

MINUTES OF MEETING OF SINGLETON COUNCIL HELD IN THE COUNCIL CHAMBERS QUEEN STREET SINGLETON ON TUESDAY 16 SEPTEMBER 2025, COMMENCING AT 5.30pm.

PRESENT:

Crs S Moore (Mayor and Chairperson), G Adamthwaite, S George, P Thompson, H Jenkins, A McGowan, M McLachlan, P Watson, S Yeomans and D Thompson.

APPLICATION TO ATTEND VIA AUDIO VISUAL LINK

Councillor Adamthwaite has submitted a request to attend the Council Meeting tonight via audio visual link.

- 109/25 **MOVED** Cr M McLachlan **SECONDED** Cr P Watson that Councillor Adamthwaite be permitted to attend the Council meeting via audio visual link.

CARRIED

APOLOGIES

Nil.

IN ATTENDANCE

Justin Fitzpatrick-Barr, General Manager; Dwight Graham, Director Corporate & Community Services; Melinda Curtis, Executive Director, Katie Hardy. Acting Director Infrastructure & Planning; Mark Wiblen, Manager Corporate & Commercial Services; Briony O'Hara, Coordinator Communication and Engagement; Kellie Jordan, Integrated Planning and Reporting Specialist; Samantha Calleja, Executive Assistant, Erika Wagstaff, Governance Lead and Rebecca Bailey, Governance Lead. There were representatives of the media and members of the public present in the gallery.

CONFIRMATION OF MINUTES

- 110/25 **MOVED** Cr P Watson **SECONDED** Cr M McLachlan that the minutes of Meeting of Singleton Council held on Tuesday 26 August 2025, be confirmed.

CARRIED

MATTERS ARISING FROM MINUTES

Nil.

DISCLOSURES AND DECLARATIONS OF INTEREST

Cr Sue George declared a non-significant, non-pecuniary interest in DI&P57/25 & DI&P49/25. Council Determination - 8.2013.127.3 - s4.55(2) - Modification to Subdivision Layout - 3 Maison Dieu Road, Gowrie - Lot 20 DP 1282153 as her husband is the President of Singleton Golf Club.

WITHDRAWAL OF ITEMS AND LATE ITEMS OF BUSINESS

Nil.

*Notices Of Motion***NM14/25 Notice of Motion - Cr Watson - Contact the Hon. Emily Jane Suvval, BN MLC regarding Post Mining Land Use Briefing****FILE:25/00033**

Councillor Watson will move:

That the General Manager contact The Hon. Emily Jane Suvval, BN MLC to request and arrange a Councillor Briefing on the post mining land use enquiry learnings and the 13 recommendations

111/25 **MOVED** Cr P Watson **SECONDED** Cr D Thompson That the General Manager contact The Hon. Emily Jane Suvval, BN MLC to request and arrange a Councillor Briefing on the post mining land use enquiry learnings and the 13 recommendations.

CARRIED**NM15/25 Notice of Motion - Cr Yeomans - Submission to the Select Committee on Rural Housing and Second Dwellings Reform****FILE:25/00033**

Councillor S Yeomans will move:

That Singleton Council prepare and lodge a submission to the NSW Parliament Committee on Rural Housing and Second Dwellings Reform, as outlined in the Terms of Reference, advocating for reforms to the Standard Instrument Local Environmental Plan (LEP) to reduce red tape and support second dwelling entitlements on rural land. The submission should reflect appropriate key principles outlined in the Singleton Rural Land Use Strategy that can help address the housing crisis in rural and regional NSW.

Key Principles for the Submission:

1. **Support for Criteria-Based Dwelling Entitlements:** - Advocate for a criteria-based approach to dwelling entitlements to allow second dwellings on land, particularly where properties are below the minimum lot size for viable agricultural activities. This approach will provide flexibility for landholders, reduce regulatory barriers, and contribute to addressing the housing crisis in NSW.
2. **Reduction of Red Tape in the Standard Instrument LEP:** - Highlight the limitations of the current Standard Instrument LEP, which restricts flexibility for property owners to establish dwellings due to unclear or restrictive dwelling entitlement provisions. Propose amendments to streamline processes and provide clarity & flexibility for landholders seeking to build second dwellings etc.
3. **Alignment with Singleton Rural Land Use Strategy:** - Emphasize the Strategy's commitment to balancing agricultural viability and rural lifestyle aspirations. The submission should advocate for planning that enable housing development while protecting highly productive rural land, as guided by the Strategy Planning Principles.
4. **Addressing Housing Needs:** - Stress the urgent need for increased housing

options in NSW to support population growth, economic diversification, and community resilience. Second dwellings can provide affordable housing solutions, support multi-generational living & care, and enable rural tourism opportunities without compromising agricultural land.

5. **Promotion of Flexible and Sustainable Land Use:** - Support reforms that allow higher-order uses, such as second dwellings, on rural land where agricultural viability is limited. This may include integrating land capability mapping.
6. **Support for Innovation and Economic Diversification:** - Highlight opportunities for second dwellings to support rural tourism, regenerative agriculture, property rights and other innovative land uses identified in the Singleton Rural Land Use Strategy. This includes enabling small-scale accommodation or farm-stay developments to enhance property rights, economic growth and resilience.

Rationale: The Singleton Rural Land Use Strategy & advocacy agenda item to review LEP highlights the need for flexible planning to support rural housing while preserving high productivity agricultural and environmental land. Current LEP restrictions limit dwelling entitlements, exacerbating housing issues. A submission to the Committee will advocate for reforms to enable flexible housing solutions and economic growth in Singleton

112/25 **MOVED** Cr S Yeomans **SECONDED** Cr H Jenkins That Council:

1. Endorse the preparation of a submission to the NSW Parliament Committee on Rural Housing and Second Dwellings Reform, based on the principles outlined in this motion.
2. Request the General Manager to arrange for the submission to be drafted and lodged by the Committee's deadline.
3. Provide a copy of the submission to Councillors when lodged.

CARRIED

**NM16/25 Notice of Motion - Cr Watson - Contact Lake Macquarie
Council re Learnings from Housing Forum**

FILE:25/00033

Councillor Watson will move:

That the General Manager write to the Mayor of Lake Macquarie, Adam Shultz, requesting that appropriate Lake Macquarie staff or councillors provide a presentation to Singleton Councillors on their housing strategic plan and key learnings from their forum

113/25 **MOVED** Cr P Watson **SECONDED** Cr H Jenkins That the General Manager write to the Lake Macquarie Council Acting Chief Executive Officer, Tony Farrell and Port Stephens Council General Manager, Tim Crosdale, requesting that appropriate council staff provide a presentation to Singleton Councillors on their housing strategic plan and key learnings from their respective forums.

CARRIED

*General Manager's Report (Items Requiring Decision)***GM50/25 LGNSW 2025 Annual Conference motions****FILE:25/00006**

The purpose of this report was to consider proposed motions for submission to LGNSW for inclusion in the Conference business papers based on Council's draft Advocacy Themes 2025-2029.

114/25 **MOVED** Cr D Thompson **SECONDED** Cr G Adamthwaite that Council submit the following six motions, in addition to the seventh motion as resolved at the extraordinary meeting 26 August 2025, for consideration at the 2025 LGNSW Annual Conference:

1. That Local Government NSW calls on the NSW and Federal Government to provide uncontested funding support for local infrastructure needed to unlock development ready land in regional NSW.
2. That Local Government NSW calls on the NSW and Federal Government to release funding to support the development of regionally significant place strategies, specifically for industrial (employment) land, identified in Regional Plans.
3. That Local Government NSW calls on the NSW and Federal Government to provide local funding support to guide a coordinated approach to land use and economic opportunities for post mining-related land to support communities impacted by mine closures transition to a Net Zero Future.
4. That Local Government NSW calls on the NSW and Federal Government to embed Net Zero government support services and infrastructure delivery agencies, including (but not limited to) the Net Zero Economy Authority, EnergyCo, Department of Employment and Workplace Relations, Future Jobs and Investment Authority, Department of Transport, Department of Planning within regional communities directly affected by the transition
5. That Local Government NSW calls on the NSW and Federal Government to provide immediate funding to continue programs previously funded through the now defunct Resources for Regions that deliver employment and skills programs locally to transitioning industries.
6. That Local Government NSW calls on the NSW Government to undertake contemporary cumulative air quality impact studies across the state, including particulate characterisation in areas of net zero transition and high woodsmoke.
7. That Local Government NSW advocates for the inclusion of coal mining operations in the remit of The Net Zero Economy Authority to support workers and their communities.

CARRIED**GM52/25 Council Meeting Dates and Times****FILE:25/00006**

The purpose of this report was for Council to consider scheduling arrangements for Ordinary Council Meetings of Council.

that Ordinary Council Meetings be held on the third Tuesday of each month commencing at 5.30pm in the Council Chambers, excluding January as there is no meeting, including the following amendment:

- December meeting moved from 16 December to 9 December 2025.
- December meeting moved from 15 December to 8 December 2026.
- December meeting moved from 21 December to 7 December 2027.

Cr Watson proposed an amendment to that Ordinary Council Meetings be held on the third Tuesday of each month commencing at 6.00pm in the Council Chambers, excluding January as there is no meeting, including the following amendment:

- December meeting moved from 16 December to 9 December 2025.
- December meeting moved from 15 December to 8 December 2026.
- December meeting moved from 21 December to 7 December 2027.

MOVED Cr P Watson **SECONDED** Cr H Jenkins

Upon being put to the meeting, the motion was declared lost.

For the Motion were Crs G Adamthwaite, H Jenkins, P Thompson and P Watson Total (4).

Against the Motion were Crs S Moore, Mayor, S George, Deputy Mayor, M McLachlan, A McGowan, D Thompson and S Yeomans Total (6).

115/25

MOVED Cr Adamthwaite **SECONDED** Cr M McLachlan that Ordinary Council Meetings be held on the third Tuesday of each month commencing at 5.30pm in the Council Chambers, excluding January as there is no meeting, including the following amendment:

- December meeting moved from 16 December to 9 December 2025.
- December meeting moved from 15 December to 8 December 2026.
- December meeting moved from 21 December to 7 December 2027.

CARRIED

GM51/25 Draft Advocacy Themes and Documentation 2025-2029 FILE:25/00006

The purpose of this report was seeking Councils adoption of the draft Singleton Advocacy Agenda and draft Singleton Infrastructure Advocacy Agenda.

116/25 **MOVED** Cr S George, Deputy Mayor **SECONDED** Cr H Jenkins that Council adopts the draft Singleton Advocacy Agenda and draft Singleton Infrastructure Advocacy Agenda as the final documentation, with technical staff to complete a review of the financial elements annually.

CARRIED

GM58/25 Code of Meeting Practice Policy

FILE:25/00006

The purpose of this report was to advise that Council's draft Code of Meeting Practice has recently been on public exhibition. During this period, the Office of Local Government released a new Model Code of Meeting Practice, which councils are required to implement by 31 December 2025.

117/25 **MOVED** Cr S George, Deputy Mayor **SECONDED** Cr G Adamthwaite that Council:

1. Note the completion of the public exhibition period for the draft Code of Meeting Practice,

2. Note the release of the new Model Code of Meeting Practice by the Office of Local Government, which must be implemented by 31 December 2025,
3. Defer adoption of the exhibited draft Code of Meeting Practice to enable staff to review and update the draft in line with the provisions of the new Model Code,

CARRIED

Corporate and Commercial Services Report (Items Requiring Decision)

**DCCS32/25 Memorandum of Understanding with Homes NSW re
Bridgman Ridge Development**

FILE:24/00240

The purpose of this report was to advise Council that a report has been prepared for Council's consideration in Closed Council as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

- 118/25 **MOVED** Cr G Adamthwaite **SECONDED** Cr M McLachlan that the report on Memorandum of Understanding with Homes NSW re Bridgman Ridge Development be considered in Closed Council with the press and public excluded in accordance with Section 10A(2)(c) of the *Local Government Act, 1993* on the grounds that the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

CARRIED

DCCS33/25 T2025.002 - Sewage Treatment Plant Upgrades **FILE:T2025.002**

The purpose of this report was to advise Council that a report has been prepared for Council's consideration in Closed Council as provided for under Section 10A(2) (c) of the Local Government Act, 1993, on the grounds that the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

- 119/25 **MOVED** Cr G Adamthwaite **SECONDED** Cr H Jenkins that the report on T2025.002 – Sewage Treatment Plant Upgrade be considered in Closed Council with the press and public excluded in accordance with Section 10A(2) (c) of the *Local Government Act, 1993* on the grounds that the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

CARRIED

Cr Sue George, Deputy Mayor left the meeting, the time being 05:54 PM

Infrastructure & Planning Report (Items Requiring Decision)

**DI&P57/25 Legal Advice - 8.2013.127.3 - s4.55(2) - Modification to
Subdivision Layout - 3 Maison Dieu Road, Gowrie - Lot
20 DP 1282153**

FILE:8.2013.127

The purpose of this report was to advise Council that a report has been prepared for

Council's consideration in Closed Council as matters and information contained in the report is advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege (Section 10A (2) (g)).

- 120/25 **MOVED** Cr D Thompson **SECONDED** Cr P Thompson that the report on Legal Advice - 8.2013.127.3 - s4.55(2) - Modification to Subdivision Layout - 3 Maison Dieu Road, Gowrie - Lot 20 DP 1282153 be considered in Closed Council with the press and public excluded in accordance with Section 10A(2)(g) of the *Local Government Act, 1993* on the grounds that matters and information contained in the report is advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

CARRIED

Cr Sue George, Deputy Mayor returned to the meeting, the time being 05:55 PM

- 121/25 **MOVED** Cr H Jenkins **SECONDED** Cr M McLachlan that Council **MOVE** to Closed Council (Confidential Section of Ordinary Meeting – Closed to the Public) at 5.56 PM

CARRIED

OPEN COUNCIL RESUMED AT 6.05PM.

Closed Council

CC5/25 T2025.002 - Sewage Treatment Plant Upgrades FILE:25/00308

The Committee RECOMMENDED to Council that:

Council award the tender for T2025.002 – Sewage Treatment Plant Upgrades, to Pensar Construction Group Pty Ltd for the total sum of \$6,551,542.00 excluding GST and a financial analysis at the completion of the project and reported back to Council.

CC6/25 Memorandum of Understanding with Homes NSW re Bridgman Ridge Development FILE:24/00177-1

The Committee RECOMMENDED to Council that:

Council authorise the signing of a Memorandum of Understanding with Homes NSW.

Cr Sue George, Deputy Mayor left the meeting, the time being 06:03 PM

DI&P53/25 Legal Advice - 8.2013.127.3 - s4.55(2) - Modification to Subdivision Layout - 3 Maison Dieu Road, Gowrie - Lot 20 DP 1282153 FILE:23/00708

The Committee RECOMMENDED to Council that:

Council notes this report summarising the legal advice obtained in relation the 8.2013.127.3 – s4.55(2) – Modification to Subdivision Layout – 3 Maison Dieu Road, Gowrie – Lot 20 DP 1282153.

- 122/25 **MOVED** Cr M McLachlan **SECONDED** Cr P Thompson that the recommendations of Closed Council be adopted.

CARRIED

**DI&P49/25 Council Determination - 8.2013.127.3 - s4.55(2) -
Modification to Subdivision Layout - 3 Maison Dieu
Road, Gowrie - Lot 20 DP 1282153**

FILE:8.2013.127/10

Applicant: McCloy Group
Owner: Singleton Golf Club Cooperative Limited
Land and Location: 3 Maison Dieu Road GOWRIE - Lot: 20 DP: 1282153
Zoning: R1 General Residential
R2 Low Density Residential
RE1 Public Recreation
RE2 Private Recreation
Proposal: S4.55(2) - Other Modification – Amendment to Subdivision Layout
Date of Application: 24 September 2024

Development Application No.8.2014.127.3 sought approval for amendments to the previously approved subdivision layout.

123/25 **MOVED** Cr G Adamthwaite **SECONDED** Cr A McGowan that Council approve the proposed modification application 8.2013.127.3 subject to conditions set below:

1. APPROVAL IN ACCORDANCE WITH THE PLANS

The development will be carried out in accordance with the development application, accompanying plans and documents described and dated as follows except as modified by the conditions of development consent;=

- ~~Subdivision DA Plan prepared by adw Johnson – Rev C, dated 25/03/14.~~
- ~~Ecological Assessment prepared by Firebird ecoSultants Pty Ltd for A Proposed Subdivision at Singleton Golf Course off Maison Dieu Road, Singleton dated 22 May 2013.~~
- ~~Preliminary Geotechnical Investigation prepared by Cardno Pty Ltd (Ref: 1521-002/0) dated May 2013.~~

Approved Plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
Figure-29	G	Civil Services Staging Plan	ACOR Consultants Pty Ltd	03/06/2025
Figure-2	G	Civil Services Layout and Staging Plan	ACOR Consultants Pty Ltd	03/06/2025
L01	C	Landscape Master Plan	Green Space Planning Co.	June 2025
L02	C	Species Schedule	Green Space Planning Co.	June 2025

Approved documents			
Document title	Version number	Prepared by	Date of document
Traffic Impact Assessment	3	StreetWise Road Safety & Traffic Services Pty Ltd	05 March 2024
Vegetation Management Plan	2	Firebird ecoSultants Pty Ltd	13 April 2023
Ecological Assessment	Unreferenced	Firebird ecoSultants Pty Ltd	10 September 2024
Bushfire Threat Assessment & Additional Information Letter	Unreferenced	Firebird ecoSultants Pty Ltd	22 July 2024 & 12 February 2025
Traffic Noise Assessment	2	Vipac Engineers and Scientists Limited	09 September 2024

Notes:

- Any alterations to the drawings and/or documentation, as approved by Council, will require further Council consent pursuant to s96 of the Environmental Planning and Assessment Act.
- No other works or activities, other than those approved by this consent notice, may be carried out without prior consent from Council.

Reason: To ensure that the development is carried out in accordance with the submitted plans and accompanying documentation.

(Condition 1 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

2. ENVIRONMENTAL MANAGEMENT

The Following General Terms of Approval have been submitted by the Department of Primary Industries Office of Water under Section 91 of the *Water Management Act 2000* and are included as conditions on this approval:

Plans, standards and guidelines

- These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to 127/2013 and provided by Council:
 - Site plan, map and/or surveys
 Any amendment or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.
- Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material

- in or within 40 metres of the top of the bank of the river identified.
3. The consent holder must prepare or commission the preparation of:
- (i) Watercourse crossing designs — 2 crossings identified: 1 on Road 1 and 1 on Road 4
 - (ii) Maximum Harvestable Rights Dam Capacity (MHRDC) — information must be provided on the capacity of the existing and proposed water bodies, and how this relates to the MHRDC for the lots upon which the water bodies are located. If the water bodies are to be classified as a special dam exempt from harvestable rights calculation, then supporting evidence must be provided outlining how the exemption will be achieved (e.g. for nutrient control, how shallow the pond will be, what planting will be used). If this information cannot be provided adequately, then the water held within the water bodies will need licenses and/or approvals, whilst the structure holding the water bodies may need licensing. It may be necessary to purchase water from the trade market in order to achieve the volume of water required to fill these water bodies.
4. All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water's guidelines located at www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx
- (i) Vegetation Management Plans
 - (ii) Riparian Corridors
 - (iii) Outlet structures
 - (iv) Watercourse crossings
5. The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.

Rehabilitation and maintenance

6. The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.

Reporting requirements

8. The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to the NSW Office of Water as required.

Security deposits

9. The consent holder must provide a security deposit (bank guarantee or cash bond) — equal to the sum of the cost of complying with the obligations under any approval — to the NSW Office of Water as and when required.

Bridge, causeway, culverts, and crossing

12. The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not result in erosion, obstruction of flow, destabilisation or damage to the bed or banks of the river or

waterfront land, other than in accordance with a plan approved by the NSW Office of Water.

Drainage and Stormwater

15. The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water, and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.

Excavation

18. The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

The following approval bodies have given general terms of approval in relation to the development:

1. Department of Planning and Environment-Water, IDAS-2024-10686 and dated 28 October 2024

A copy of the General Terms of Approval is attached to this notice of determination. The development shall be undertaken in accordance with conditions specified by the approval body.

Note: The attached GTA are not the controlled activity approval. The applicant must apply (to the Office of Water) for a controlled activity approval after consent has been issued by Council and before the commencement of any work or activity on waterfront land.

Reason: To ensure the requirements of the Department of Infrastructure Planning & Natural Resources are observed.

(Condition 2 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

3. ENVIRONMENTAL MANAGEMENT – FLORA & FAUNA

The proposed development complying with the recommendations of the ecological assessment carried out by Firebird ecoSultants Pty Ltd dated 22 May 2013 as follows;

- Within lot preservation of habitat trees and maintenance of connectivity through the retention of a 10m vegetation corridor within the western allotments as per Section 3.2 of the Gowrie Links Urban Release Area DCP,
- A 15 m vegetation corridor be established on the rear of Lots 702-706 inclusive and this area be maintained for a minimum period of 12 months.
- A 15 m vegetation corridor be established on the rear of Lots 722, Lot 723, Lot 724, Lot 815 and Lot 816, and this area be maintained for a minimum period of 12 months.
- Habitat restoration / revegetation program for areas zoned open space 6(a) and 6(b). A habitat restoration program, detailing tree planting regime, installation of nest boxes, etc should be conditioned as part of the development consent.
- An ecologist is to be present during the removal of habitat trees.
- Landscaping / habitat revegetation within the site is to use local endemic species characteristic of Central Hunter Ironbark-Spotted Gum-Grey Box Forest.
- The planting of the screening of advanced trees in vegetation corridors is to occur in conjunction with Stage 1 construction.

Reason: To mitigate potential impacts to native vegetation and threatened species.

(Condition 3 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

4. DEVELOPMENT CONTRIBUTIONS

Development Contributions are required to be paid for the development in accordance with the Singleton Development Contributions Plan 2008 or subsequent amending instrument/s.

Contributions are subject to annual adjustment such that actual contributions will be those current at the date of payment. At the time of preparation of the determination, development contributions for the development are as follow:

Development Type/Location:			
☐ Singleton West Urban Expansion Area Dwelling House or Lot			
Facility Type	Development Contribution per Lot/Dwelling/ETs	Number of Dwellings/ETs	Total Development Contributions at time of determination
LGA Public Open Space & Recreation	\$3,969.00	174	\$690,606.00
LGA Community Facilities	\$906.00	174	\$157,644.00
Singleton Traffic & Parking Study	\$5,202.00	174	\$905,148.00
Preparing and Administering Plans	\$151.00	174	\$26,274.00

Contributions are to be paid prior to the release of the Subdivision Certificate (Linen Plan) for each stage of the project.

A monetary contribution pursuant to the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979 and Councils S7.11 Contributions Plan (1.11 Singleton West Urban Expansion Area Dwelling or Lot) towards to provision of the following services before the release of the Subdivision Certificate (Linen Plan) for each stage of the project:

Development Description:	\$4.55 (2) modification - amendment of subdivision layout
Development Location:	3 MAISON DIEU ROAD GOWRIE 2330 20/-/DP1282153
Contributions Plan:	Singleton Development Contributions Plan 2008 (Version 2)
Catchment:	1.11 Singleton West Urban Expansion Area Dwelling or Lot

Note: The contributions stated below have been calculated in accordance with the development contributions plan as at the date of issue. Rates are indexed on an annual basis. If contributions are not paid within the financial year in which this payment schedule is issued, the contributions payable will be determined using the indexed rates current at the time of payment.

Facility Type	Quick Code	Method	Tenements/ET's	Rate	Contribution
Bushfire Services	401	-		\$0.00	\$0.00
LGA Public Open Space and Recreation	137	per dwelling or lot		\$0.00	\$0.00
LGA and Local Public Open Space and Recreation	137	per dwelling or lot	194	\$5,321.00	\$1,032,274.00
Local Open Space and Recreation (Braxton Only)	137	per dwelling or lot		\$0.00	\$0.00
Local Community Facilities	139	per dwelling or lot	194	\$1,213.00	\$235,322.00
Public Car Parking	141	-		\$0.00	\$0.00
Rural Roads	142	per dwelling or lot serviced by a sealed Council road		\$0.00	\$0.00
Singleton Urban Roads	403	per dwelling or lot		\$0.00	\$0.00
Singleton Traffic & Parking Study	405	per dwelling or lot	194	\$6,976.00	\$1,353,344.00
Preparing and Administering Plans	135	per dwelling or lot	194	\$202.00	\$39,188.00
TOTAL:					\$2,660,128.00

A copy of the Contributions Plan may be inspected at Council's Customer Service Section, Administrative Building, Cnr Queen and Civic Avenue, Singleton or can be accessed on Council's Website www.singleton.nsw.gov.au

The amount of contribution payable under this condition has been calculated at 29/05/2025.

This amount shall be indexed at the time of actual payment in accordance with the Consumer Price Index (CPI) as published by the Australian Bureau of Statistics.

Reason: To implement the provisions of the Singleton Development Contributions Plan 2008, a copy of which is available for inspection at Council offices during normal office hours.

(Condition 4 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

5. AHIP PERMIT TRANSFER

Prior to the commencement of any work on the site the Applicant is to make application under section 90B of the National Parks and Wildlife Act 1974 (the NPW Act) to the NSW Office of Environment & Heritage for transfer of Aboriginal Heritage Impact Permit No. 1096902 for that portion of the land owned by Singleton Golf Course and subject of The Fairways 174 lot subdivision proposed by McCloy Singleton Pty Ltd.

Reason: To ensure compliance with applicable statutory requirements having regard to the change of ownership of the land since issue of the original AHIP permit.

6. PRESERVATION OF VEGETATION

Existing vegetation which provides a screening function to adjacent dwellings and located within the rear 10 metres of all proposed allotments located on the western side of proposed **Read 4 Road 3** which abut existing rural residential lots fronting The Glade is to be retained. An appropriate covenant, easement or

restriction to user is to be created pursuant to section 88B of the Conveyancing Act 1919 over the title of each allotment addressing this matter. The instrument is to provide that Council is a party whose consent is required to release or modify the covenant, easement or restriction as to user.

Reason: To minimise the loss of any existing vegetation and maintain privacy and amenity to existing adjacent landowners on rural residential allotments

(Condition 6 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

7. EASEMENT, COVENANT OR RESTRICTION TO USER

An appropriate easement, covenant or restriction to user is to be created over all proposed allotment located on **the western side of proposed Road 4 Road 3** and which adjoin existing rural residential allotments providing for the following;

- No dwellings, sheds or other structures, other than those permitted as exempt development, are to be erected within the rear 15 metres of the allotment,
- Any fencing within 15 metres of the rear boundary is to be restricted to rural post and wire or other open type fencing only. Colorbond® or other solid fencing types is specifically excluded,
- Existing vegetation located within the rear 10 metres of these allotments, where it provides a privacy screening function to existing adjacent dwellings or is identified as a habitat tree, is to be retained.

Reason: To minimise the loss of amenity to existing rural residential allotments.

(Condition 7 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

8. STREET LIGHTING

Street lighting is to be provided to all roads and pathways for the site. The lighting is to be designed in accordance with AS1158 and the requirements of Ausgrid and all design and installation is to be at the applicant's expense. Street lighting to be staged in accordance with the staging of the road construction.

The lighting will be completed prior to the issue of a Subdivision Certificate.

Reason: To ensure that adequate street lighting is provided

9. DAMAGE CAUSED DURING CONSTRUCTION

The applicant will repair any damage to a public road or associated structures such as kerb & gutter, drains, footpath and utility services caused as a consequence of the development works.

The work is to be completed to Council's satisfaction prior to the issue of a Subdivision Certificate.

Reason: To ensure that any damage to Council owned or maintained infrastructure is repaired.

10. PROVISION OF FOOTPAVING

~~The provision, at no cost to Council, of concrete footpaths to be constructed in the subdivision as indicated below;~~

~~STAGE 1~~

- ~~• Full length of eastern side of Road 1~~

- Full frontage of Lot 106 – Lot 114 inclusive
- Full frontage of Lot 128 – Lot 130 inclusive
- Full length of northern boundary of Lot 123 and Lot 127

STAGE 2

- Full frontage of Lot 211 to Lot 220 to join with stage 1

STAGE 3

- Full length of eastern side of Road 1
- Full frontage of Lot 301 – Lot 314 inclusive
- Full length of southern boundary of Lot 329

STAGE 4

- Full frontage of Lot 412 – Lot 426 inclusive to join with stage 1
- Full length of northern boundary of Lot 401

STAGE 5

- Full frontage of Lot 501 – Lot 510 inclusive to join with Stage 4

STAGE 6

- Full length of eastern side of Road 8 to join with Stage 2
- Full frontage of Lot 612 – Lot 619 inclusive

STAGE 7

- Full frontage of Lot 708 – Lot 720 inclusive to join with stage 5 and stage 6

The footpath is to be a minimum 1.2 m wide and is to include a minimum 100mm concrete with SL72 reinforcement and to be constructed on 75mm compacted road base on compacted sub grade. Pram ramps are to be constructed at intersections and crossings and at any point to provide disability continuity. Expansion joints and dummy joints are to be at 1.2 and 12m spacing respectively. All other details are to be in accordance with Singleton Council's construction specifications.

All works are to be completed prior to the issue of a Subdivision Certificate. Plans showing location and alignment are to be approved prior to the issue of a Construction Certificate.

The construction of the footpathing are to be staged in accordance with the road construction staging. The footpaths are to link to future stages.

NOTE: The service allocation trenches and tree planting is to be in accordance with Council's current DCP.

Reason: To ensure the lots created by the subdivision are provided with suitable access to footpath facilities.

(Condition 10 was deleted under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

11. SHARED PATHWAY

The registered proprietor of the land shall construct the cycleway facility as

indicated below;

STAGE-1

- Full length of western side of Road 1

STAGE-2

- Full length of western side of Road 1

Shared pathway is to be constructed in accordance with Council design and construction specification and following standards:

- The cycleway is to be a minimum 2.5m wide with minimum 125mm concrete with SL72 reinforcement and to be constructed on 75mm compacted road base on compacted sub-grade.
- Expansion joints and dummy joints are to be at 2.5 m and approximately 12.5m spacing respectively.
- All connection and crossings should be designed and constructed so as to encourage safe and correct use by cyclist.
- All details are to be in accordance with Singleton Council's Development Control plan Engineering Specifications DCP.
- All works are to be completed prior to the issue of a Subdivision Certificate
- Provide holding rails at all crossings in accordance with RTA's Technical direction TDT 2011/01a

The details are to be submitted to and approved by council prior to release of the construction certificate.

Reason: To ensure the lots created by the subdivision are provided with suitable access to cycleway facility.

(Condition 11 was deleted under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

11a. PROVISION OF FOOT PAVING AND CYCLEWAY

The provision, at no cost to Council, of concrete foot paving and cycleway as shown on approved plans. The footpath is to be 1.5m wide and is to include a minimum 100mm depth, 25MPA concrete with SL72 reinforcement and to be constructed on a 75mm compacted road base on compacted subgrade and the cycleway is to be 2.5m wide and is to include a minimum 125mm depth 25MPA concrete with SL72 reinforcement constructed on 75mm compacted road base on compacted subgrade.

All connections and crossings should be designed and constructed to encourage safe and correct use by cyclists. Pram ramps are to be constructed at intersections and crossings and at any point to provide disability continuity. Expansion joints and dummy joints for footpaths are to be at 1.5m and 4.5m spacing and for the cycleway are to be at 2.5m and 7.5m spacing respectively. Broom finish to be provided transverse to the pavement. All other details are to be in accordance with Singleton Council's construction specifications.

All works are to be completed prior to the issue of a Subdivision Certificate. Plans showing location and alignment are to be approved prior to the issue of a Subdivision Works Certificate.

The construction of the footpaths is to be staged in accordance with the road construction staging. The footpaths are to link to future stages.

Note: The service allocation trenches and tree planting location are to be in accordance with Council's current DCP.

Reason: To ensure the lots created by the subdivision are provided with suitable access to footpath and cycleway facilities.

(Condition 11a was added under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

12. SITE CLASSIFICATION

The applicant shall provide Council as the Principle Certifying Authority, with a site report from a qualified Geotechnical Engineer detailing the site classification in accordance with the provisions of AS 2870.1 1988 and a fill diagram showing depth and location of fill where applicable, prior to the issue of a Subdivision Certificate.

Reason: To ensure that the foundation material is adequate to support the loads likely to be imposed upon it by construction of the building.

13. REMOVAL OF TOPSOIL

Topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping. Details shall be submitted to and approved by Council prior to release of the Construction Certificate.

Reason: To minimise erosion and silt discharge and ensure valuable topsoil resources are protected.

14. SEDIMENT AND EROSION CONTROL

The control of erosion and the prevention of silt discharge into drainage systems and waterways will be necessary in accordance with Council's Development Engineering Specifications and Landcom's 'Soil and Construction – Managing Urban Stormwater 1 current edition. Erosion control measures are to be implemented prior to the commencement of any earthworks and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas. Sediment and erosion control plan is to be approved prior to the issue of a construction Certificate.

Reason: To ensure protection of the environment by minimising erosion and sediment.

15. DRAINAGE DESIGN

The applicant shall show that the development will not increase the limits of upstream and downstream flooding for floods over the range of 1 in 1 year to the 1 in 100 year Average Recurrence Interval (ARI) storm events by the inclusion of on-site stormwater detention controls. Additionally the provision of a water quality control system to treat the stormwater runoff from the development as outlined in Council's DCP water quality performance guidelines and statement of environment effects. A detailed drainage design shall be prepared for the disposal of roof and surface water from the site, including any natural runoff currently entering the property. Details of on-site storage and the method of controlled release from the site and connection to an approved drainage system in accordance with Council's Development Engineering Specifications, and Wetland manual.

The detailed plans, specifications and copies of the calculations, including existing and proposed surface levels, sub-catchments and conduit sizing appropriate for the development prepared by suitably qualified and experienced person in the field of hydrology and hydraulics.

Note: Construction shall be completed prior to the release of the Subdivision Certificate. Construction shall be staged to reflect the road construction staging.

Reason: To ensure that the development is adequately drained and will not increase the flood hazard or flood damage to other properties or adversely affect flood behaviour.

16. DRAINAGE EASEMENT

The applicant shall provide an inter allotment drainage easement 2.0m wide to drain proposed Lots that do not naturally drain to the roads. Construction of the drainage line together with the necessary grated yard inlet pits shall be carried out in accordance with Council's Development Engineering Specifications - full details shall be submitted to and approved by Council prior to release of the Construction Certificate.

Note:

- (a) A suitable 88B instrument creating the easement, in accordance with the requirements of the Conveyancing Act 1919, shall be submitted to Council prior to the issue of a Subdivision Certificate.
- (b) Construction shall be completed prior to the issue of a Subdivision Certificate.

Reason: To provide the necessary legal right to drain through adjoining lots where necessary.

17. WORK AS EXECUTED PLANS

The registered proprietor of the land shall submit a works-as-executed (WAE) drawing of the completed civil works in hard copy and a dwg file suitable for Council's GIS system

The WAE plan shall be submitted to and approved by Council prior to the issue of a Subdivision Certificate.

Reason: To ensure the stormwater detention system has been constructed in accordance with the design plans.

18. WATER AND SEWER

Water and sewer reticulation system necessary to service the development must be provided in accordance with Council's requirements. All services are to be designed and constructed in accordance with Council's Development Construction Standards for Water and Sewer (Oct 1996). The design plans must be approved by Council prior to the issue of the Construction Certificate.

Prior to the issue of a the Subdivision Certificate a certificate of compliance from Singleton Council under Section 68 of The Local Government Act 1993 for this development shall be submitted to Council.

Connections to Council's existing water and sewer reticulation systems are to be carried out by Council. At the Developer's request Council will provide estimated costs to carry out the works. Ensure that all public utility service pipes ,mains and conduits are laid and/or installed in all new roads and existing roads, as part of

the construction and drainage works associated with the subdivision
You are advised to contact Council's Utilities Co-ordinator prior to undertaking this work.

Reason: To comply with Council policy.

19. POWER SUPPLY

The applicant will provide documentary evidence from Ausgrid that satisfactory arrangements have been made for the provision of underground power to all lots, prior to the release of a Subdivision Certificate and to include:

- The provision of easements in favour of Ausgrid over private land for existing and proposed power lines and where the development required the relocation of power lines for other assets of Ausgrid.
- The provision of a grid based underground electricity supply to each of the resultant lots on the subdivision.
- Ensure that all public utility service pipes, mains and conduits are laid and/or installed in all new roads and existing roads, as part of the construction and drainage works associated with the subdivision.

Electricity supply shall be staged to service those lots created by the staging of the road construction.

Reason: To ensure the provision of power to each resultant lot in accordance with Council policy.

20. TELEPHONE SUPPLY

The applicant shall provide documentary evidence from Telstra that satisfactory arrangements have been made for the supply of telephone services to each of the proposed lots and have satisfied any requirements for the National Broadband Network.

Telephone supply shall be staged to service those lots created by the staging of the road construction.

Reason: To ensure the provision of usual services to each of the lots.

21. SERVICE RELOCATIONS

The registered proprietor of the land shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

Reason: To ensure that any required alterations to utility infrastructure are undertaken to acceptable standards at the developer's cost.

22. VEGETATION

Any vegetation and/or trees removed as a consequence of this approval will not be burnt on the site. Onsite mulching of the material is recommended and to be used for landscaping.

Trees which are required to be removed as part of this consent which contain, or potentially contain hollows, are to be sectionally dismantled taking care to minimise harm to resident wildlife. Tree removal and dismantling must be supervised by an experienced wildlife carer who holds an appropriate National Parks and Wildlife Services Licence. Wildlife must be relocated locally to an area

with adequate resources and provided with a nest box. Provide a report to Council identifying the findings of the identification and relocation of wildlife.

Reason: To prevent environmental pollution

23. ARCHITECT DESIGNED LANDSCAPING

Prior to the issue of a Construction Certificate, detailed landscaping plans are to be submitted to and approved by Council for street tree planting and other landscaping works for the development.

The landscaping design is to be prepared by a suitably qualified landscape architect.

Landscaping is to be implemented in accordance with the plans approved by Council. All landscaping works are to be completed prior to the issue of the Subdivision Certificate.

A twelve months maintenance period (or other period approved by Council) will apply for all landscaping works and Council will require a bank guarantee or cash bond as security equal to the amount of 5% of the landscape construction works to ensure that plantings are properly maintained and established at handover at the end of the maintenance period, or as may be agreed with Council.

Landscape construction works include the provision and maintenance of landscaping, including street tree planting, fully turf footpaths from kerb to boundaries and revegetate disturbed areas.

Staging of the landscape works is to reflect staging of the road construction.

Reason: To ensure the development is appropriately landscaped in accordance with the requirements of the Locality Based Provisions of the Singleton Development Control Plan for the Bridgman Ridge urban release Area.

24. ROAD CONSTRUCTION

The registered proprietors of the land shall construct the following in accordance with Council's Development Engineering Specifications, this condition and Austroads and set out on a set of plans, four (4) copies which are to be submitted to and approved by Council, prior to the release of the Construction Certificate. Note the applicant will be required to enter into a works agreement with Council under Section 138 of the Roads Act for any works within an existing public road.

STAGE 1

- (a) Provide roads, kerb and gutter and associated stormwater systems for the full frontage of all lots in the development. Road-1 is to connect with Maison Dieu Road.
- (b) Road alignments are as follows:
 - Road- 1 - 4.5- 11.6 - 5.5
 - Road- 4 - 4.5- 9.0 - 4.5
 - Road- 5 - 4.5- 8.0 - 4.5
 - Road- 8 - 4.5- 9.0 - 4.5
- (c) Road 1 pavement design for 1x10⁶ ESA's with a wearing Course of AC14, minimum thickness 40mm over 7mm primer seal.
- (d) Road 4, Road 5 and Road 8 pavement design for 3x10⁵ ESA's with wearing Course of AC10, minimum thickness 30mm over 7mm primer seal.

- (e) Maximum longitudinal grade of Road -1 should be 12%.
- (f) The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
- (g) The design and construction of all subdivision works in accordance with Singleton DCP, Council's Development Engineering Specifications, Austroads and condition of consent.
- (h) Provide a pavement design for all roads to Council for approval.
- (i) A maintenance bond to the amount of 5% of the construction cost shall be lodged with Council as a bank guarantee or cash bond for a twelve months maintenance period to provide for maintenance or/and rectification of any work found to be faulty or suffering deterioration within a period of twelve months from the date of acceptance of the works.
- (j) Minimise the number of drainage discharge points.
- (k) Provide temporary turning circles at the ends of all truncated roads and appropriate signage.
- (l) Disturbed areas are to be seeded, fertilised and hay mulched or similar on completion of regrading works. Disturbed areas are to be progressively revegetated with exposed areas kept to a workable minimum.
- (m) Signs and pavement markings are to be provided in accordance with relevant Australian standards for all Roads.
- (n) Urban Basic Right Turn(BAR) is to be constructed at the intersection of Maison Dieu Road and Proposed Road 1 in accordance with AUSTROADS-Guide to traffic engineering practice – part 4A.
- (o) Local Area Traffic management devices (LATM) are provided in Road-1 to achieve nominated design speeds generally where road geometry cannot satisfy this requirement LATM devices shall generally be design accordance with Austroads publications and AS1742. 13.

Reason: To ensure that adequate and safe all-weather access is available to the development.

STAGE 2

- (a) Provide roads, kerb and gutter and associated stormwater systems for the full frontage of all lots in the development.
- (b) Road alignments are as follows:
 - o Road- 8 - 4.5- 9.0 - 4.5
- (c) Road 8 pavement design for 3x10⁵ ESA's with a wearing Course of AC10, minimum thickness 30mm over 7mm primer seal.
- (d) Maximum longitudinal grade of Road-1 should be 12% and Road-8 should be 15%.
- (e) The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
- (f) The design and construction of all subdivision works in accordance with Singleton DCP, Council's Development Engineering Specifications, Austroads and condition of consent.
- (g) Provide a pavement design for all roads to Council for approval.
- (h) Signs and pavement markings are to be provided in accordance with relevant Australian standards for Road 8.
- (i) A maintenance bond to the amount of 5% of the construction cost shall be lodged with Council as a bank guarantee or cash bond for a twelve months

maintenance period to provide for maintenance or/and rectification of any work found to be faulty or suffering deterioration within a period of twelve months from the date of acceptance of the works.

- (j) Minimise the number of drainage discharge points.
- (k) Provide temporary turning circles at the ends of all truncated roads and appropriate signage.
- (l) Disturbed areas are to be seeded, fertilised and hay mulched or similar on completion of regrading works. Disturbed areas are to be progressively revegetated with exposed areas kept to a workable minimum.

STAGE 3

- (a) Provide roads, kerb and gutter and associated stormwater systems for the full frontage of all lots in the development.
- (b) Road alignments are as follows:
 - o Road - 4 - 4.5 - 9.0 - 4.5
- (c) Road 4 pavement design for 3x10⁵ ESA's with a wearing Course of AC10, minimum thickness 30mm over 7mm primer seal.
- (d) Maximum longitudinal grade of Roads should be 15%.
- (e) The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
- (f) The design and construction of all subdivision works in accordance with Singleton DCP, Council's Development Engineering Specifications, Austroads and condition consent.
- (g) Provide a pavement design for all roads to Council for approval.
- (h) Signs and pavement markings are to be provided in accordance with relevant Australian standards for Road 4.
- (i) A maintenance bond to the amount of 5% of the construction cost shall be lodged with Council as a bank guarantee or cash bond for a twelve months maintenance period to provide for maintenance or/and rectification of any work found to be faulty or suffering deterioration within a period of twelve months from the date of acceptance of the works.
- (j) Minimise the number of drainage discharge points.
- (k) Provide temporary turning circles at the ends of all truncated roads and appropriate signage.
- (l) Disturbed areas are to be seeded, fertilised and hay mulched or similar on completion of regrading works. Disturbed areas are to be progressively revegetated with exposed areas kept to a workable minimum.
- (m) Road 1 is to intersect with the common boundary of Lot 41 DP 1112190 at a point defined by commencing at the most easterly corner of lot 1221 being the common corner of Lot 1221, 1222 and the Great Northern Railway of DP 599260 thence 297.57m at a bearing of 256 degrees 23 minutes 40 seconds thence 146.335m at a bearing of 223 degrees 49 minutes 23 seconds using azimuth of DP599260 as origin. The approach bearing of Road 1 to the intersection point shall be 180 degrees 19 minutes 15 seconds. The horizontal and vertical alignment of Road 1 is to comply with Austroads guidelines for 60kph. Road 1 is to be constructed to the boundary of Lot 41.

STAGE 4

- (a) Provide roads, kerb and gutter and associated stormwater systems for the

- full frontage of all lots in the development.
- (b) Road alignments are as follows:
 - Road- 4 - 4.5- 9.0 - 4.5
 - Road – 7 - 4.5 – 9.0 – 4.5
 - (c) Road 4 pavement design for 3x10⁵ ESA's with a wearing Course of AC10, minimum thickness 30mm over 7mm primer seal.
 - (d) Maximum longitudinal grade of Roads should be 15%.
 - (e) The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
 - (f) The design and construction of all subdivision works in accordance with Singleton DCP, Council's Development Engineering Specifications, Austroads and condition of consent.
 - (g) Provide a pavement design for all roads to Council for approval.
 - (h) Signs and pavement markings are to be provided in accordance with relevant Australian standards for Road 4 and Road 7.
 - (i) A maintenance bond to the amount of 5% of the construction cost shall be lodged with Council as a bank guarantee or cash bond for a twelve months maintenance period to provide for maintenance or/and rectification of any work found to be faulty or suffering deterioration within a period of twelve months from the date of acceptance of the works.
 - (j) Minimise the number of drainage discharge points.
 - (k) Provide temporary turning circles at the ends of all truncated roads and appropriate signage.
 - (l) Disturbed areas are to be seeded, fertilised and hay mulched or similar on completion of regrading works. Disturbed areas are to be progressively revegetated with exposed areas kept to a workable minimum.

STAGE 5

- (a) Provide roads, kerb and gutter and associated stormwater systems for the full frontage of all lots in the development.
- (b) Road alignments are as follows:
 - Road- 4 - 4.5 - 9.0 - 4.5
- (c) Road 4 pavement design for 3x10⁵ ESA's with a wearing Course of AC10, minimum thickness 30mm over 7mm primer seal.
- (d) Maximum longitudinal grade of Roads should be 15%.
- (e) The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
- (f) The design and construction of all subdivision works in accordance with Singleton DCP, Council's Development Engineering Specifications, Austroads and condition of consent.
- (g) Provide a pavement design for all roads to Council for approval.
- (h) Signs and pavement markings are to be provided in accordance with relevant Australian standards for Road 4.
- (i) A maintenance bond to the amount of 5% of the construction cost shall be lodged with Council as a bank guarantee or cash bond for a twelve months maintenance period to provide for maintenance or/and rectification of any work found to be faulty or suffering deterioration within a period of twelve months from the date of acceptance of the works.

- (k) Minimise the number of drainage discharge points.
- (l) Provide temporary turning circles at the ends of all truncated roads and appropriate signage.
- (m) Disturbed areas are to be seeded, fertilised and hay mulched or similar on completion of regrading works. Disturbed areas are to be progressively revegetated with exposed areas kept to a workable minimum.

STAGE 6

- (a) Provide roads, kerb and gutter and associated stormwater systems for the full frontage of all lots in the development.
- (b) Road alignments are as follows:
 - Road - 4 - 4.5 - 9.0 - 4.5
 - Road - 7 - 4.5 - 9.0 - 4.5
- (c) Road 4 and Road 7 pavement design for 3x10⁵ ESA's with a wearing Course of AC10, minimum thickness 30mm over 7mm primer seal.
- (d) Maximum longitudinal grade of Roads should be 15%.
- (e) The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
- (f) The design and construction of all subdivision works in accordance with Singleton DCP, Council's Development Engineering Specifications, Austroads and condition of consent.
- (g) Provide a pavement design for all roads to Council for approval.
- (h) Signs and pavement markings are to be provided in accordance with relevant Australian standards for Road-4 and Road-7.
- (i) A maintenance bond to the amount of 5% of the construction cost shall be lodged with Council as a bank guarantee or cash bond for a twelve months maintenance period to provide for maintenance or/and rectification of any work found to be faulty or suffering deterioration within a period of twelve months from the date of acceptance of the works.
- (j) Minimise the number of drainage discharge points.
- (k) Provide temporary turning circles at the ends of all truncated roads and appropriate signage.
- (l) Disturbed areas are to be seeded, fertilised and hay mulched or similar on completion of regrading works. Disturbed areas are to be progressively revegetated with exposed areas kept to a workable minimum.

STAGE 7

- (a) Provide roads, kerb and gutter and associated stormwater systems for the full frontage of all lots in the development.
- (b) Road alignments are as follows:
 - Road - 4 - 4.5 - 9.0 - 4.5
- (c) Road 4 pavement design for 3x10⁵ ESA's with a wearing Course of AC10, minimum thickness 30mm over 7mm primer seal.
- (d) Maximum longitudinal grade of Roads should be 15%.
- (e) The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
- (f) The design and construction of all subdivision works in accordance with Singleton DCP, Council's Development Engineering Specifications,

Austroroads and condition of consent.

- (g) Provide a pavement design for all roads to Council for approval.
- (h) Signs and pavement markings are to be provided in accordance with relevant Australian standards for Road 4.
- (i) A maintenance bond to the amount of 5% of the construction cost shall be lodged with Council as a bank guarantee or cash bond for a twelve months maintenance period to provide for maintenance or/and rectification of any work found to be faulty or suffering deterioration within a period of twelve months from the date of acceptance of the works.
- (j) Minimise the number of drainage discharge points.
- (k) Provide temporary turning circles at the ends of all truncated roads and appropriate signage.
- (l) Disturbed areas are to be seeded, fertilised and hay mulched or similar on completion of regrading works. Disturbed areas are to be progressively revegetated with exposed areas kept to a workable minimum.

25. CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan shall be submitted to Council and approved for each stage prior to works commencing on site for each state. The management plan shall include:

- (a) Details of sedimentation and erosion control
- (b) Details of haulage routes shall be provide to Council for approval.

Note: All trucks and machinery must be free from all foreign material where such material is likely to cause pollution. An area must be set aside for the cleaning of concrete agitator trucks.

- (c) Details of dust mitigation and access roads.
- (d) Location and phone number of the site office.

Reason: To reduce the environmental impact on the site during the construction period.

26. FILLING

The registered proprietor of the land shall place engineered fill on the site as required. The fill shall be placed in accordance with Council's Development Engineering Specifications and Australian Standard AS 3798 'Guidelines on Earthworks for Commercial and Residential Developments' and as follows:-

- (a) The minimum gradient on the fill shall be 1.5%.

Reason: To ensure that the lots are filled to avoid ponding of water and provide access to all lots that comply with Council's driveway profile in the DCP.

27. DEDICATION OF ROAD

The proposed roads within the subdivision shall be dedicated as public roads at no cost to Council. The public roads shall be delineated on the final plan of subdivision submitted with the application for a Subdivision Certificate.

Road names are to be lodged with Council's Spatial Information Officer for approval prior to the issue of the Subdivision Certificate.

Road 1 is to be dedicated to the boundary of Lot 41 DP:1112190 Lot: 2 DP: 1279109

Reason: To ensure adequate physical and legal access is available to each new allotment.

(Condition 27 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

28. SUBDIVISION CERTIFICATE

An application for a Subdivision Certificate is required to be submitted to Council. The application must be accompanied by the final plan of subdivision, and 2 prints pursuant to Clause 157 of the Environmental Planning and Assessment Regulation 2000.

Reason: To provide for certification of the subdivision plan.

29. EASEMENTS TO BE DETAILED ON LINEN PLANS

Linen plans deposited with Council for release, must contain appropriate easements to protect public infrastructure on private land(s) (water, sewer, etc) and access.

Reason: To ensure that linen plans contain appropriate easements.

30. RETAINING STRUCTURES

Where the excavation/fill is to be retained by a retaining wall above 1 metre in height, it shall be designed by a Practising Structural Engineer. The structural engineer's design and structural certification shall be submitted to Accredited Certifier prior to issue of the Construction Certificate. This condition is to be complied with prior to the issue of a Construction Certificate.

Reason: To ensure adequate provision is made to retain excavations and fill.

31. ALTERATIONS TO GROUND LEVELS

Any alterations to existing surface levels on the site shall be undertaken in such a manner as to ensure that no additional surface water is drained onto or impounded on adjoining properties. Full details of existing and proposed surface levels shall be submitted to and approved by Council prior to release of the Construction Certificate.

Reason: To ensure that such alterations to surface levels do not disrupt existing stormwater flows in the vicinity.

32. SURVEY MARKS

There is to be no interference with, or destruction of survey marks. Council is to be advised in writing if any such interference occurs.

Reason: To protect the integrity of existing survey marks.

33. (Condition 33 was deleted under 8.2013.127.4 (PAN-477654) as determined 13/12/2024)

34. ROADS AND MARITIME SERVICES REQUIREMENTS

The following conditions have been requested by Roads and Maritime Services:

"Roads and Maritime has reviewed the information provided and has no objections to the proposed development of Stage 1 (30 Lots) provided the following matters are addressed and included in Council's conditions of development consent."

- a) Provision shall be made within the subdivision for a future road connection to the proposed Settlers Rise subdivision and Darlington Road via the proposed railway underpass. Specifically, public access via a formed road must be provided to the Settlers Rise boundary in the location indicated by the registration of the 81st lot.

Comment: Provision must be made for a connector road to the Settlers Rise subdivision to the south. To minimise the works required at the New England Highway / Maison Dieu Road intersection it is imperative that a road connection between this intersection and Darlington Road be made. Should the Darlington Road connection not be possible, Road and Maritime would appreciate the opportunity to revise its requirements.

(Condition 34 was amended under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

35. Architectural Upgrades for Traffic Noise Mitigation

To ensure adequate noise attenuation for future residential development within the subdivision, the applicant shall implement architectural upgrades for traffic noise mitigation in accordance with the recommendations of the approved Traffic Noise Assessment.

Details of the required architectural upgrades shall be incorporated into the Section 88B Instrument to be registered on the title of the affected lots, ensuring the ongoing application of these requirements for future allotments.

Reason: To ensure acceptable internal noise levels and protect residential amenity.

(Condition 35 was added under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

36. Vegetation Management Plan

Implementation of the approved Vegetation Management Plan must commence immediately after receiving written approval from council. All works are to be carried out in accordance with the VMP approved schedule of works.

Monitoring reports on the progress of the VMP are to be submitted to and approved by Council's Ecologist once every twelve (12) months for the duration of the VMP for 5 years starting from the date on ground works commence.

Reason: To manage the habit removal

(Condition 36 was added under 8.2013.127.3 (PAN-472359) as determined 15/07/2025)

Advice to the Consent Authority

1. On Council's determination a copy of the Notice of Determination should be forwarded to Roads and Maritime within the appellant period for advice / consideration and action where required.
2. Conditions of development consent do not guarantee Roads and Maritime consent to the specific road works, or other structures or works for which it is responsible. The developer must obtain Roads and Maritime authorisation in writing prior to the commencement of any road works on the New England Highway, including traffic management, temporary or permanent road works associated with the proposed

development.

3. In determining the application under Part 4 of the Environmental Planning and Assessment Act, 1979, it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent. Depending on the level of environmental assessment undertaken to date and nature of the works, the consent authority may require the developer to undertake further environmental assessment for any ancillary road works.

Advice to the Developer

4. Following development consent, early discussion with Roads and Maritime Project Manager is recommended. Roads and Maritime will initiate the WAD process by sending out a letter and information pack on receipt of the Notice of Determination, including the name and contact details of the Project Manager.
5. As the WAD process, including acceptance of design documentation and construction can take considerable time, you should allow sufficient lead time within the project development program to ensure that all documentation and works are completed in advance of occupation. Roads and Maritime will not consider granting concurrence to occupation until it is satisfied all documentation and works under the WAD have been completed.
6. Authorisation to commence construction will only be granted when Roads and Maritime is satisfied that all requirements under the WAD have been met by the developer, including Roads and Maritime fees and charges, an unconditional bank guarantee for the full value of the works, detailed design documentation, environmental assessment, road occupancy license, among other matters. Roads and Maritime will issue a letter to the developer advising of this authorisation.
7. Any property acquisition / dedication required to accommodate the State road works / traffic control signals associated with the proposed development shall be at full cost to the developer, including all legal and survey costs. This land shall be dedicated by the developer as public road reserve in favour of the Council, as the owner.
8. Part of the developers' timeline should make provision for Roads and maritime to satisfy its obligations under the *Environmental Planning and Assessment Act 1979* (EP&A Act) to assess the environmental impacts of the works within the road reserve. Further investigation and assessment to that undertaken for the development consent may be required to the satisfaction of Roads and Maritime, under Part 5 of the EP&A Act.
9. It is recommended that the developer use design consultants with the experience and knowledge of the Roads and Maritime design requirements, in particular the Austroads *Guide to Road Design 2009* (with Roads and Traffic Authority supplements) and relevant Australian Standards.
10. A fact sheet providing further information on the WAD process can be obtained from the Roads and Maritime Private Developments Website at:
http://www.rta.nsw.gov.au/roadprojects/community_environment/private_developments.html
11. Construction on a State road and / or traffic control signals requires the engagement of a Roads and Maritime pre-qualified contractor. A list of pre-qualified contractors can be found on the Roads and Maritime website below.

Other Approvals**list Local Government Act****1993 approvals granted****under s 68**

N/A

**general terms of other
approvals integrated as
part of the consent
(list approvals)**

1. *Water Management Act 2000* issued by the NSW Department of Planning and Environment-Water.
2. *Roads Act 1993* issued by NSW Transport – Road & Maritime Services (RMS).

3. *Rural Fires Act 1997* issued by NSW Rural Fire Service.**Right of Appeal**

To the extent provided for by Section 97 of the Act, an applicant who is dissatisfied with the determination of this application may appeal to the Court within six (6) months of the date of this notice.

Section 98 of the Act provides that an appeal to the Court may be made by an objector who is dissatisfied with the determination of an application for designated development. Such an appeal must be made within 28 days of the date on which notice is given and must be in accordance with the regulations and rules of the court.

Sections 97 and 98 of the Act do not apply in respect of a development consent declared to be valid or validly granted under Section 25C of the *Land and Environment Court Act 1979*.

Upon being put to the meeting, the motion was declared carried.

For the Motion were Crs S Moore, Mayor, G Adamthwaite, M McLachlan, A McGowan, D Thompson and S Yeomans Total (6).

Against the Motion were Crs H Jenkins, P Thompson and P Watson Total (3).

CARRIED

Cr Sue George, Deputy Mayor returned to the meeting, the time being 06:14 PM

DI&P50/25 Draft Construction Workers Accommodation Policy FILE:25/00142

The purpose of this report was seeking Council endorsement to place the draft Construction Workers Accommodation Policy (Policy) on public exhibition for a period of 28 days to allow for submissions to be made.

124/25 **MOVED** Cr G Adamthwaite **SECONDED** Cr M McLachlan that Council:

1. Place draft POL/40016 Construction Workers Accommodation Policy on public exhibition for a period of 28 days and public notice be given of the intention to adopt the policy.
2. Subsequent to the public exhibition period, a further report be presented to

Council to consider submissions received during the exhibition period.

3. In the event no submissions are received, Council adopt POL/40016 Construction Workers Accommodation Policy.

CARRIED

DI&P48/25 Draft Singleton Rural Lands Strategy

FILE:23/00186

The purpose of this report was to advise Council of the outcomes of the consultation undertaken on the Draft Singleton Rural Lands Strategy (the draft Strategy), and to note the proposed response to submissions and for Council to adopt the draft Strategy as amended.

125/25 **MOVED** Cr H Jenkins **SECONDED** Cr D Thompson that Council

1. Receive and note the submissions received during the public exhibition of the draft Singleton Rural Lands Strategy and
2. Support an additional action for council to investigate the impacts of rural land fragmentation resulting from subdivision to support major projects, including the Singleton Bypass, rail transport routes, and projects resulting from the Renewable Energy Zone; and
3. Adopt the Singleton Rural Lands Strategy.

CARRIED

DI&P51/25 Minutes - Sports Council Committee - 21/08/2025

FILE:25/00185

The Sports Council Committee held its ordinary meeting on 21 August 2025. The minutes of the meeting were provided for Council's consideration.

126/25 **MOVED** Cr M McLachlan **SECONDED** Cr D Thompson that Council:

1. Note the minutes of the Singleton Sports Council Committee Meeting held on 21 August 2025.
2. Rescind the previous Terms of Reference for the Singleton Sports Council Committee.
3. Adopt the updated Terms of Reference for the Singleton Sports Advisory Committee.

CARRIED

DI&P52/25 Minutes - Local Traffic Committee - 28/08/2025

FILE:25/00195

The Local Traffic Committee held its ordinary meeting on 28 August 2025. The minutes of the meeting were provided for Council's consideration.

127/25 **MOVED** Cr S George, Deputy Mayor **SECONDED** Cr P Thompson that Council

1. Note the minutes of the Local Traffic Committee Meeting held on 28 August 2025.

2. Adopt the following recommendations made by the Local Traffic Committee:

5.1 Item 1 - No Stopping Restrictions - Boundary Street and New England Highway

That Council approves the installation of a regulatory 'NO STOPPING' sign at the intersection of Boundary Street and the New England Highway, in accordance Australian Road Rule 2018- Division 2, Part 12—Restrictions on Stopping and Parking, Clause 169 'No Stopping'.

5.2 Item 2 - John Street – Relocation of NO STOPPING sign near ALDI Car Park

That Council approves the relocation of the existing NO STOPPING sign on the northern side of the ALDI car park access northwards from its current location by 6m as per drawing 'MK25-002- John Street – Relocation of NO STOPPING sign'

5.3 Item 3 - Falkiner Crescent and Geary Avenue - U-turns

That Council approves the installation of a GIVE WAY sign and associated line marking at the intersection at Falkiner Crescent and Geary Avenue as shown on drawing 'MK25-004-Falkiner Cres and Geary Avenue - Give way Sign and Line Mark'

5.4 Item 4 - Roughit Lane – Centreline Line Marking

That Council approves the installation of centreline line marking on Roughit Lane as per drawing 'MK25-005-Centre Line - Installation of New Centre Line'.

5.5 Item 5 - Event - Singleton Show 2025 - Temporary Traffic Management

That Council endorses the Traffic Management Plan (TMP) for the Singleton Show 2025 and approves the implementation of the temporary parking signs required to run this event in accordance drawing "PS25-054 – Singleton Show – Temporary Parking Signs'.

5.6 Item 6 - Carrowbrook Road (Lake St Clair) - Installation of signage

That Council approves the installation of the regulatory signage in the vicinity of Lake St Clair as per drawing 'MK25-006-St Clair - Carrowbrook Rd Safety - Giveway Sign' except for 'Keep Left Unless Overtaking' sign.

5.7 Item 7 - Event - Broke Village Fair & Vintage Car Display 2025

That Council endorses the Traffic Management Plan (TMP) for the Broke Village Fair & Vintage Car Display 2025 and approves the implementation of the temporary traffic control measures required to run this event in accordance with the TMP with the following conditions:

1. As per the *Work Health and Safety Act, 2011*, traffic controllers and marshals must:

- a. be properly inducted by the Event Organiser
 - b. receive training for their specific work site
 - c. be aware of their responsibilities in emergencies
 - d. be provided with proper personal protective equipment.
2. The Event Organiser is responsible for ensuring that the traffic control measures set out in the TGS's are properly and fully implemented at an appropriate time before the event commences.
 3. Marshals, or any other person associated with the event, have no legal power to stop, hold, or direct traffic on any public road (unless they hold current accreditation).
 4. If Traffic Controllers are used, they must hold current traffic controller certification – 'Traffic Controller' (previously blue card)
 5. Traffic Controllers can only operate in accordance with a TGS that has been authorised by the relevant Roads Authority
 6. Traffic controllers must display their authorisation when controlling traffic.
 7. Traffic controllers shall be relieved after two hours work and may be either rested or placed on other duties for a period of at least 15 minutes before being returned to traffic control duties.
 8. The implementation of Traffic Guidance Schemes (TGSs) must be undertaken by a person that holds current certification – 'Implement Traffic Control Plans' (previously yellow card)
 9. Any changes or modifications to the TGSs can only be made by a person that holds appropriate current certification – 'Prepare a Work Zone Traffic Management Plan' (previously red card)

CARRIED**DI&P58/25 Medical Waste Exemption****FILE:25/00284**

The report was provided seeking Councils endorsement for the implementation of a medical waste exemption, designed to support vulnerable community members by waiving any additional fees associated with required service level increase from the standard Domestic Waste Management (DWM) service provision for medical circumstances.

128/25 **MOVED** Cr P Watson **SECONDED** Cr M McLachlan that Council

1. Endorse the implementation of a medical waste exemption and waive any additional fees associated with required service level increase from the standard Domestic Waste Management service for verified medical circumstances.
2. Bring forward the March 2027 scheduled review of the Singleton Council Hardship Policy to Q3 2025-6.
3. The review investigate implementing of a Hardship Policy for weekly red bin waste collection similar to that offered by Muswellbrook Council which assists

those with financial hardship who require a weekly red bin collection due to:

- Large household of 6+ residents (excluding rooming/boarded houses, Airbnb's, other holiday and business rental
 - Household with two (2) or more children in nappies
4. The policy must allow landlords to be able to submit applications on behalf of tenants.
 5. That the review be implemented as soon as possible.

CARRIED

General Manager's Report (Items for Information)

GM53/25 Minutes - Audit Risk and Improvement Committee - 20 August 2025

FILE:25/00177/003

The Audit Risk and Improvement Committee held its ordinary meeting on 20 August 2025. The minutes of the meeting were provided for Council's information.

NOTED

GM55/25 Arts Upper Hunter

FILE:17/00618

The Arts Upper Hunter Board held its ordinary meeting on 27 March 2025. The minutes of the meeting and the adopted Arts Upper Hunter Constitution were provided for Council's information.

NOTED

GM54/25 FOGO Communications Overview

FILE:25/00089/016

A response to Cr Watson Question of Which Notice Has Been Given regarding FOGO communications overview was provided for Council's information.

NOTED

GM56/25 Conference Report - Mayor Sue Moore - 2025 ALGA National General Assembly (NGA)

FILE:24/00441/005

Mayor Sue Moore attended the 2025 ALGA National General Assembly in Canberra from 24 to 27 June 2025. A copy of her report on the event was provided for Council's information.

NOTED

GM57/25 Conference Report - Councillor Sue George - 2025 ALGA National General Assembly (NGA)

FILE:24/00441/005

Councillor Sue George attended the 2025 ALGA National General Assembly in Canberra from 24 to 27 June 2025. A copy of her report on the event was provided for Council's information.

NOTED*Corporate and Commercial Services Report (Items for Information)***DCCS34/25 Minutes - Compliments, Complaints and Customer Review Committee - 29/07/2025 FILE:23/00151**

The Compliments, Complaints and Customer Review Committee held its ordinary meeting on 29 July 2025. The minutes of the meeting were provided for Council's information.

NOTED**DCCS36/25 Minutes - Singleton Aboriginal Reconciliation Committee - 05/08/2025 FILE:24/00361**

The Singleton Aboriginal Reconciliation Committee held its ordinary meeting on 5 August 2025. The minutes of the meeting were provided for Council's information.

NOTED**DCCS35/25 Investment Report - August 2025 FILE:25/00405**

A report was provided advising funds invested under section 625 of the *Local Government Act, 1993* as at 31 August 2025.

NOTED*Infrastructure & Planning Report (Items for Information)***DI&P55/25 Extraordinary Minutes - Sustainability Advisory Committee - 31/07/2025 FILE:19/00046/003**

The Sustainability Advisory Committee held an extraordinary meeting on 31 July 2025. The minutes of the meeting were provided for Council's information.

NOTED**DI&P56/25 Minutes - Heritage Advisory Committee - 15/08/2025 FILE:25/00199**

The Heritage Advisory Committee held its ordinary meeting on 15 August 2025. The minutes of the meeting were provided for Council's information.

NOTED*Questions Given***QG5/25 Questions of Which Notice Has Been Given - 19 August 2025****FILE:21/00172**

Responses were provided following Councillor questions from the 19 August 2025 Council meeting.

1. **Cr Watson – FOGO Exemptions for large households including budget implications**
2. **Cr Watson – Request to contact The Hon. Emily Jane Suvval, BN MLC request to present post mining land use enquiry learnings**

NOTED

The meeting closed at 6.31 PM and the minutes pages 1 to 35 were confirmed on 21 October 2025 and are a full and accurate record of proceedings of the meeting held on 16 September 2025.

.....
Mayor/Chairperson

.....
General Manager