

MINUTES OF MEETING OF SINGLETON COUNCIL HELD IN THE COUNCIL CHAMBERS QUEEN STREET SINGLETON ON TUESDAY 17 MARCH 2026, COMMENCING AT 6.00PM.

PRESENT:

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

APOLOGIES AND REQUESTS TO ATTEND VIA AUDIO VISUAL LINK

Councillor D Thompson has an approved leave of absence.

Councillor Jenkins has submitted a request to attend the Council Meeting tonight via audio-visual link due to medical reasons.

19/26 **MOVED** Cr M McLachlan **SECONDED** Cr P Thompson that Councillor Jenkins' request to attend by audio-visual link be accepted.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

IN ATTENDANCE

Justin Fitzpatrick-Barr, General Manager; Dwight Graham, Director Corporate & Community Services; Melinda Curtis, Executive Director, Mike Duff, Director Infrastructure & Planning; Mark Wiblen, Manager Corporate & Commercial Services; Briony O'Hara, Coordinator Communication and Engagement; Erika Wagstaff, Governance Lead; Rebecca Bailey, Governance Lead; Julie Murray, Chief Financial Officer; Mary-Anne Crawford, Manager Community Growth & Evolution; Emily Riley, Coordinator Strategic Planning; Marlie Caban, Manager Development & Regulatory; Kellie Jordan, Integrated Planning & Reporting Specialist; and Conor Byrne, Manager Infrastructure Services. There were representatives of the media and members of the public present in the gallery.

CONFIRMATION OF MINUTES

Councillor Watson requested to place a notation in relation to Item QG1/26

"In the recording I stated that the privately owned Maitland Saleyards were operated by the same operator as the Singleton Saleyards, following the meeting I became aware that was incorrect."

20/26 **MOVED** Cr P Watson **SECONDED** Cr Adamthwaite that the minutes of Meeting of Singleton Council held on Tuesday 17 February 2026, be confirmed.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (8).

Against the Motion was Nil Total (0).

Abstained from the Motion was Cr H Jenkins Total (1).

CARRIED

MATTERS ARISING FROM MINUTES

NIL.

DISCLOSURES AND DECLARATIONS OF INTEREST

Cr Sue George declared a non-significant, non-pecuniary interest in item DI&P7/26 – Singleton Council ats Christian Education Ministries Limited – Land and Environment Court – Class 1 Proceedings 2025/00186678

Cr Peree Watson declared a non-significant, non-pecuniary interest in item DI&P7/26 – Singleton Council ats Christian Education Ministries Limited – Land and Environment Court – Class 1 Proceedings 2025/00186678

WITHDRAWAL OF ITEMS AND LATE ITEMS OF BUSINESS

A supplementary agenda was circulated which included:

- ED15/26 – Site Inspection Council Determination – 8.2013.211.8 – 455 (2) Modification Application for Subdivision – 52 Golden Wattle Circuit, Wattle Ponds
- ED16/26 – Responses to Questions on the Business Paper – 17 March 2026

Notices Of Motion

NM2/26 Cr Yeomans - Notice of Motion - Community Engagement

FILE:26/00215

Councillor S Yeomans will move that Council:

The purpose of this motion is to help provide a deeper approach to information gathering, to better understand community preferences, trade-offs, and support for initiatives, to ameliorate the notion that operations are costless or imposed on others, and to help decision makers reach better conclusions.

This approach will be funded by the existing operational budget for Community Engagement facilitated by the IP&R Specialist.

1. Ensure that surveys and consultations have questions added and metrics used that are designed to capture the trade-offs residents are willing to accept in future community and stakeholder engagements
2. Apply greater effort to get responses & metrics from the silent & busy majority

21/26 **MOVED** Cr S Yeomans **SECONDED** Cr Adamthwaite1. Ensure that surveys and

consultations have questions added and metrics used that are designed to capture the trade-offs residents are willing to accept in future community and stakeholder engagements

2. Apply greater effort to get responses & metrics from the silent & busy majority

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

General Manager's Report (Items Requiring Decision)

GM6/26 Draft Submission on the NSW Government's 'New Approach to Strategic Planning: Discussion Paper' FILE:23/00186

A report was provided to Councillors with a draft submission on the NSW Department of Planning, Housing and Infrastructure's 'A New Approach to Strategic Planning in NSW – Discussion Paper'.

22/26 **MOVED** Cr George, Deputy Mayor **SECONDED** Cr Adamthwaite that Council:

1. Endorses the draft submission on the NSW Department of Planning, Housing and Infrastructure's 'A New Approach to Strategic Planning in NSW – Discussion Paper' and delegates authority to the General Manager to lodge the submission to the NSW Department of Planning, Housing and Infrastructure; and

2. Requests that the Mayor writes to the NSW Minister for Planning to express significant concerns with the reform content and process.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

23/26 **MOVED** Cr George, Deputy Mayor **SECONDED** Cr P Thompson that:
that the following matters be brought forward for consideration:

- CC5/26 – Fee Waiver request – Singleton Mountain Bike Club
- GM13/26 – Minutes – Singleton Legacy Fund Governance Panel – 05/03/2026
- GM14/26 – Gym & Swim 25m Pool Enclosure Next Steps

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

(CARRIED)

CC5/26 Fee Waiver Request - Singleton Mountain Bike Club FILE:25/00352

A report was provided to seek Council's consideration of a request from the Singleton Mountain Bike Club to waive the minimum rent fee noted within the Lease/Licence of Council Land & Buildings to Community Groups Policy for the purposes of a new licence agreement.

RECOMMENDED that Council does not support the request for a fee waiver of the minimal rent noted under the Lease/Licence of Council Land & Building to Community Groups Policy.

24/26 **MOVED** Cr P Watson **SECONDED** Cr M McLachlan that Council support the request for a fee waiver of the minimal rent noted under the Lease/Licence of Council Land & Building to Community Groups Policy.

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

**For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson and P Watson Total (8).
Against the Motion was Cr S Yeomans Total (1).**

CARRIED

GM13/26 Minutes - Singleton Legacy Fund Governance Panel

- 05/03/2026

FILE:22/00153/00

The Singleton Legacy Fund Governance Panel held its ordinary meeting on 5 March 2026. The minutes of the meeting were provided for Council's consideration and seeking approval to contribute \$1,732,995 to the project budget to allow exploration of all options including the replacement of the enclosure for the 25m heated pool at the Gym & Swim facility.

25/26 **MOVED** Cr Adamthwaite **SECONDED** Cr P Watson that Council:

1. Note the minutes of the Singleton Legacy Fund Governance Panel meeting held on Thursday 5 March 2026.
2. Endorse the contribution of \$1,732,995 from the Infrastructure Management Fund to the project budget to allow exploration of all options including the replacement of the enclosure for the 25m heated pool at the Gym & Swim facility which is in excess of the current allocated budget and refer to Council for approval of preferred option.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

GM14/26 Gym & Swim 25m Pool Enclosure Next Steps FILE:PRO25/04/C

A report was provided to inform Council of a recent structural assessment advising the 25-metre pool dome has reached the end of its serviceable life and must be demolished and to seek additional provisional of funding of \$2.94m establishing a total project budget of \$6.69 is required to progress procurement, design development and due diligence while keeping all long-term options open.

26/26 **MOVED** Cr Moore, Mayor **SECONDED** Cr H Jenkins that Council:

1. Note the engineering advice confirming the Gym & Swim 25 metre pool dome structure has reached the end of its serviceable life.
2. Approve the commencement of procurement activities for the demolition of the existing dome structure, to be funded from the currently approved project budget.
3. Approve an additional budget provision of \$2,943,407 comprising:
 - a. \$1,210,412 from Unallocated Loans, and
 - b. \$1,732,995 from the Infrastructure Management Fund,

To establish a total provisional project budget of \$6,687,522.

4. Note that approval of this provisional funding does not commit Council to any specific solution, and that all proposed concepts will undergo a lifecycle cost-benefit analysis, risk assessment, operational impact and procurement strategy review.
5. Endorse the continuation of due diligence activities and receive a further report outlining the recommended next steps and final funding requirements before any commitment to proceed.
6. Note the ongoing operational, financial and community impacts associated with the temporary closure of the 25-metre pool, and the coordinated communications approach being implemented with Belgravia Leisure.
7. Remove any option to permanently close the 25m pool.
8. Report back to the April 2026 meeting to discuss future options for the 25m and 50m pool.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

The meeting was adjourned at 6:52pm

The meeting returned at 6:57pm

GM8/26 Huntlee Pty Ltd Class 4 Proceedings**FILE:23/00708**

A report was provided advising Council that a report has been prepared for Council's consideration in Closed Council as this item, as provided for under Section 10A(2) (g) of the *Local Government Act, 1993*, on the grounds that the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

27/26 **MOVED** Cr George, Deputy Mayor **SECONDED** Cr Adamthwaite that the report on Huntlee Pty Ltd Class 4 Proceedings 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 the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED**GM9/26 Singleton Affordable Housing Action Plan****FILE:23/00549**

A report was provided to advise Council of the outcomes of the consultation undertaken on the Draft Singleton Affordable Housing Action Plan, and to note the proposed response to the submission received.

RECOMMENDED that Council

1. Receive and note the submission received during the public exhibition of the draft Singleton Affordable Housing Action Plan; and
2. Adopt the Singleton Affordable Housing Action Plan as exhibited.

28/26 **MOVED** Cr Moore, Mayor **SECONDED** Cr H Jenkins that council defer consideration of the Affordable Housing Action Plan to include further advice on any regulations or policies relating to tiny homes/manufactured homes following the 2025 amendment.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

Item - GM13/26.Minutes - Singleton Legacy Fund Governance Panel - 05/03/2026 - has been moved to another part of the document.

Item - GM14/26.Gym & Swim 25m Pool Enclosure Next Steps - has been moved to another part of the document.

*Executive Director's Report (Items Requiring Decision)***ED11/26 Integrated Planning and Reporting Documents for Public Exhibition****FILE:25/00538**

A report was provided to seek Council's endorsement for the public exhibition of the draft combined Delivery Program 2025 – 2029 and Operational Plan 2026/2027 including Statement of Revenue Policy and Budget, and draft Long Term Financial Plan.

29/26 **MOVED** Cr George, Deputy Mayor **SECONDED** Cr Adamthwaite that:

1. Council endorse the draft combined Delivery Program 2025-2029 and Operational Plan 2026/2027 including Statement of Revenue Policy and Budget, and draft Long Term Financial Plan for public exhibition for a minimum period of 28 days to ensure compliance with the *Local Government Act, 1993* and *Local Government (General) Regulation, 2021*.
2. A report be presented to Council by June 2026 for the adoption of the draft combined Delivery Program 2025-2029 and Operational Plan 2026/2027 including Statement of Revenue Policy and Budget, and draft Long Term Financial Plan following consideration of submissions received during the required exhibition period.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED*Corporate and Community Services - Report (Items Requiring Decision)***DCCS15/26 Draft Debt Recovery Policy****FILE:POL/6002**

A report was provided for Council to consider the revised draft Debt Recovery Policy.

30/26 **MOVED** Cr Adamthwaite **SECONDED** Cr George, Deputy Mayor that Council:

1. Adopt draft POL/6002.8 Debt Recovery Policy.
2. Rescind POL/6002.7 Debt Recovery Policy.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

DCCS16/26 Draft Hardship Policy**FILE:POL/6009**

A report was provided for Council to consider the revised draft Hardship Policy.

RECOMMENDED that Council:

1. Adopt draft POL/6009.7 Hardship Policy.
2. Rescind POL/6009.6 Hardship Policy.

31/26 **MOVED** Cr P Watson **SECONDED** Cr M McLachlan That council defer this item to enable a redraft that includes the following:

A waiver of waste fees for households (that can be applied for by ratepayers and renters) who are experiencing hardship and require a weekly red bin collection due to large household (over 6 people) or 2 children in nappies.

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

For the Motion were Crs S Moore, Mayor, GA Adamthwaite, H H Jenkins, S George, Deputy Mayor, M M McLachlan, AM McGowan, P P Thompson, P P Watson and S S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

Item - CC5/26.Fee Waiver Request - Singleton Mountain Bike Club - has been moved to another part of the document.

DCCS21/26 Hunter Regional Livestock Exchange Overview FILE:23/00708

A report was provided to advise Council that a report has been prepared for Council's consideration in Closed Council as provided for under Section 10A(2) (d) and (f) of the *Local Government Act, 1993*, on the grounds that the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret; AND the report contains matters affecting the security of the council, councillors, council staff or council property.

32/26 **MOVED** Cr George, Deputy Mayor **SECONDED** Cr P Thompson that the report on Hunter Regional Livestock Exchange Overview be considered in Closed Council with the press and public excluded in accordance with Section 10A(2) (d) and (f) of the *Local Government Act, 1993* on the grounds that as provided for under Section 10A(2) (d) of the *Local Government Act, 1993*, on the grounds that the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret; AND Section 10A(2) (f) of the *Local Government Act, 1993* on the grounds that the report contains matters affecting the security of the council, councillors, council staff or council property.

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

For the Motion were Crs S Moore, Mayor, GA Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson and S Yeomans Total (8).
Against the Motion was Cr P Watson Total (1).

CARRIED

Infrastructure & Planning Report (Items Requiring Decision)

DI&P5/26 Council Determination - 8.2013.211.8 - 4.55(2)
Modification application for Subdivision - 52 Golden
Wattle Circuit, Wattle Ponds - TEST REPORT **FILE:26/00033**

Applicant: Long Gully Investments Pty Limited
Owner: Long Gully Investments Pty Limited
Land and Location: Lot 226 DP 1303931 – 52 Golden Wattle Circuit, Wattle Ponds
Zoning: C4 Environmental Living
Proposal: 4.55(2) Modification to Subdivision Development
Date of Application: 8 May 2025

A report was presented seeking Council's determination of modification number 8 to Development Consent DA 8.2013.211, relating to the approved staged environmental living subdivision at Wattle Ponds.

33/26 **MOVED** Cr Adamthwaite **SECONDED** Cr P Thompson that Council

Approves the Modification number 8 to Development Consent DA 8.2013.211 pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, subject to conditions of consent, as detailed below:

Reasons for the Determination and Consideration of Community Views:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Singleton Local Environmental Plan 2013 (SLEP)*, *State Environmental Planning Policy No 55 - Remediation of Land*,
- The proposed development, subject to the recommended conditions, is consistent with the objectives of the Singleton Development Control Plan 2014 (SDCP).
- Subject to the recommended conditions the proposed development will be provided with adequate essential services required under the SLEP.
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- Any submission issues raised have been taken into account in the assessment report and where appropriate conditions of consent have been included in the determination.

Council has given due consideration to community views when making the decision to

determine the application.

Reasons for imposing conditions:

The reason for the imposition of the following conditions is to:

- a) ensure, to Council's satisfaction, the objects of the *Environmental Planning and Assessment Act 1979* (as amended) are achieved;
- b) confirm and clarify the terms of Council's Approval;
- c) to encourage the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
- d) set standards and performance measures for acceptable environmental performance;
- e) provide for the ongoing management of the development.

Modifications Approved under this Consent:

- ***Modification of Condition - 1 (a,b,c,d,e,f)(a,b,c,d,e)***
- ***Modification of Condition - 2, 4, 9, 10, 15, 16, 17, 25, 43, 45***
- ***Condition Added – 5, 6, 7, 8, 11, 12, 13, 14, 44, 51, 52, 53***

1. APPROVAL IN ACCORDANCE WITH THE PLANS

The development will be carried out in accordance with the development application DA211/2013, submitted on 6 September 2013, and accompanied by plans and documents as follows, except as modified by the conditions of the development consent:

Approved PLANS

- a) ~~Drawing titled Subdivision Plan, revision B A F, prepared by Martens and Associates and dated 14 October 2016 15 December 2020 11 August 2021,~~
20th June 2025
- b) ~~Drawing titled Subdivision Plan (Indicative Dwelling Footprints) Revision G, prepared by Martens and Associates and dated~~
20th June 2025
- c) ~~Drawing titled Proposed Boundary Adjustment, revision F, prepared by Martens & Associated P/L and dated~~
20th June 2025
- d) ~~Drawing titled Staging Management Plan, Revision B-C G prepared by Martens & Associated P/L and dated 14 October 2016 15 December 2020 11 August 2021~~
20th June 2025
- e) ~~Drawing titled Landscape Concept Plan, Revision F, prepared by Taylor Brammer and dated 14 October 2016.~~

- f) ~~Drawing titled Lot 29 and 30 Plan, revision C, A prepared by Martens and Associates and dated 23 March 2021 12 August 2021;~~

Approved DOCUMENTS

- a) ~~Document titled *Vegetation and Fauna Management Plan*, prepared by EcoLogical and dated August 2013 detailing 'Management Actions' for biodiversity conservation;~~
- b) ~~Document titled *Vegetation and Fauna Management Plan*, prepared by Cumberland Ecology and dated 25th June 2024 detailing 'Management Actions' for biodiversity conservation;~~
- c) ~~**Document titled *Bush Fire Assessment*, prepared by Blackash Bushfire Consulting, Project No. J3145, Version 1.1 and dated 20th June 2024;**~~
- d) ~~Document titled *NSW Rural Fire Service General Terms of Approval and Bush Fire Safety Authority*, reference DA-2013-02443-S4.55-4 and dated 23rd May 2025;~~
- e) ~~Document titled *Department of Planning and Environment – Water General Terms of Approval*, reference IDAS-2025-10299 and dated 9th July 2025;~~

Notes:

- a) Any alterations to the drawings and/or documentation, as approved by Council, will require further Council consent as per s96 of the *Environmental Planning and Assessment Act*.
- b) 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.

Note: ~~Condition number 1 modified under section 96(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 211/2013.2 dated 15 June 2015.~~

~~Condition number 1 modified under section 96(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 211/2013.3 dated 12 December 2016.~~

~~Condition number 1 modified under section s4.55(1A) of the *Environmental Planning & Assessment Act 1979* – DA No. 211/2013.5 dated 24 March 2021.~~

~~Condition number 1 modified under section s4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.6 dated 20 January 2022.~~

**Condition number 1 modified under section s4.55(2) of the
Environmental Planning & Assessment Act 1979 – DA No 8.2013.211.8**

2. BUSHFIRE MANAGEMENT – GENERAL TERMS OF APPROVAL (NSW RFS)

The following General Terms of Approval have been issued by the NSW Rural Fire Service (RFS), reference DA-2013-02443-S4.55-4, dated 23 May 2025, pursuant to section 100B of the Rural Fires Act 1997 and Division 4.8 of the Environmental Planning and Assessment Act 1979, and form part of this consent.

The development shall be carried out strictly in accordance with the General Terms of Approval and the Bush Fire Safety Authority issued by the NSW Rural Fire Service, including (but not limited to) requirements relating to:

Asset Protection Zones; Public access roads; and Water and utility services,

as detailed in the NSW Rural Fire Service correspondence dated 23 May 2025 and the supporting documentation referenced therein, including the Bush Fire Assessment prepared by Blackash Bushfire Consulting (Project No. J3145, Version 1.1, dated 20 June 2024).

All bushfire protection measures are to be implemented prior to the issue of a Subdivision Certificate and are to be maintained for the life of the development, unless otherwise approved in writing by the NSW Rural Fire Service.

Reason: To ensure the development complies with the requirements of the NSW Rural Fire Service and provides appropriate bushfire protection in accordance with the Rural Fires Act 1997.

**Condition number 2 modified under section 4.55(2) of the
Environmental Planning & Assessment Act 1979 – DA No
8.2013.211.8**

3. ENVIRONMENT AND HERITAGE MANAGEMENT

In accordance with the integrated development provisions of the Environmental Assessment and Planning Act 1979, the General Terms of Approval are imposed by the Office of Environment and Heritage under Section 90 of the National Parks & Wildlife Act 1974 as per their correspondence to Council dated 1 November 2013 (their ref: DOC13/64800; FIL 12/7057-02), a copy of which is attached.

Reason: To ensure the requirements of the Office of Environment and Heritage are observed.

4. WATER MANAGEMENT

The following General Terms of Approval have been issued by the Department of Planning and Environment – Water, reference IDAS-2025-10299, dated 9 July 2025, pursuant to section 4.46 of the Environmental Planning and Assessment Act 1979, and form part of this consent.

The development shall be carried out strictly in accordance with the General Terms of Approval issued by the Department of Planning and Environment – Water for works requiring a Controlled Activity Approval under the Water Management Act 2000, as attached to and forming part of this consent.

The General Terms of Approval issued by the Department of Planning and Environment – Water do not constitute an approval under the Water Management Act 2000. Prior to the commencement of any works or activities requiring approval under that Act, the consent holder must obtain a Controlled Activity Approval from the Department of Planning and Environment – Water.

Reason: To ensure the development is consistent with the General Terms of Approval issued by the Department of Planning and Environment – Water and complies with the Water Management Act 2000.

Condition number 4 modified under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

5. PROTECTION OR RETAINED VEGETATION

A physical exclusion mechanism such as high visibility flagging or fencing, and appropriate signage, shall be installed and maintained for the duration of construction to discourage inappropriate access to the Vegetation Management Zones 4 to 8, as identified in Figure 4 of the

Vegetation and Fauna Management Plan, prepared by Cumberland Ecology, dated June 2024.

Reason: To prevent damage to retained native vegetation and ensure the protection of Vegetation Management Zones during construction.

Condition number 5 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

6. CLEARING FOR ASSET PROTECTION ZONES (APZ)

While building work is being carried out, the applicant must ensure the clearance of vegetation to establish the APZ is confined within the marked APZ boundary, to the satisfaction of the principal certifier.

Reason: To ensure vegetation clearing is limited to the approved Asset Protection Zone and does not result in unnecessary removal of native vegetation.

Condition number 6 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

7. TREE REMOVAL

Removal of approved trees/vegetation must be supervised by a suitably qualified and experienced fauna ecologist.

If the ecologist identifies any threatened species inhabiting a tree flagged for removal, all clearing works shall cease and the animal given 24 hours to vacate. If the animal has not vacated within this time, a plan for the relocation of the animal shall be developed by the ecologist.

Clearing of habitat trees shall involve soft-felling techniques, which are to be implemented under the guidance of the ecologist. The ecologist shall be responsible for any fauna handling and relocations where required. Documentary evidence of the clearance supervision works shall be provided to Council's Natural Systems Section prior to issuing of the Occupation Certificate

Reason: To minimise harm to native fauna, including threatened species, during vegetation clearing and to ensure appropriate ecological supervision and compliance with the approved Vegetation and Fauna Management Plan.

Condition number 7 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

8. TREE PROTECTION CONTROLS

Where works are to be conducted within the Tree Protection Zone of any hollow bearing trees, the following measures are required:

- There is to be no alteration to existing soil levels within the Structural Root zone (SRZ).
There is to be no stockpiling within the SRZ.
- There are to be no vehicular movements within the SRZ.
- In the event that any roots greater than 40mm are encountered during works, work is to cease and a consulting arborist (AQF 5) is to be contacted for inspection and advice.
- Any excavation works within the TPZ be carried out under the supervision of an appropriately qualified (AQF 5) arborist. Any excavation works within the TPZ be carried out using hand tools only, or, if not practical, a trench at the extent of the works within the TPZ shall be dug using hand tools to the required depth to check for the presence of significant roots (roots which are greater than 50mm diameter); this trench is to be excavated under the supervision of an appropriately qualified arborist and once this has been done, the arborist is not required for the remainder of the excavation works in the vicinity of this trench.

Reason: To protect hollow-bearing trees and their structural root systems from damage during construction and to ensure the long-term retention of habitat trees in accordance with the approved Vegetation and Fauna Management Plan.

Condition number 8 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

PRIOR TO SUBDIVISION CERTIFICATE

9. LANDSCAPING AND BIODIVERSITY CONSERVATION

Landscaping and biodiversity management works shall be carried out strictly in accordance with the Vegetation and Fauna Management Plan (VFMP) prepared by Cumberland Ecology, dated 2023, and the Addendum Letter dated 25 June 2024 prepared in support of Modification Application 8.2013.211.8, as approved.

All landscaping works and biodiversity management measures required by the approved VFMP are to be completed at each relevant stage of the development prior to the issue of a Subdivision Certificate for that stage, unless otherwise approved in writing by the consent authority.

The vegetation and fauna management measures are to be implemented and maintained for the life of the development. Prospective purchasers of residential lots are to be made aware of the ongoing obligations arising from the approved VFMP, including any restrictions or management requirements applying to their land.

Reason: To ensure the protection, enhancement and long-term management of valued biodiversity.

Note: Condition number 5 modified under section 96(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 211/2013.2 dated 15 June 2015.

Condition number 5 modified under section 96(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 211/2013.3 dated 12 December 2016.

Condition number 9 modified under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.

10. POSITIVE COVENANT – VEGETATION MANAGEMENT

Prior to the issue of a Subdivision Certificate, the applicant must prepare and register a Section 88B Instrument pursuant to the Conveyancing Act 1919 which incorporates easements, positive covenants and/or restrictions as to user, as necessary, to give effect to the approved biodiversity conservation measures.

The Section 88B Instrument must provide that:

- No native vegetation clearing is permitted within all areas identified as Management Zones 4– 8 in Figure 4 of the Vegetation and Fauna Management Plan prepared by Cumberland Ecology (2024).
- For the purposes of this condition, native vegetation clearing includes (but is not limited to) under-scrubbing, tree removal, firewood collection, habitat removal and exempt development activities.
- The landowner and any successors in title must ensure that Management Zones 4–8 are maintained free of vegetation clearing and habitat disturbance for the life of the development.

The Section 88B Instrument must further provide that the covenants and/or restrictions must not be released, varied or modified without the written consent of Singleton Council.

Reason: To protect retained native vegetation and biodiversity values and to ensure the ongoing conservation of land identified for biodiversity management in accordance with the approved Vegetation and Fauna Management Plan.

Condition number 10 modified under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

11. VEGETATION AND FAUNA MANAGEMENT PLAN – MONITORING AND REPORTING

Monitoring and reporting reports accordance with the approved Long Gully Road Subdivision S4.55 Modification Vegetation and Fauna Management Plan report must be prepared and submitted to Council.

Reason: To ensure the approved Vegetation and Fauna Management Plan is properly implemented and monitored.

Condition number 11 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

12. SECTION 88B INSTRUMENT- BIODIVERSITY CONSERVATION

The applicant must prepare a Section 88B Instrument which incorporates the following easements, positive covenants and restrictions to user where necessary:

No native vegetation clearing, including under scrubbing, tree felling or firewood removal is to occur within all areas identified as Management Zones 4-8 in Figure 4 of the Vegetation and Fauna Management Plan (Cumberland Ecology 2024). These areas are to be free of any vegetation clearing, habitat removal or exempt development activities.

Reason: To ensure the long-term protection of identified vegetation management areas.

Condition number 12 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

13. SECTION 88B INSTRUMENT - HOLLOW BEARING TREES

The applicant must prepare a Section 88B Instrument which incorporates the following easements, positive covenants and restrictions to user where necessary:

All hollow bearing trees identified on Figure 4 of the Vegetation and Fauna Management Plan (Cumberland Ecology 2024) are to be retained in perpetuity.

Reason: To ensure the retention and protection of hollow bearing trees for biodiversity conservation.

Condition number 13 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

14. PROTECT EXISTING VEGETATION AND NATURAL LANDSCAPE FEATURES

Approval to remove existing vegetation for removal is not to occur until the issue of the Construction Certificate.

No vegetation or natural landscape features other than that authorised for removal, pruning by this Consent must be disturbed, damaged or removed. No additional works or access/parking routes transecting the protected vegetation must be undertaken without Council Approval.

The tree(s) / vegetation identified as Management Zones 4 to 8 in Figure 4 of the Vegetation and Fauna Management Plan, prepared by Cumberland Ecology, dated June 2024 must be retained.

Reason: To ensure the protection and retention of approved vegetation and natural landscape features in accordance with the approved Vegetation and Fauna Management Plan.

Condition number 14 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

15. DENIED ACCESS

Direct vehicular access to Retreat Road and Long Gully Road shall be denied for all lots identified as having denied access in the approved subdivision plan, as amended by this consent.

Existing approved access locations to Long Gully Road, where identified on the approved plans, are to be maintained.

Linen plans deposited with Council must include appropriate Section 88B Restrictions as to User denying vehicular access to Retreat Road and Long Gully Road in accordance with the approved subdivision plan.

Reason: To ensure that vehicle access arrangements are consistent with the approved subdivision design and road safety requirements.

Note: Condition number 8 modified under section 96(2) of the Environmental Planning & Assessment Act 1979 – DA No. 211/2013.2 dated 15 June 2015

Condition number 8 modified under section 96(2) of the Environmental Planning & Assessment Act 1979 – DA No. 211/2013.3 dated 12 December 2016

Condition number 15 modified under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

16. RIGHTS OF CARRIAGEWAY

Reciprocal rights of carriageway are to be created over and in favour of the relevant lots as identified on the approved subdivision plan, as amended by this consent.

The required rights of carriageway are to be created by appropriate notation on

the plan of subdivision at each relevant stage and by an instrument pursuant to Section 88B of the Conveyancing Act 1919, submitted to Council for approval.

Council, in addition to the owner(s) of the land benefited by the easement(s), is to be a party whose consent is required to release or vary the easement(s).

Reason: To ensure that adequate vehicular access and servicing rights are secured for all affected lots in accordance with the approved subdivision design.

Condition number 12 modified under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

17. 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 in accordance with the Consumer Price Index (CPI), such that actual contributions will be those current at the date of payment. At the time of preparation of the amended determination, development contributions for the development are as follows:

Total Contributions

Development Type/Location: Retreat Contribution Rates			
Facility Type	Development Contribution per Lot	Number of additional Lots	Total Development Contributions at time of determination
Bushfire Service	\$3,303.00	83	\$274,149.00
Roads/Streets	\$2,332.00	83	\$193,556.00
LGA Public Open Space & Recreation	\$247.00	83	\$20,501.00
Singleton Traffic and Parking Study	\$4,871.00	83	\$404,293.00
Preparing Plans	\$159.00	83	\$13,197.00
Total			\$905,696.00

Stage 1A - Stage 1a comprises 3 lots. There are no developer contributions for Stage 1a as a 3 Lot credit has been applied for existing lots.

Development Type/Location: Retreat Contribution Rates			
Facility Type	Development Contribution per Lot	Number of Lots	Total Development Contributions at time of determination

Bushfire Service	\$3,303.00	21	\$69,363.00
Roads/Streets	\$2,332.00	21	\$48,972.00
LGA Public Open Space & Recreation	\$247.00	21	\$5,187.00
Singleton Traffic and Parking Study	\$4,871.00	21	\$102,291.00
Preparing Plans	\$159.00	21	\$3,339.00
Total			\$229,152.00

Contributions are to be paid prior to the release of the Subdivision Certificate for Stage 1. Note: Stage 1 Consists of 22 Lots. A one Lot Credit for existing lot has been applied.

Stage 2

Development Type/Location:		Retreat Contribution Rates	
Facility Type	Development Contribution per Lot	Number of Lots	Total Development Contributions at time of determination
Bushfire Service	\$3,303.00	25	\$82,575.00
Roads/Streets	\$2,332.00	25	\$58,300.00
LGA Public Open Space & Recreation	\$247.00	25	\$6,175.00
Singleton Traffic and Parking Study	\$4,871.00	25	\$121,775.00
Preparing Plans	\$159.00	25	\$3,975.00
Total			\$272,800.00

Contributions are to be paid prior to the release of the Subdivision Certificate for Stage 2.

Stage 3

Development Type/Location: Retreat Contribution Rates			
Facility Type	Development Contribution per Lot	Number of additional Lots	Total Development Contributions at time of determination
Bushfire Service	\$3,303.00	37	\$122,211.00
Roads/Streets	\$2,332.00	37	\$86,284.00
LGA Public Open Space & Recreation	\$247.00	37	\$9,139.00
Singleton Traffic and Parking Study	\$4,871.00	37	\$180,227.00
Preparing Plans	\$159.00	37	\$5,883.00
Total			\$403,744.00

Contributions are to be paid prior to the release of the Subdivision Certificate for Stage 3.

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.

Note: Condition number 10 modified under section 96(2) of the Environmental Planning & Assessment Act 1979 – DA No. 211/2013.2 dated 15 June 2015

Condition number 10 modified under section 96(2) of the Environmental Planning & Assessment Act 1979 – DA No. 211/2013.3 dated 12 December 2016

Condition number 10 modified under section 4.55(2) of the Environmental Planning & Assessment Act 1979 – DA No. 211/2013.6 dated 20 January 2022

Condition number 17 modified under section 4.55(2) of the Environmental Planning & Assessment Act 1979 – DA No 8.2013.211.8

18. ROAD CONSTRUCTION

The registered proprietor/s of the land shall construct the following in accordance with Council's Development Engineering Specifications, the Singleton Development Control Plan 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 for each relevant stage.

Stage – 1A - No works required at this stage.

Stage – 1

Internal Road-1

(a) Construct Internal Road-1 with 6.5m pavement, 20 m road reserve and two (2) coat 14/7 hot bitumen seal with 1m shoulders at the edge of the pavement.

- (b) Design traffic loading for pavement design for Roads are to be 6x10
ESA
- (c) The geometry of the intersections to satisfy safe intersection sight distance (SISD)
requirement in accordance with AUSTRROADS Guide – Part 4A.
- (d) ~~**Construct a raised median island inside the proposed internal road 1 at the intersection with Retreat Road preventing right turn movements from the west off Retreat Road and right turn movements from the internal road 1 onto Retreat Road. Details of the design are to be approved by Council prior to issue of a Construction Certificate.**~~

Stage – 2
Long Gully Road

- (a) Long Gully Road is to be upgraded and realigned as necessary from the intersection of Retreat Road up to a length of 200m north beyond the northern end of the s-bend curve and the boundary of the development site
- (b) Construct 8.0m pavement with 20 m road reserve, two (2) coat 14/7 hot bitumen seal with 1m shoulders at the edge of the pavement.
- (c) Design traffic loading for pavement design for the Road is to be 3x105
ESA
- (d) Intersection of Long Gully Road and Retreat Road is to be moved towards the Long Gully Road to a length of 10m to improve the sight distance. Design traffic loading for pavement design for the widening of Retreat Road is to be 1x106 ESA and two
(2) coat 14/7 hot bitumen seal with 1m shoulders at the edge of the pavement with necessary drainage structures
- (e) Intersection at Long Gully Road and Retreat Road is to be constructed with Rural Basic Right-turn treatment (BAR) in accordance with Austroads Road Design– part 4A and Council Engineering Specifications.
- (f) The geometry of the intersection to satisfy safe intersection sight distance(SISD) requirement in accordance with AUSTRROADS Guide – Part 4A.
- (g) Design speed of the Long Gully Road is to be 70 kmph.

Internal Road 1

- (a) ***Following the upgrade of Long Gully Road, the developer shall construct a raised median island inside the proposed internal road 1 at the intersection with Retreat Road preventing right turn movements from the west off Retreat Road and right turn movements from the internal road 1 onto Retreat Road. Details of the design are to be approved by Council prior to issue***

of a Construction Certificate.**Internal Road-2**

- (a) Construct 8.0m pavement with 20 m road reserve, two (2) coat 14/7 hot bitumen seal with 1m shoulders at the edge of the pavement.
- (b) Design traffic loading for pavement design for Roads are to be 3x105 ESA.
- (c) Intersections at Long Gully Road and Internal Road 2 are to be constructed in accordance with AUSTRROADS-Guide to Road Design – part 4A and Council Engineering Specifications.
- (d) The geometry of the intersections to satisfy safe intersection sight distance(SISD) requirement in accordance with AUSTRROADS Guide – Part 4A.
- (e) At the end of Internal Road 2, temporary turning circles are to be constructed with radius 9m.

Stage – 3**Internal Road-2**

- (a) Construct 8.0m pavement with 20 m road reserve, two (2) coat 14/7 hot bitumen seal with 1m shoulders at the edge of the pavement.
- (b) Design traffic loading for pavement design for Roads are

to be 3x105 ESA For All Stages:

- The provision of additional civil works at no cost to Council necessary to ensure satisfactory transition to existing works.
- Provide a pavement design for all roads to Council for approval.
- Minimise the number of drainage discharge points.
- Maximum longitudinal grade of Roads should be 15%
- Turf from edge of shoulders of all roads to the property boundaries including table drains.

Note the applicant will be required to enter into a works agreement with Council under section 138 of the *Roads Act 1993* for any works within an existing public road.

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

Note: Condition number 11 modified under section 96(2) of the Environmental Planning & Assessment Act 1979 – DA No. 211/2013.2 dated 15 June 2015

Note: Condition number 11 modified under section 96(2) of the Environmental Planning & Assessment Act 1979 – DA No. 211/2013.3 dated 12 December 2016

19 RESTRICTIVE COVENANTS

A Restrictive Covenant pursuant to Section 88B of the Conveyancing Act 1919 shall be created over those lots adjoining Long Gully Road identified on the approved Subdivision Plan forming part of this consent, where required to maintain safe intersection sight distance.

The covenant shall:

- a) Restrict the erection of any building, structure, fence, landscaping or other obstruction within the designated sight triangle area;
- b) Preserve clear lines of sight in accordance with Council's Engineering Specifications and Austroads Guide to Road Design – Part 4A; and
- c) Be created prior to the issue of the Subdivision Certificate for the relevant stage.

The terms of the covenant shall be submitted to and approved by Council prior to lodgment of the 88B Instrument.

Reason: To ensure ongoing maintenance of safe intersection sight distance along Long Gully Road in the interests of road safety.

Condition number 11A added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 211/2013.6 dated 20 January 2022s

20. PROVISION OF BUS STOP BAYS

A suitable location for bus stop bays are to be identified and details of the location and design is to be submitted to and approved by Manager of Development and Regulatory Services prior to the issue of the Subdivision Certificate for Stage 2. The bus stop bays are to be provided as part of Stage 2 works at no cost to Council.

Reason: To ensure the safe passage of bus passengers.

21. 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 for each stage.

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

22. 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.

23. 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 *Soils and Construction* volume 14 Edition (bluebook)

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.

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

24. DRAINAGE DESIGN

The applicant shall demonstrate 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 stormwater system with water quality control facilities to treat the stormwater runoff from the development as outlined in Singleton's DCP to meet Council's performance requirements.

A detailed drainage design including water quality controls shall be prepared for the disposal of roof and surface water from the site, including any natural runoff currently entering the property. The number of points of discharge will be minimised to assist in the prevention of erosion. Details of on-site storage and water cycle management and method of controlled release from the site and connection to an approved drainage system in accordance with Council's Development Engineering Specifications.

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 a person suitably qualified and experienced in the field of hydrology and hydraulics. Plans are to be approved by the Principal Certifying Authority prior to release of the Construction Certificate.

Note: Construction shall be completed prior to the release of the Subdivision Certificate for each stage.

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.

25. WORK-AS-EXECUTED (WAE) PLANS

Work-As-Executed (WAE) Plans must be prepared and submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate for each relevant stage.

The WAE plans must:

- a) Be submitted in both PDF and DWG formats;
- b) Include a DWG file compatible with Singleton Council's Geographic Information System (GIS); and
- c) Be prepared in accordance with Council's specifications for WAE plan submissions.

Council's WAE plan specifications are available on Council's website. Alternatively, applicants may contact Council's GIS Department to obtain a copy of the specifications or to seek clarification regarding submission requirements.

Reason: To ensure accurate recording of constructed infrastructure and integration into Council's asset management and GIS systems.

Condition number 25 modified under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

25. WATER CONNECTION

All water services 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 and all works completed and accepted by Council prior to the issue of a Subdivision Certificate.

Connections to Council's existing water reticulation system is to be carried out by Council. At the Developer's request Council will provide estimated costs to carry out the works.

You are advised to contact Council's Utilities Co-Ordinator prior to undertaking this work.

Reason: To comply with Council policy.

26. POWER SUPPLY

The applicant will provide documentary evidence from Ausgrid that satisfactory arrangements have been made for the provision of Overhead/underground power to all lots, prior to the release of a Subdivision Certificate at each relevant stage 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 Overhead/underground electricity supply to each of the resultant lots on 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.

27. 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.

28. 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.

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. 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.

31. CREEK CROSSING

The registered proprietor of the land shall provide structural and hydraulic design

details of the proposed road crossing of creeks and natural watercourses. Such crossing shall be designed and constructed in accordance with Council's Development Engineering Specifications DCP, except as varied to comply with the Department of primary industries – Office of Water, General terms of approval; and shall include flood warning signage, depth indicators and reflective guideposts in accordance with AS 1743

The detailed plans, specifications, and copies of the calculations, including existing and proposed surface levels, catchments and conduit sizing appropriate for the development prepared by an engineer suitably qualified and experienced, shall be submitted to and approved by Principal Certifying Authority prior to release of the Construction Certificate for the subdivision. Crossings are to be designed to cater for 1:100 year ARI for public Roads, as well as provide appropriate stream bank protection for the surrounding area for all storm events up to and including the 1:100 year ARI storm event.

Reason: To ensure public safety for road users.

32. ACCESS CROSSING

A suitably drained, gravel and bitumen sealed vehicular access crossing is to be constructed from the road edge to the property boundary of each allotment created by the subdivision. The access crossing is to be constructed in accordance with Singleton Council's standard for Access to Rural Properties.

All works are to be completed prior to release of the Subdivision Certificate relevant to that stage.

Reason: To ensure the development is provided with adequate vehicle access.

33. CONSTRUCTION MANAGEMENT PLAN

A construction management plan shall be submitted with the application for the Construction Certificate. The management plan shall include:

- (a) Details of sedimentation and erosion control
- (b) Details of haulage routes
- (c) Details of provision of truck and machinery wash down areas.
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.
- (d) Details of dust mitigation
- (e) Location and 24 hr. phone number of the site office and contact name
- (f) Traffic Control plans
- (g) Details regarding provision of areas set aside for the storage/stockpiling of:
 - i. Construction refuse
 - ii. Construction materials
 - iii. Raw materials such as sand, soil, mulch and the like
 - iv. Details regarding the provision of facilities for workers associated with the development.

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

34. **AMENITY**

There is to be no unreasonable interference with the residential amenity of the area by reason of the emission of any noise, smell, smoke, vapour, fume or otherwise during construction.

Reason: To ensure that construction activities associated with the development is carried out in a manner which has minimal impact on the amenity of the area.

35. **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.

36. **WASTE MATERIAL FOR DEMOLITION WORKS**

The applicant must ensure that all waste material generated from the work is adequately stored and is removed from the site during demolition and clean up works.

All waste materials must be removed to an appropriate waste disposal facility in accordance with the appropriate WorkCover requirements. In the case of asbestos, prior arrangements may need to be made with the operator of the facility.

Reason: To prevent any rubbish leaving the site, which could detrimentally affect the amenity of the area.

38 **CONTROL OF CONSTRUCTION WASTE**

Suitable provision for the containment of construction waste materials generated by the construction process, shall be provided within the boundaries of the construction site prior to any construction work being commenced above natural or excavated ground level, as follows:

- (a) Such containment measures are to be either by means of a screened area of silt stop fabric or shade cloth, having dimensions of 1.8m x 1.8m x 1.2m high area OR equivalent size waste disposal bin;
- (b) The provision of a suitable enclosure or bin shall be maintained

- for the term of the construction to the completion of the project;
- (c) The enclosure or bin shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site;
 - (d) Building waste shall be disposed of at an approved waste disposal or recycling facility. Building waste shall not be disposed of by burning on site.

Reason: To protect the amenity of the adjoining area by the management of building waste materials within the building site to maintain a clean environment and promote safety on site.

39. DEDICATION OF ROAD

The proposed roads within the subdivision and widening/realigned sections of existing roads 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.

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

40. SUBDIVISION REQUIREMENTS

Following the final survey, each lot is to comply with Council's subdivision requirement and DCP.

Reason: to ensure that the subdivision is carried out in accordance with Council's subdivision requirements.

41. SUBDIVISION CERTIFICATE

An application for a Subdivision Certificate for each stage is required to be submitted to Council. The application must be accompanied by the final plan of subdivision, and 5 prints pursuant to Clause 157 of the *Environmental Planning and Assessment Regulation 2000*.

Note: Subdivision Certificate fees will be applicable with the application.

Reason: To provide for certification of the subdivision plan.

42. MAINTENANCE BOND

Council is to be furnished with a cash maintenance bond or bank guarantee in lieu thereof of 5% of the contract price of all construction works for the subdivision.

The bond of guarantee will be security for the payment of the cost of remedying, repairing, replacing or rectifying any public work required in connection with this consent, or any work which will ultimately be dedicated to Council, which is found to be faulty or suffering deterioration within the bond period, where the fault or defect has arisen within 6 months after the work is completed.

The Council must be notified in writing within the 48 hours of the completion of each public work or work which will ultimately be dedicated to Council.

The bond of guarantee will be held for a 12-month bond period or greater period if works identified within the 12-month period are going to be carried out after the 12-month period.

The maintenance bond period starts at the time of release of the linen plan for the subdivision. The full bond, less any maintenance costs incurred; is to be refunded at the completion of the bond period or a greater period if works identified within the 12-month period are going to be carried out after the 12-month period.

Council is to notify the contractor within one month of the time it identifies the maintenance works are required. The time permitted for the contractor to carry out the necessary maintenance works will be at the discretion of Council.

Note:

- The term 'maintenance' refers to the repair, replacement or rectification of any work found to be faulty or suffering deterioration.
- 'Maintenance costs' are the actual costs incurred to undertake the works required.

Reason: To ensure maintenance works are carried out in accordance with the requirements of this consent.

43. WATER AND SEWER SERVICES – COMPLIANCE REQUIREMENTS

Make Application

Prior to issue of a construction certificate, application is to be made to Council's Water and Sewer Group for requirements for compliance with Section 307, *Water Management Act 2000* (NSW).

In response to this application, Council's Water and Sewer Group will issue a Notice of Requirements under Section 306 of the *Water Management Act 2000* (NSW), which will detail conditions, which must be satisfied.

Comply with Pre-Construction Requirements

Provide evidence of compliance with pre-construction requirements of the s306 Notice of Requirements. The Notice of Requirements will include conditions which must be satisfied prior to release of a Construction Certificate including any requirements for completion of water and sewer servicing strategies and associated detailed designs.

Condition number 43 modified under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

44. PREPARE A SERVICING STRATEGY

Prior to issue of a construction certificate, prepare an approved water servicing strategy for the complete development including other development sites within the local area

which would reasonably be expected to rely on the same portions of water or sewer infrastructure.

Condition number 44 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

45. WATER AND SEWER DEVELOPER CHARGES

Prior to the release of a Subdivision Certificate, the applicable water and sewer developer charges must be paid. Water Directorate Guidelines are used to calculate the charges which reflect the additional water and sewer loadings generated by the development.

The value of the charges will be included in Water and Sewer Group's Notice of Requirements in response to the developer's application for a certificate of compliance as under Section 307, *Water Management Act 2000* (NSW).

Condition number 45 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

43. WATER AND SEWER CERTIFICATE OF COMPLIANCE

Prior to the issue of a Subdivision Certificate, a certificate of compliance with requirements of Section 307, *Water Management Act (NSW) 2000* must be obtained from Council's Water and Sewer group.

A Section 307 Certificate will be issued, upon application to the Water and Sewer Group, after all requirements detailed in the Section 306 Notice of Requirements have been satisfied.

Note: Condition Number 39 added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 8.2013.211.5 dated 24 March 2021.

44. DEMOLITION OF EXISTING SHED

Prior to the issue of a Subdivision Certificate, the existing shed on Lot 29 must be demolished as per Lot 29 & 30 Plan.

Note: Condition Number 40 added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 8.2013.211.5 dated 24 March 2021.

45. ASBESTOS

If asbestos is encountered during construction or demolition work, even if the works are partial demolition (e.g. one wall), measures must be in place in accordance with WorkCover NSW guidelines, *AS 2601:2001: Demolition of structures* and the *Occupational Health & Safety Regulations 2001* NSW. Work shall not commence or continue until all the necessary safeguards required by WorkCover NSW are fully in place.

Only contractors who are appropriately licensed for asbestos disposal by

WorkCover NSW may carry out the removal and disposal of asbestos from demolition and construction sites.

Prior to commencing demolition of buildings containing asbestos, a commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring 400mm x 300mm shall be erected in a prominent visible position on the site in accordance with AS1319 "Safety Signs for the Occupational Environment.

The person entitled to act on this consent shall notify adjoining residents in writing five working days prior to the demolition.

Asbestos waste must only be disposed of at a landfill site authorised to receive such waste and copies of receipts received from such disposal kept and made available for inspection by Council during normal working hours and upon the giving of reasonable notice.

Note: Condition Number 41 added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 8.2013.211.5 dated 24 March 2021

DEMOLITION

All demolition works are to be carried out in accordance with AS 2601-2001 "Demolition of structures", with all waste being removed from the site. Hazardous waste such as asbestos cement sheeting etc, should be handled, conveyed and disposed of in accordance with guidelines and requirements from NSW Workcover Authority. Disposal of asbestos material at Council's Waste Depot requires prior arrangement for immediate landfilling.

Note: Condition Number 42 added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No. 8.2013.211.5 dated 24 March 2021.

51. OUTDOOR LIGHTING

All new and existing outdoor lighting must comply with Appendix A of the 'National Light Pollution Guidelines for Wildlife', prepared by Department of Climate Change, Energy, the Environment and Water, dated 2023

Condition number 51 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

52. LANDSCAPE PLAN / STREET TREE PLAN

A landscape/street tree plan must be provided to council for approval, prepared in accordance with Council's DCP requirements for street tree plantings, and utilising suitable native species.

Condition number 52 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

53. COMPLETION OF LANDSCAPE AND TREE WORKS

Before the issue of an occupation certificate, the principal certifier must be satisfied

that all Landscape and tree-works, including pruning in accordance with AS 4373-2007 Pruning of amenity trees and the management of priority weed species, have been completed in accordance with the approved plans, and any relevant conditions of this consent.

Details demonstrating compliance must be provided to the Certifying Authority.

Condition number 53 Added under section 4.55(2) of the *Environmental Planning & Assessment Act 1979* – DA No 8.2013.211.8

Advice to Applicant:

- 1 Please advise all subcontractors of conditions of approval.**
- 2 Your plans and specifications have been endorsed and are enclosed together with information from other authorities that may relate to the proposed works.**

SCHEDULE 2
RIGHT OF APPEAL

To the extent provided for by Section 8.7 and 8.10 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.

Sections 8.7 and 8.10 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*.

NOTES

- This is not an approval to commence work. Building works cannot commence until a construction certificate is issued by Council or an accredited certifier.
- Consent operates from the determination date. For more details on the date from which the consent operates refer to section 4.20 and 8.13 of the *Environmental Planning and Assessment Act 1979*.
- Section 4.53 of the Act provides that a development consent for the erection of a building does not lapse if the building, engineering or construction work relating to the building is substantially physically commenced on the land to which the consent applies before the date on which consent would otherwise lapse.

SCHEDULE 3

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

Nil

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

DI&P6/26 Minutes - Heritage Advisory Committee - 20/02/2026 FILE:26/00157

The Heritage Advisory Committee held its ordinary meeting on 20 February 2026. The minutes of the meeting were provided for Council's consideration.

34/26 **MOVED** Cr George, Deputy Mayor **SECONDED** Cr M McLachlan that Council

1. Note the minutes of the Heritage Advisory Committee Meeting held on 20 February 2026.
2. Adopt the following recommendation made by the Heritage Advisory Committee:

5.1 Mount Thorley Warkworth Historic Heritage Conservation Fund Grant - 1260 Broke Road, Broke

That Council to draw on the Mount Thorley Warkworth Historic Heritage Conservation Fund to support the following applications for **Major Works (being repairs and maintenance)** for **Albert Hall, 1260 Broke Road, Broke**, in the amount of **\$10,000.00**.

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

General Manager's Report (Items for Information)

GM10/26 Minutes - Audit Risk and Improvement Committee - 18 February 2026

FILE:26/00149/001

The Audit Risk and Improvement Committee held its ordinary meeting on 18 February 2026 and the minutes of the meeting were provided for Council's information.

NOTED

GM12/26 Draft Singleton CBD Masterplan

FILE:23/00549

A report was provided to inform Council of the progress on the draft Singleton CBD Masterplan funded under the NSW Government's Regional Housing Strategic Planning Fund – Round 3 (RHSPF).

NOTED*Executive Director's Report (Items for Information)***ED13/26 Delivery Program 2025 - 2029 and Operational Plan
2025/2026 Six Month Update FILE:25/00465**

A report was provided to inform Council and the community of the six-monthly status report on the Delivery Program 2025 – 2029 and Operational Plan 2025/2026.

NOTED**ED14/26 Minutes - Combined Rural Halls - 19 February 2026 -
Hall Reports February 2026 FILE:01/0301**

The Combined Rural Halls Committee held its ordinary meeting on 19 February 2026. Attached for Councillors information is the Minutes of the Ordinary Meeting were provided for Council's information.

NOTED**ED15/26 Site Inspection – Council Determination – 8.2013.211.8
– 4.55(2) Modification Application for Subdivision – 52
Golden Wattle Circuit, Wattle Ponds FILE:26/00033**

A report was provided advising the attendance and responses to questions submitted by Councillors during a site inspection in relation to item DI&P5/26 – Council Determination – 8.2013.211.8 – 4.55(2) Modification application for Subdivision – 52 Golden Wattle Circuit, Wattle Ponds.

NOTED**ED16/26 Responses to Questions on the Business Paper - 17
March 2026 FILE:26/00126**

A report was provided advising responses to questions submitted by Councillors in relation to items contained within the Business Paper for the 17 March 2026 Council Meeting.

NOTED*Corporate and Community Services - Report (Items for Information)***DCCS19/26 Diesel Fuel Rebate Scheme - Fuel tax credits FILE:25/00405**

A response to the resolution of Council on 18 November 2025 regarding Councils' Diesel Fuel Rebate Scheme claims was provided.

NOTED

**DCCS20/26 Minutes - Singleton Aboriginal Reconciliation
Committee - 03/02/2026**

FILE:22/00156

The Singleton Aboriginal Reconciliation Committee held its ordinary meeting on 3 February 2026. The minutes of the meeting were provided for Council's information.

NOTED

DCCS22/26 Investment Report - February 2026

FILE:25/00405

In accordance with clause 212 of the *Local Government (General) Regulation, 2021* a report was provided outlining funds invested under section 625 of the *Local Government Act, 1993* as at 28 February 2026.

NOTED

Infrastructure & Planning Report (Items for Information)

**DI&P7/26 Singleton Council ats Christian Education Ministries
Ltd - Land and Environment Court - Class 1
Proceedings 2025/00186678**

FILE:8.2023.502/13

The Councillors were provided with an update on the Class 1 Appeal lodged by Christian Education Ministries (Australian Christian College).

NOTED

35/26 **MOVED** Cr M McLachlan **SECONDED** Cr H Jenkins that Council **MOVE** to Closed Council (Confidential Section of Ordinary Meeting – Closed to the Public) at **7:15pm**

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

For the Motion were Crs S Moore, Mayor, G Adamthwaite, H Jenkins, S George, Deputy Mayor, M McLachlan, A McGowan, P Thompson, P Watson and S Yeomans Total (9).

Against the Motion was Nil Total (0).

CARRIED

OPEN COUNCIL RESUMED AT 8:17pm.

Closed Council

CC6/26 Huntlee Pty Ltd v Singleton Council - Class 4

Proceedings Update

FILE:23/00708

The Committee noted the information provided during the Closed Council session.

CC7/26 Hunter Regional Livestock Exchange Overview

FILE:23/00708

The Committee noted the information provided during the Closed Council session.

The meeting closed at 8:18pm and the minutes pages 1 to 37 were confirmed on 21 April 2026 and are a full and accurate record of proceedings of the meeting held on 17 March 2026.

.....
Mayor/Chairperson

.....
General Manager