

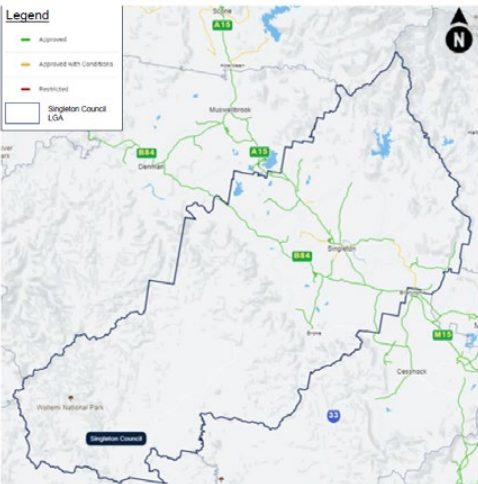


Figure 4.0.8 Heavy vehicle/ freight routes in the Singleton LGA

Source: National Heavy Vehicle Regulator – National Network Map (modified by GHD)

Several connected freight routes were identified east-to-west across the LGA, with shorter north-to-south routes to key locations. The key approved routes for 25/26 metre B-doubles in the LGA are:

- **B84** – Jerry Plains Road/ Putty Road / Golden Highway
- **A15** – New England Highway / George Street / Maitland Road
- **Broke Road**
- **Bridgman Road**
- **Putty Road/ Ryan Avenue/ Queen Street (through Singleton urban area)** – Approved with conditions
- **Maison Dieu Road** – Approved with conditions
- **Gresford Road (approved) / Elderslie Road** – Approved with conditions
- **Gresford Road (approved) / Elderslie Road** – Approved with conditions – Branxton to Singleton

It is noted that there are two existing crossings over the Hunter River in the Singleton urban area, the Singleton crossing on the New England Highway and Dunolly Bridge. While the Singleton crossing is an approved route for 25/26 metre B-doubles, Dunolly Bridge is not and has a weight limit of three tonnes gross. As a result, Dunolly Bridge is not suitable for freight vehicles.

Some road restrictions for smaller freight movements (such as delivery vehicles) are in place in urban areas in the LGA, especially Singleton and other urban areas; however, a network of alternate roads is available for use.

# EXISTING ACTIVE TRANSPORT NETWORK

The existing active transport network has been reviewed in line with the Hunter Regional Plan, Hunter Regional Transport Plan and the Draft Singleton Council Walking and Cycling Plan. Figure 4.0.9 shows the existing cycling facilities in Singleton, as per the Transport for NSW cycleway finder.

In addition to the cycling facilities above, the Draft Singleton Walking and Cycling Plan was reviewed to identify pedestrian and cycling facilities that may not be indicated on the Transport for NSW Cycleway Finder. The plan indicates the following facilities within the LGA:

- Footpaths providing safe passage for pedestrians in key areas such as local centres, neighbourhoods and parks; however, not all roads have footpath facilities.
- Shared paths for pedestrian and cyclist use, including recently completed projects along Civic Avenue and Combo Lane near Civic Park in Singleton and Milbrodale Road in Milbrodale.
- Quietways for mixed traffic conditions in low-speed and low-volume streets.
- Shared zones where pedestrians, cyclists, and vehicles are able to use the space at low speeds and volumes for vehicular traffic. Shared zones prioritise pedestrian and cyclist movements.

- Other pedestrian facilities
  - marked crossings
  - wombat crossings
  - pedestrian refuges
  - signalised crossings
  - seating and shelters
  - bicycle parking
  - wayfinding and maps.

A further review of active transport initiatives in the area identified an existing cycling trail from the New England Highway in Belford to the south, heading towards Pokolbin along Hermitage Road. The trail is a link in the proposed 'Shiraz to Shore' cycle trail, which would provide links between the LGA and Newcastle via key tourist attractions in the Hunter Valley region.

The review found that a variety of active transport facilities are provided across the LGA for both pedestrians and cyclists; however, most of the facilities are located within the Singleton urban area. A small number of facilities are located in other local centres, including Mount Thorley and Milbrodale. In addition to the dedicated cycling facilities identified, it is noted that local roads around activity centres and key destinations such as schools, form part of the active transport network in the LGA with cyclists and pedestrians sharing road space in some sections.

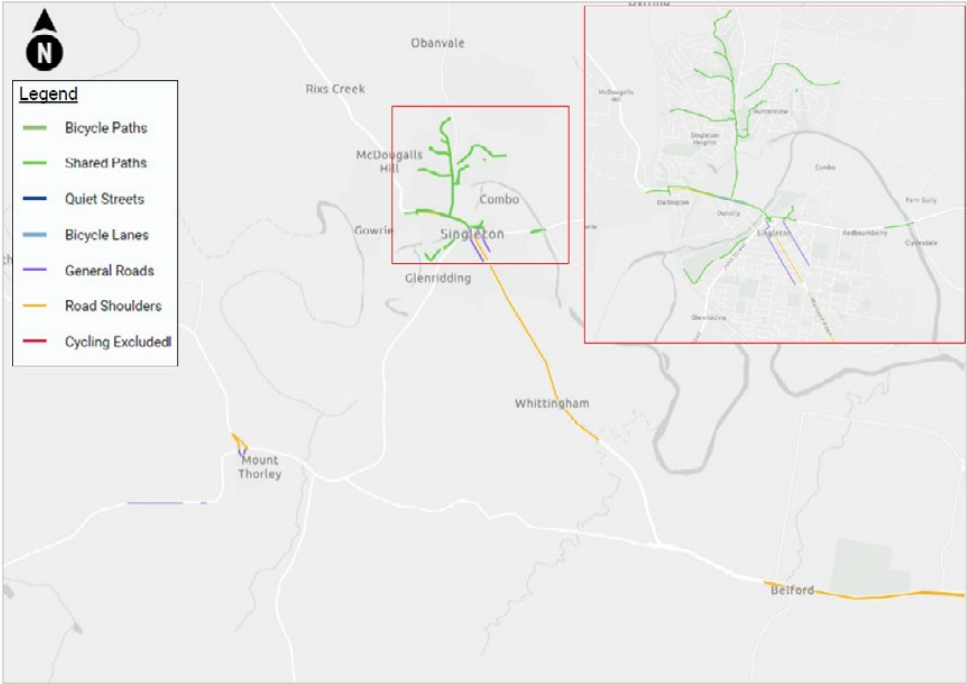


Figure 4.0.9 Existing Cycling Network  
Source: Transport for NSW Cycleway Finder

# EXISTING PUBLIC TRANSPORT NETWORK

Existing public transport services within the LGA are largely limited to the Singleton urban area through a mixture of rail and bus services.

In considering the existing public network and services within Singleton, an overview of existing travel patterns (Census Journey to Work data) and public transport accessibility was also considered.

## Rail Network

Singleton is served by rail, through the Hunter Rail Line, which forms an Intercity train line connecting Scone and the Newcastle Interchange (as shown in Figure 4.0.10).

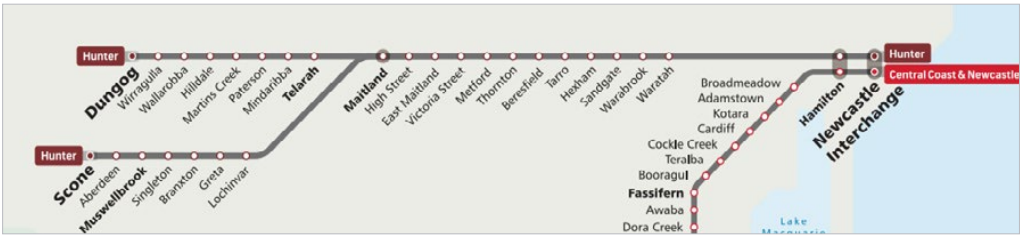


Figure 4.0.10 Hunter Rail Line

Rail services to Singleton either form part of a through service towards Scone/Muswellbrook or start and terminate at Singleton. A summary of existing rail services to Singleton is shown below in Table 4.0.4.

	Monday to Friday		Weekends	
	Departing	Arriving	Departing	Arriving
Morning	6.56am	4.31 am, 9.19am	7.27am	5.07am
Off-peak	10.40am, 12.40pm (B) , 7.54pm, 9.34pm, 9.40pm	1.24pm (B), 9.28pm	12.40pm (B), 9.20pm, 9.36pm	1.24pm (B),9.14pm
Afternoon	3.34pm	3.28pm, 5.34pm, 7.04pm	3.34pm	3.28pm, 6.57pm
Night time	7.54pm, 9.34pm, 9.40pm	9.28pm	9.20pm, 9.36pm	9.14pm

Table 4.0.4 Existing train services to/from Singleton, to/from Newcastle



From Table 4.0.4, Singleton is served by six weekday and four weekend rail services (excluding the NSW TrainLink service to/from Broadmeadow). An overview of the rail services to/from Singleton is summarised below:

- Rail services to/from Newcastle are relatively fast (65-minute rail transit times), which are comparable to driving times.
- There is only one morning departure from Singleton in the AM peak, whilst there are two departures from Newcastle in the PM peak (an earlier service assumed for school students).

- There is one off-peak rail service departing Singleton during the day, with a further three rail services departing Singleton in the late evening (largely train services returning to Newcastle for stabling purposes).
- There is one late evening service arriving in Singleton from Newcastle.

When considering boarding data at Singleton Train Station (entries and exits), Opal data from 2019 to 2024 indicates that passenger activity is approaching pre-COVID levels, with approximately 800 entries/exits per month for March 2024 (refer to Figure 4.0.11).

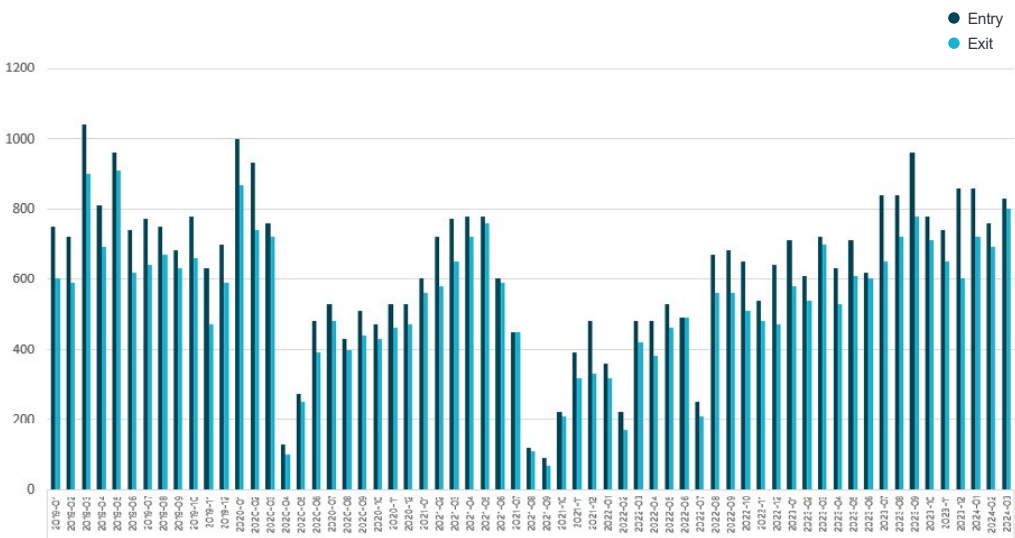


Figure 4.0.11 Singleton Train Station Opal boarding and alighting data  
Source: Transport for NSW

Figure 4.0.12 provides an overview of weekday boarding at Singleton Railway Station, with approximately 20 passengers boarding and alighting on an average weekday.

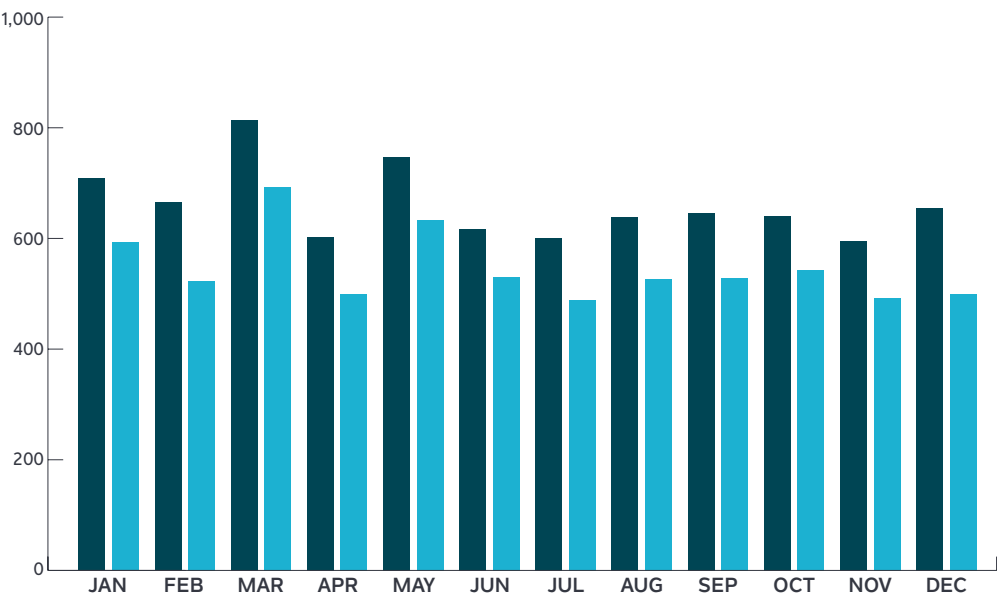


Figure 4.0.12 Singleton Train Station weekday Opal boarding and alighting data  
Source: Transport for NSW

Analysis of rail services and available Opal data for Singleton Railway Station identified the following:

- Rail services at Singleton Train Station are currently infrequent, with long times in between services and limited peak hour services
- Use of rail services is generally low, with approximately 20 station entries/exits per day during the week.
- In general, there are more commuters tapping on than off at Singleton Train Station. This could indicate that trips originate in Singleton but are travelling to other stations for return trips. As such, planning for suitable travel modes to the train station should be considered to provide sustainable travel options to and from the station.







## Long Distance Coach Services

Singleton is also serviced by a long-distance coach services between Dubbo and Newcastle. The service operates three days a week (Monday, Wednesday and Fridays), travelling towards Dubbo in the morning, and returning to Newcastle in the evening.

The coach stops in Singleton at the Shell Service Station in the Singleton urban area, near the intersection of George Street and Elizabeth Street / Market Street. Services toward Dubbo are scheduled to stop in Singleton at 8:50 am, with Newcastle-bound services scheduled to stop at 6:50 pm.

## Bus Network

Bus services within the Singleton urban area are largely a mixture of local services (connecting Singleton's suburbs with the urban areas) and some longer-distance services connecting Singleton with Maitland.

An overview of the local bus network within Singleton is provided in Figure 4.0.13, with service frequency provided in Table 4.0.5.



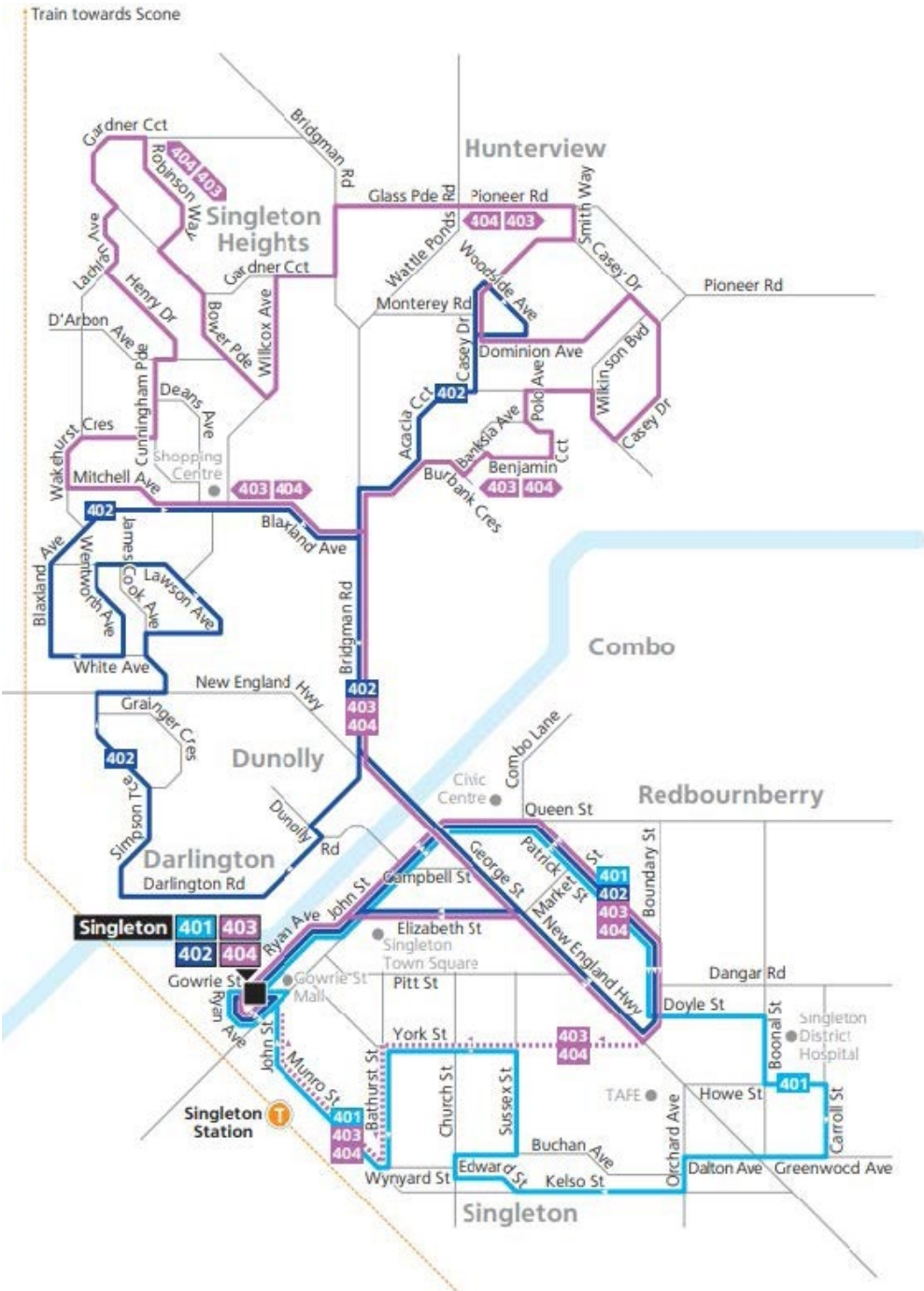


Figure 4.0.13 Singleton local bus service network  
Source: Transport for NSW

Weekdays/Weekends		Morning	Off-Peak	Afternoon	Night
401	Weekdays	6.50am	9.32am, 10.39am, 11.35am, 12.35pm, 1.36pm, 2.35pm	4.20pm	Nil
	Weekends	8.50 am	10.50am, 12.40pm, 2.50pm	4.40pm	6.40pm (Sa)
402	Weekdays	8.53 am	11.01am, 12.57pm	Nil	Nil
	Weekends	Nil	Nil	Nil	Nil
403	Weekdays	6.04am, 9.27am	9.27am, 12.00pm	4.40pm, 6.11pm	Nil
	Weekends	6.39am	10.02am (Sa), 2.02pm	5.52pm (Sa)	Nil
404	Weekdays	7.10am	9.52pm, 2.00pm,	5.28pm	7.13pm
	Weekends	8.02am	11.52 am,	3.52pm	7.35pm (Sa)

*Table 4.0.5 Existing local bus services to/from Singleton*

*Note: (Sa) – Saturday only*

From Figure 4.0.13 (service coverage) and Table 4.0.5 (service frequency), the bus network appears circuitous, where the aim of the network appears to provide coverage of the urban area (ie all residents located within proximity to a bus stop) rather than providing direct and more efficient services to/from the Singleton urban area.

Whilst the benefits of the network design include providing residents with reduced walk-up distance to bus stops (potentially focused on retail and/or service trips), the downside of this approach is that the bus network structure doesn't cater for peak hour commuters, with uncompetitive journey times and limited peak hour services. This strongly aligns with the relatively low public transport mode share as evidenced by the Census (2021) Journey to Work data for the Singleton urban area (refer to the analysis of Journey to work).

A further challenge for the existing network will be to ensure continued coverage of the Singleton urban area, particularly the eastern expansion of Hunterview.

Several longer-distance bus routes also service Singleton, with through connections to the Maitland CBD and Green Hills Shopping Centre, with the route map provided below in Figure 4.0.14 and service frequency provided in Table 4.0.6.

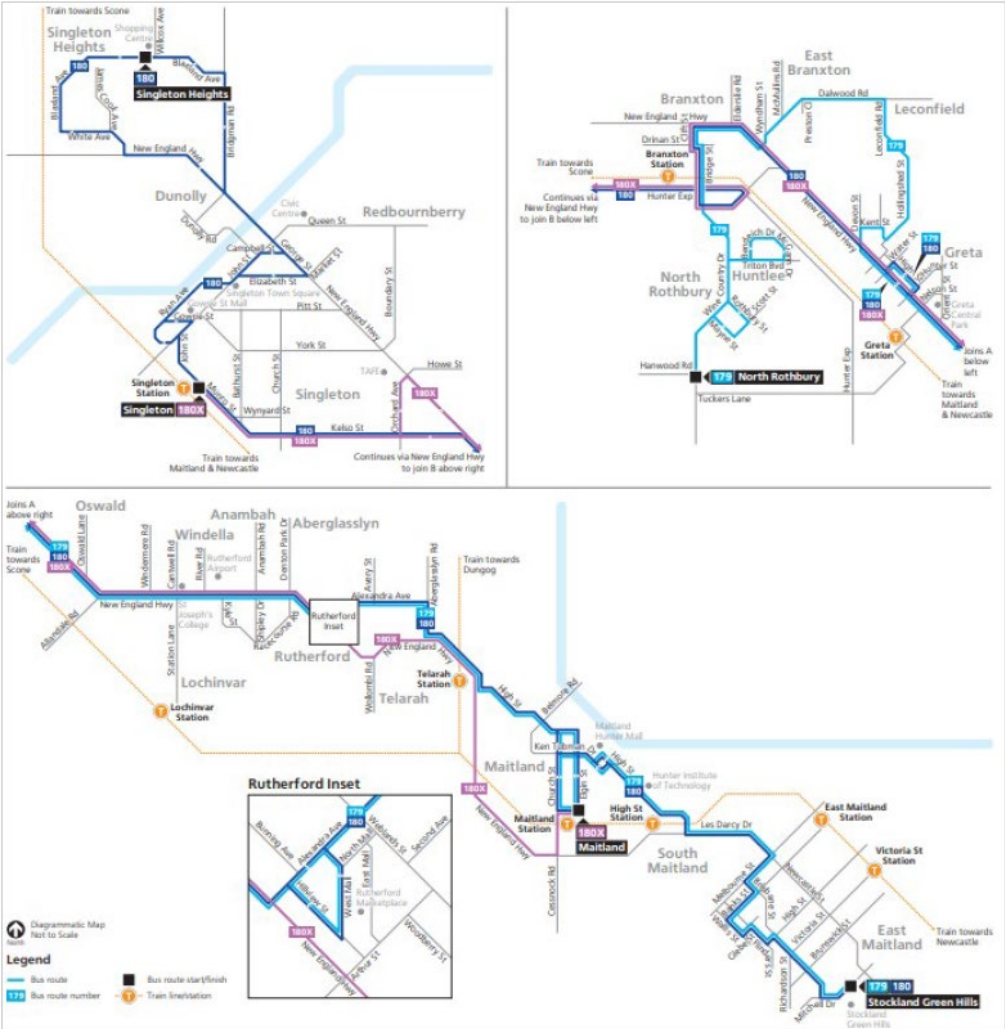


Figure 4.0.14 Singleton to Maitland bus service network map  
Source: Transport for NSW

Monday to Friday			Weekends	
	Departing	Arriving	Departing	Arriving
Morning	7.12am (S) – 180 7.37am – 180X		8.30am	
Off-peak	10.29am	9.47am – 180X	9.58am	11.28am
	1.10pm – 180	10.20am	2.50pm – 180X	1.28 pm – 180
	1.07pm – 180X	1.20pm – 180	10.30am 12.30pm – 180	11.49am – 180X
Afternoon	5.10pm – 180	3.02pm – 180X 4.25pm 6.20pm		3.28pm – 180 4.41pm – 180X
	Night time	Nil	Nil	Nil

*Table 4.0.6 Existing 180 and 180X bus services to/from Singleton Station, to/from Green Hills shopping centre*

*Note: (S) Terminating at Maitland High School*

*180X – Service terminates at Maitland train station.*

From Figure 4.0.14 (service coverage) and Table 4.0.6 (service frequency), there appears to be an “overlap” in service coverage and times. Further, there appears to be limited coordination of these services with the rail services departing/arriving in Singleton (refer to Table 4.0.4), particularly for onward travel to Maitland/Newcastle. It is also noted from the network maps that the services terminate short of the new Maitland Hospital (which opened in 2022), which is the principal (or base) hospital for the broader Hunter Valley, including Singleton LGA, and a key employment centre.

A further analysis of available data for bus services in Singleton was undertaken to gain insight into the average bus patronage during the week. The Opal data for tap-ons and tap-offs was gathered at a postcode level for Singleton (2330) for a week period between 24 February 2020 and 28 February 2020.

The average weekly tap-on and tap-off numbers for the Singleton postcode are shown in Figure 4.0.15, noting that peak use appears to be in the morning and afternoon peaks, potentially associated with school travel.



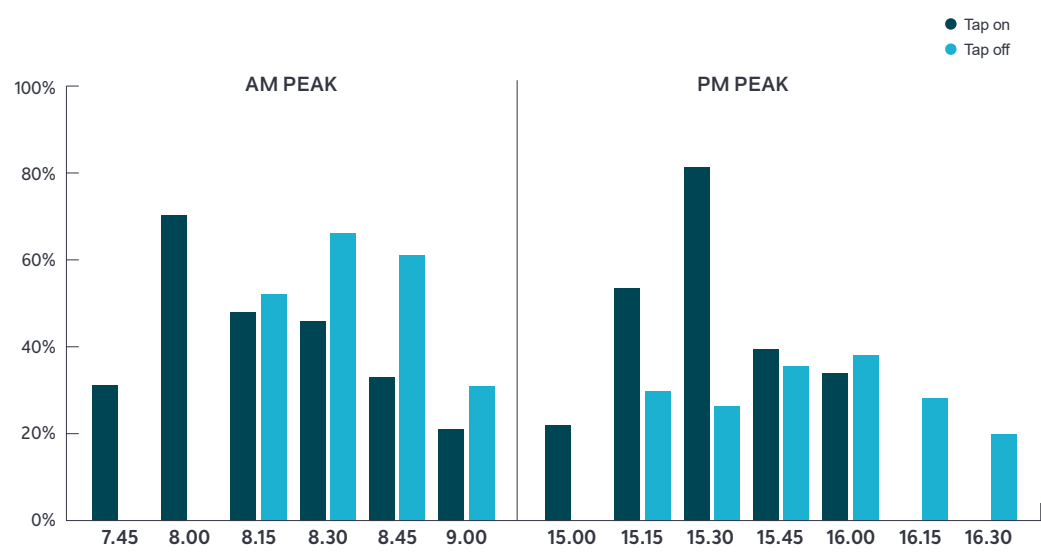


Figure 4.0.15 Average number of weekday bus tap-on/off within the Singleton postcode (2020)

From Figure 4.0.15, it is noted there were fewer than 80 tap ons/off in a 15-minute period during the AM and PM peak across the Singleton postcode area in 2020 (pre COVID19).

The data analysis was limited by several factors, including:

- Data was not available for every day in every time period, which may indicate no tap-on/off or missing data
- Data was limited to what was available through the TfNSW open-source data portal.



## Public Transport Accessibility

TfNSW uses the Public Transport Accessibility Level (PTAL) tool to measure the level of interaction between land use and transport services in terms of how people are served by public transport. PTAL is estimated through consideration of various key factors, including:

- Public transport coverage
- Walk up distance to bus stops/train stations (400 m and 800 m catchments for bus stops and train stations)
- Frequency of public transport services
- Distance and frequency of public transport services as they connect to “points of interest”, which largely constitute places of employment, retail, education and health services.

The PTAL tool can be used to:

- assess the likely impacts of plans on places for new routes, stations or roads
- identify the most suitable locations for medical and other services so people can access them easily
- understand what parts of the city are suitable for developing more houses and offices
- recommend whether different locations need different levels of car parking provision.

The outcome of the PTAL assessment for the Singleton urban area is shown below in Figure 4.0.16.

The results of the PTAL assessment for Singleton identified that although the urban area is provided with bus and rail services, the PTAL score for the urban area is generally low, indicating that Singleton has little to no access to a public transport network.

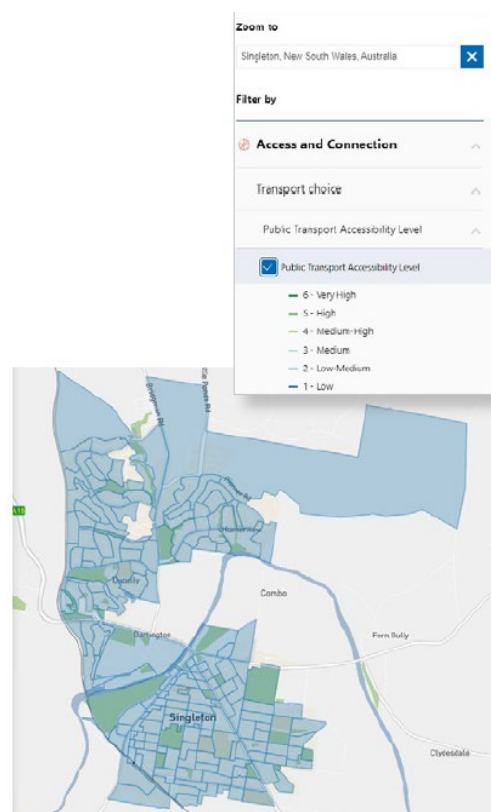


Figure 4.0.16 Public transport accessibility level for the Singleton urban area

Source: Transport for NSW



# ROAD CRASH DATA



## Overall Crashes within Singleton LGA

Over the five years from 2018 to 2022, 417 crashes were reported within the Singleton LGA, resulting in 427 casualties. It is noted that a further analysis of crashes recorded on local roads was undertaken and identified 141 crashes (further analysis is provided in the Crashes on Local Roads section).

Of the 417 crashes recorded across the Singleton LGA, there were 17 fatal crashes, 109 serious injury crashes, 152 moderate injury crashes, 45 minor/other injury crashes and 94 non-casualty (towaway) incidents. A snapshot of the data is covered below:

- Eight crashes involving pedestrians resulting in one fatal, three serious, two moderate and two minor/other injury crashes.
- 50 crashes involving vehicles from adjacent directions, including cross traffic and crashes due to turning movements, resulting in one fatal, four serious, 11 moderate, two minor/other injury crashes and five non-casualty (towaway) incidents.
- 35 crashes involving vehicles from opposing directions, including head-on and right-through crashes, resulting in four fatal, 10 serious, 13 moderate, three minor/other injury crashes and five non-casualty (towaway) incidents.



- 68 crashes involving vehicles from the same direction, including rear-end, sideswipes and crashes due to lane changes, resulting in seven serious, 31 moderate, 13 minor/other injury crashes and 17 non-casualty (towaway) incidents.
- 18 crashes due to vehicle manoeuvring issues, including U-turn movements, entering and leaving parking areas and reversing movements, with three serious, five moderate, three minor/other injury crashes and seven non-casualty (towaway) incidents.
- Two crashes due to overtaking manoeuvres with one fatal, one serious, and one moderate injury crashes.
- 32 crashes due to obstructions on vehicle path, including temporary roadworks, open doors of parked vehicles, animals, and objects on the carriageway, resulting in 12 serious, nine moderate, two minor/other injuries and nine non-casualty (towaway) incidents.
- 73 crashes where vehicles lost control and veered off the path while travelling in a straight direction, resulting in six fatal crashes, 14 serious injuries, 30 moderate injuries, five minor/other injury and 18 non-casualty (towaway) incidents.
- 129 crashes where vehicles lost control and veered off path while travelling on a curve or turning, resulting in four fatal, 49 serious, 36 moderate, 11 minor/other

injuries and 29 non-casualty (towaway) incidents.

- One crash where a person fell from a vehicle, resulting in a moderate injury.

Figure 4.0.17 presents the spatial distribution of crashes within the Singleton LGA, of which the majority are located on high-volume state roads, including the New England Highway, Golden Highway and Putty Road.

Outside of the Singleton urban area, Council roads that exhibit high crash rates include the regional roads of Putty Road (between the Singleton urban area and the Golden Highway), Gresford Road, Elderslie Road, Glendonbrook Road and Bridgman Road.

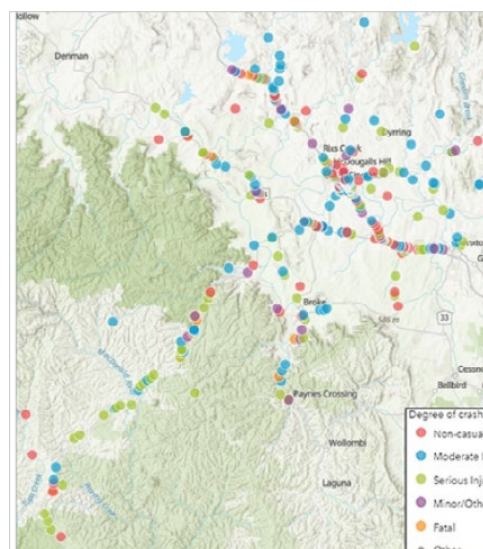


Figure 4.0.17 Spatial distribution of crashes within Singleton LGA

Source: Transport for NSW

## Crashes on Local Roads

Of the 417 reported crashes within the LGA, 141 crashes occurred on local roads, resulting in five fatal crashes, 43 serious, 48 moderate, 14 minor/other injury crashes and 31 non-casualty (towaway incidents). A snapshot of the data is covered below:

- Six crashes involving pedestrians resulting in one fatal, two serious, one moderate and two minor/other injury crashes.
- 26 crashes involving vehicles from adjacent directions, including cross traffic and crashes due to turning movements, resulting in five serious, 13 moderate, three minor/other injury crashes and five non-casualty (towaway) incidents.
- Nine crashes involving vehicles from opposing directions, including head-on and right through crashes, resulting in one fatal, four serious, three moderate and one non-casualty (towaway) incidents.
- Six crashes involving vehicles from the same direction, including rear-end and crashes due to lane changes, resulting in four moderate, one minor/other injury crashes and one non-casualty (towaway) incident.
- Three crashes due to vehicle manoeuvring issues, with one moderate and two non-casualty (towaway) incidents.
- One crash due to an overtaking manoeuvre while turning, resulting in a serious injury crash.
- 12 crashes due to obstructions on vehicle path, including animals and objects on the carriageway, resulting in five serious, three moderate, one minor/other injuries and three non-casualty (towaway) incidents.
- 22 crashes where vehicles lost control and veered off path while travelling on straight direction, resulting in five serious injuries, nine moderate injuries, two minor/other injury and six non-casualty (towaway) incidents.
- 55 crashes where vehicles lost control and veered off path while travelling on a curve or turning, resulting in three fatal, 21 serious, 13 moderate, five minor/other injuries and 13 non-casualty (towaway) incidents.
- One crash where a person fell from a vehicle, resulting in a moderate injury.

Figure 4.0.18 presents the spatial distribution as well as the reported severity of crashes within the Singleton urban area, of which several are located along the local roads of Bishopgate Road, Munro Street/Lane (in the vicinity of Singleton Railway Station) and Bourke Street. Many of these occur at four-way intersections, which are under priority (give-way) control. Upgrading these intersections to roundabout control may reduce the likelihood of these crashes occurring.

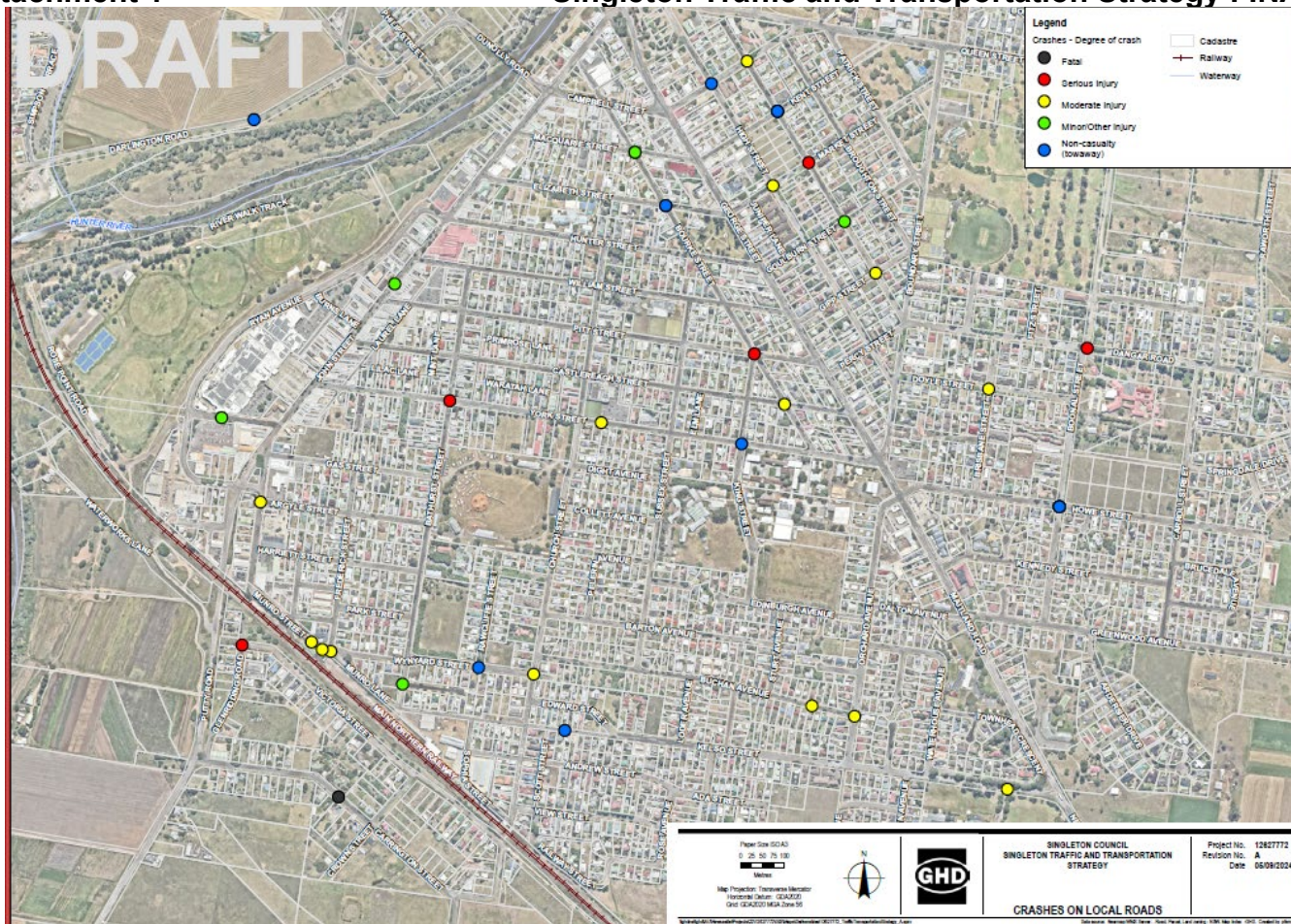


Figure 4.0.18 Spatial distribution of crashes on Local Roads in Singleton town between 2018-2022

Source: NSW Centre for Road Safety

From a Safe System perspective, roundabout controlled intersections act to reduce the severity of impacts by controlling entry and exit speeds through horizontal deflection as well as reducing the number of conflict points. Roundabouts could reduce turning related crashes at priority-controlled intersections including:

- a 63 - 100 percent in fatal crashes
- a 37 - 84 percent for severe crashes
- a 45 - 87 percent for casualty crashes<sup>5</sup>

<sup>5</sup> Austroads Guide to Traffic Management Part 6 (Austroads 2015c)



## Toward Zero Safer Roads Program

The Towards Zero Safer Roads Program is a road safety infrastructure and speed management treatment program established by TfNSW. The program aims to deliver sustainable long-term reductions in road trauma through upgrading the existing road network from 2022-2031. The program aligns with the 2026 Road Safety Action Plan and continues to build on previous the Safer Roads Program with both rural and urban infrastructure and speed management initiatives.

Projects under the program aim to deliver infrastructure at high-risk locations including wide centre lines, safety barriers, rumble strips and widening of road shoulders. Within the first round of projects a total of \$45.5 million was invested across the NSW road network including the planning and development of 27 projects and the completion of 11 safety upgrades in regional NSW.

Funding has been awarded for a second round of projects under the program for the 2024-2025 financial year, with \$70 million dedicated. Future rounds of funding are planned for future years, for which Council will be considering funding submissions for the local road network.

## Black Spot Program

As part of the Local and State Government Road Safety Package announced in its 2019-2020 Budget, the Australian Government committed an additional \$50 million per year from 2019-2020 to the Black Spot Program. The Government has continued support of the program with an ongoing commitment of \$110 million each financial year from 2023-2024.

To improve road safety across local road networks, local councils are able to prepare a submission for funding for treatments and improvements at black spots along the council-controlled road networks. The program targets specific locations where casualty crashes are occurring with the following criteria as of 2022-2023:

- Three casualty crashes in a five-year period (road segments of length less than three kilometres)
- 0.2 casualty crashes/km/year (road segments of length greater than three kilometres)
- It is noted that more proactive treatments/projects at sites that do not meet the criteria are still considered; however, they must be supported by a Road Safety Audit (RSA) and/or Safe System Assessment report.



The submission should specify the recommended treatment, including measures such as traffic signals, roundabouts and safety barriers.

A review of the recorded casualty crashes (over the five-year period 2018 – 2022) across the LGA was conducted to identify any road segments that would meet the Black Spot Program funding criteria. Although no intersections on the local road network currently meet the criteria, several road segments meet the criteria, including Gresford Road, Glendonbrook Road, and Broke Road.

### Priorities for Road Safety Improvements

To improve the road safety performance of the road network within the LGA, TfNSW should pursue a program of upgrades along the New England, Putty Road and Golden Highway. With respect to the New England Highway, the standard and condition of the highway north and south of Singleton will become increasingly acute, noting the opening of the Singleton Bypass in late 2026, and the recent upgrade of the New England Highway between Belford and the Golden Highway.

The Bypass will also significantly improve the safety of the existing highway through Singleton, where high volumes of through and heavy traffic will be accommodated by a high-standard road corridor, providing

the opportunity to 're-purpose' the existing highway through Singleton to cater for local movements.

With respect to the Golden Highway, progress has been made on the standard of the road following funding commitments by both State and Federal governments, but further improvements are needed, particularly east of Denman, which is more heavily trafficked.

With respect to Council's road network, priorities should be provided to improve the standard of higher-order roads, including the regional road network (which accommodates higher traffic volumes) and roads such as Bridgman Road, which are expected to accommodate increasing traffic volumes.



# ROAD STANDARDS AND SAFETY

## AusRAP

The Australian Road Assessment Programme (AusRAP) is a tool that has been developed from the IRAP (International Road Assessment Programme) for Australian conditions, to assess the safety of roads using a simple and clear methodology. The tool is underpinned by the safe system approach to road safety, which acknowledges that the human body is vulnerable and that responsibility for protecting road users is shared among system designers, builders, managers, and road users.

The following principles support the Safe System Approach:

- **The limits of human performance:** we all make mistakes, and we all need to acknowledge the limits of our capabilities.
- **The physical limits of human tolerance to violent forces:** we are physically vulnerable when involved in a traffic crash.
- **Shared responsibility:** this means all of us take an individual and shared role in road safety.
- **A forgiving road system:** so that when crashes do happen, deaths can be avoided and injuries minimised.
- **Increased use of public transport:** creating a safe system depends heavily on understanding and implementing these principles.

With the broader IRAP (and AusRAP) framework, five protocols have been developed to improve road safety. These include:

- **Crash Risk Mapping** uses detailed crash data to illustrate the distribution of recorded fatalities and serious injuries on a road network.
- **Star Ratings** provide a simple and objective measure of the level of safety provided by a road's design.
- **Fatality and Serious Injury Estimations** illustrate the distribution of the expected number of fatalities and serious injuries across a road network.
- **Safer Road Investment Plans** draw on approximately 90 proven road improvement options to generate affordable and economically sound infrastructure options for saving lives.
- **Performance Tracking** enables the use of Star Ratings and Crash Risk Mapping to track road safety performance and establish policy positions.

The use of Star Ratings to assess the safety performance of the road network objectively is currently being explored. The Star Rating framework considers a range of criteria to determine the indicative crash risk for vehicles travelling on roads. These criteria include (but are not limited to):

- Speed limit, where higher speed limits (eg 100 km/h) increase crash risk, as opposed to lower speed limits (eg 80 km/h).
- Road geometry, where windy roads increase crash risk, as opposed to roads with long straights and gentle curves.
- Skid resistance, where roads with poor surface conditions (eg gravel roads or roads with flushed seals) increase crash risk, as opposed to roads with good surface conditions.
- Lane width, where roads with narrow travel lanes (eg three metre lanes) increase crash risk, as opposed to roads with wide travel lanes (eg 3.5 m lanes).
- Shoulder condition and width, where roads with little/no sealed shoulder increase crash risk, as opposed to roads with wide sealed shoulders.
- Delineation, where roads with poor delineation (eg with limited guide posts, signs or line marking) increase crash risk, as opposed to roads with good delineation (with guide posts, signs and line marking).

- Central median and shoulder rumble strips, where roads with no rumble strips in the central median or shoulder increase crash risk, as opposed to roads with central median and shoulder rumble strips.
- Roadside conditions, where roads with hazards in the verge area (eg trees) increase crash risk, as opposed to road verges, which are either cleared, or provided with roadside barriers.

Figure 4.0.19 provides an example of the application of a Star Rating framework for rural roads typically found in the LGA, with a summary of features for each of the road environments provided in Table 4.0.7.

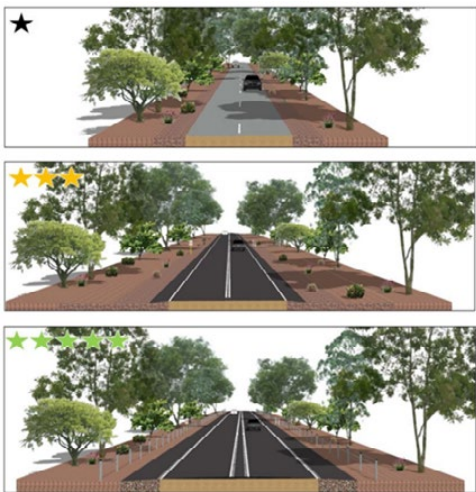


Figure 4.0.19 Example of Star Ratings for typical rural roads found within Singleton Council

Criteria	One Star ☆	Three Star ☆☆☆	Five Star ☆☆☆☆☆
Speed limit	High (e.g. 100km/h)	80 – 100km/h	80km/h
Lane width	Narrow (e.g. 3.0m)	Medium (e.g. 3.2m)	Wide (e.g. 3.5m)
Paved shoulder	None	Narrow (e.g. 0.8m)	Wide (e.g. > 1m)
Delineation	Poor	Adequate	Adequate
Roadside condition	Trees	Trees	Safety barrier
Rumble strips	Not present	Not present	Present

Table 4.0.7 Typical road features for one, three and five-star roads

Dyrring Road (refer Figure 4.0.20 provides an example of a typical rural road in the LGA, with a high speed limit (100km/h), narrow lanes, unsealed shoulder, large trees within proximity of the road edge, limited delineation and no rumble strips in either the central median or road shoulder.



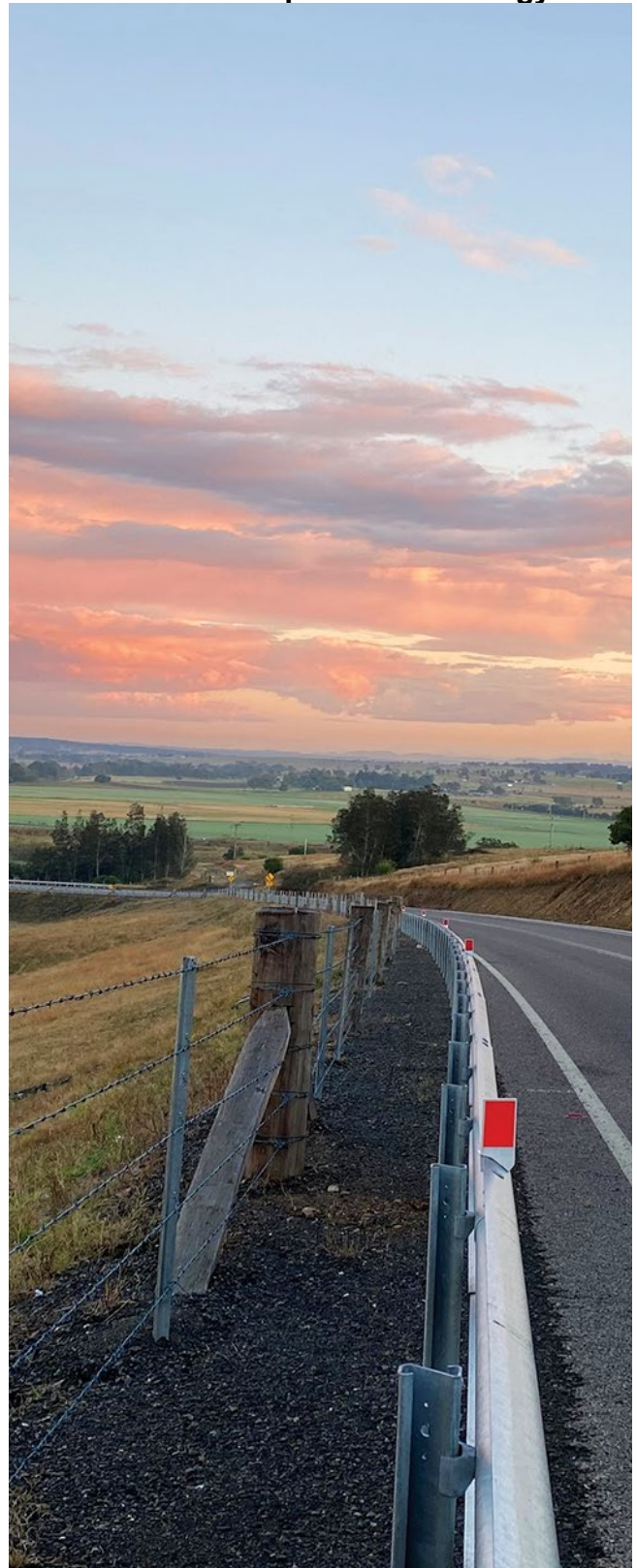
Figure 4.0.20 Dyrring Road  
Source: Google Streetview



In this scenario, Dyrring Road would be categorised as a one-star road using AusRAP, indicating a High Risk (road safety) rating.

There is a strong desire by both the NSW State Government (through TfNSW) and Council to progressively improve the safety of the road network. This is evidenced by the establishment of the NSW Road Safety Program, which Council has sought (and received) funding to upgrade local and regional roads (refer to Committed Projects). The outcomes and objectives of the TfNSW Road Safety Program include:

- Deliver lifesaving road safety treatments on remote, regional, and urban roads
- Implement treatments that deliver improved Road Safety Outcomes linked to the National Road Safety Strategy 2021-30 and the National Road Safety Action Plan 2023-25, as well as the NSW Government's Road Safety Action Plan 2026. This program aims to reduce fatal injuries by 50 percent and serious injuries by 30 percent on NSW roads by 2030.
- Improve road risk ratings to a minimum of a 'three-star' rating on high-risk highways and arterial roads
- Improved protection for vulnerable road users, particularly on urban footpaths, shared pathways, cycleways and road crossings.



## Road Standards

Council's standards for the construction of new roads or upgrades to existing roads (eg to facilitate subdivisions) are outlined in Singleton Council's Engineering Design Guidelines (2022). Road standards are typically based on a road hierarchy, where roads that exhibit higher traffic volumes (e.g. regional roads) are typically provided to a higher standard (eg wider travel lanes and shoulders), as against local roads which provide access to a modest number of houses (eg cul-de-sacs).

In considering the standards required for local roads, the guidelines provide advice on the following criteria to identify the relevant road hierarchy and, thereafter, the required road standard:

- Current annual daily traffic (ADT) volume and type of use
- Proposed road works or traffic management schemes
- Proposed zoning changes or developments
- Alignment and condition of constructed road pavement, kerb, etc
- Drainage (location and adequacy) and topography (for access and verges)
- On-street car parking requirements
- Standard of geometric design
- Location of existing and proposed services and street trees
- Requirements of TfNSW on Classified Roads.

An overview of Council's existing road hierarchy (and standards) has been provided (refer to the Road Hierarchy section) and Table 4.0.3.

Council's highest-order roads are Rural Sub-Arterial (for rural areas) and Urban Sub-Arterial (for urban areas). These roads are typically provided with wide travel lanes and sealed shoulders.

When considering the context, roads with higher road safety risk are typically located in rural areas within the LGA, where the prevailing speed limit is 100km/h (the default speed limit for rural areas). As such, a preliminary review of the Council's road standards was undertaken to assess whether the existing design standards attain a minimum safety standard (where a nominal three-star road is targeted).

Table 4.0.8 provides a summary of Council's existing road standards and the resulting AusRAP Star Rating for speed limits of 80km/h and 100km/h.

Council's Existing Road Standards	AusRAP Star Rating @ 100km/h	AusRAP Star Rating @ 80km/h
Rural Local 3 / Cul-de-Sac	☆☆	☆☆☆
Rural Local 2	☆☆	☆☆☆
Rural Local 1	☆☆	☆☆☆
Rural Collector	☆☆	☆☆☆
Rural Sub-Arterial	☆☆☆	☆☆☆

Table 4.0.8 Existing Star Rating for Council's Road Standards

From Table 4.0.8, the existing standards for Rural Collector through to Rural Local 3 typically provide a two-star AusRAP rating in a 100 km/h speed limit. However, the application of a reduced 80 km/h speed limit would allow the road to meet a minimum three-star AusRAP rating.

Table 4.0.9 summarises the indicative changes to design features to enable a minimum three-star AusRAP rating for Rural Collector through to Rural Local 3 roads, should a 100km/h speed limit be maintained.

Council's Existing Road Standards	Shoulder width	Shoulder Rumble Strips	Resulting AusRAP Star Rating
Rural Local 3 / Cul-de-Sac	1 - 2.4m	Present	☆☆☆
Rural Local 2	1 - 2.4m	Present	☆☆☆
Rural Local 1	1 - 2.4m	Present	☆☆☆
Rural Collector	No change	Present	☆☆☆

Table 4.0.9 Varied road design features to provide a minimum 3 Star AusRAP rating for rural roads

From Table 4.0.8 and Table 4.0.9, there are significant opportunities for Council to provide a safer road network for all new and/or upgraded roads, including reducing speed limits (to 80 km/h) as well as providing additional features to make the road environment safer, such as through the provision of wider sealed shoulders with rumble strips.

Recognising the role of speed limits on road safety risk, TfNSW released the NSW Speed Zoning Standard in July 2023, for which several key principles underpinned the setting of speed zones. These include:

- **Principle 1** Speed zones should be set to minimise harm
- **Principle 2** Speed zones should align with surrounding environments to support liveability, amenity, and successful places
- **Principles 3** Speed zones should ensure safe, efficient and reliable travel on roads that have a primary movement function.
- **Principle 4** Speed zones should be self-explanatory, consistent and support compliance.
- **Principle 5** Speed zones should mitigate the environmental impacts of road traffic.
- **Principle 6** Local Government and the community shall be engaged in the speed zoning process.

Although the standard notes the 100 km/h default rural speed limit, it also provides more flexibility in adopting reduced speed limits of 80 km/h for undivided rural roads, where its design is not aligned with current TfNSW standards for vertical or horizontal alignment.

The standard also notes that rural 80 km/hr speed limits should be assessed on a route-based approach to provide consistency across the road network.

In this regard, there is an opportunity for Council to consult more broadly with residents on the opportunity to adopt a lower rural road speed limit, particularly on local roads that do not meet current standards. Pending consultation with residents, representation could be made to Transport for NSW, who are responsible for approving and implementing any changes to speed limits on all public roads in NSW.





NSW Road Safety Action Plan

The NSW Government released the 2026 Road Safety Action Plan in 2022. A key focus of the plan is to work towards a 50 percent reduction in deaths and a 30 percent reduction in serious injuries by 2030 by applying a Safe System approach to road safety, including safe roads, safe speeds, safe vehicles and safe people.



Figure 4.0.21 Safe system approach  
Source: Transport for NSW, 2022

With respect to safer roads, the Plan aims to:

- Upgrade the safety of country roads by installing full median and roadside safety barriers, mass action treatments such as rumble strips and wide centrelines, and speed zone reviews of high-risk, default speed zones on low-quality, high-speed country roads.

- Transform the safety of identified urban and rural intersections by providing left-in/left-out restricted access and treating intersections with fully controlled turns and other intersection treatments.
- Increase the delivery of safety infrastructure to support the operation of vehicle safety features (eg, line markings and speed zone signs to enable Intelligent Speed Assist to operate), particularly on the country road network.

To enable the delivery of safer roads, the plan seeks to:

- Enhance support for planners and road managers, particularly in local councils, to integrate Safe System approaches into their day-to-day activities through the increased delivery of more sustainable, accessible, and ongoing Safe System training.
- Complete risk assessments on all regional roads, increase risk assessments across the local road network and publish all available NSW road risk ratings to help ensure high-risk roads are prioritised for treatment and maintenance.

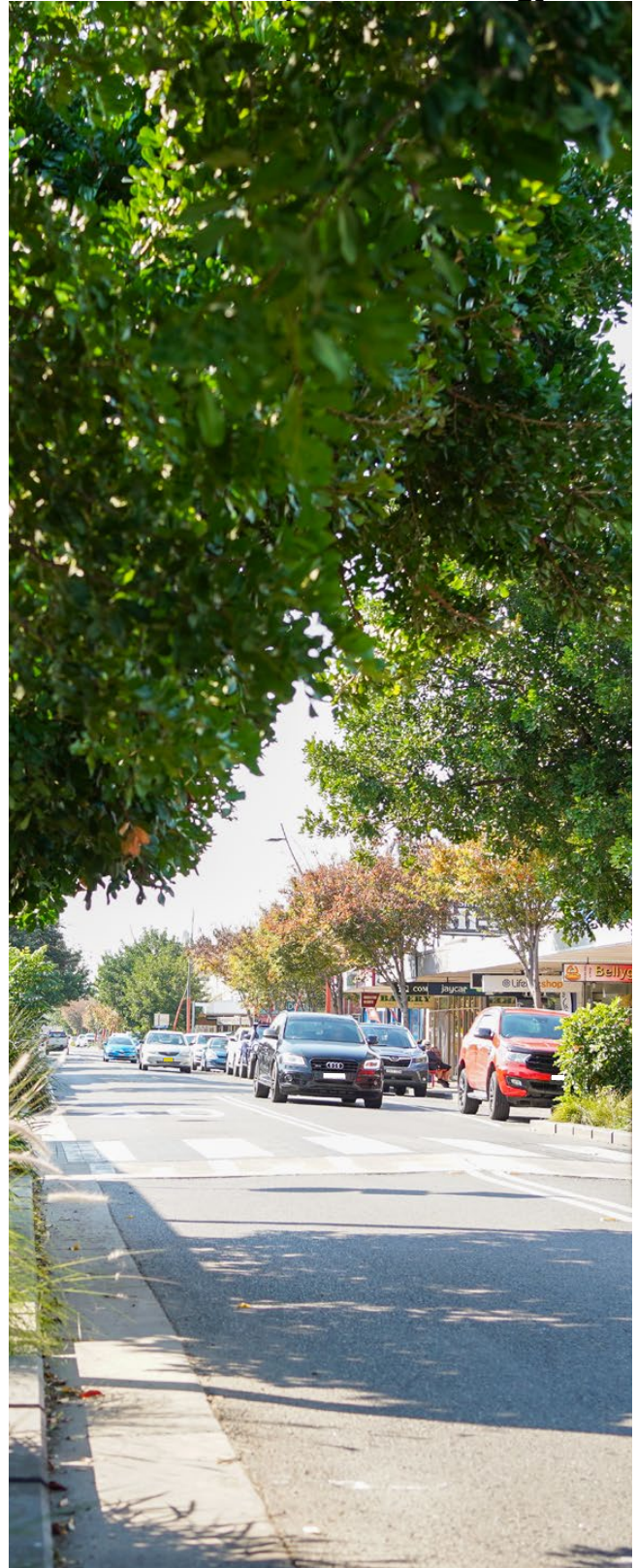
The plan also notes the potential to provide increased support to communities (including local councils). This includes:

- Continuing to support local councils in delivering ongoing safety infrastructure and speed management programs in line with the priorities and targets in the plan.

- Streamlining operational and business processes to better support local council requests to lower speed limits in line with revised NSW Speed Zoning Guidelines.
- Developing new community partnership approaches in collaboration with local councils to optimise speed management on the local road network.

Council is seeking to progressively implement the Safe System approach to the planning and management of the local road network within the Council. This includes:

- Reviewing Council's road hierarchy to ensure all new roads are designed to provide a minimum three Star Rating.
- Liaising with TfNSW on the review of speed limits, particularly on rural roads that do not meet current standards.
- Prioritise safety improvements on high-risk roads (assessed through tools such as AusRAP), including through the submission of grants to various State and Federal government road safety programs.



# RECENTLY COMPLETED PROJECTS

A review of recently completed projects in the LGA was undertaken (shown in Figure 4.24). The review identified 13 recently completed projects on the road network. These include:

- **Road upgrade projects (including repair, sealing and widening)** – Welshs Road, Lemington Road, Goorangoola Road, Glendon Road, Mirannie Road, Elderslie Road, Broke Road, Carrowbrook Road (Causeway replacement), and Lilavale Track intersection realignment.
- **Bridge replacements** – Two bridge replacements were recently completed on Dyrring Road and replacement of Gibbs Bridge Road on Putty Valley Road.
- **Safety improvements** – Bimbadeen Road and a guardrail renewal on Milbrodale Road.
- **Active transport improvements** – Milbrodale Shared Path, Falkiner Crescent as well as footpath constructions on Geary Avenue, Wilcox Avenue and Boundary Street.

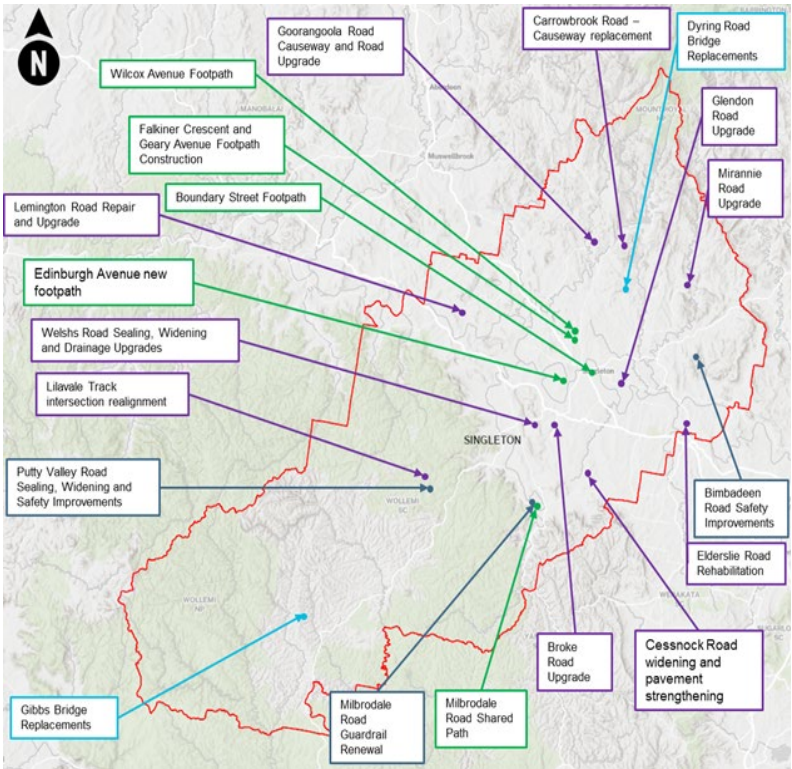
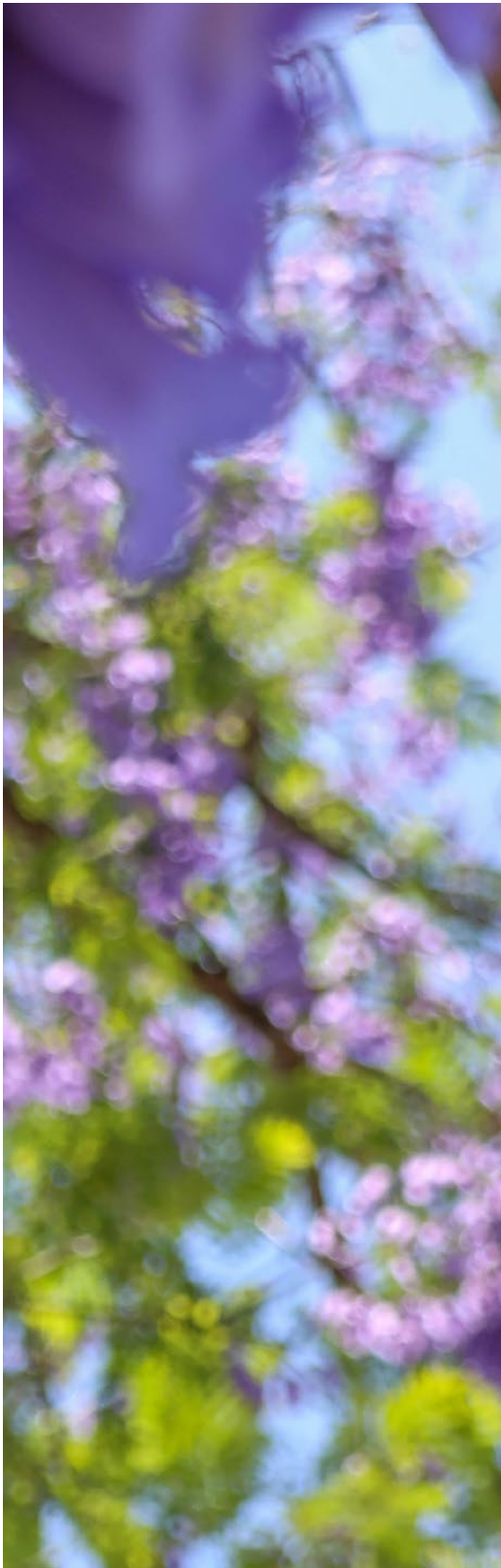


Figure 4.0.22 Recently completed projects in the Singleton LGA  
Source: NSW Office of Local Government (modified by GHD)









05  
COMMUNITY  
ENGAGEMENT

The community was advised of Council's preparation of the Strategy through several communication channels, both traditional media and online via social media and Council's website. Advertisements were placed in the Singleton Argus on 6 June and Hunter River Times on 7 June 2024, and Council promoted the project on 2NUR FM in a pre-recorded interview that aired on 10 June 2024. A postcard promoting the project and encouraging feedback was also sent to all households in the LGA between 17 - 21 June.

The main engagement platform was Social Pinpoint, which allowed interested people to place a themed pin on a particular spot and leave a comment specifically for that area. The online platform was promoted on Facebook, Instagram, and LinkedIn during the engagement period from 7 June - 14 July 2024, with direct links to the Social Pinpoint map.

The project was also promoted face-to-face at a Council kiosk in Branxton on 6 June 2024 and Bulga Community Hall Drop in Session on 20 June 2024.

The Social Pinpoint map was set up to show the entire LGA and did not allow comments to be placed outside of the LGA (over page).

Upon zooming in on the Singleton Central Business District, visitors could also see the outline of the Singleton Bypass, which

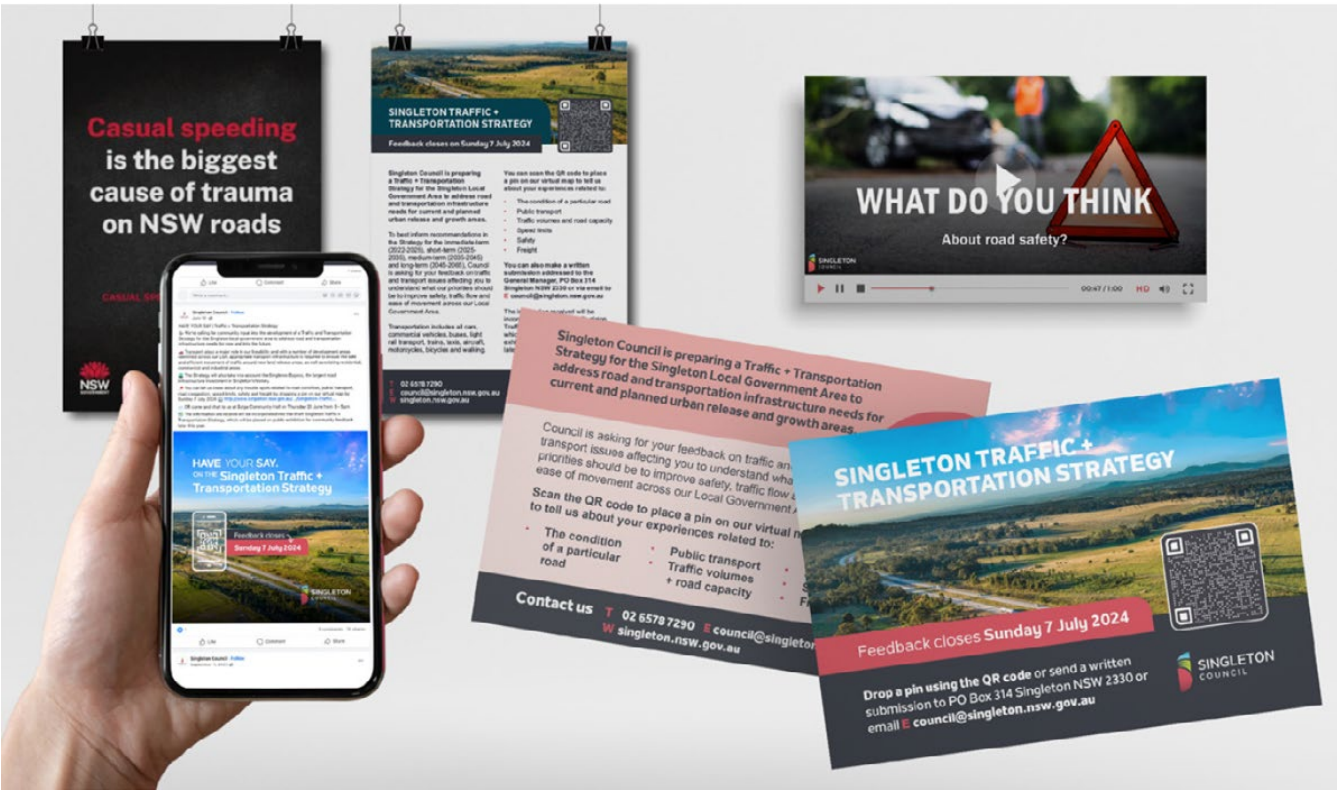
is currently under construction. A welcome statement explained how to use the platform and the six themes under which we were seeking feedback. The themes were:

- **Condition** – to highlight where the community thought a road or associated infrastructure required attention.
- **Public Transport** – to make a comment about existing public transport, or where the community thought it is required.
- **Road Capacity** – to highlight any concerns around road congestion.
- **Speed limits** – to advise if you think the speed limit should be changed on a section of road.
- **Safety** – to provide comments on any aspect of safety in relation to a section of road or an intersection, etc.
- **Freight** – to comment on freight transport, such as trucks using a section of road.

The Social Pinpoint map was presented in ‘Streets’ view, as this allowed community members to zoom in and see street names and intersections without any coverage by trees or the distraction of vehicles in the streets or other items visible in an aerial base map.

Users could attach photographs to their comments to support the comment being provided.

The images had to be reviewed and approved before they were ‘published’ on the site. Users who did not place their own comments were able to vote UP or DOWN the comments that were placed, which provides a level of support or otherwise for them but is not definitive in terms of ranking the comments.



# ENGAGEMENT WITH KEY STAKEHOLDERS

Key stakeholders, were identified as those who were likely to be interested in or be affected by the Strategy. These stakeholders included but were not limited to:

- High schools and primary schools across the LGA
- The Singleton Local Emergency Management Committee
- Local bus and taxi companies
- Singleton cycling and triathlon clubs
- NSW Government departments and agencies including transport, housing, education and planning
- Two More Trains for Singleton.

These organisations were emailed to seek input on the Strategy.

A summary of the outcomes of the community engagement based on comments from the community and stakeholders is provided later in the report (refer to Summary of Community Engagement Outcomes).



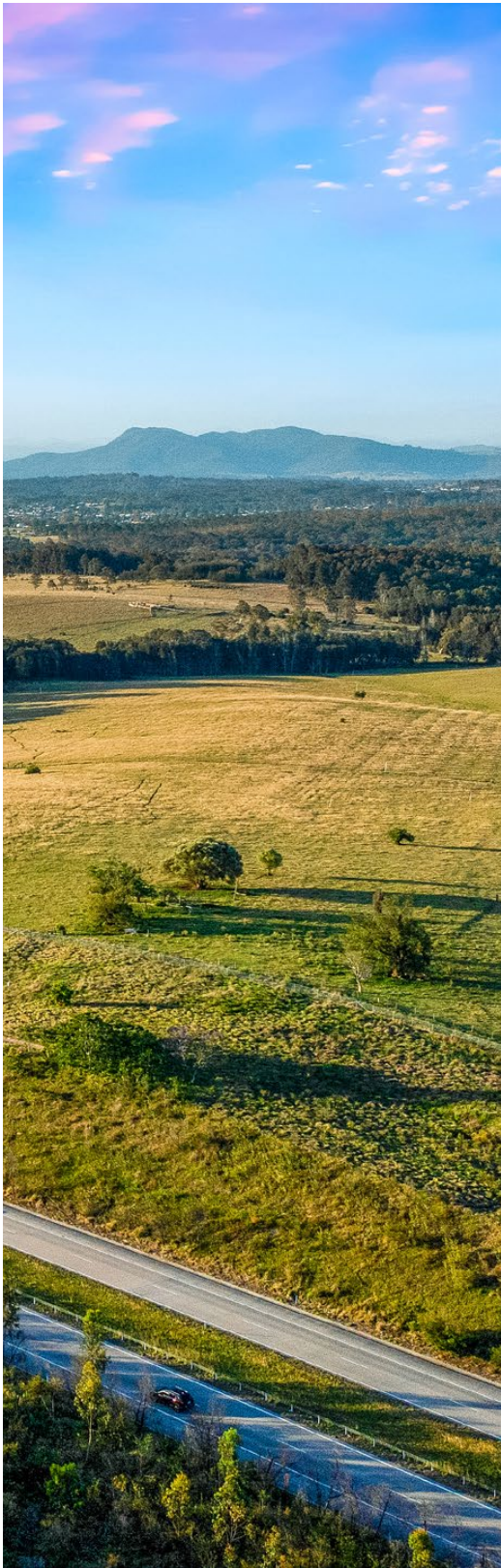












06

FUTURE  
LAND USE +  
POPULATION  
GROWTH

2024 - 2029

85

# FUTURE POPULATION + EMPLOYMENT FORECAST

A review of the forecast future population was undertaken to understand the expected demand for the road and transport network in the future.

The NSW Department of Planning, Housing and Infrastructure (DPHI) projects a population growth of 21 percent across all of NSW between 2021 and 2041. This equates to an average annual growth rate of one percent per annum; however, it is noted that not all areas will grow or change at the same rate.

The DPHI projections forecast an increase in the population of the LGA, with an overall increase of 3,596 between 2021 and 2041. This equates to an average annual increase of 0.70 percent per annum with a projected 2041 population of 28,321.

Council projects the population of the LGA will grow by around 16 percent from Census population numbers gathered in 2016, with a forecast population of 28,600 people in 2036.

This corresponds with the Hunter Regional Plan (summarised in Strategy Context and Policy Review) developed by the DPHI, which expects the region to be the leading regional economy in Australia by 2036.

It is expected that a significant proportion of the growth is to be generated by Council's strategic growth areas (SGAs, and discussed further).

The contrast in population projections over the next 10 to 20 years for the LGA indicates a level of uncertainty in the future population of the area.

- This could be primarily driven by:

  - upgrades to the road network in the area that encourage further residential development in areas outside of the LGA
  - uncertainty around future employment in the LGA with the repurposing of mining sites and operations
  - growth in local precincts as a result of residential development in the identified strategic growth areas
- The potential growth in employment in the LGA may be supported by residential developments outside of the LGA, with commuters travelling to employment areas from other LGAs. This may present future transport challenges for the area, with the current dependence on private vehicles in the region. Ongoing monitoring of the LGA population should be undertaken to confirm and update future population forecasts, as an increase in population would require additional planning to ensure the transport network provides accessibility, including multi-modal transport options for all residents.



# STRATEGIC GROWTH AREAS IDENTIFIED BY COUNCIL

In the Local Strategic Planning Statement (LSPS), 19 SGAs are identified within the LGA. These SGAs are priority planning areas where further development is required to meet the projected housing and economic demands. The locations of the SGAs are shown in Figure 6.0.1 and details are outlined in Table 6.0.1

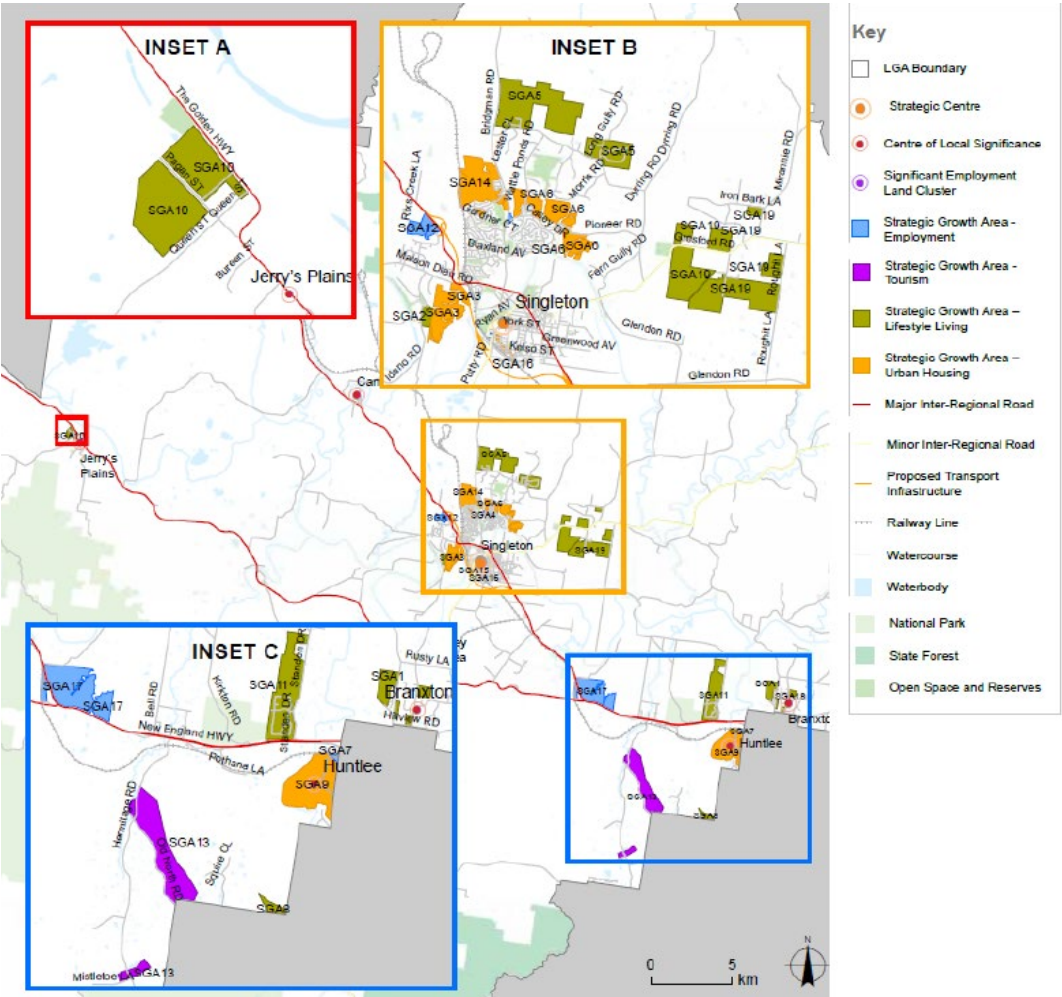


Figure 6.0.1 Identified Strategic Growth Areas by Council

Growth area	ID (as per Figure 6.0.1)	Type	Projected lot yield	Projected dwelling yield
Branxton SGA	SGA1	Lifestyle living	153	156
	SGA18	Lifestyle living	-	13
Gowrie SGA	SGA2	Lifestyle living	37	37
	SGA3	Urban housing	734	755
Hunterview – Wattle Ponds SGA	SGA4	Employment	1	-
	SGA5	Lifestyle living	318	326
	SGA6	Urban housing	1,056	1,086
Huntlee	SGA7	Employment	1	-
	SGA8	Lifestyle living	58	58
	SGA9	Lifestyle living	1,393	1,434
Jerrys Plains	SGA10	Lifestyle living	20	20
Lower Belford	SGA11	Lifestyle living	152	158
McDougall's Hill	SGA12	Employment	61	-
Pokolbin	SGA13	Tourism	28	28
Singleton Heights Obanvale	SGA14	Urban housing	1,031	1,060
Singleton	SGA15	Employment	-	-
	SGA16	Urban housing	TBD	TBD
Whittingham	SGA17	Employment	205	0
Sedgefield	SGA19	Lifestyle living	52	52

*Table 6.0.1 Strategic growth areas type and projected yield*

The characteristics of each of the four types of SGAs in the LSPS are as follows:

- **Urban housing** – Residential areas with lot sizes up to 4,000m<sup>2</sup>
- **Lifestyle living** – Residential areas with lot sizes between 4,000m<sup>2</sup> and 40 ha
- **Tourism** – Limited to one site in Pokolbin, where limited residential development can support agricultural or tourist and visitor accommodation
- **Employment** – Residential accommodation in business/employment-zoned areas.



The projected developments in the identified SGAs are:

- A minimum of 2,254 dwellings (2,183 lots) in lifestyle living SGAs
- A minimum of 2,901 dwellings (2,821 lots) in urban living SGAs. Note that this does not include any lots or dwellings from SGA16 in the urban area, with details of the development to be determined
- 267 expected lots for employment SGAs
- 28 dwellings/ lots for the tourism SGA located in the Pokolbin area.

The forecast development of housing at the SGA locations is likely to help meet the demand for housing across the LGA, especially in urban areas. The increase in housing will likely impact the future road and transport network with increased traffic generation to access education, employment, health and other services.

Further assessment of potential impacts on the road network as a result of developments in the SGA's should be undertaken as part of planning for each SGA. In line with the Hunter Regional Plan 2041, they should be developed with consideration for the 15-minute city concept, with amenities and services provided for residents and access to public and active transport.

Additional planning and consideration of traffic generated across the LGA should also be undertaken on a precinct level to assess the impact of further population growth on the transport network. This should include developments to provide improved access to alternative transport modes, such as active and public transport, to reduce the existing car dependence in the LGA.









07  
COMMITTED  
PROJECTS

2024 - 2029

91

# SINGLETON COUNCIL

Projects that have been committed to by Council were reviewed to assess their potential impact on the transport network. These included two Safer Road Submissions (submitted to TfNSW in May 2024) and are shown in Figure 7.0.1

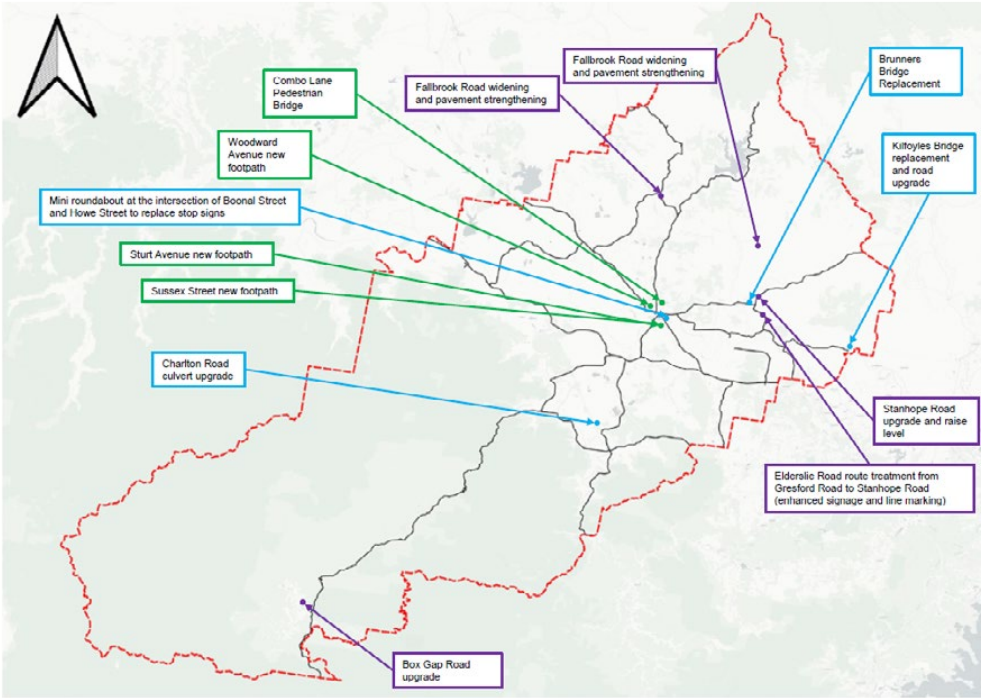


Figure 7.0.1 Committed projects from Singleton Council

The current committed projects are largely focused on road upgrades (including widening, line marking and signage), bridge upgrades and new pedestrian facilities. These provide an opportunity to improve road safety conditions at these locations, as well as providing additional active transport links.

# TRANSPORT FOR NSW

## Singleton Bypass

In 2020, TfNSW approved the development of a Singleton Bypass, which would realign the New England Highway west of the Singleton urban area. The bypass will connect to the south near Newington Lane and to the north at McDougalls Hill. The preferred option extents are shown in Figure 7.0.2, with the key features of the option as follows:

- A total length of nine kilometres of new road added to The New England Highway
  - 3.1 kilometres of the new road is a bridge over the Main Northern Railway, Doughboy Hollow and Hunter River floodplains
  - On and off-ramps at both ends of the bypass
  - One lane in each direction is currently planned; however, the capability to increase to two lanes in both directions has been proposed.
- Interchanges at the following locations:
  - A full interchange at Putty Road, including access to the urban area at John Street
  - A full interchange at Magpie Street, including industrial area access



Figure 7.0.2 Singleton Bypass preferred option

Source: New England Highway Singleton Bypass Options Assessment – Preferred Option Report (TfNSW, 2016)

- Exits at both ends of the Singleton urban area
- Westbound exit and eastbound entry at Maison Dieu Road.

TfNSW has awarded the design and construction contract for the Singleton Bypass, which is due for opening in late 2026 (weather permitting). It is noted that as of August 2024, site compounds have been established, together with the commencement of preliminary earthworks.

## Belford to Golden Highway

The New England Highway is a key component of the inland route of the Sydney to Brisbane National Land Transport Network and a primary route connecting the Upper Hunter with Maitland and Newcastle. The Golden Highway serves as a primary connection between the New England Highway and Whittingham/Dubbo. With both road corridors designated as B-double routes, high volumes of heavy vehicles travelling along them each day, as well as historical data and safety concerns at the intersection of the two highways were identified.

Upgrades to the New England Highway between Belford and the Golden Highway (shown in Figure 7) were completed in January 2024, providing two travel lanes in each direction. The upgrade also included a flyover bridge for vehicles turning right from the Golden Highway to the New England Highway (towards Newcastle).

The upgrade improves the safety and efficiency of both the Golden and New England highways through Belford, including consideration for projected freight and traffic growth.

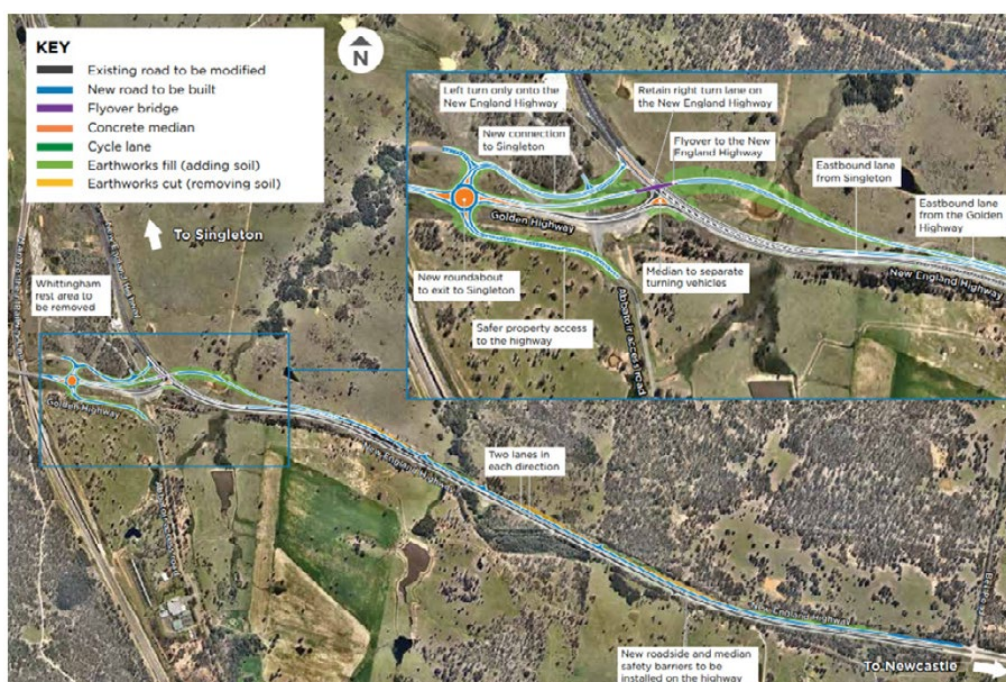


Figure 7.0.3 Belford to Golden Highway upgrade details

Source: Transport for NSW



Golden Highway Upgrade at Mudies Creek

As a part of planned upgrades along the Golden Highway, TfNSW has proposed a new crossing at Mudies Creek to improve the corridor's flood immunity. The crossing is currently subject to poor flood immunity, with regular closures due to flooding. The crossing of the Golden Highway over Mudies Creek is approximately two kilometres west of the upgraded intersection with the New England Highway, with the new bridge and road alignment (shown in Figure 7.0.4).

The proposed upgrade involves a bridge built five metres above the existing road level at the crossing designed to withstand a one-in-100-year flooding event. This upgrade will improve travel reliability along the Golden Highway and maintain the use of the road in the case of flooding. Major construction work commenced in June 2025 with the project expected to be open to traffic mid-2027.

In the event of a major flood in Singleton, the Golden Highway (including the upgrade of Mudies Creek) would provide a high-level detour of the New England Highway at Singleton.



Figure 7.0.4 Golden Highway at Mudies Creek proposed upgrade location  
Source: Transport for NSW







# 08

## ROAD NETWORK ASSESSMENT

# SINGLETON URBAN AREA

## Projected Traffic Growth

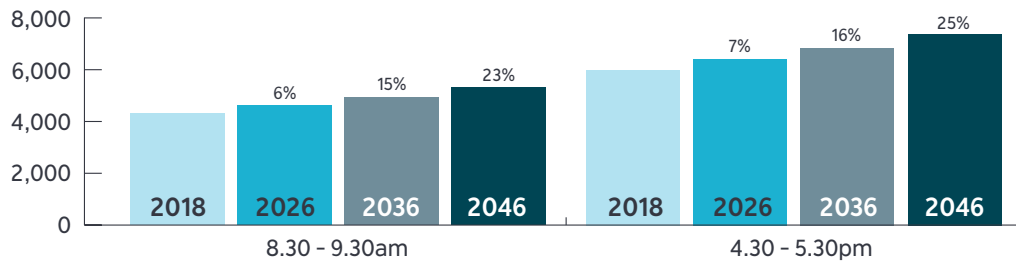
TfNSW developed an AIMSUN traffic model for the Singleton urban area to assist in the

planning and design of the Singleton Bypass. In developing future year traffic models, including the Singleton Bypass, the following traffic growth was utilised by TfNSW, as presented in Table 8.0.1 and Figure 8.0.1.

ID	Model Traffic Zones	Linear Growth Rate	Source	Justification
1	Strategic traffic between New England Highway North & South zones.	1.9%	AECOM's (traffic consultant) analysis of current and historical data for the New England Highway.	Current and historical data demonstrates a 1.9% linear traffic growth per annum for New England Highway.
2	For all remaining zones not included above, adopt one of the following two approaches: Approach 1 - If the zone is associated with a land release area: <ul style="list-style-type: none"> <li>Adopt the land release yields provided by the Singleton Council (with RMS trip generation for rural detached dwellings) for a land release associated with this zone.</li> </ul> Approach 2 - Where a zone is not associated with a land release area: <ul style="list-style-type: none"> <li>Use a linear growth rate of 0.4% per annum estimated using the current and historical count data.</li> </ul>	Forecast development traffic or a linear growth rate of 0.4%	Singleton Land Use Strategy (2008). Discussions with the Singleton Council. AECOM's analysis of current and historical data for local road network within the study area.	Recent residential development approvals have supported the slowdown of growth. Discussion with Council and the SLUS provides information regarding a number of land release potentials, which will be used as the major trip generators over the long-term horizon up to 2042. Current and historical data demonstrate a consistent trend of 0.4% linear traffic growth per annum.
3	All heavy vehicle trips: Heavy vehicle growth rates from the HEIP will be used for each of the specific locations. The remaining heavy vehicle zones in the local road network in the model will adopt a linear growth rate of 0.4% per annum, which is estimated using the current and historical count data collected on the local road network within the study area.	NEH North–4.7% NEH South–4.9%	Hunter Economic Infrastructure Plan (2013)	This study is the most in-depth analysis of freight traffic in the study area. Note that while mining capital expenditure has slowed down in recent years, growth in traffic volume has been sustained.

Table 8.0.1 TfNSW growth methodology





## Existing 2018 Traffic Conditions (Pre-Singleton Bypass)

- ## Existing 2018 Traffic Conditions (Pre-Singleton Bypass)
- Traffic density plots for the 2018 AIMSUN base traffic model (pre-Singleton Bypass) are presented in Table 8.0.2 The density plots indicate the following:
- In the AM peak, New England Highway within the Singleton urban area experiences a light amount of traffic density in the northbound direction
  - In the PM peak, New England Highway within the Singleton urban area experiences a light amount of density in the southbound direction
  - Moderate to high traffic density can be observed at the intersection of New England Highway and Bridgman Road. This can potentially be due to through traffic being the dominant movement; hence, the north-south (Bridgman Road) leg is experiencing high densities.



## Predicted Traffic Conditions with Singleton Bypass

Traffic analysis was undertaken at the network level and the key midblock locations for future year horizons of 2026 (completion of Singleton Bypass), 2036 (10 years after the opening of the Singleton Bypass) and 2046 (20 years after the opening of the Singleton Bypass) for the following locations:

- New England Highway
- Singleton Bypass
- John Street
- York Street
- Magpie Street.

The peak hour was reported to be between 5.30 - 6.30am and 4-5pm in the afternoon. Analysis of the modelled road network performance in the immediate, medium and long-term identified:

- Immediate term (2026):
  - At the northern interchange, 43 to 44 percent of northbound traffic originates from the Singleton urban area, travelling via the New England Highway. Additionally, 37 to 55 percent of southbound traffic travelled into the Singleton urban area using the off-ramp at the interchange.
  - At the southern interchange, 12 to 30 percent of traffic utilised the off-ramp

and travelled into the Town Centre, with approximately 55 percent of southbound traffic originating in the Singleton urban area.

- The results indicate that the Singleton Bypass will divert significant traffic volumes travelling through the Singleton urban area in the immediate term. In the AM peak, up to 88 percent of traffic (approximately 970 vehicles) is expected to be diverted from the New England Highway. This diversion of traffic removes the need for upgrades along the New England Highway to meet demands in 2026.
- Medium Term (2036)
  - Similar proportions of vehicles using the Singleton Bypass were observed as per the immediate term, with a slight increase in southbound traffic on the Singleton Bypass originating in the Singleton urban area to 64 percent.
  - The modelling results indicate that up to 88 percent (approximately 1,119 vehicles) will be diverted from the New England Highway in the AM peak. As a result, upgrades to the New England Highway are not required to cater to the forecast 2036 traffic volumes.

- Long term (2046):
  - Traffic distribution percentages at the Singleton Bypass interchanges were similar in both the medium and immediate terms, with small differences due to the background traffic growth. As a result, no changes are expected to be required to the New England Highway in the Singleton urban area to meet the demands in 2046.

The traffic modelling assessment for the Singleton urban area demonstrates that due to the construction of the Singleton Bypass and the corresponding diversion of traffic, no upgrades to the New England Highway are expected to be required in the urban area to accommodate the expected growth in traffic.

### Predicted Future Network Constraints

The following network constraints (eg congestion) were predicted by the AIMSUN traffic model within the Singleton urban area and surrounding areas:

- The intersection of Bridgman Road and the New England Highway (short term)
- The Bridgman Road approach to the New England Highway (medium term)
- New England Highway west of Bridgman Road (medium term).



## Potential Mitigations and Network Improvements

A list of potential improvements to the road network have been identified to address the aforementioned constraints and are discussed below (with further information provided in Appendix A – AIMSUN modelling). It is noted that the modelling conducted assumed a later AM peak period than the previous AM modelling. It is, however, expected that the later AM peak period has a higher volume of traffic, accounting for more general employment and school trips than the early AM peak for mining operations.

### Mitigation Option 1 – New England Highway (George Street) Upgrade

With the removal of a significant amount of through and heavy vehicle traffic along the New England Highway associated with the Singleton Bypass, there is an opportunity (through consultation with TfNSW) to reconfigure George Street to better serve local residents, including pedestrians and cyclists.

The Strategy considered the reconfiguration of the corridor between Kelso Street and the Main Northern Railway, where road space was reallocated to provide greater connectivity for active transport users as well as active frontage for local businesses and community members.

Key upgrades considered along the corridor included:

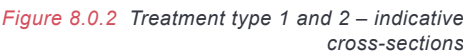
- Single-direction cycling lanes on both sides of the road
- Footpaths on both sides of the road through the Singleton urban area and west of Bridgman Road
- Improved pedestrian safety treatments (such as pedestrian crossings or refuge islands) at side streets.
- Signalised mid-block pedestrian crossing between Cambridge Street and Kent Street
- Upgrades to the intersection of the New England Highway and Bridgman Road
- Alteration of existing vehicle lanes from two lanes in either direction to a single travel lane with a centre lane used for dedicated right turn lanes at intersections only. One travel lane in each direction is proposed for mid-block arrangements, with parking retained on one side of the road.

Appendix B provides an overview of the proposed treatments for the study area, with the existing road cross-sections and new cross-sections subject to the upgrades provided. The proposed upgrades would serve to enhance the place function of the corridor through the Singleton urban area, with the current movement function reduced



Indicative (proposed) road cross-section concepts were developed for George Street and are shown in Figure 8.0 2 (by proposed treatment type). Further assessment based on local constraints and opportunities should be undertaken through further designs.

- Treatment type 1 (main intersection):
  - New England Highway / Dalton Avenue (Maitland Road) / Greenwood Avenue
  - New England Highway / Orchard Avenue / Howe Street
  - New England Highway / York Street / Boundary Street
- Treatment type 2 (minor side road intersection):
  - New England Highway / Castlereagh Street
  - New England Highway / Percy Street
  - New England Highway / Pitt Street
  - New England Highway / Gipp Street
  - New England Highway / William Street
  - New England Highway / Goulburn Street
  - New England Highway / Hunter Street
  - New England Highway / Elizabeth Street / Market Street



- New England Highway / Macquarie Street / Kent Street
- New England Highway / Campbell Street / Cambridge Street

Analysis of the traffic modelling results for the proposed changes to George Street (New England Highway) indicates that vehicle delays are comparable to the existing configuration for George Street for 2036 and 2046, indicating that the proposed changes would have negligible impacts on road network performance. The results of the AIMSUN modelling are outlined in Table 8.0.3 (with further analysis provided in Appendix A – AIMSUN Modelling).

Indicator	Unit	2036 REF	2036 Option 1	2036 REF	2036 Option 1
Peak		AM	AM	PM	PM
Traffic Demand	vehicles	6,221	6,221	7,758	7,758
VKT	kilometres	31,038	31,025	39,182	38,885
VHT	hour	557	556	676	678
Average Speed	km/h	50	50	54	53
Vehicle Delay	seconds	14	14	13	14
Latent Demand	vehicles	0	0	0	0
Indicator	Unit	2046 REF	2046 Option 1	2046 REF	2046 Option 1
Peak		AM	AM	PM	PM
Traffic Demand	vehicles	6,671	6,671	8,348	8,348
VKT	kilometres	33,539	33,463	42,849	42,446
VHT	hour	599	596	743	756
Average Speed	km/h	52	52	54	53
Vehicle Delay	seconds	14	14	14	16
Latent Demand	vehicles	0	0	1	1

Table 8.0.3 Reference and option one modelling results

## Mitigation Option 2 – New England Highway / Bridgman Road Upgrade

A secondary option for improvements to the road network was modelled, including an upgrade of the New England Highway and Bridgman Road intersection. The proposed upgrade to the intersection was based on a concept design for the intersection (shown in Figure 8.0.3), which includes:

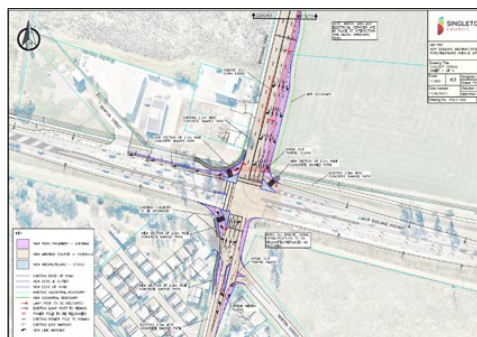
- Widening of the northern leg (Bridgman Road) to two lanes in each direction of travel with two additional short lanes on approach to the intersection. The new approach arrangement would contain the following:
  - One full lane for the right turn movement (for traffic heading toward the bypass)
  - One full and one short lane for the through movement
  - One short lane with a slip lane for the left turn movement
- An additional short lane and slip lane for the right and left turns, respectively, on the south approach (Bridgman Road)
- Alteration of the left turn onto Bridgman Road (from the west approach) to a short lane with a slip lane

- All slip lanes have pedestrian crossings that link to either new or proposed shared path facilities.

It is noted that changes to George Street (discussed previously) have also been included in the modelling for this option.

The forecast traffic demands for this option included higher traffic growth from the associated strategic growth areas (SGAs), including SGA3, SGA 6, SGA12 and SGA14.

The results of the AIMSUN modelling are outlined in Table 8.0.4. For full analysis, refer to the attached memorandum in Appendix A.



**Figure 8.0.3** New England Highway / Bridgman Road upgrade – concept design

Source: PS23-066 - New England Highway-Bridgman Rd-Blaxland Ave - Concept Design

Indicator	Unit	2036 REF	2036 Option 2	2036 REF	2036 Option 2
Peak		AM	AM	PM	PM
Traffic Demand	vehicles	6,221	8,005	7,758	9,381
VKT	kilometres	31,038	38,135	39,182	45,336
VHT	hour	557	744	676	818
Average Speed	km/h	50	48	54	52
Vehicle Delay	seconds	14	20	13	16
Latent Demand	vehicles	0	1	0	1
Indicator	Unit	2046 REF	2046 Option 2	2046 REF	2046 Option 2
Peak		AM	AM	PM	PM
Traffic Demand	vehicles	6,671	8,279	8,348	9,763
VKT	kilometres	33,539	39,952	42,849	48,528
VHT	hour	599	785	743	871
Average Speed	km/h	52	49	54	52
Vehicle Delay	seconds	14	22	14	16
Latent Demand	vehicles	0	1	1	1

Table 8.0.4 Reference and option two modelling results

Analysis of traffic modelling results for the option indicates:

- A higher traffic demands (volumes) were modelled in the Option 2 traffic model than the reference (REF) model reflecting forecast population growth from the SGA's
- Vehicle delays are comparable to the REF model in 2036 and 2046, indicating no additional traffic delays in the Option 2 model
- Average vehicle speeds are similar in the Option 2 model compared to the REF model in both 2036 and 2046, indicating no significant increase in traffic congestion
- The changes in the Option 2 model do not have a significant impact on the performance of the network, with a comparable performance overall to the REF model.





2024 - 2029

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# SINGLETON REGIONAL AREA PROJECTED TRAFFIC GROWTH

A select link analysis was undertaken to assess expected changes in traffic volumes in the Singleton Regional Area (outside of the urban area). Select link analysis is an evaluation method for analysing the impact of specific transport links within a network. This analysis helps transport planners and policymakers understand the potential effects of infrastructure improvements, land-use changes, policy interventions, or other modifications to the transportation system.

TfNSW provided select link analysis plots at the following six strategic locations:

1. New England Highway, at Hunter River bridge
2. New England Highway at White Falls Lane
3. New England Highway west of Simpson Terrace
4. Putty Road south of Ryan Avenue
5. Gresford Road at Hunter River
6. New England Highway near Rixs Creek Lane

The traffic volumes for 2021 and 2046 for each of the six locations are outlined in Table 8.0.5. The volumes represent traffic travelling in both the northbound and southbound directions during the AM and PM peak periods.

Location	AM peak (7-9 am)		PM peak (4-6 pm)	
	2021	2046	2021	2046
New England Highway, at Hunter River bridge	2,465	1,064	3,071	1,247
New England Highway at White Falls Lane	2,343	2,824	2,708	3,160
New England Highway west of Simpson Terrace	2,137	703	2,601	824
Putty Road south of Ryan Avenue	800	907	1,227	1,220
Gresford Road at Hunter River	203	230	167	201
New England Highway near Rixs Creek Lane	2,031	2,157	2,434	2,468

*Table 8.0.5 Select link analysis traffic volumes (2021 and 2046)*

An analysis of the select link volumes between 2021 and 2046 identified:

- Traffic volumes over the Hunter River bridge are forecast to decrease significantly from 2021 to 2046 as a large proportion of traffic is diverted along the Singleton Bypass. Traffic volumes in the northbound direction (travelling from Newcastle and surrounds) decreased by around 90 percent, with southbound traffic (travelling to Newcastle) decreasing by 80 percent.
- Traffic volumes along the New England Highway approaching the Singleton urban area are expected to increase by around one percent per annum from 2021 to 2046. This aligns with the potential changes to the New England Highway as the segment is located before the Singleton Bypass.
- Forecast traffic demands for the New England Highway west of Simpson Terrace are expected to decrease significantly from 2021 to 2046 as traffic is diverted along the Singleton Bypass. All Newcastle-bound traffic is expected to utilise the bypass.
- Traffic volumes on Putty Road are forecast to marginally increase from 2021 to 2046 with volumes higher in the PM peak.
- Traffic volumes for Gresford Road are forecast to marginally increase over the period from 2021 to 2046, with the highest traffic flows in the eastbound direction in the PM peak.

- A small increase from 2021 to 2046 is expected along the New England Highway north of the urban area.

Overall, the select link analysis showed the following:

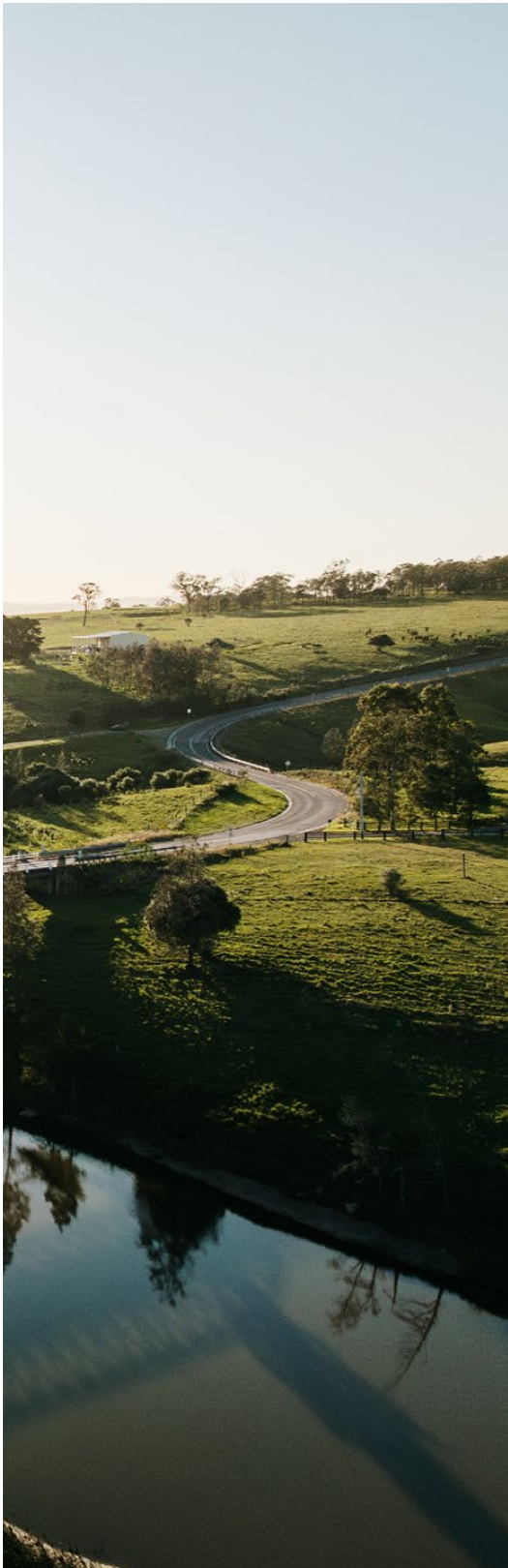
- West of Simpson Terrace and the Hunter River bridge on the New England Highway, a reduction in traffic volumes of over 80 percent was observed beyond 2026 following the opening of the Singleton Bypass.
- By 2046, peak hour traffic growth was expected to increase by up to 24 percent (or one percent per annum) at White Falls Lane on the New England Highway (south of Singleton).
- North of Singleton near Rixs Creek Lane on the New England Highway, the existing trip pattern indicated that 69 percent of vehicles originated from Newcastle/Maitland, 24 percent from Broke, Mount Thorley and surrounding areas, five percent from areas to the northeast of Singleton Town and three percent from Singleton Town. This trip pattern would remain similar in the future.

Overall, the select link analysis at six strategic locations in Singleton showed a significant reduction in traffic volumes on New England Highway in future years following the opening of the Singleton Bypass in 2026. For plots from the select link analysis, please refer to Appendix C – Select Link Analysis.









# 09

## SUMMARY OF COMMUNITY ENGAGEMENT OUTCOMES

# INITIAL ENGAGEMENT ACTIVITY

## Social Pinpoint

The Social Pinpoint platform yielded 297 comments from 601 unique users. Users who did not place their own comments were able to vote “up” or “down” comments that were previously placed, which provides a level of support or otherwise for them, though this does not allow a ranking as the comments were placed at different times,

and those placed later in the engagement period had less time for people to view them and to vote them up or down.

Visitation to the site varied over time and was higher around some of the promotional activity during the engagement period (shown in Figure 9.0.1).



Figure 9.0.1 Social pinpoint site visitation over time

The Social Pinpoint platform allowed for the identification (percentage) of comments by type, which showed that the main concern of respondents was safety, with almost half of the comments (48.7 percent) placed under this theme. Road condition was the second highest theme by the number of comments, with 18.6 percent. . Table 9.0.1 and figure 9.0.2 show the percentage and number of comments under each theme.

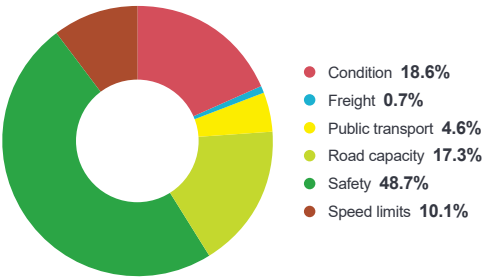


Figure 9.0.2 Proportions of comments by theme

The Social Pinpoint platform allowed images to be attached to comments, and this function was used 14 times. The images were mainly used to highlight issues with road conditions (13 times), with one image used to describe a safety-related comment.

Figure 9.0.3 shows some icons placed across part of the map, with some comments, a photograph from the activity list, and the legend. At this scale, some of the comments are grouped with a number to show how many comments are in a specific area. On zooming in, the comments are provided separately (shown in Figure 9.0.4).

Emailed Responses

In response to Council’s promotion of the project and request for input, nine stakeholders sent 11 emails to provide input to this Strategy. One of the emails was from the organisation Two More Trains for Singleton, and the remainder were from private citizens

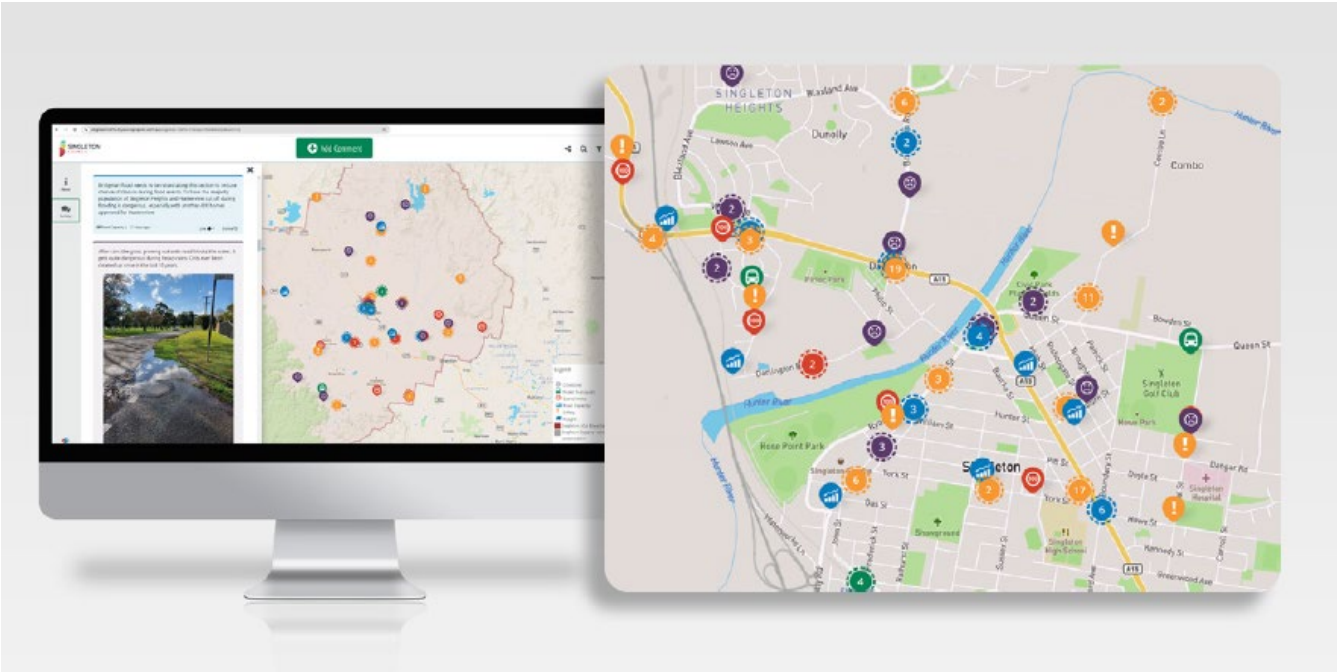


Figure 9.0.3 The platform showing some grouped comment icons and an attached image

Figure 9.0.4 A screenshot showing the centre of Singleton with themed comment icons

# CONSULTATION INPUTS TO THIS STRATEGY

More than 300 comments were received across the various communication channels. Table 9.0.2 outlines a selection of the main or frequent issues raised during the initial consultation period.

- The New England Highway at Singleton is a bottleneck for traffic during peak times. This brings about a range of behaviour from drivers seeking to enter, exit or travel through the town more efficiently during peak times and impacts on intersections and side streets along the New England Highway (George Street).
- Of particular note is that peak traffic issues occur as employees of the mining industry and the power stations (one closed and awaiting demolition and one scheduled for closure between 2030 and 2033) commute to and from work. In the short term – before the Singleton bypass is completed, it remains a major cause of traffic issues in Singleton.
- Increased residential development to the north of George Street along Bridgman Road exacerbates the traffic issues at the Bridgman Road / George Street intersection and along Bridgman Rd at intersections feeding from more recently developed areas. There is a conflict between the desire for slower and safer roads near these new residential areas and the desire of some to quickly approach or depart from the centre of Singleton, such as mine workers or others on the way to or from work.
- Maison Dieu Rd, Putty Rd, Orchard Ave/ Howe St, York St/Boundary St, Kelso St and others are impacted by peak hour traffic as vehicles look to travel through Singleton.
- Many smaller streets between George St and Queen Street are used as 'rat runs' to avoid travelling through town and to or from Gresford Rd. Pioneer Road is another rat run used to avoid Bridgman Road, which is heavily congested during peak times.
- John Street is both used as a way for traffic to cross town and is also busy as a main part of the CBD. Ryan Avenue is similarly often busy, and this conflicts with its proximity to the park and sporting fields.
- Towns such as Broke are subject to speeding drivers, and this is made worse by conflicts with residential and tourist use.
- Stanhope Rd has issues with sighting from Cranky Corner Road.
- There are conflicts in road use in the Dunolly and Darlington areas, with some seeking higher speeds on Darlington Road to enable faster transit, and others seeking slower speeds there and at



Simpson Terrace to increase safety.

- More remote roads such as Box Gap Rd, Roswill Drive, Putty Valley Rd and Bimbadeen Road, are in disrepair.
- Specific areas around schools are impacted by a lack of parking and narrow streets (such as Singleton High), or rural roads lack the road quality to allow for public transport to park and manoeuvre or for cars to park.
- Several roads were identified for line marking/ re-marking to improve safety.
- There is a need for greater connectivity between public transport types, with bus schedules aligning better with train timetables to allow train passengers to transfer to buses without undue delay. This is likely to increase the use of public transport.
- Buses from regional areas into Singleton and between regional areas.
- Trains at times that suit shoppers and not just workers and extending to more services on weekends as well as weekdays.

The outcomes of the engagement helped to inform this Strategy by both highlighting areas for consideration and emphasising areas that were already being considered. There were of course, many comments that were not the focus of this Strategy, and these will be addressed in the following ways:

- Comments that highlight poor road conditions or overgrown vegetation will be passed to the asset maintenance team for Council roads, and to TfNSW for state roads. Likewise, comments about the new Singleton Bypass will be forwarded to TfNSW.
- Comments about train services and timetables, as well as bus schedules and destinations, will be shared with relevant Council groups/committees, private bus and coach operators, and TfNSW.
- Comments that relate to other organisations, such as schools or businesses, may also be passed to those organisations so that they are aware of the situation or issue being discussed.

# ENGAGEMENT ON DRAFT REPORT

The Draft Traffic and Transport Strategy was placed on exhibition from 24 February 2025 to 24 March 2025. The draft strategy was on exhibition and available for review at the following locations:

- Council's website
- Council's Administration Building
- Singleton Public Library
- Singleton Visitor Information Centre
- Singleton Youth Venue

Submissions on the draft report were provided to the Council by email, with five responses received throughout the submission period. The responses were reviewed, and the following key themes were identified across the submissions for updates to the strategy:

- A greater balance of recommendations across all modes of transport (public transport, active transport and roads) to create a more environmentally sustainable transport network
- Upgrades to the transport network to focus on greater accessibility for key locations and public spaces for residents
- Additional high-level commentary around the land use analysis and how it relates to traffic across the LGA

- Review and update the traffic modelling analysis post-opening of the Singleton Bypass to ensure it can be clearly understood by residents

Review and update the active transport assessment and recommendations to:

- Include additional future links or paths that were identified through responses
- Provide improved active transport connections to train stations
- Clearer incorporation of movement and place principles across the recommendations and analysis

Review and update the public transport assessment and recommendations to:

- provide improved connectivity between Singleton and other key centres
- include greater intermodal connectivity, in particular between train and bus services
- provide additional connectivity to jobs, health, education and tourist destinations
- A review of data analysis to address any inconsistencies

The strategy was updated based on these key themes and the updated Final Singleton Traffic and Transport Strategy was presented to Council Tuesday 8 July.











# 10

FUTURE  
TRANSPORT  
NETWORK  
PRIORITISATION

# SINGLETON COUNCIL IMMEDIATE PRIORITIES

Council notes the following priorities for improvements in traffic and transport infrastructure and services to support improvements within the LGA:

- Upgrades to Bridgman Road, Glass Parade and Pioneer Road to support developments at several SGAs to the north of the urban areas. The recommended upgrades as well as the modelling prepared for the area are outlined below (refer to Bridgman Road, Glass Parade and Pioneer Road). It is noted that these upgrades are pending funding and are subject to change.
- Provision of a shared path/path network and approval of a new pedestrian and cycling bridge across Hunter River between Combo Lane in Singleton and Col Fisher Park in Hunterview. The project received funding from TfNSW as part of the Get NSW Active program, with construction expected to be completed in 2025.

Noting the construction of the Singleton Bypass, which is forecast to open in late 2026, there may be opportunities to improve local accessibility on the New England Highway through Singleton, including:

- Construction of paths along both sides of the New England Highway, including pedestrian facilities on side streets
- Potential re-optimisation of traffic signals along the New England Highway to better cater to local and turning traffic
- Provision of dedicated turning lanes into side roads from the New England Highway.

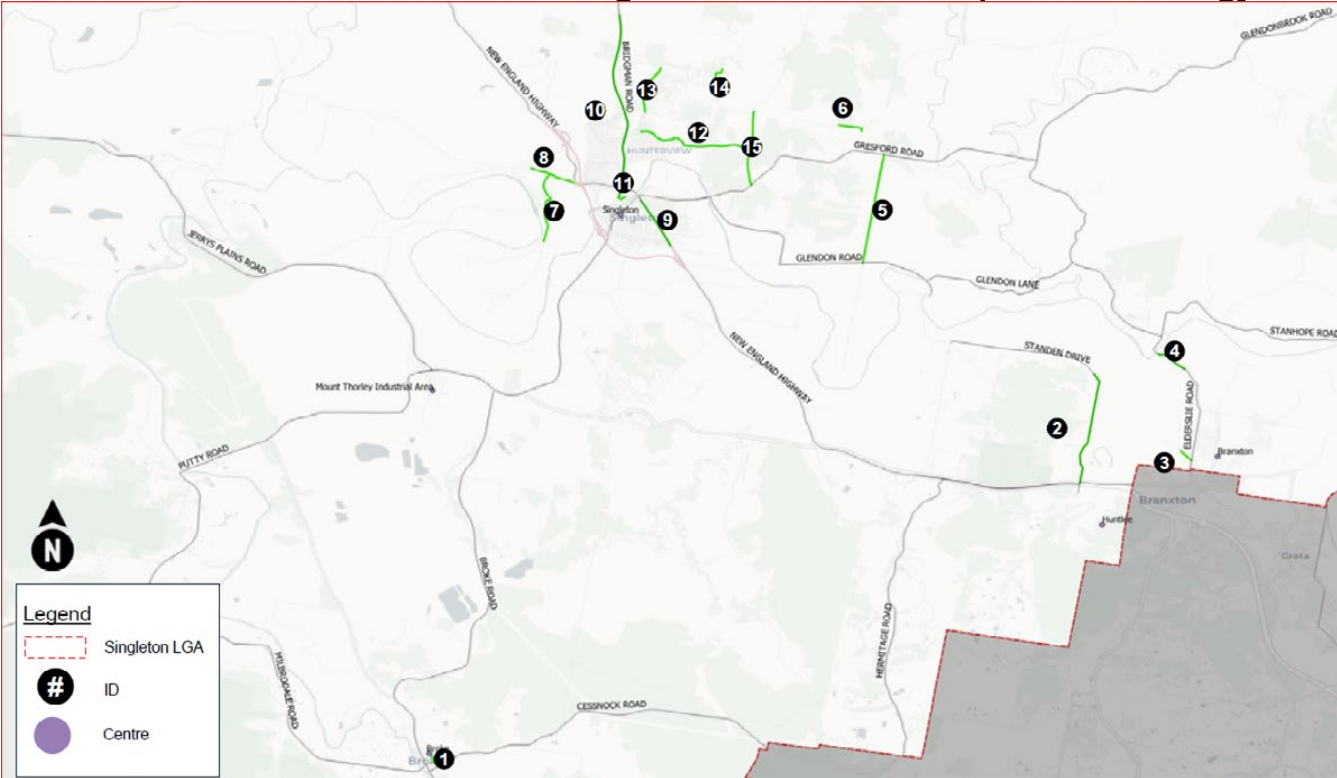


Figure 10.0.1 Proposed road hierarchy changes in Singleton

# ROAD NETWORK

## Road Hierarchy

A review of the road hierarchy generally identified that the road network needs to evolve to cater to existing and forecast traffic volumes. This will require the progressive upgrade of existing road standards to ensure

they appropriately reflect increasing traffic demands. A summary of roads proposed to have an upgraded road hierarchy is shown in Figure 10.0.1 and tabulated in Table 10.0.1

ID	Road	Current Road hierarchy	Proposed Road Hierarchy	Justification
1	Cochrane Street (Rogers Street to Cessnock Road)	Urban Local 1	Urban Local 2	Update on classification due to existing traffic flow.
2	Standen Drive (New England Highway to South of Avonlea Lane)	Rural Lane 1	Rural Collector	Key access roads to residential areas, with continued growth
3	Alma Road	Rural Local 3	Rural Local 1	Key access roads to residential areas, with continued growth
4	Elderslie Road	Regional Road	Rural Sub - Arterial	Continuity of Elderslie Road being Rural Sub-Arterial.
5	Roughit Lane (Gresford Road to Glendon Road)	Rural Local 2	Rural Local 1	Key access roads to residential areas, with continued growth
6	Iron Bark Lane (Franks Road to Mirannie Road)	Rural Local 3	Rural Local 2	Key access roads to residential areas, with continued growth
7	Hambledon Hill Road (Idano Road to Maison Dieu Road)	Rural Local 2	Rural Collector	Key corridor through residential areas as well as continued urban growth.
8	Maison Dieu Road (New England Highway to Enterprise Crescent)	Rural Collector	Rural Sub-Arterial	Key access to industrial areas and continued urban growth
9	New England Highway (Full extent within the Singleton urban areas.)	Urban Local 2	Urban Sub-Arterial	Key road corridor
10	Bridgman Road (Dunolly Road to North of Retreat Road)	Rural Collector	Rural Sub-Arterial	High existing and forecast traffic volumes, as well as continued residential growth along the road corridor.
11	Dunolly Road (Bridgman Road to Newton Street)	Urban Collector	Urban Sub-Arterial	Key road corridor, connection between Newton Street and Bridgman Road
12	Pioneer Road	Rural Local 2 / Urban Local 1	Urban Sub-Arterial	Key access roads to residential areas, with continued growth



ID	Road	Current Road hierarchy	Proposed Road Hierarchy	Justification
13	Wattle Ponds Road (Retreat Road to Brigadier Hammett Drive)	Rural Local 2	Rural Local 1	Continue residential growth along the road corridor
14	Long Gully Road	Rural Local 3	Rural Local 1	Access to new residential subdivisions
15	Dyrring Road (Retreat Road to Gresford Road)	Rural Local 1	Rural Collector	Continued residential growth, and alternate/parallel access to Bridgman Road to access these areas.

Table 10.0.1 Proposed road hierarchy changes in Singleton

From Figure 10.0.1 and Table 10.0.1, it is planned to upgrade the road hierarchy of a number of roads to reflect existing and projected traffic demands as compared to their existing hierarchy.



## Road Network Standards

Further to the review of the road network hierarchy, a review of road network standards was undertaken of Council's Engineering Design Guidelines (2022). The review found that Council's current engineering design guidelines would, in several instances, provide roads that would only meet a two-star AusRAP rating.

The recommended changes to Council's Engineering Design Guidelines (particularly for rural roads) to provide a safer road network include:

- provision of clear zones and/or roadside barriers (where hazards cannot be removed)
- provision of widened and sealed road shoulders
- provision of a widened centre line treatment, including rumble strips
- provision of road edge lines, including rumble strips.

An example of an indicative rural road with the features mentioned above, which would achieve a minimum three-Star Rating, is provided above in Figure 10.0.2



*Figure 10.0.2 Indicative road network standard for a three-star rural road*

The upgrade of the Council's local road network would occur over a long-term horizon, however there are opportunities to reduce road safety risks across the rural road network. This includes reducing speed limits on rural roads (eg from 100 km/h to 80 km/h), particularly where existing local roads do not meet current design standards. In this regard, representations would need to be made to TfNSW, who is the approval authority of speed limits in NSW.

The following (general) opportunities to upgrade the local road network to a three-star standard have been identified as follows:

- any new road construction, including new developments.
- projects funded through various grant programs (eg by TfNSW).
- Council-funded works such as road rehabilitation and widening where funding permits, appreciating Council's need to balance funding across various priorities.

## Road Safety

A preliminary review of road crashes and road safety was undertaken for the Singleton LGA (see the Road Crash Data analysis). Actions that Council could undertake with respect to improving the safety of the local road network include:

- Lowering of speed limits, in consultation with TfNSW (the approval authority for speed limits), to 80 km/h. This is of particular importance, as discussed in the road network analysis, where roads do not meet current road design standards.
- Undertake revisions to the Engineering Design Guidelines (2022) to ensure all new and/or upgraded roads meet a minimum three-Star Rating.
- Prepare a prioritised list of nominations to undertake road safety programs, under both the NSW Road Safety Program and the Federal Black Spot Program. These could include targeted treatments or mass action programs. Indicative treatments (with a focus on rural roads) could include:
  - widening and sealing of road shoulders
  - widening of travel lanes
  - roadside hazard clearing and/or protection works
  - improved delineation, including centre and shoulder rumble strips
  - mini roundabouts at various four-way intersections on urban roads in the urban areas





Local roads with potential for road safety upgrades include Wollombi Road, portions of Cessnock Road (east of Broke) and Council's network of higher-order roads, including:

- The regional roads of Gresford Road, Elderslie Road and Glendonbrook Road
- Bridgman Road with a focus on the Blaxland Avenue intersection
- Bishopgate Street.
- John Street
- Munro Street near Singleton Railway Station
- Hermitage Road near Mistletoe Lane (poor sight distance from Mistletoe Lane to the north due to road crest)

State roads that should be prioritised for road safety upgrades (by TfNSW) include:

- New England Highway
  - Between the Golden Highway and the proposed Singleton Bypass, noting that on opening the Singleton Bypass in 2026, the portion of the highway south of Singleton (to the Golden Highway) would be inconsistent with adjacent and high-standard sections of the New England Highway.

- North of Singleton Bypass to the LGA boundary noting that the New England Highway north of Singleton exhibits a high crash rate and high traffic volumes (including a high proportion of heavy vehicles). Upgrades to the highway are recommended to provide a consistent and safe road corridor.

- Golden Highway

- Although Council recognises previous State and Federal governments funded works of the Golden Highway corridor, it is recommended that further upgrades be undertaken to ensure a more consistent road standard, including continued widening and sealing of road shoulders, roadside hazard management, and additional overtaking lanes, amongst other works.

- Putty Road

- Putty Road exhibits a very high crash rate, particularly single vehicle run off road crashes. It is noted that TfNSW is currently undertaking a review of the speed limit from 100 km/h to 80 km/h starting at approximately 20 km south of Milbrodale Road to approximately 42 km south of Milbrodale Road. Further widening, removal of roadside hazards and improved delineation works could also be undertaken along the corridor to improve the road safety performance of Putty Road.



Road Upgrades

Prioritisation methodology

In the preparation of this Strategy, a framework to prioritise local road upgrades (focussed on the rural road network) has been developed, considering intersections and road mid-blocks. Intersections and road mid-blocks were provided with a score based on a range of criteria, from which a total weighted score was calculated. The criteria and weighting adopted for the prioritisation of road mid-blocks are presented in Table 10.0.2 and Table 10.0.3 for intersections.

Category	Carriageway Width Deficiency		Road Hierarchy		Crash Rate (Crashes per km)	
Weighting	33%		33%		33%	
Risk rating	Criteria	Score	Criteria	Score	Criteria	Score
Low risk		1	Rural Local 3	1	<0.18	1
Low-medium risk	<1m	2	Rural Local 2	2	0.18-0.2	2
Medium risk	1 - 2m	3	Rural Local 1	3	0.2-1.14	3
Medium-high risk	2 - 4 m	4	Rural Collector	4	1.14-1.7	4
High risk	> 4 m	5	Rural Sub-Arterial	5	>1.7	5

Table 10.0.2 Prioritisation assessment criteria – mid-blocks

Category	Intersection Deficiency		Main Road - Road Hierarchy		Side Road - Road Hierarchy		Road Safety / Crashes	
Weighting	25%		25%		25%		5%	
Risk rating	Criteria	Score	Criteria	Score	Criteria	Score	No. of intersection crashes	Score
Low risk		-	Rural Local 3	1	Rural Local 3	1		-
Low-medium risk	Meets Austroads Warrants	2	Rural Local 2	2	Rural Local 2	2		-
Medium risk	Minor non-compliance	3	Rural Local 1	3	Rural Local 1	3	1	3
Medium-high risk	Major non-compliance	4	Rural Collector	4	Rural Collector	4	2	4
High risk		-	Rural Sub-Arterial	5	Rural Sub-Arterial	5	>2	5

*Table 10.0.3 Prioritisation assessment criteria – intersections*

The results of the prioritisation assessment and the priority locations for upgrades of road mid-blocks and intersections are summarised below.





Proposed priority upgrades

Through the prioritisation assessment using the criteria and weightings outlined above, high-priority road mid-blocks and intersections for upgrading were identified and are presented in Figure 10.0.3.

The highest priority locations for both mid-blocks and intersections are outlined in Table 10.0.4 and Table 10.0.5, respectively.



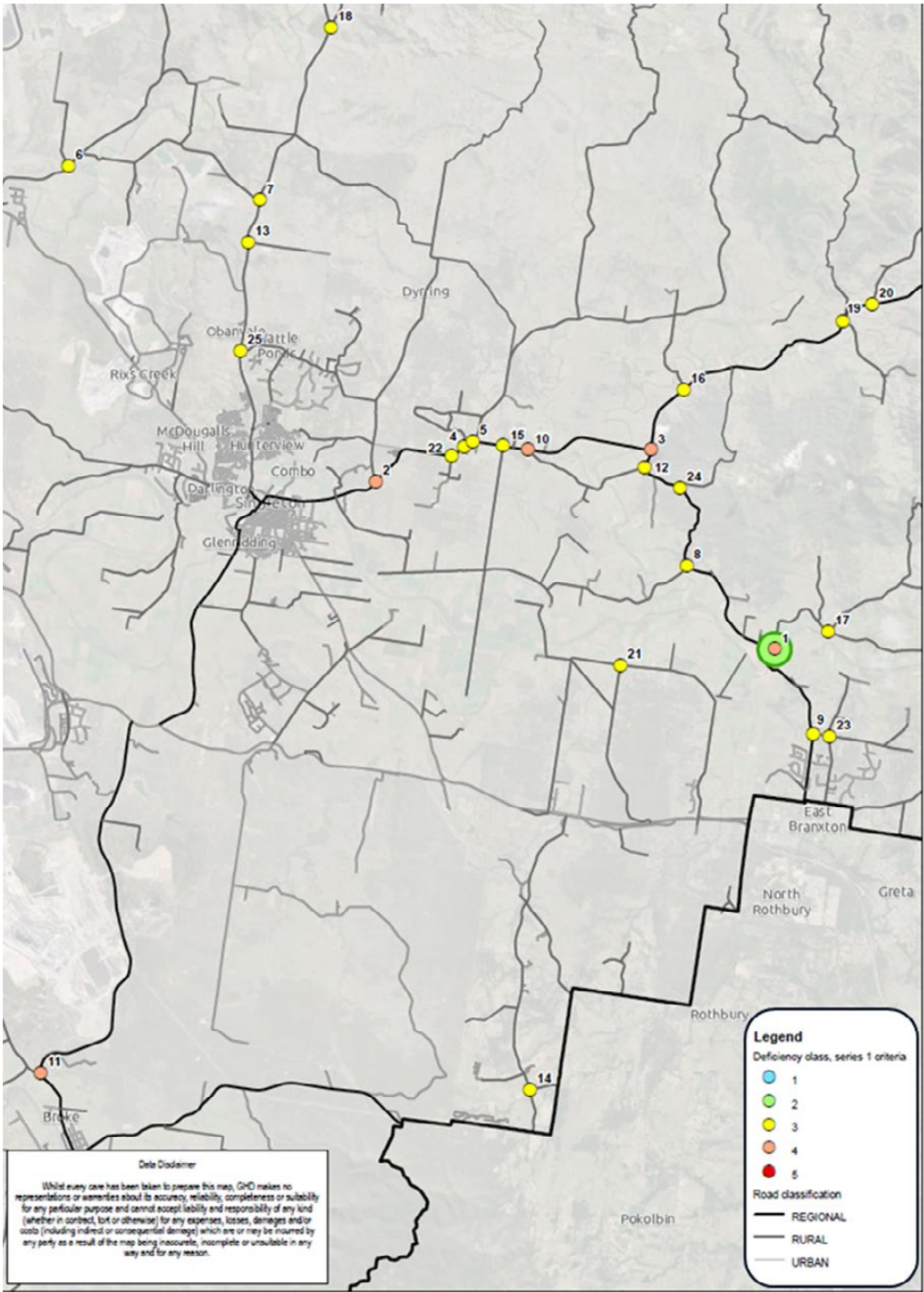
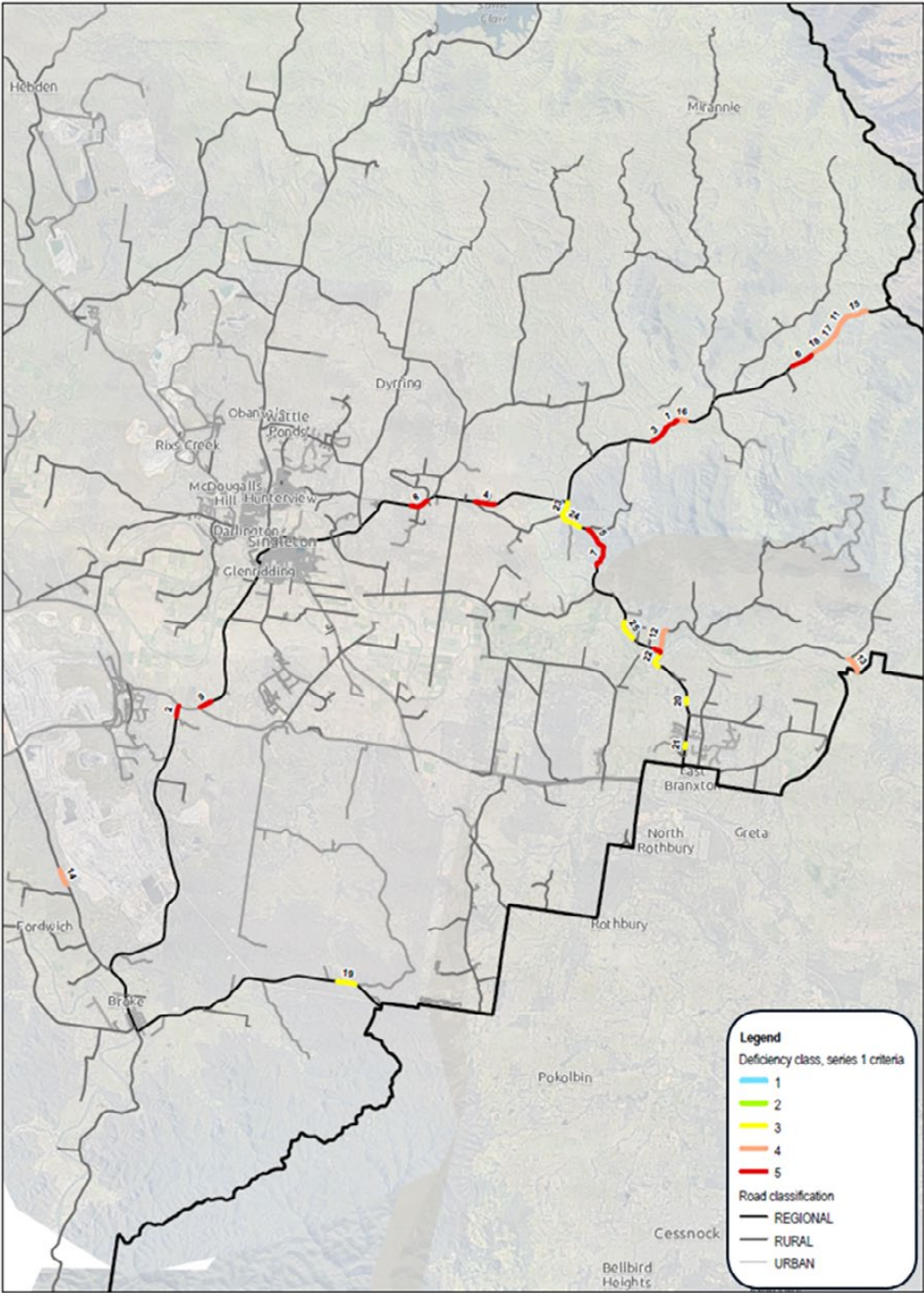


Figure 10.0.3 Priority upgrade locations identified for intersections (left) and mid-blocks (right)





Priority	Road name	Road administrative class	Indicative location	Indicative length (m)
1	Glendonbrook Road	Regional	Near Beckers Bridge	654
2	Broke Road	Regional	Near Golden Highway	498
3	Glendonbrook Road	Regional	Near Beckers Bridge	808
4	Gresford Road	Regional	East of Mitchells Flat Road	826
5	Elderslie Road	Regional	South of Blind Creek Road	972
6	Glendonbrook Road	Regional	East of Manresa Park Road	1,000
7	Elderslie Road	Regional	South of Blind Creek Road	1,000
8	Gresford Road	Regional	Near Big Ridge Lane	812
9	Putty Road	Regional	Near Golden Highway	530
10	Elderslie Road	Regional	West of Stanhope Road	394
11	Glendonbrook Road	Regional	East of Manresa Park Road	1,000
12	Stanhope Road	Local	North of Elderslie Road	1,000
13	Stanhope Road	Local	South of Lambs Valley Road	803
14	Charlton Road	Local	North of Cobcroft Road	735
15	Glendonbrook Road	Regional	East of Manresa Park Road	842
16	Glendonbrook Road	Regional	Near Beckers Bridge	404
17	Glendonbrook Road	Regional	East of Manresa Park Road	211
18	Glendonbrook Road	Regional	East of Manresa Park Road	1,000

*Figure 10.0.4 High-priority locations for road mid-block upgrades*

Priority	Intersection
1	Elderslie Road / Stanhope Road
2	Dyrring Road / Gresford Road
3	Elderslie Road / Glendonbrook Road / Gresford Road
4	Gresford Road / Robertson Circuit / LM - Imagine Avenue
5	Gresford Road / Mirannie Road
6	Glennies Creek Road / Forest Road (rail crossing)
7	Bridgman Road / Stony Creek Road
8	Elderslie Road / Glendon Lane
9	Elderslie Road / Rusty Lane
10	Gresford Road / Mitchells Flat Road
11	Broke Road / Charlton Road
12	Elderslie Road / Mitchells Flat Road
13	Boxtree Lane / Bridgman Road
14	Deasys Road / Hermitage Road
15	Gresford Road / Roughit Lane
16	Hamiltons Crossing Road / Glendonbrook Road
17	Cranky Corner Road - South / Stanhope Road
18	Bridgman Road / Carrowbrook Road / Goorangoola Road
19	Cranky Corner Road - North / Glendonbrook Road
20	Glendonbrook Road / Myall Creek Road

*Figure 10.0.5 High-priority locations for intersection upgrades*

The prioritisation assessment has identified the Council's higher-order road network (particularly regional roads) as a focus of upgrading works, being those roads that typically exhibit higher traffic volumes.

Bridgman Road, Glass Parade and Pioneer Road

Bridgman Road, Glass Parade, and Pioneer Road provide onward access to various strategic growth areas north of the Singleton urban area, which are identified in the Singleton Council Local Strategic Planning Statement 2041 (SC, 2021). These include (and highlighted in Figure 10.0.4):

- SGA4: Huntreview Employment North
- SGA6: Huntreview,
- SGA14: Obanvale.



Figure 10.0.4 Relevant Strategic Growth Areas for Bridgman Road corridor assessment

To better understand the upgrades required to these roads to accommodate forecast traffic volumes, more refined traffic modelling was undertaken. Traffic modelling involved assessing multiple road mid-blocks and

intersections (refer Table 10.0.6) for a typical weekday AM and PM peak period for the existing year 2024 and future years 2026, 2036 and 2047.

Scenario	Year + period
Base model	2024 am + pm
Initial future developments and some upgrades	2026 am + pm
Additional future developments with upgrades	2036 am + pm
Ultimate demand year with all upgrades	2047 am + pm

Table 10.0.6 Scenarios modelled

This modelling was undertaken in SIDRA (traffic modelling software) to analyse conditions at individual intersections. Level of Service (LOS) is a basic performance parameter used to describe the operational performance of an intersection, with LOS ranging from A to F based on average traffic delay (refer to Table 10.0.7 below). For this assessment, LOS D was used as a benchmark to ensure satisfactory intersection performance over a planning horizon.



Level of Service (LoS)	Average Delay per Vehicle (sec)	Traffic Signals, Roundabouts	Give way, Stop Sign
<b>A</b>	< 14	Good operation	Good operation
<b>B</b>	15 – 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
<b>C</b>	29 – 42	Satisfactory	Satisfactory, but accident study required
<b>D</b>	43 – 56	Operating near capacity	Near capacity and accident study required
<b>E</b>	57 – 70	At capacity; incidents would cause excessive delay at signals.  Roundabouts require other control modes	At capacity, requires other control mode
<b>F</b>	> 70	Over capacity; unstable operation	Over capacity; unstable operation

Table 10.0.7 LoS assessment criteria

Road mid-block assessment has also been undertaken at 11 locations between intersections on the assessed road corridors of Bridgman Road and Pioneer Road. Duplication and potential intersection upgrades are recommended when the volume-to-capacity ratio (V/C) exceeds 0.7, based on a lane capacity of 1,100 vehicles per hour (Austroads).

The assumed release of housing lots for each of the developments within each of the aforementioned SGAs is provided in Table 10.0.8 (for each traffic modelling year of 2026, 2036 and 2047).

IN #	Growth Area Locations	Growth Area ID	Locations	Timing	Model year	Land use
1	Huntermview	SGA6	157 Pioneer Road	by 2026	2026	Residential
2	Huntermview	SGA6	133 Pioneer	by 2026	2026	Residential
3	Huntermview	SGA6	168a Pioneer (ADWJ)	by 2026	2026	Residential
4	Huntermview	SGA6	Stage 7 & 8 (Bridgman Estate)	by 2026	2026	Residential
5	Obanvale	SGA14	349 Bridgman	by 2026	2026	Residential
6	Huntermview	SGA6	Stage 6 (Bridgman Estate)	by 2026	2026	Residential
7	Huntermview	SGA6	Stage 9-14 (Bridgman Estate)	by 2026	2026	Residential
8	Huntermview	SGA6	168a Pioneer (ADWJ)	by 2031	2036	Residential
9	Huntermview	SGA6	Bridgman Estate Remainder	by 2031	2036	Residential
10	Obanvale	SGA14	Pinnacle	by 2031	2036	Residential
11	Obanvale	SGA14	349 Bridgman	by 2031	2036	Residential
12	Huntermview	SGA6	Stage 15-22 (Bridgman Estate)	by 2036	2036	Residential
21	Huntermview	SGA6	Council	by 2047	2047	Residential
22	Obanvale	SGA14	Council	by 2047	2047	Residential
23	Huntermview	SGA4	Huntermview Employment Nth	by 2047	2047	Light Industrial
<b>Total</b>						

*Table 10.0.8 Huntermview and Obanvale Road upgrades staging plan*

Yield	Trip distribution (note 1)	AM Trip Rate	AM Total	AM Out	AM In	AM Trip Rate	PM Total	PM Out	PM In
18 dwellings	100%	0.78	14	11	3	0.71	13	3	10
88 dwellings	100%	0.78	92	74	18	0.71	84	17	67
140 dwellings	100%	0.78	109	87	22	0.71	99	20	80
50 dwellings	100%	0.78	39	31	8	0.71	36	7	28
324 dwellings	80%	0.78	202	162	40	0.71	184	37	147
42 dwellings	100%	0.78	33	26	7	0.71	30	6	24
85 dwellings	100%	0.78	66	53	13	0.71	60	12	48
229 dwellings	100%	0.78	179	143	36	0.71	163	33	130
39 dwellings	100%	0.78	30	24	6	0.71	28	6	22
110 dwellings	80%	0.78	69	55	14	0.71	62	12	50
18 dwellings	80%	0.78	11	9	2	0.71	10	2	8
230 dwellings	100%	0.78	179	144	36	0.71	163	33	131
335 dwellings	100%	0.78	261	209	52	0.71	238	48	190
375 dwellings	80%	0.78	234	187	47	0.71	213	43	170
30,000 (sqm GFA)	100%	0.70	210	168	42	0.78	234	47	187
			<b>1,728</b>	<b>1,383</b>	<b>346</b>		<b>1,617</b>	<b>326</b>	<b>1,292</b>

*Note 1 The assumed trip generation for the traffic that would impact the study area by using either Bridgman or Pioneer roads.*

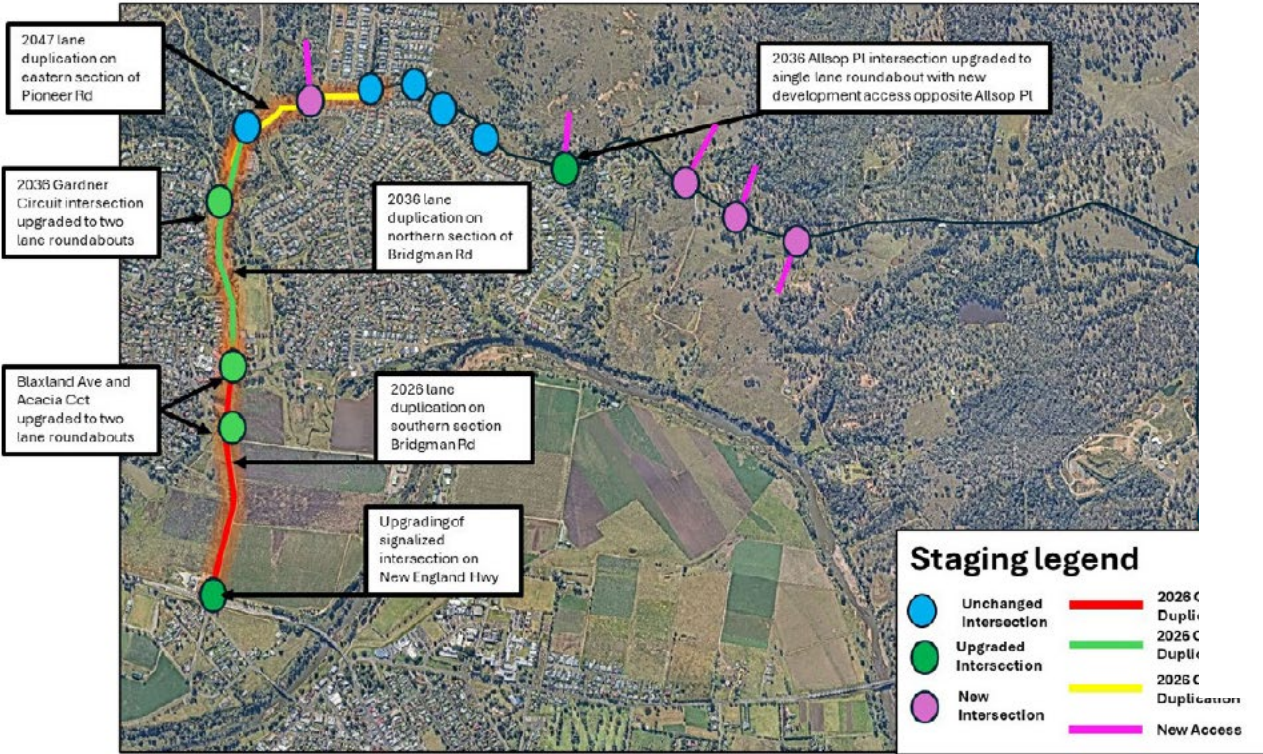


Figure 10.0.5 Bridgman Road and Pioneer Road upgrades staging plan Bridgman or Pioneer roads

Based on the results of traffic modelling, a staged widening of Bridgman Road by 2026 is recommended to accommodate proposed developments in the Huntview area, along with a new intersection on Pioneer Road and a new roundabout on Glass Parade.

A summarised staging plan for roadworks for the Bridgman Road/Pioneer Road corridors for each of 2026, 2036 and 2047 is provided above in Figure 10.0.5 and in tabular form in Table 10.0.9.

Table 10.0.10 presents the LOS for each intersection across all modelling years (under

future development demands), where it can be seen that following staged upgrades, the proposed road network would perform at a satisfactory level of service.

In addition to the aforementioned road upgrades, the upgrades to the Bridgman Road and Glass Parade/Pioneer Road corridors should also include provision for active transport (shared paths and safe crossings), as well as provide opportunities for public transport, including bus stops.

Further information on the Bridgman Road modelling is provided in Appendix D.



Year	Carriageway treatments	Intersection treatments
2026	Lane duplication on southern section Bridgman Rd, between New England Hwy and Gardner Cct	<ul style="list-style-type: none"> <li>Upgrading of signalised intersection on New England Hwy - Blaxland Ave Seagull intersection upgraded to two lane roundabout</li> <li>Acacia Cct Seagull intersection upgraded to two lane roundabout</li> <li>Gardner Circuit intersection upgraded to two lane roundabout</li> <li>Provide CHR/AUL treatments along Dyring Road on safety grounds / existing Austroads Warrants</li> </ul>
2036	Extend lane duplication up to Glass Parade Roundabout	<ul style="list-style-type: none"> <li>Allsop PI intersection upgraded to single lane roundabout with new development access opposite Allsop PI</li> <li>New T-junction access at 133 Pioneer Rd</li> <li>New T-junction access at 190 Pioneer Rd</li> </ul>
2047	Extend lane duplication up to Wattle Ponds Road	<ul style="list-style-type: none"> <li>New roundabout access on Glass Parade</li> <li>New T-junction access at existing Mtb Track</li> <li>Glass Parade / Wattle Ponds Rd roundabout upgraded to support duplication of carriageway</li> </ul>

*Table 10.0.9 Bridgman Road and Pioneer Road upgrades staging plan*



Period		AM				PM			
Intersection		2024	2026	2036	2047	2024	2026	2036	2047
1	Bridgman Road / New England Highway	LOS D	LOS C	LOS C	LOS D	LOS D	LOS C	LOS D	LOS D
2	Bridgman Road / Blaxland Avenue	LOS C	LOS A	LOS A	LOS A	LOS D	LOS A	LOS A	LOS A
3	Bridgman Road / Acacia Crescent	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A
4	Bridgman Road / Garden Circuit (priority)	LOS B	LOS A	LOS A	LOS A	LOS B	LOS A	LOS A	LOS A
5	Bridgman Road / Glass Parade	LOS A	LOS A	LOS A	LOS C	LOS A	LOS A	LOS A	LOS A
6	Glass Parade / Industrial Development				LOS A				LOS A
7	Pioneer Road (Glass Parade) / Wattle Ponds Road	LOS A	LOS A	LOS A	LOS B	LOS A	LOS A	LOS A	LOS B
8	Pioneer Road / Rawling Street	LOS A	LOS A	LOS A	LOS B	LOS A	LOS A	LOS A	LOS B
9	Pioneer Road / Smith Way	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A
10	Pioneer Road / Graham Avenue	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	NA	LOS B
11	Pioneer Road / Allsop Place	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A
12	Pioneer Rd / New Development		LOS A	LOS A	LOS A		LOS A	LOS A	LOS A
13	Pioneer Rd / New Development				LOS A				LOS A
14	Pioneer Rd / New Development		LOS A	LOS A	LOS A		LOS A	LOS A	LOS A
15	Pioneer Road/Dyrring Road	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A
16	Dyrring Road/Gresford Road	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A	LOS A

Table 10.0.10 Sidra intersection modelling results summary





# ACTIVE TRANSPORT

A review of the existing active transport facilities within the LGA was undertaken, as part of Council's Draft Walking and Cycling Plan (completed in 2024). The Walking and Cycling Plan identified the following priorities for the active transport network:

- enhancing and broadening the walking and cycling networks throughout the LGA
- upgrading existing facilities to improve their usability and safety, based on TfNSW Movement and Place guidance and in line with relevant built environment indicators (access and connection, comfort and safety, green and blue infrastructure, amenity and use, as well as character and form). Facilities that are developed with consideration of this framework are likely to encourage greater use of active transport modes in the LGA.
- enhancing the walking and cycling infrastructure near schools to promote active commuting among students
- improving walking and cycling connections to boost tourism in the region, including links to the proposed 'Shiraz to Shore' cycle trail to provide active transport connections between Newcastle, the Hunter Valley Region, and the Singleton Council LGA.
- Improving walking and cycling connections between key residential centres in the LGA and public transport services to encourage the use of public and active transport modes.

- implement best practice design principles in all projects to ensure high-quality infrastructure.
- implement best practice design principles in all projects to ensure high-quality infrastructure.

To respond to the aforementioned priorities, a series of recommendations/improvements for key links primarily in the Singleton urban area and Singleton Heights areas are outlined, including:

- Quietways
  - Combo Lane.
- Shared Paths
  - throughout the urban area, especially on Kelso Street, Boonal Street, Boundary Street, York Street, Bourke Street and John Street.
- Footpaths on several local roads in the Singleton urban area, including George Street.
- Shared zone around John Street.
- Pedestrian crossings at intersections along local roads where shared paths are proposed.
- Refuge islands on local roads, especially along George Street.
- Wombat crossings along John Street.



- Signalised crossings, including Howe Street / Maitland Road, Market Street / George Street, George Street between Kent Street and Cambridge Street, John Street / Hunter Street and Putty Road / Ryan Avenue.
- Increased active transport connections to key public transport links, such as Singleton Train Station and Branxton Train Station (located south of the LGA), to encourage sustainable transport modes.
- Improvements to conditions on local roads to facilitate greater use of shared road space by and increased safety of cyclists and pedestrians in mixed environments with vehicle traffic. This is particularly important at activity centres and key land uses such as local centres and schools to encourage active transport use.

In addition to improvements identified in the Draft Walking and Cycling Plan, the Singleton Bypass provides an opportunity to reconfigure the existing New England Highway through Singleton to provide improved opportunities for walking and cycling. This could include the provision of cycling lanes in both directions of travel, as well as continuous and higher standard paths within the road verge. The proposed reconfiguration also supports several of the active transport network upgrades outlined in the Walking and Cycling Plan.

Upgrades to the active transport network have been assessed and are proposed in line with the priorities as outlined in the Draft Hunter

Strategic Regional Integrated Transport Plan, which provides a vision to:

- improve active transport infrastructure around urban centres, transport interchanges, schools and employment centres (including end-of-trip facilities)
- providing larger strategic links to the cycleway network, such as the Shiraz to Shore rail trail to boost tourism and sustainable transport options
- ensure active transport infrastructure is provided from day one in new residential development and growth areas through detailed planning of facilities provided as part of developments.
- promoting an active transport mode shift for shorter and local trips



# PUBLIC TRANSPORT

In considering opportunities for improved public transport services, the uncertainty of the future population and developments across the LGA will impact the required improvements to the public transport network. It is expected that an increase in population in the LGA within the identified SGAs will need to be supported through improvements to public transport services.

Although there are various employment areas within the Singleton urban areas, a significant proportion of residents are required to travel outside of the LGA to their areas of employment. This includes various mines within the immediate region, as well as employment centres within adjacent local government areas, including Maitland, Newcastle and Lake Macquarie.

A review of existing public transport services within and external to the Singleton urban areas identified that they are limited, with few peak-hour services and limited off-peak services. The existing coverage and frequency of public transport services is evidenced in Singleton's low public transport mode share for travel to work. Should public transport services remain at current service levels, residents will continue to rely heavily on private vehicles as their predominant mode of transport.

To ensure existing and future residents have improved accessibility and public transport choices, a significant improvement in public transport services should be explored co-operatively with TfNSW.

With respect to rail services, Singleton's location and proximity to a regional centre is comparable to Bombaderry/Nowra, which is located approximately 70 km south of Wollongong and 35 km south of Kiama. Bomaderry/Nowra is currently provided with hourly rail services in peak times and two-hourly services during off-peak periods (including connectivity to/from Sydney services).

With respect to bus services, there are opportunities to provide residents with more direct and frequent bus services. This could include peak services for local bus services within Singleton as well as onward towards major centres such as Maitland (and the new Maitland Hospital) as well as to Newcastle, including the John Hunter Hospital.

Schedule improvements for bus and rail services should also be undertaken in a coordinated manner, such as ensuring accessibility and connectivity of local bus services with regional bus and rail services. Services that better link to land use and transport connections in the LGA would give residents better access to sustainable travel modes. Further integration with the active transport network would benefit commuters, including providing storage on train carriages to allow greater use of sustainable travel modes in the LGA.

A summary of potential public transport improvements is summarised below in Table 10.0.11, considering both long-term aspirations and potential short-term opportunities.

Public transport mode	Long-term	Short-term
Rail services (Singleton to Newcastle)	<p><b>Weekdays:</b> Hourly peak hour services</p> <p>Two-hourly off-peak services</p> <p><b>Weekends:</b> Two-hourly services, including a day return service to Singleton.</p> <p><b>Other works:</b> New Railway Station at Singleton Heights</p> <p>Associated upgrades at the station (e.g. commuter car parking).</p> <p>Transition of public transport infrastructure and services to lower emissions technologies (including electrification)</p>	<p><b>Weekdays:</b> An additional AM peak hour service to Newcastle.</p> <p>An additional AM peak hour service to Singleton.</p> <p>A later afternoon service from Singleton to enable “day” return trips from Newcastle.</p> <p>Additional off-peak services to Newcastle, moving toward two-hourly services.</p> <p><b>Weekends:</b> A morning service to Singleton to enable, and a return service from Singleton in the late afternoon to enable “day” return services from Newcastle.</p> <p>Additional off-peak services.</p>
Regional/ express bus services to Cessnock LGA utilising the Hunter Expressway	<p><b>Weekdays:</b> Increased peak and new off-peak services as demand allows.</p> <p><b>Weekends:</b> Weekend services.</p> <p><b>Other works:</b> Transition of public transport infrastructure and services to lower emissions technologies (including electrification)</p>	<p><b>Weekdays:</b> New AM peak hour services to Newcastle, stopping at Branxton, Heddon Greta, Wallsend, John Hunter Hospital and Broadmeadow.</p> <p>New return PM peak hour services to Singleton (with reverse stopping pattern as above).</p>

*Table 10.0.11 Potential public transport opportunities for Singleton*

Public transport mode	Long-term	Short-term
Regional bus services to Maitland (180 / 180X)	<b>Weekday:</b> Half hourly peak hour services Hourly off-peak services  <b>Weekends:</b> Hourly services  <b>Other works:</b> Transition of public transport infrastructure and services to lower emissions technologies (including electrification)	<b>Weekdays:</b> Rationalisation of 180 and 180X services, with improved “staggering” of services to provide improved/additional services.  Additional inbound and outbound peak services, including morning arrival service into Singleton.  More consistent timetabling for 180 services  Service extension to Maitland Hospital.  <b>Weekends:</b> Additional services, including services arriving in the morning from Maitland.
Local bus services (Singleton urban area)	<b>Weekday:</b> Half-hourly services during peak hours. Hourly services off-peak.  <b>Weekday:</b> Hourly services.  <b>Other works:</b> Transition of public transport infrastructure and services to lower emissions technologies (including electrification)	<b>Weekdays:</b> Provision of peak hour services to support commuters travelling to the Singleton urban area for work.  Coordination of peak hour bus services with train services to provide increased connectivity between public transport services for commuters.  Re-design of the bus network in Singleton to provide more linear/direct services (e.g. 403 to Darlington/Singleton Heights and 404 to Hunterview).  <b>Weekends:</b> Additional weekend services on all local bus routes.
Local bus services (outlying towns)	<b>Weekdays:</b> Pending trial results, increase community bus service frequencies to outlying villages.  <b>Other works:</b> Transition of public transport infrastructure and services to lower emissions technologies (including electrification)	<b>Weekdays:</b> Commence a trial community bus service (e.g. two times a week) to provide connections between the Singleton urban area to outlying villages (e.g. Broke, Bulga, Jerrys Plains), to enable residents to undertake “day” visits for retail, health and other services.

Table 10.0.11 Public transport improvement plan

In addition to increased bus and rail services, there will be a need to ensure the provision of upgraded infrastructure, including bus shelters, along with upgraded footpaths and crossings, ensuring improved accessibility. Upgrades to public transport infrastructure, such as bus stops, should consider each site's movement and place function and provide an opportunity for improved amenity, especially in urban areas. Future public transport infrastructure should be planned considering the movement and place framework and relevant built environment indicators to provide high-quality infrastructure that encourages the use of public transport.



# CONCLUSION + RECOMMENDATIONS

This Strategy has been developed to guide the development of future transport priorities to support the continued growth of the LGA over the long term.

The population of the LGA is uncertain, with DPHI forecasts predicting a decrease in population up to 2041, which may be a result of road network upgrades in the region driving residential development in areas adjacent to the LGA. However, Singleton Council forecasts a growth of around 16 percent in population to 2035, in line with the Hunter Regional Plan expectation of the region becoming the leading regional economy in Australia by 2036.

The uncertainty in the future population of the LGA presents challenges for the development of the transport network, with residential development growth expected at a precinct level in the LGA despite a potential overall decrease in the LGA population.

It is expected that a significant proportion of the growth within the LGA will be generated by Council's strategic growth areas, such as those around Hunterview, which is expected to accommodate more than 2,000 new homes by 2047.

In the preparation of this Strategy, several key challenges were identified, which underlined the high reliance on private motor vehicle use within the LGA. This included:

- a high portion of residents work in the mining sector (36.9 percent ), which is spread over a large geographic area
- limited public transport options in the Singleton urban area, as well as villages throughout the LGA
- key road projects such as the Hunter Expressway increased accessibility to Singleton by car, allowing residents to travel relatively efficiently to other key employment areas, such as within the Newcastle and Lake Macquarie LGAs.

The opening of the Singleton Bypass in late 2026 will provide further road user accessibility benefits to the residents of Singleton but will also provide opportunities for Council to re-imagine the existing New England Highway (George Street), with improved pedestrian and cyclist facilities.

Through the preparation of this Strategy, several recommendations for the transport network have been identified to improve its safety and capacity whilst also seeking to more choices and improved accessibility to transport options, including active and public transport.

## Road Network

Key opportunities to improve the road network within the LGA include:

- the road hierarchy of a number of roads should be upgraded to ensure these roads can safely and efficiently accommodate existing and projected demands. Many of these roads are located within strategic growth areas, such as Hunterview.
  - Council's Engineering Design Guidelines should be updated to ensure all new roads provide a minimum three-star (AusRAP) road.
  - consultation should be undertaken with TfNSW and residents, to consider opportunities to reduce the prevailing 100 km/h speed limit to 80 km/h, particularly where roads do not meet current standards.
  - a prioritised program of works at intersection and road mid-blocks, focusing on higher order roads, such as the Regional Roads of Gresford, Elderslie and Glendonbrook roads, as well as roads and intersections that exhibit a poor crash history. Where possible, this should be sequenced with programmed pavement rehabilitation works and grant funding opportunities (eg TfNSW Safer Roads Program)
  - Upgrades to the Bridgman Road and Glass Parade/Pioneer Road corridor
- should be sequenced to respond to the projected residential development of the broader Hunterview area. This must include an upgrade of the existing signalised intersection of Bridgman Road with the New England Highway.
- The opening of the Singleton Bypass provides the opportunity to “re-purpose” the existing New England Highway through the Singleton urban area, including the provision of dedicated turn lanes into side roads, provision of continuous cycling lanes and footpaths on both sides of the road (including crossing treatments on side roads).
  - Upgrades to key state road corridors through the Singleton LGA should be prioritised by TfNSW, including:
    - **New England Highway** – south of the proposed Singleton Bypass (to the intersection of the Golden Highway), and north of the proposed Singleton Bypass to the LGA boundary to ensure a safer and more consistent road standard.
    - **Golden Highway** – continued widening and sealing of road shoulders, roadside hazard management, and additional overtaking lanes, amongst other works.
    - **Putty Road** – continued widening and sealing of road shoulders, roadside hazard management and improved delineation.

## Active Transport

Singleton Council recently completed its draft Walking and Cycling Plan, which identifies various priorities for the active transport network. These include:

- quietway along Combo Lane, as part of a new cycling crossing of the Hunter River, for which funding support has been provided by TfNSW.
- shared paths through the Singleton urban area, especially on Kelso Street, Boonal Street, Boundary Street, York Street, Bourke Street and John Street, including the provision of dedicated pedestrian crossings.
- footpaths on several local roads in the Singleton urban area,.
- signalised crossing of George Street between Kent Street and Cambridge Street.
- upgraded cycling links to key destinations, such as schools, town centres and public transport services
- Improvements to the usability and accessibility of active transport infrastructure, including in new developments, in line with TfNSW Movement and Place principles

Further to the Walking and Cycling Plan, the opening of the Singleton Bypass (in late 2026) provides the opportunity to provide additional active transport facilities along the New England Highway (George Street).

## Public Transport

Key opportunities to improve public transport services and accessibility in the Singleton LGA include:

- Provision of additional rail services between Singleton and Newcastle, including peak, off-peak and weekends.
- The introduction of an express bus service to Newcastle utilising the Hunter Expressway corridor and connectivity to key centres such as the John Hunter Hospital.
- Additional and simplified bus services between Singleton and Maitland, including an extension of services to the new Maitland Hospital.
- A re-design of the local bus network within the Singleton urban area, as well as more frequent bus services during peak commuter periods.
- New community bus services to provide residents of outlying villages with additional options to access the Singleton urban areas for access to retail, health and other services.

Public transport services are funded and scheduled by TfNSW. As such, consultation will be required to be undertaken with TfNSW to progressively introduce new public transport services in Singleton, to ensure residents are provided with improved transport choices. A pro-active introduction of public transport services to improve public transport accessibility is essential in encouraging mode change, before which private vehicle use may become entrenched, particularly in the emerging residential precincts, such as Hunterview.

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