



# **Attachments Excluded From Agenda**

## **Meeting of Singleton Council**

Tuesday 21 April 2026

*“Vibrant – Progressive – Connected – Sustainable - Resilient”*

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# SINGLETON AFFORDABLE HOUSING ACTION PLAN 2025



Funded by:





### **Acknowledgement of Country**

*Ngayan marrungku wiyen Wanarruwampa kunarr,  
mirumalikan parrayku ani, ngatan ngayan marrung  
wiyen Ngarrakay paranpa, yurakaykal ngatan  
pangaykal.*

Singleton Council acknowledges the Wanaruah, Wonnarua people and their custodianship of the land in the Singleton Local Government Area. We also acknowledge all other Aboriginal and Torres Strait Islanders who live within the Singleton Local Government Area and pay our respect to elders past, present and future.

The Singleton Affordable Housing Action Plan 2025 is proudly funded by the NSW Government through the NSW Regional Housing Strategic Planning Fund.

## Mayor's Message

Singleton is a growing regional community with a strong local identity, diverse economy and a changing housing landscape. Recognising that access to safe, appropriate and affordable housing is fundamental to the health, wellbeing and long-term economic resilience of our community—especially as housing pressures continue to evolve—it's important that Council is well positioned to understand these challenges and respond in a coordinated, proactive and strategic way.

The Singleton Affordable Housing Action Plan provides the framework for this response. It identifies the key drivers of housing stress in our LGA, including rising house prices, increasing rental pressure, limited housing diversity and growing demand from key workers, older residents, young people and households on low to moderate incomes. While Singleton has historically offered more affordable options than many metropolitan areas, affordability pressures are intensifying, particularly for renters and first home buyers.

This Action Plan outlines realistic, evidence-based and locally appropriate actions to support improved access to affordable housing in Singleton. It clarifies Council's role in facilitating and enabling affordable housing outcomes through strategic planning,



**Cr Sue Moore**  
Mayor of Singleton

advocacy, and partnerships with State and Federal agencies, Community Housing Providers and the development sector.

While Council does not directly build or manage affordable housing, we play a critical part in creating the conditions that make it possible. Through planning incentives, policy settings, advocacy and collaboration with our partners, Council can help influence the types of homes built in Singleton and support a more diverse, inclusive and sustainable housing future for our community.

## General Manager's Message

Like many regional areas across NSW, Singleton is experiencing changing housing needs and increasing pressure on household affordability. These shifts are affecting a range of demographics, from young people seeking independence and older residents looking to downsize through to key workers who support our essential services and families striving to stay connected to the community they call home.

A safe, secure and affordable place to live is fundamental to the wellbeing of every person in our community. It underpins social connection, economic participation and the long-term sustainability of our local workforce and businesses. As housing pressures grow, it is important that we act early, plan thoughtfully and work collaboratively to ensure Singleton continues to provide opportunities for all.

This Action Plan sets out a clear and practical framework for how Council will respond to current conditions. It draws on evidence-based, best-practice examples from across NSW, and the priorities identified in our Local Housing Strategy and Local Strategic Planning Statement. The Plan focuses on the areas where Council can make the greatest impact: shaping land use planning decisions,



**Justin Fitzpatrick-Barr**  
General Manager

advocating for investment and policy reform, and fostering strong partnerships with State and Federal agencies, community housing providers and the development sector.

Singleton has always been a community that supports one another, and this Action Plan strengthens that ethos. By taking a proactive approach, we can ensure that as Singleton continues to grow, it retains those characteristics we value most as inclusive, accessible and supportive of the people who live and work here.

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# SINGLETON SNAPSHOT

Source: REMPLAN 2024



- Lifestyle Living Areas 14%
- Rural Housing 30%
- Urban Areas 55%

Housing in the LGA is primarily clustered around towns and village centres and along main road corridors, and can be categorised as one of three key types:

**Urban Areas** – comprise the Singleton township and surrounding greenfield areas, and consist of lots typically ranging in size from 500 sqm to 1,000 sqm.

**Lifestyle Living Areas** – offer a popular alternative lifestyle option being lots typically ranging in size from 4,000 sqm up to 5+ hectares.

**Rural Areas** – provide some housing throughout agricultural zoned areas and where lots have a dwelling entitlement.

**EXECUTIVE SUMMARY**

The Singleton Affordable Housing Action Plan (the Action Plan) has been developed to identify realistic, evidence-based and locally appropriate actions to improve access to affordable housing across the Singleton Local Government Area (LGA). The Action Plan outlines Council’s role in facilitating and supporting affordable housing outcomes through planning policy, advocacy, partnerships, and collaboration with State and Federal agencies, Community Housing Providers, and the development sector.

It will guide future strategic planning, advocacy priorities and funding partnerships, positioning Council to proactively respond to local housing needs and support a more inclusive, resilient and diverse community. To achieve this, the Action Plan contains the following three Priority Areas, each with respective actions:



## 1 INTRODUCTION AND PURPOSE

### 1.1 WHAT DO WE MEAN BY AFFORDABLE HOUSING?

Affordable housing is defined within the Environmental Planning and Assessment Act, 1979 as being *'housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.'*

Affordable housing refers to housing that is suitable for the needs of very low, low and moderate income households and is priced in a way that allows these households to meet other essential living costs such as food, transport, medical care, clothing and education. A common benchmark is that housing is considered affordable when it requires less than 30% of gross household income to pay rent or service a mortgage.

While affordable housing can sometimes be offered for purchase, it is most commonly delivered as rental housing. Affordable rental housing may be owned by private developers, investors, local councils, charitable organisations or Community Housing Providers. It is typically managed by registered not-for-profit Community Housing Providers, although in some cases it may be managed by other qualified organisations.

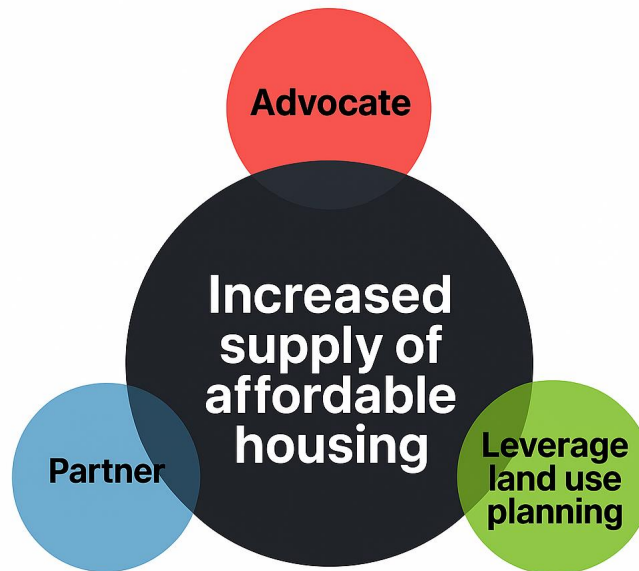
### 1.2 PURPOSE AND OBJECTIVES OF THE ACTION PLAN

The purpose of the Singleton Affordable Housing Action Plan is to guide Council's coordinated efforts in facilitating and supporting affordable housing outcomes through planning policy, advocacy, partnerships, and collaboration with State and Federal agencies, Community Housing Providers, and the development sector.

The objectives of the Action Plan are to:

1. Improve access to affordable rental housing for low- and moderate-income households.
2. Support partnerships that enable and deliver long-term affordable housing.
3. Provide planning pathways that increase housing diversity and affordability.

4. Align Council's policies, strategies and investment decisions with housing objectives.
5. Enable data-driven advocacy to State and Federal Governments



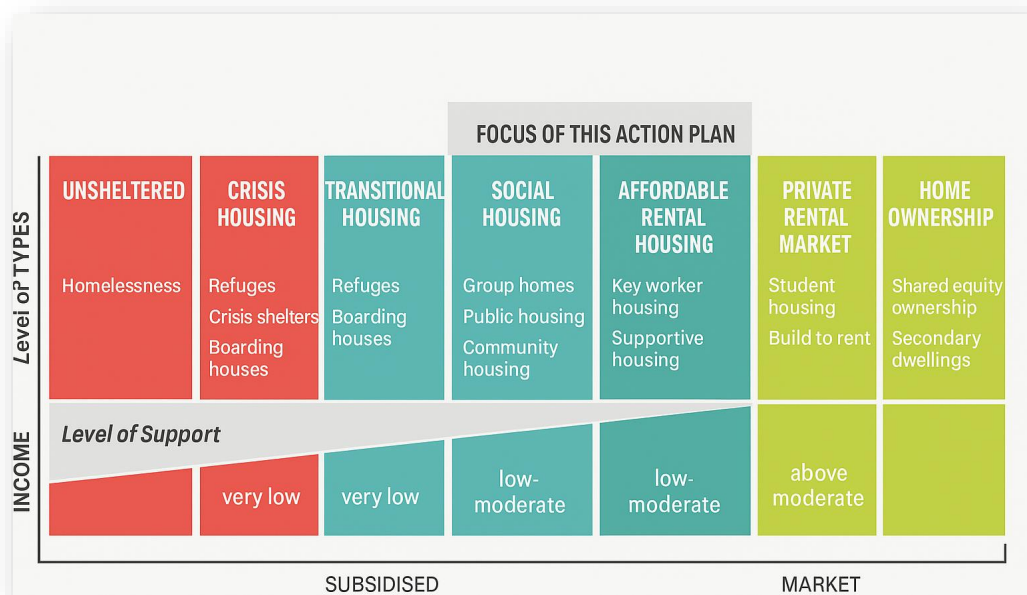
The actions are focused on planning, policy, advocacy, and partnership initiatives that will help deliver on these objectives. While Council does not build or manage affordable housing, it plays a critical role in enabling delivery through policy levers such as planning incentives, advocacy and partnering with the community housing sector and other stakeholders.

### 1.3 WHAT IS THE FOCUS OF THE ACTION PLAN?

This Action Plan focuses specifically on **affordable housing**, as defined under the Environmental Planning and Assessment Act 1979 and the State Environmental Planning Policy (Housing) 2021. Affordable housing refers to rental housing for very low-, low- and moderate-income households that is managed by a registered Community Housing Provider. While this differs from the broader concept of **housing**

**affordability**, which concerns the general cost of housing relative to household incomes, the two are connected.

Improving the supply of affordable housing can help relieve pressure in the wider housing system, but this Plan is targeted toward the defined affordable housing product as demonstrated in **Figure 3** below.



The Action Plan centres on actions within Council's sphere of influence, including planning, policy, advocacy and partnership initiatives. Although Council does not build or manage affordable housing, it plays a critical enabling role. This includes shaping land use planning outcomes, applying policy tools such as planning incentives and voluntary planning agreements, advocating for investment and policy reform from State and Federal Governments, and working collaboratively with Community Housing Providers and other key stakeholders.

Accordingly, the scope of the Action Plan is directed toward the areas where Council can have the greatest impact, while recognising that the successful delivery of affordable housing depends on coordinated action across all levels of government, the community housing sector and the development industry.

#### 1.4 WHY AFFORDABLE HOUSING MATTERS IN SINGLETON?

The total population of Singleton in 2021 was 24,725, and by 2046 it is forecast to increase by a further 9,033 people. This level of growth will place pressure on the local housing system, driving increased demand for new homes, influencing land supply requirements, and potentially exacerbating affordability challenges if supply and infrastructure do not keep pace.

Without coordinated planning and targeted interventions, rising demand may contribute to higher purchase and rental costs, reduced availability of suitable housing, and increased pressure on households already experiencing housing stress. This underscores the importance of delivering a balanced and well-sequenced supply pipeline, supported by strategic actions to improve housing affordability and expand access to affordable housing options.

Affordable housing, as defined under the Environmental Planning and Assessment Act 1979 and the State Environmental Planning Policy (Housing) 2021, is an essential component of a balanced and resilient housing system. It provides long-term, secure rental housing for very low, low and moderate income households and is managed by registered Community Housing Providers to ensure ongoing affordability and appropriate tenancy management.

Housing pressures in Singleton are increasing. Rising rents and mortgage repayments are outpacing income growth, contributing to greater financial stress for many households. At the same time, growth in single-person households and an ageing population is increasing demand for smaller, more affordable and accessible dwellings. Key workers, including teachers, health care workers, childcare educators and hospitality workers, are also experiencing rental stress, which affects their ability to live locally and support essential services.

Affordable housing directly supports economic resilience by enabling key workers and lower-income households to remain close to employment, education and services. This stability strengthens labour force retention and helps local industries remain viable.

Affordable housing also contributes to stronger, more cohesive communities. It ensures that people at different life stages, household types and income levels can live in Singleton and stay connected to their neighbourhood networks. Community diversity supports volunteering, informal care networks, and the social vibrancy of the LGA.

Importantly, affordable housing plays a preventative role in reducing homelessness. Secure, long-term housing for households at risk of housing instability reduces pressure on crisis accommodation, health services and emergency responses. Ensuring an

adequate supply of affordable housing improves community wellbeing, economic productivity and the overall liveability of Singleton.

## 1.5 STRATEGIC CONTEXT

This Action Plan has been developed to align with key local, regional and state planning frameworks that guide housing, land use and community wellbeing in Singleton. These include:

- **Singleton Community Strategic Plan 2025–2035**
- **Singleton Local Housing Strategy (2024)**
- **Hunter Regional Plan 2041**
- **NSW Housing Strategy 2041**
- **State Environmental Planning Policy (Housing) 2021**
- **Singleton Advocacy Agenda**
- **Construction Workers Accommodation Policy**

The Action Plan supports Council's broader goals for liveability, sustainability, social equity and economic development. It responds to the need for targeted local action to support affordable housing delivery, recognising that while Council is not a housing provider, it plays a critical enabling role. Through its planning functions, advocacy responsibilities and strategic partnerships, Council can influence the conditions that support an increased supply of affordable housing in the Singleton LGA.

## 2 UNDERSTANDING AFFORDABLE HOUSING

### 2.1 HOUSING AFFORDABILITY v AFFORDABLE HOUSING

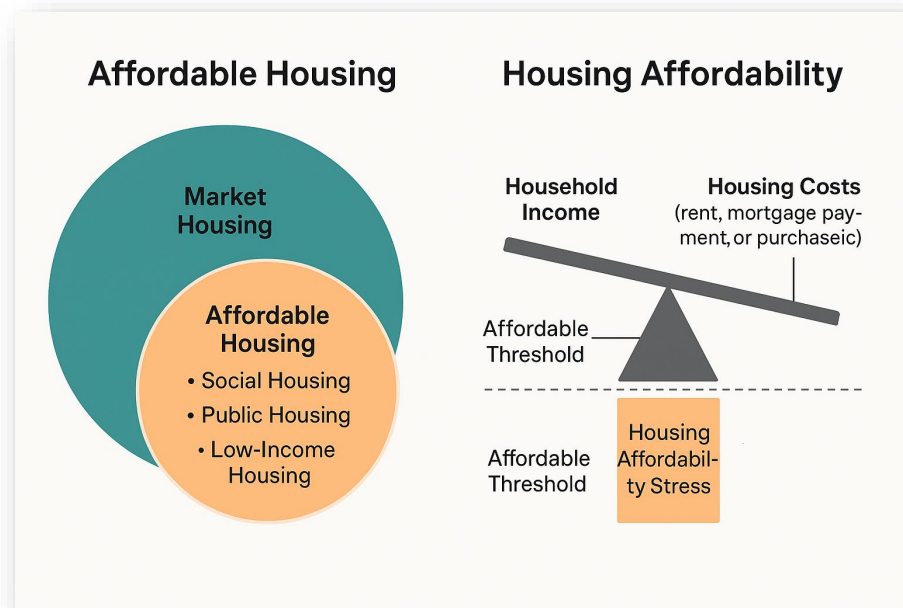
It is important to distinguish between **Affordable Housing**, which is a defined term under NSW legislation, and **housing affordability**, which refers more broadly to the relationship between housing costs and household incomes across the entire housing market. Affordable Housing describes a specific type of long-term rental housing for very low, low and moderate income households, delivered and managed to remain affordable over time. In contrast, housing affordability is a general concept that reflects

how easily households can meet housing costs such as rent or mortgage payments relative to their income.

Although the two terms have different meanings and purposes, they are interconnected. A shortage of Affordable Housing can place additional pressure on the private rental market, contributing to reduced housing affordability for a much wider group of households. Conversely, when the broader market becomes less affordable (such as during periods of rising rents, rapid population growth or increasing mortgage costs) demand for Affordable Housing intensifies, leaving more households unable to secure stable and appropriate housing.

Affordable Housing plays a stabilising role within this broader system. By providing secure, below-market rental homes for eligible households, it can help relieve pressure on the private market, reduce competition for lower-cost rentals and support overall market resilience. Likewise, improvements in housing affordability (such as increases in supply, reduced price pressures or higher household incomes) can indirectly reduce demand for Affordable Housing.

Understanding the differences between these terms, and the ways they interact, is fundamental to effective local planning. **Figure 4** illustrates this relationship, showing how Affordable Housing forms one component of the wider housing system and contributes to improving housing outcomes across the community.



## 2.2 WHO IS AFFORDABLE HOUSING FOR?

Affordable Housing is designed to support people and households who contribute to the social and economic life of the community but who cannot access appropriate, secure or affordable accommodation in the private rental market. Under NSW legislation, Affordable Housing is targeted to very low, low and moderate income households, with eligibility generally based on household income thresholds set by the NSW Government.

Affordable Housing can support a wide range of residents in Singleton, including:

- **Key workers** such as teachers, health care workers, childcare educators, aged care staff, disability support workers, hospitality workers and emergency service personnel who may be priced out of the private market.
- **Older residents** on fixed or limited incomes who may struggle to afford rising rents or maintain larger homes.
- **Young people** entering the workforce or seeking independence who face challenges securing stable and affordable rental housing.

- **People with disability** or people requiring support services who need safe, accessible and secure accommodation.
- **Single-person households** whose income levels make private rental difficult to sustain.
- **Low- to moderate-income families** who are employed but unable to access suitable and affordable homes in the private market.
- **Households at risk of homelessness** who would benefit from long-term, stable and appropriately managed rental housing.

By providing secure, well-managed homes for these income groups, Affordable Housing supports the essential workforce, strengthens community diversity, and reduces pressure on crisis services and the broader rental market. It ensures Singleton remains a place where people of different incomes, life stages and backgrounds can live, work and stay connected to their community.

## 2.3 WHAT IS HOUSING STRESS?

Housing stress is a commonly used measure of financial pressure within the housing system. A household is considered to be in housing stress when it spends more than 30% of its gross income on housing costs such as rent or mortgage repayments. Severe housing stress is typically defined as spending more than 50% of household income on housing. When housing costs consume this proportion of income, households often struggle to meet other essential living expenses such as food, utilities, transport, medical care and education.

Singleton, like many regional areas in NSW, is experiencing rising levels of housing stress. Increasing rents, limited supply of smaller or lower-cost dwellings, and strong competition in the private rental market are contributing to greater financial pressure, particularly for households with lower or fixed incomes. The impacts of housing stress are disproportionately felt by:

- Older people living on fixed or limited incomes
- Single-parent households, who often have a single income supporting dependants
- Young adults attempting to secure their first rental home or enter the ownership market

- Key workers in essential sectors such as health, aged care, retail, education, childcare and hospitality

Housing stress is a critical indicator of unmet housing need. It signals that households are unable to access appropriate and affordable housing within the private market and may be at increasing risk of housing instability or homelessness. These pressures also drive higher demand for Affordable Housing as households that cannot sustain private rental costs look for secure, long-term options managed by Community Housing Providers.

Understanding the prevalence and drivers of housing stress in Singleton is essential for planning future housing supply, identifying priority groups, and shaping targeted actions that support a more resilient and inclusive housing system.

## 2.4 HOUSING STRESS IN SINGLETON

The most recent Census data shows that housing stress is a growing issue for many households in Singleton. Rental stress is particularly significant, with 27.7 percent of renting households spending more than 30 percent of their gross household income on rent (ABS Census 2021, Housing Costs – Rental Payments). This means more than one in four renters are experiencing financial pressure from their housing costs. Mortgage stress is less common but still notable, with 9.9 percent of households with a mortgage paying more than 30 percent of their income on repayments (ABS Census 2021, Housing Costs – Mortgage Repayments).

It is also important to recognise that Singleton's income profile is strongly influenced by the mining sector, which has a high proportion of households earning above-average wages. These higher incomes lift the overall median income for the LGA and can make local housing appear more affordable on paper. However, this does not reflect the experience of lower-income households who are not part of the mining workforce. For these households, particularly renters, housing costs account for a much larger share of income and the risk of housing stress is significantly higher.

Rising rents since 2021, combined with cost-of-living pressures and income inequality, mean many households are increasingly vulnerable to housing stress. These pressures are contributing to growing demand for affordable rental options, crisis accommodation and social housing across the Singleton LGA.



### RENTAL STRESS

# 27.7%

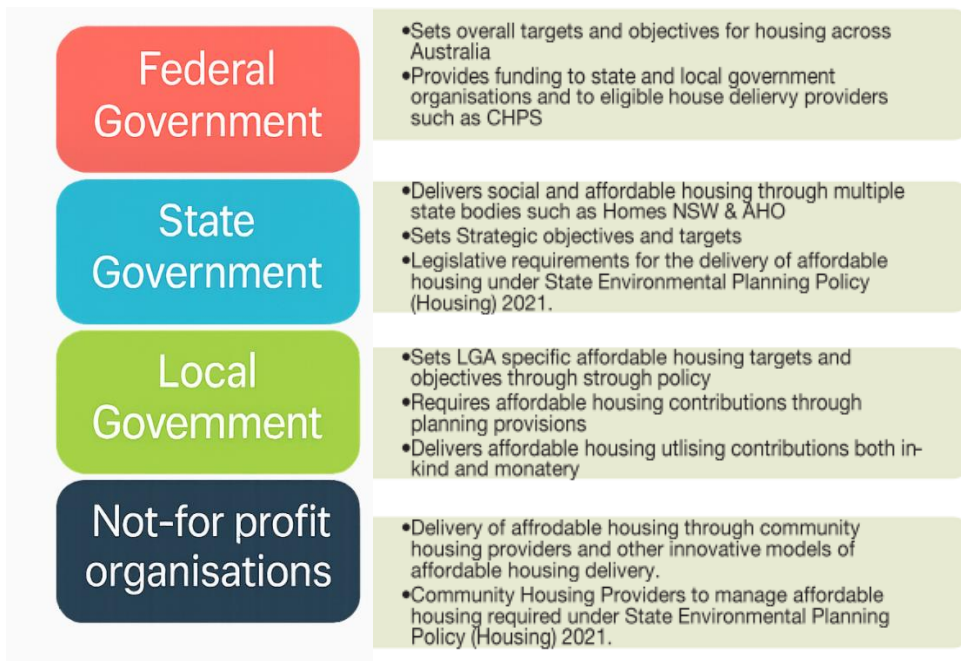
of renting households in Singleton  
spend more than 30% of their  
income on rent.

Higher than mortgage stress and nationally  
significant for a regional area.

## 3 AFFORDABLE HOUSING DELIVERY FRAMEWORK

### 3.1 WHO DELIVERS AFFORDABLE HOUSING?

Affordable housing is delivered through a network of partners across all levels of government, the community housing sector, not-for-profit providers and the private market. In New South Wales, the planning and regulatory framework (State Environmental Planning Policy (Housing) 2021) and associated guidance provides pathways for the delivery of social and affordable housing and sets expectations around long-term management and eligibility. **Figure 5** below summarises the affordable housing delivery framework and the respective roles of key stakeholders.



In Singleton, affordable housing outcomes will generally be achieved through these partnerships rather than Council directly owning or managing housing. The Delivery Framework outlined below clarifies where each partner is best placed to act and how Council can support coordinated delivery.

### 3.2 ROLE OF FEDERAL GOVERNMENT

The Australian Government influences affordable housing primarily through:

- National housing and homelessness agreements and funding programs
- Housing Australia (formerly NHFIC) finance and guarantees for affordable and social housing projects
- The Housing Australia Future Fund and other capital funding mechanisms
- Tax settings (for example, negative gearing, capital gains tax) and income support such as Commonwealth Rent Assistance.

These levers shape the overall viability of affordable housing projects and the resources available to CHPs and state agencies to deliver new supply.

### 3.3 ROLE OF STATE GOVERNMENT

In NSW, the State Government plays a direct and enabling role by:

- Setting the planning framework through the **Housing SEPP**, which includes provisions for social and affordable housing, co-living housing, build-to-rent and other diverse housing forms.
- Regulating and registering CHPs via the Registrar of Community Housing.
- Funding and delivering social and affordable housing through Homes NSW, including redevelopment and renewal of existing estates
- Supporting Aboriginal housing delivery and the Aboriginal community housing sector through the Aboriginal Housing Office.
- Providing guidance, tools and programs to support councils and CHPs to plan and deliver affordable rental housing.

### 3.4 ROLE OF LOCAL GOVERNMENT

Local government is not a major housing provider in NSW but plays a significant enabling role in affordable housing. Research and sector guidance recognise councils as key shapers of local housing outcomes through their planning, community and advocacy functions.

Council's role includes:

- Strategic planning – preparing and implementing the Local Strategic Planning Statement, Local Housing Strategy and LEP/DCP amendments that support well-located, diverse and feasible housing outcomes.

- Development assessment and land use planning – applying the Housing SEPP and local controls to facilitate appropriate affordable housing proposals.
- Infrastructure and contributions planning – using local infrastructure contributions, planning agreements and infrastructure coordination to unlock suitable sites and precincts.
- Developing local policies that intersect with housing needs - including policies relating to homelessness, emergency and crisis accommodation, temporary worker and construction-worker accommodation.
- Partnerships and facilitation – convening and partnering with CHPs, State agencies, developers, employers and community organisations to progress specific projects or precincts.
- Advocacy – representing Singleton’s housing needs in regional and state forums, and advocating for funding, policy reforms and programs that support local delivery of affordable housing.

### 3.5 ROLE OF COMMUNITY HOUSING PROVIDERS

Community Housing Providers (CHPs) are central to affordable housing delivery in NSW. They are non-profit organisations registered and regulated to ensure the affordability component is maintained.

CHPs may act as:

- Tenancy and property managers for dwellings owned by government, councils, private investors or the providers themselves
- Developers and owners of new affordable housing, financing projects through a mix of government funding, borrowing, cross-subsidy and partnerships
- Place managers and support partners, working with service providers to support tenants with complex needs.

The NSW Community Housing Industry Strategy notes that some CHPs operate at scale as developers and place managers, while others have a more local or niche focus, often working through partnerships and joint ventures

### 3.6 ABORIGINAL COMMUNITY HOUSING PROVIDERS (ACHPS)

Aboriginal Community Housing Providers (ACHPs) are Aboriginal or Torres Strait Islander organisations that own or are responsible for managing community housing. ACHPs play a critical role in improving housing outcomes for First Nations People by delivering culturally appropriate, community-led housing services. ACHPs are registered providers under the National Regulatory System for Community Housing (NRSCH) and operate with specialist knowledge of the needs, aspirations and lived experiences of First Nations People.

ACHPs provide more than just housing; they deliver holistic support that strengthens community wellbeing, cultural connection and long-term housing stability. Their service models often integrate tenancy management, culturally safe support programs, advocacy, and partnerships with local Aboriginal and Torres Strait Island organisations, helping to address barriers households face in accessing and sustaining housing in the private market.

For Council, strengthening relationships with ACHPs represents a meaningful pathway to increasing culturally appropriate affordable housing options in Singleton. This aligns with Council's broader commitments to equity, reconciliation, inclusion, and place-based approaches that respond directly to community need.

### 3.7 ROLE OF OTHER NOT-FOR-PROFIT PROVIDERS

Beyond CHPs and ACHPs, a range of not-for-profit organisations contribute to affordable and supported housing outcomes, including:

- Charitable and church-based organisations that own or head-lease dwellings and provide low-cost or transitional housing
- Specialist homelessness services that operate crisis and transitional accommodation
- Organisations providing wrap-around support (for example, domestic and family violence services, youth services or mental health support) that partner with CHPs or government agencies.

These organisations are often critical partners in supporting tenants with higher or more complex needs, and in creating pathways from crisis or transitional accommodation into stable long-term affordable housing.

### 3.8 ROLE OF AFFORDABLE HOUSING IN TACKLING HOMELESSNESS

Affordable housing is a key part of the broader response to homelessness, although it does not replace the need for crisis and specialist homelessness services. Stable, long-term, well-located and affordable rental housing:

- Provides a pathway out of homelessness for households leaving crisis or transitional accommodation
- Helps prevent homelessness by offering secure options for households experiencing housing stress, relationship breakdown, illness or job loss
- Reduces pressure on high-cost emergency, health and justice services by addressing the underlying housing instability that often drives demand.

In Singleton, increasing the supply of Affordable Housing (defined term) can help reduce the risk of residents cycling between insecure housing, overcrowding, informal arrangements and crisis services. By linking affordable housing initiatives with local support services and Aboriginal housing partners, Council and its partners can better address both the causes and consequences of homelessness in the LGA.

## 4 CHALLENGES AND OPPORTUNITIES

### 4.1 CHALLENGES

Singleton faces a range of local and regional housing challenges that are shaping demand, supply and affordability across the LGA. Persistent low vacancy rates, limited rental availability and ongoing regional migration trends are placing pressure on the housing market, while increasing construction costs continue to affect delivery timeframes and development feasibility.

There are also clear gaps in housing supply, including a shortage of smaller dwellings suitable for singles and couples, limited accessible housing, and insufficient rental

options for key workers who are essential to the local economy. These pressures are compounded by planning and infrastructure constraints, such as servicing requirements in growth areas, land fragmentation, and the feasibility and viability challenges associated with rezoning and development in a regional context. Collectively, these factors contribute to a constrained and pressured housing system that requires coordinated planning, advocacy and partnerships to address.

## 4.2 OPPORTUNITIES

A range of opportunities exist to improve affordable housing outcomes in Singleton through planning mechanisms, partnerships and targeted investment. There is potential to utilise planning tools such as LEP amendments, DCP incentives, voluntary planning agreements, density bonuses and affordable housing contribution pathways, as well as undertaking pilot precinct investigations to test new approaches.

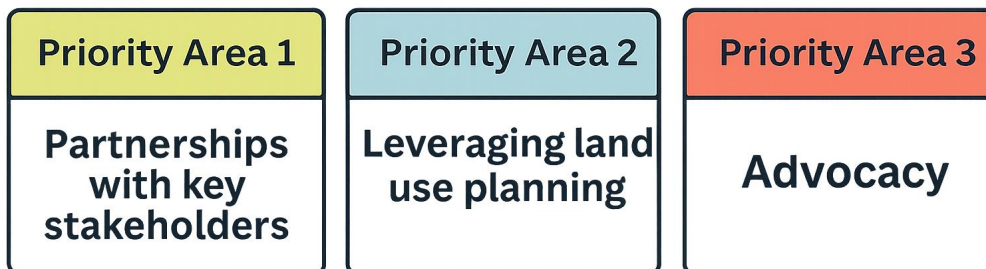
Strengthened collaboration with stakeholders including community housing providers, Homes NSW, major employers, service providers, government agencies and developers can help unlock new delivery pathways and support jointly led projects. Land use and zoning opportunities also present avenues for growth, including the redevelopment of underutilised sites, enabling mixed-use and higher-density residential zones, encouraging development in transit-accessible locations and facilitating housing close to employment areas.

Funding and investment opportunities are expanding, with potential access to the Housing Australia Future Fund, the NSW Housing Infrastructure Fund, federal and state grant programs, CHP borrowing mechanisms and emerging philanthropic partnerships. Collectively, these opportunities provide a strong foundation for Council and its partners to facilitate more diverse, sustainable and affordable housing outcomes across the Singleton LGA.

## 5 PRIORITY AREAS AND ACTIONS

### 5.1 DEVELOPMENT OF PRIORITY AREAS

Following benchmarking of approaches used by other councils and an assessment of the suitability of potential actions for the Singleton context, Council has identified three Priority Areas to guide the delivery of this Action Plan. These Priority Areas reflect the key tools and levers available to local government to influence affordable housing outcomes. **Figure 6** below shows the three Priority Areas of the Action Plan:



By structuring the Action Plan around partnerships with key stakeholders, leveraging land use planning, and advocacy, Council can focus its efforts on the areas where it can have the greatest impact, work collaboratively with delivery partners, and support long-term, effective and locally appropriate affordable housing solutions for the Singleton community. This Chapter details the Priority Areas and their respective actions.

## 5.2 PRIORITY AREA 1 – PARTNERSHIPS WITH KEY STAKEHOLDERS

## Working in partnership, providing incentives, and exploring opportunities



Affordable housing cannot be delivered by Council alone. It relies on coordinated collaboration between Community Housing Providers, NSW Government agencies, private developers, not-for-profit organisations, Aboriginal housing providers, major employers and local support services. This Priority Area focuses on building and strengthening these partnerships to support new supply, improve housing pathways, and maximise available funding and expertise. By acting as a facilitator Council can help unlock opportunities, support project feasibility, and ensure affordable housing initiatives align with community needs. Strong partnerships will create the foundation for long-term, sustainable and culturally appropriate affordable housing outcomes in Singleton.

**Actions:**

1. Identify and assess Council-owned land for potential future partnerships to deliver affordable housing.
2. Continue to work with Homes NSW on a Memorandum of Understanding to support the delivery of affordable housing.
3. Establish a regular engagement schedule with Community Housing Providers to identify partnership opportunities.

4. Explore potential for partnerships with major employers experiencing workforce housing pressures.
5. Continue to strengthen relationships with the not-for-profit sector to support wrap-around services linked to housing stability.
6. Support Community Housing Providers, NSW Government agencies, not-for-profit organisations, Aboriginal housing providers, major employers and local support services on their advocacy agendas.



## 5.3 PRIORITY AREA 2 - LEVERAGING LAND USE PLANNING

# Leveraging the land use planning system



As the local planning authority, Council's most direct influence on affordable housing lies in its land use planning functions. This Priority Area focuses on actions that utilise planning tools, such as the Local Housing Strategy, LEP and DCP reviews, site-specific planning proposals, precinct planning, planning incentives and voluntary planning agreements, to enable and facilitate affordable housing delivery. By creating clearer pathways, removing barriers, and identifying opportunities for well-located and diverse housing, Council can actively influence the feasibility and supply of affordable housing. This Priority Area also ensures alignment with the NSW planning system, the Housing SEPP and emerging best-practice approaches across other councils.

**Actions:**

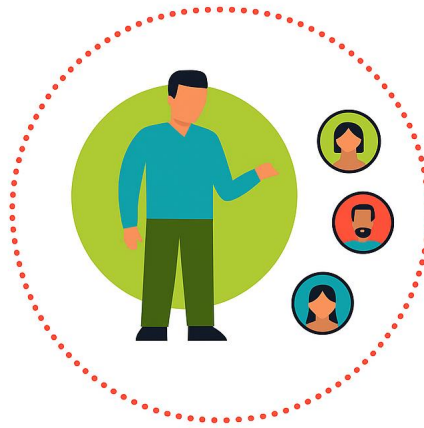
7. Subject to funding, investigate the feasibility of an affordable housing contributions scheme.
8. If feasible, develop an affordable housing contributions scheme under s7.32 of the EP&A Act, 1979.

9. As part of the next review of the Singleton Local Housing Strategy, ensure there is ongoing alignment with affordable housing objectives and identify new precinct opportunities.
10. As part of the next review of the Singleton Development Control Plan 2014, include controls and objectives that encourage diverse types of housing (e.g. small dwellings, co-living, accessible housing, terraces).
11. As part of the next review of the Singleton Local Environmental Plan 2013, ensure that there are no impediments to the facilitation or delivery of affordable housing.
12. Investigate the feasibility of planning incentives linked to affordable housing outcomes in appropriate locations.
13. Proactively seek to enter into Voluntary Planning Agreements that contribute to the delivery and facilitation of affordable housing.
14. Use future LEP amendments to enable mixed-tenure housing models where viable.



## 5.4 PRIORITY AREA 3 - ADVOCACY

# Advocacy



Advocacy is a critical lever for local government, particularly in areas such as affordable housing where delivery and funding responsibilities largely sit with State and Federal Governments and the community housing sector. Through targeted, evidence-based advocacy, Council can ensure Singleton's housing needs are recognised in regional planning, infrastructure funding programs, and government policy settings.

Affordable housing is not a defined land use in the Standard Instrument LEP, which means it is generally delivered through existing residential and mixed-use land use zones. In practice, the most suitable locations for affordable housing are zones that provide good access to services, public transport, employment areas and essential infrastructure, such as the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, and other mixed use zones where residential uses are permitted. Delivery is less appropriate in rural or low-density zones where access to services is limited, infrastructure costs are higher, and car dependency can exacerbate housing stress.

By creating clearer pathways, removing barriers and identifying opportunities for well-located and diverse housing, Council can actively influence the feasibility and supply of affordable housing. This Priority Area also ensures alignment with the NSW planning system, the Housing SEPP and emerging best-practice approaches across other councils.

**Actions:**

15. Advocate, based on local evidence, for greater social and affordable housing investment from State and Federal Governments, and support local agencies and networks in their advocacy to government.
16. Support the proposed Housing Australia Future Fund (HAFF) which would deliver centralised funding for Affordable Housing.
17. Advocate for State and Federal funding programs (e.g., HAFF, Housing Australia, infrastructure programs) to prioritise regional areas experiencing housing stress.
18. Advocate for State and Federal funding to develop the evidence base required to inform the development of an affordable housing contributions scheme.
19. Advocate for a Workforce and Accommodation Strategy for State Significant Development (SSD) and Renewable Energy Zone (REZ) projects to ensure adequate accommodation for workforces, consideration of the cumulative impacts and prioritisation of local employment



**6 IMPLEMENTATION PLAN**

<b>Priority Area</b>	<b>Action Number</b>	<b>Action</b>	<b>Timeframe</b>
<b>Partnerships with key stakeholders</b>	1	Identify and assess Council-owned land for potential future partnerships to deliver affordable housing.	Short
<b>Partnerships with key stakeholders</b>	2	Continue to work with Homes NSW on a Memorandum of Understanding to support the delivery of affordable housing.	
<b>Partnerships with key stakeholders</b>	3	Establish a regular engagement schedule with Community Housing Providers to identify partnership opportunities.	Short
<b>Partnerships with key stakeholders</b>	4	Explore potential for partnerships with major employers experiencing workforce housing pressures.	Medium
<b>Partnerships with key stakeholders</b>	5	Continue to strengthen relationships with the not-for-profit sector to support wrap-around services linked to housing stability.	Ongoing
<b>Partnerships with key stakeholders</b>	6	Support Community Housing Providers, NSW Government agencies, not-for-profit organisations, Aboriginal housing providers, major employers and local support services on their advocacy agendas.	Ongoing
<b>Leveraging land use planning</b>	7	Subject to funding, investigate the feasibility of an affordable housing contributions scheme.	Medium

<b>Leveraging land use planning</b>	8	If feasible, develop an affordable housing contributions scheme under s7.32 of the EP&A Act, 1979.	Long
<b>Leveraging land use planning</b>	9	As part of the next review of the Singleton Local Housing Strategy, ensure there is ongoing alignment with affordable housing objectives and identify new precinct opportunities.	Medium
<b>Leveraging land use planning</b>	10	As part of the next review of the Singleton Development Control Plan 2014, include controls and objectives that encourage diverse types of housing (e.g. small dwellings, co-living, accessible housing, terraces).	Medium
<b>Leveraging land use planning</b>	11	As part of the next review of the Singleton Local Environmental Plan 2013, ensure that there are no impediments to the facilitation or delivery of affordable housing.	Medium
<b>Leveraging land use planning</b>	12	Investigate the feasibility of planning incentives linked to affordable housing outcomes in appropriate locations.	Long
<b>Leveraging land use planning</b>	13	Proactively seek to enter into Voluntary Planning Agreements that contribute to the delivery and facilitation of affordable housing.	Short
<b>Leveraging land use planning</b>	14	Use future LEP amendments to enable mixed-tenure housing models where viable.	Long
<b>Advocacy</b>	15	Advocate, based on local evidence, for greater social and affordable housing investment from State and Federal Governments, and support local agencies and networks in their advocacy to government.	Short

<b>Advocacy</b>	16	Support the proposed Housing Australia Future Fund (HAFF) which would deliver centralised funding for Affordable Housing.	Short
<b>Advocacy</b>	17	Advocate for State and Federal funding programs (e.g., HAFF, Housing Australia, infrastructure programs) to prioritise regional areas experiencing housing stress.	Medium
<b>Advocacy</b>	18	Advocate for State and Federal funding to develop the evidence base required to inform the development of an affordable housing contributions scheme.	Medium
<b>Advocacy</b>	19	Advocate for a Workforce and Accommodation Strategy for State Significant Development (SSD) and Renewable Energy Zone (REZ) projects to ensure adequate accommodation for workforces, consideration of the cumulative impacts and prioritisation of local employment.	Medium

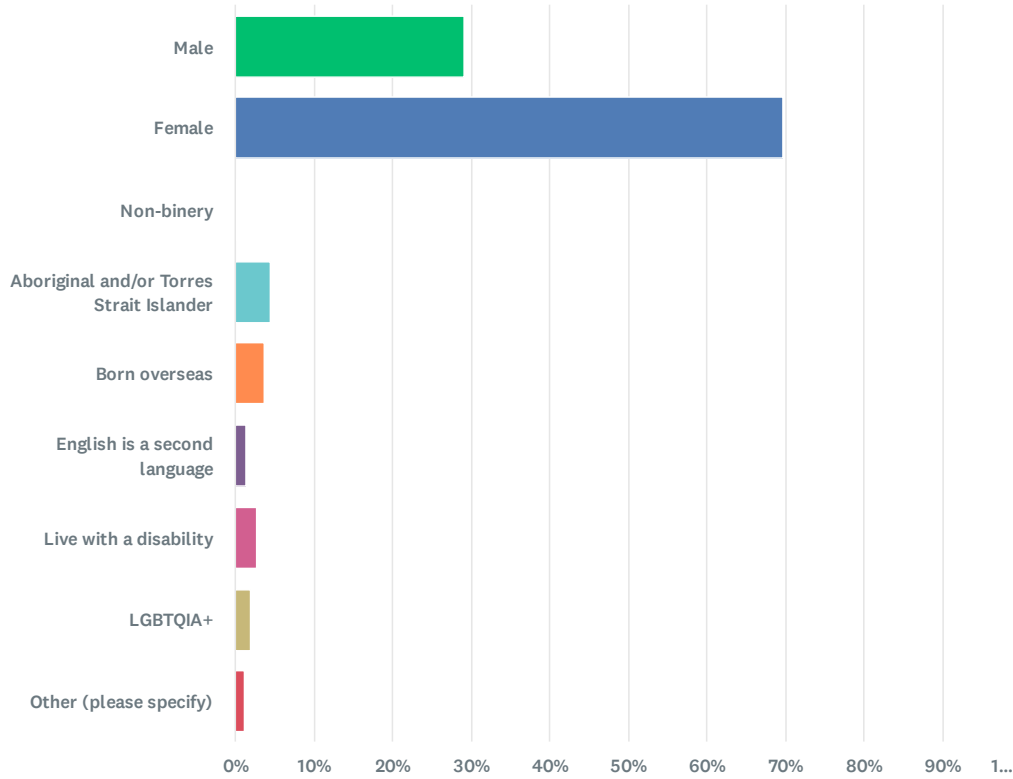


**CONTACT US** **T** 02 6578 7290  
**E** [council@singleton.nsw.gov.au](mailto:council@singleton.nsw.gov.au)  
**W** [singleton.nsw.gov.au](http://singleton.nsw.gov.au)



Q1 Which of the following best describes you? (tick all that apply)

Answered: 428 Skipped: 0



Answer Choices	Percentage	Responses
● Male	29.21%	125
● Female	69.63%	298
● Non-binery	0.23%	1
● Aboriginal and/or Torres Strait Islander	4.44%	19
● Born overseas	3.74%	16
● English is a second language	1.40%	6
● Live with a disability	2.80%	12
● LGBTQIA+	1.87%	8
<b>Total</b>		<b>490</b>

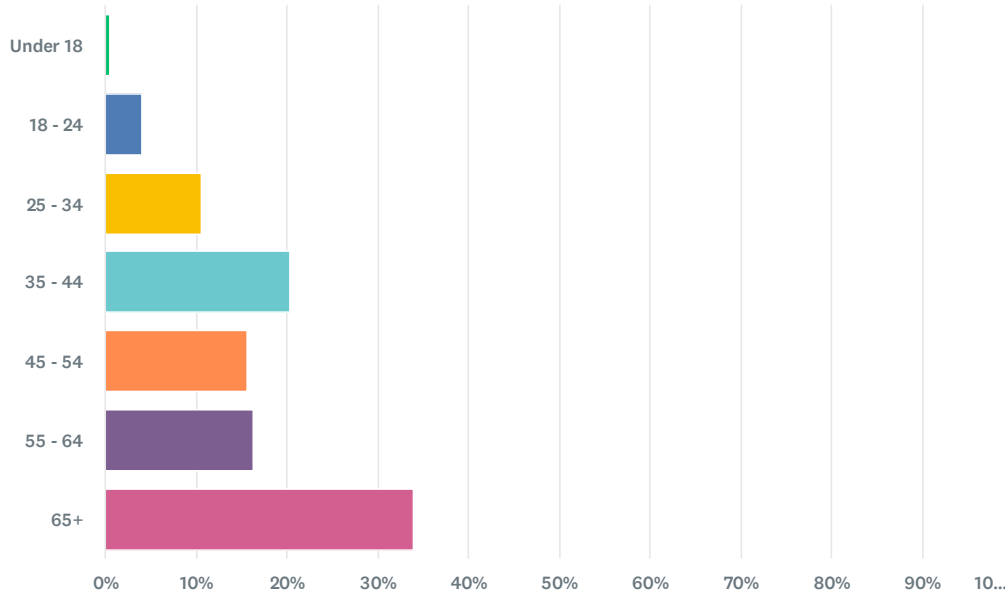
Singleton CBD Masterplan Update

Answer Choices	Percentage	Responses
● Other (please specify) <a href="#">Show responses</a>	1.17%	5
<b>Total</b>	<b>490</b>	

#	OTHER (PLEASE SPECIFY)	DATE
1	prefer not to say	2/23/2026 10:39 AM
2	.	2/20/2026 4:34 PM
3	Family with an adult child with a disability	2/20/2026 10:25 AM
4	Aged	2/19/2026 9:54 PM
5	Normal Human Being	2/19/2026 1:12 PM

### Q2 Age

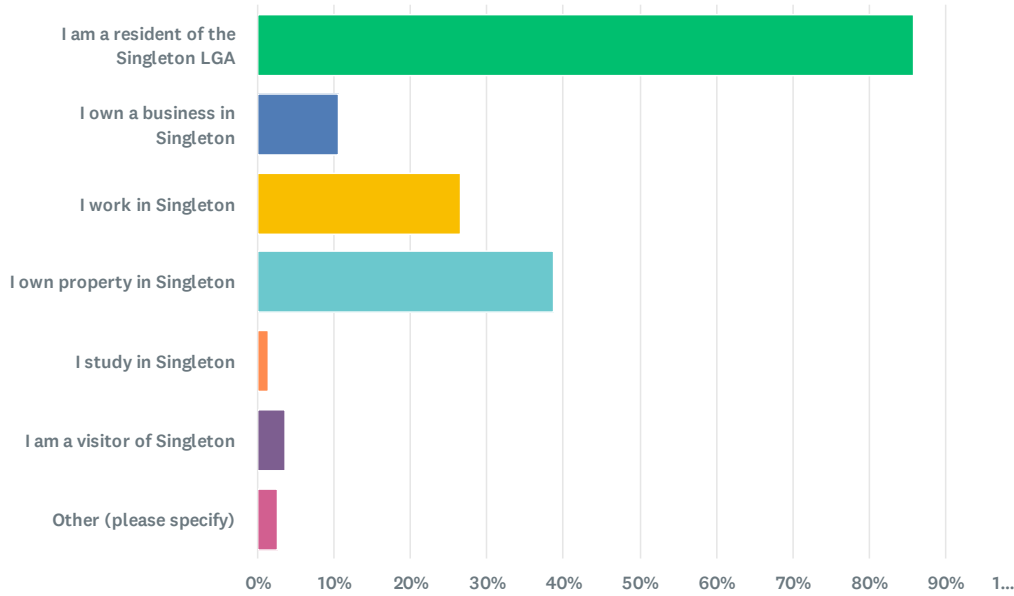
Answered: 428 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Under 18	0.47%	2
<span style="color: blue;">●</span> 18 - 24	3.97%	17
<span style="color: yellow;">●</span> 25 - 34	10.51%	45
<span style="color: teal;">●</span> 35 - 44	20.33%	87
<span style="color: orange;">●</span> 45 - 54	15.65%	67
<span style="color: purple;">●</span> 55 - 64	16.36%	70
<span style="color: pink;">●</span> 65+	33.88%	145
<b>Total</b>		<b>433</b>

### Q3 Relationship to the Singleton CBD? (Please tick all that apply)

Answered: 428 Skipped: 0



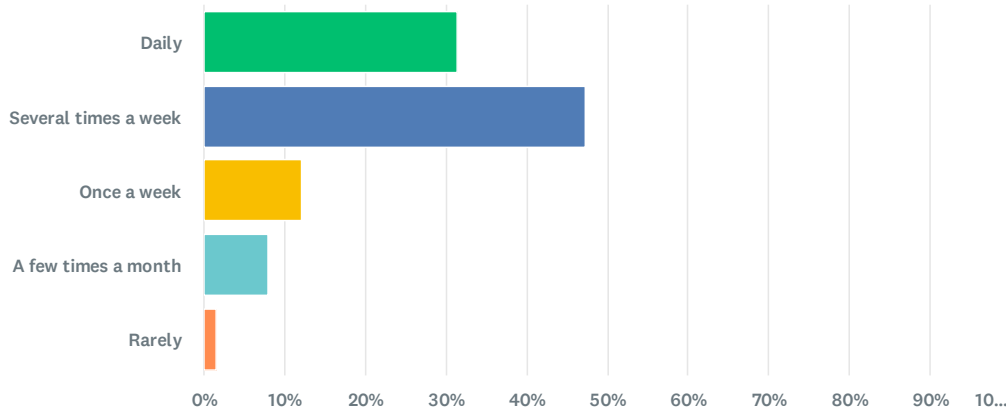
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> I am a resident of the Singleton LGA	85.75%	367
<span style="color: blue;">●</span> I own a business in Singleton	10.51%	45
<span style="color: yellow;">●</span> I work in Singleton	26.64%	114
<span style="color: teal;">●</span> I own property in Singleton	38.79%	166
<span style="color: orange;">●</span> I study in Singleton	1.40%	6
<span style="color: purple;">●</span> I am a visitor of Singleton	3.50%	15
<span style="color: pink;">●</span> Other (please specify) <a href="#">Show responses</a>	2.57%	11
<b>Total</b>		<b>724</b>

## Singleton CBD Masterplan Update

#	OTHER (PLEASE SPECIFY)	DATE
1	I travel there for groceries etc	3/9/2026 5:47 PM
2	Previous resident, for 20 plus years	3/6/2026 9:29 AM
3	Branxton resident that shops in singleton	2/21/2026 10:04 AM
4	.	2/20/2026 4:34 PM
5	8 generations in singleton	2/19/2026 10:02 PM
6	Frequent go to Singleton for shopping, business and travelling through to west	2/19/2026 8:03 AM
7	Teacher at a school	2/19/2026 6:18 AM
8	Upper hunter shire resident	2/18/2026 8:48 PM
9	Lived in the council area for 55 years	2/18/2026 5:16 PM
10	Live here all my life singleton	2/17/2026 8:41 PM
11	I grew up in Singleton and have only lived out of the area for 4 years. I still visit frequently	2/17/2026 7:08 PM

Q4 How often do you visit the Singleton CBD?

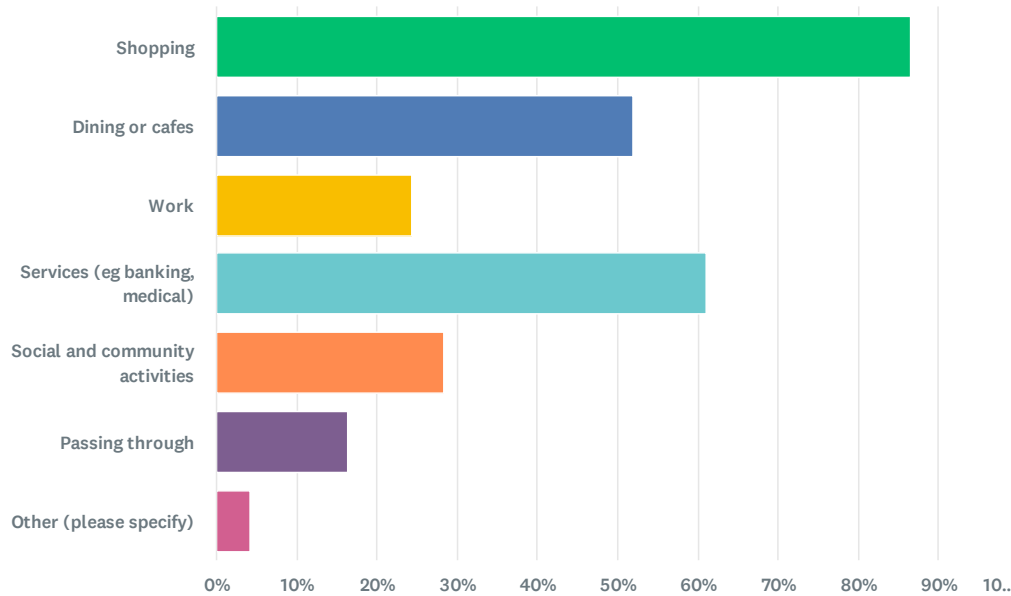
Answered: 424 Skipped: 4



Answer Choices	Percentage	Responses
● Daily	31.37%	133
● Several times a week	47.17%	200
● Once a week	12.03%	51
● A few times a month	8.02%	34
● Rarely	1.42%	6
<b>Total</b>		<b>424</b>

Q5 What are your main reasons for visiting the CBD? (Select all that apply)

Answered: 424 Skipped: 4



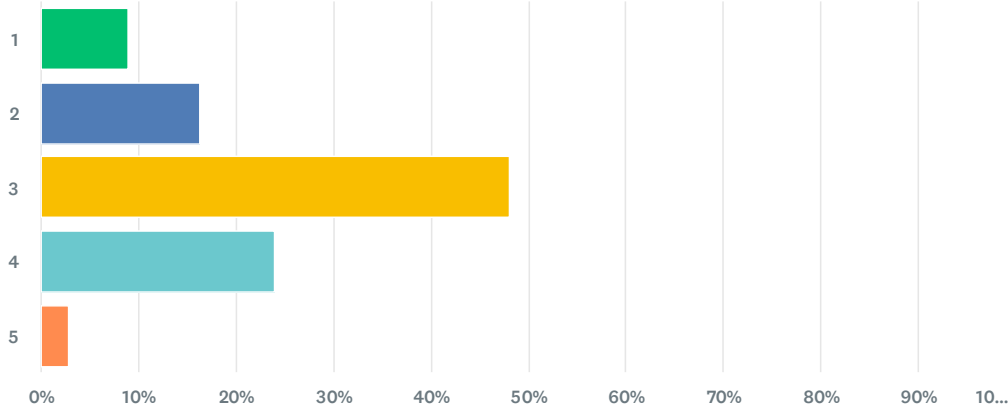
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Shopping	86.56%	367
<span style="color: blue;">●</span> Dining or cafes	51.89%	220
<span style="color: yellow;">●</span> Work	24.29%	103
<span style="color: teal;">●</span> Services (eg banking, medical)	61.08%	259
<span style="color: orange;">●</span> Social and community activities	28.30%	120
<span style="color: purple;">●</span> Passing through	16.27%	69
<span style="color: pink;">●</span> Other (please specify) <a href="#">Show responses</a>	4.25%	18
<b>Total</b>		<b>1156</b>

## Singleton CBD Masterplan Update

#	OTHER (PLEASE SPECIFY)	DATE
1	volunteer	3/11/2026 3:47 PM
2	didnt answer	3/11/2026 1:55 PM
3	Dentist and Optometrist	3/9/2026 5:48 PM
4	business	3/8/2026 1:05 PM
5	Post office	3/6/2026 4:56 PM
6	Post office and chemist mostly	3/5/2026 9:24 AM
7	Gym	3/3/2026 11:41 AM
8	GROCERY shopping	2/22/2026 8:55 PM
9	Going to IGym atleast 3 times a week from the Heights area.	2/22/2026 1:08 PM
10	Postal	2/21/2026 8:54 AM
11	.	2/20/2026 4:34 PM
12	Public toilet and to walk our dog	2/19/2026 2:20 PM
13	Parks, walking tracks, school, playgroup	2/19/2026 11:15 AM
14	Exercise - daily walking	2/18/2026 9:06 PM
15	Recycle bottles	2/18/2026 6:17 PM
16	Gym	2/18/2026 1:08 PM
17	Family	2/18/2026 10:57 AM
18	I live here	2/17/2026 7:14 PM

Q6 How would you rate your overall experience in the CBD? (1 = very poor, 5 = excellent)

Answered: 381 Skipped: 47



Answer Choices	Percentage	Responses
● 1	8.92%	34
● 2	16.27%	62
● 3	48.03%	183
● 4	23.88%	91
● 5	2.89%	11
<b>Total</b>		<b>381</b>

## Q7 What do you think are the CBD's greatest strengths

Answered: 286 Skipped: 142

#	RESPONSES	DATE
1	very little	3/12/2026 2:04 PM
2	the mall shopping	3/12/2026 2:01 PM
3	Clean and tidy, adequate shopping	3/12/2026 1:37 PM
4	Most things close by	3/12/2026 1:36 PM
5	Usually easy to find a park and a diverse spread of businesses. beautiful trees and grassed areas	3/12/2026 1:33 PM
6	More shade	3/12/2026 1:30 PM
7	Rose Point Park and Riverside Park	3/12/2026 1:28 PM
8	love the trees on the main street. very easy to walk there	3/12/2026 1:13 PM
9	Ease of walking about	3/12/2026 1:11 PM
10	most of what we need is here - but not everything	3/12/2026 1:09 PM
11	Mall	3/12/2026 1:06 PM
12	Accessiblity	3/12/2026 1:05 PM
13	The new Thai and Indian restsurants.	3/11/2026 8:46 PM
14	Recent improvements to area - paving, trees and playground. mall - positive area	3/11/2026 4:02 PM
15	easy access to shops, friendly atmostphere	3/11/2026 3:57 PM
16	traffic flow, parking behind main street	3/11/2026 3:55 PM
17	Need more shops filled	3/11/2026 3:52 PM
18	There isn't any	3/11/2026 3:44 PM
19	Variety of shops	3/11/2026 3:42 PM
20	Trees, lanscaped areas	3/11/2026 3:39 PM
21	most things in one place	3/11/2026 3:33 PM
22	parking bypass of John Strete, variety of retail / supermarket	3/11/2026 3:31 PM
23	The plantings along the footpath	3/11/2026 3:27 PM
24	The people and customer service are second to none. I am impressed with how helpful and friendly both supermarket chain workers are, variety of shopping, parks and sporting fields, family orientated activities throughout the year.	3/11/2026 2:36 PM
25	ease of entering business in john street	3/11/2026 2:01 PM
26	It's convenience to the shops	3/11/2026 1:57 PM
27	convenience	3/11/2026 1:53 PM
28	We are a community - minded town	3/11/2026 1:51 PM
29	ok	3/11/2026 1:50 PM
30	Singleton Square shopping and specialty stores on John Street	3/11/2026 10:29 AM
31	more shops and dining options than other parts of upper hunter. vibrant with no empty shop fronts	3/11/2026 9:37 AM
32	accessibility	3/11/2026 9:08 AM
33	Not a lot the speed humps are good & the crossings	3/10/2026 10:28 AM

## Singleton CBD Masterplan Update

34	Good cafes - just need longer hours to accommodate families with school aged kids Decent parking options for the businesses around	3/9/2026 7:27 PM
35	Better roads from Gresford	3/9/2026 5:50 PM
36	It docent have many	3/9/2026 12:50 PM
37	Not sure	3/9/2026 7:34 AM
38	recent landscaping upgrade	3/8/2026 1:06 PM
39	People	3/8/2026 12:46 PM
40	Easy walking distance to most shops	3/7/2026 11:33 PM
41	Has potential	3/7/2026 9:51 AM
42	None	3/7/2026 7:56 AM
43	The parks	3/6/2026 9:50 PM
44	The local businesses already in the CBD	3/6/2026 9:11 PM
45	Gardens	3/6/2026 8:39 PM
46	Nothing really that stands out	3/6/2026 8:22 PM
47	Layout, appearance	3/6/2026 6:48 PM
48	Walkable	3/6/2026 6:06 PM
49	Plenty of parking, attractive main street, wide undercover footpaths.	3/6/2026 2:54 PM
50	Supermarkets and cafes	3/6/2026 12:25 PM
51	Good selection of parking areas	3/6/2026 11:17 AM
52	the Levee bank	3/6/2026 9:31 AM
53	Not sure but I like the trees and flowers, the pedestrian crossings	3/5/2026 9:44 PM
54	not much at all	3/5/2026 9:20 PM
55	greenery along the street - although many of the target trees have been removed and replaced with crepe myrtles. It would have been nice to have had some of those larger trees left in place.	3/5/2026 8:28 PM
56	Cleanliness	3/5/2026 7:27 PM
57	Parks and gardens. The crepe Myrtle trees are beautiful.	3/5/2026 6:45 PM
58	thoughtful landscaping which makes the CBD appealing and attractive	3/5/2026 4:54 PM
59	generally shaded. wide enough, not narrow. Not too busy	3/5/2026 4:38 PM
60	It has potential - some lovely buildings.	3/5/2026 3:49 PM
61	Lay out, new paving and trees and benches	3/5/2026 3:35 PM
62	walking distance	3/5/2026 2:56 PM
63	It's close to my house.	3/5/2026 2:36 PM
64	A great pathway network to come from Singleton Heights and Hunterview, but this is poorly maintained with weeds encroaching on the path. This make for difficulty when traversing the path with a mobility scooter, and there are many of us using them now.	3/5/2026 2:34 PM
65	Parking is generally easy and it is very walkable	3/5/2026 2:31 PM
66	The personal approach from local business owners and the personal service they provide to make a living in our town	3/5/2026 2:04 PM
67	connectivity	3/5/2026 1:52 PM
68	None	3/5/2026 1:48 PM
69	The walkability is great. Parking is also great--even when it's busy for street parking, there are lots of free parking lot options (even if it means a little extra walking to one's destination.)	3/5/2026 1:43 PM

## Singleton CBD Masterplan Update

70	Ease of Access, everything within walking distance	3/5/2026 1:14 PM
71	The ryan avenue bypass around it	3/5/2026 12:14 PM
72	I can't Think of anything	3/5/2026 11:51 AM
73	None	3/5/2026 11:33 AM
74	It's quiet ( foot traffic) - but not that that is a good thing for business.	3/5/2026 9:28 AM
75	Looks clean but there is nothing inviting that makes you want to get out of your car and have a look around.	3/4/2026 12:04 PM
76	The ease of walking John street is great as the footpaths are wide, mostly shaded, several crosswalks and seating if required. The visual appearance is also good with the trees and gardens now matured.	3/4/2026 9:41 AM
77	Traffic flow,parking	3/4/2026 5:05 AM
78	a large Varsity of service - from Dr's to banking and Services NSW to fashion and jewelry stores.	3/3/2026 4:17 PM
79	The growth of newly planted trees and the use of Rose point park.	3/3/2026 11:44 AM
80	not congested	3/3/2026 8:25 AM
81	Clean Has everything I need Is well maintained Colourful and enjoyable Great outdoor areas Heritage areas	3/3/2026 8:05 AM
82	Mix of shops, cafes, services.	3/3/2026 7:29 AM
83	At least some street parking left.	3/2/2026 1:49 PM
84	Basic facilities like supermarkets and banking	3/1/2026 6:55 PM
85	Everything is within walking distance, if you can still walk.	3/1/2026 5:54 PM
86	Rear parking to JOHN STREET	2/28/2026 5:59 PM
87	People	2/28/2026 3:46 PM
88	Streetscape	2/28/2026 12:43 PM
89	It has all of our shops	2/27/2026 10:28 PM
90	A reasonable amount of everyday services is available for living, like post, bank, doctor, dentist, restaurants (good quality although not a great variety), and grocery.	2/27/2026 10:03 PM
91	Walk ability	2/27/2026 9:04 PM
92	It needs improvement	2/27/2026 4:44 PM
93	Close proximity to all establishments	2/27/2026 1:15 PM
94	Seating lighting refurbishments Regular cleaning of John st.	2/25/2026 6:53 PM
95	We lost our asset of wide easy drive & parking street.	2/25/2026 1:00 PM
96	It always looks fairly nice and is reasonably well looked after.	2/25/2026 9:12 AM
97	Main Street is presentable and kept neat	2/25/2026 8:08 AM
98	The footpath along the CBD are very easily accessible and they look quite nice. As to the gardens along that area. The speed bumps are also wonderful. It helps keep cars from speeding through the CBD.	2/24/2026 11:16 PM
99	If I recall correctly council predicted a shopping utopia after the last major John st upgrade,what planet were they on,reduced parking,painful manoeuvrability,stupid widening of footpaths(let's face it,lucky to have one pedestrian for every 50 metres most of the time)I could go on,but just wasting my time,so like most of the people I interact with we just avoid it if possible.	2/24/2026 5:24 PM
100	Great wide footpaths and good access to all the shops, the street tiles and design give it a nice feel	2/24/2026 4:08 PM
101	Christmas on John St	2/24/2026 12:56 PM
102	Parking is good. Quality of footpaths in John St are good	2/24/2026 12:31 PM

## Singleton CBD Masterplan Update

103	how Ryan avenue goes around the back of the shops	2/24/2026 10:57 AM
104	Great variety of businesses, and very courteous drivers, with lots of pedestrian crossings	2/24/2026 10:34 AM
105	It's greatest strengths are the boutique stores that work together but sadly these smaller shops are closing.	2/24/2026 10:17 AM
106	Greenery, seats, different community events	2/24/2026 8:06 AM
107	Mostly looks clean & tidy, shady trees are nice in the summer.	2/23/2026 9:04 PM
108	We just seem to miss the mark on making it great! The red lights feel aggressive, there is no warmth to make it feel inviting, we could use more outside cafe eating	2/23/2026 8:43 PM
109	Accessibility	2/23/2026 8:16 PM
110	Everything is centrally located, there is lots of room for pedestrians and it is easy to get around on foot	2/23/2026 7:02 PM
111	Walkability	2/23/2026 5:11 PM
112	central	2/23/2026 2:57 PM
113	relatively easy access	2/23/2026 10:40 AM
114	The street trees along John street are beautiful and the public space gardens are always well kept.	2/23/2026 7:51 AM
115	Unsure	2/22/2026 11:48 PM
116	NIL	2/22/2026 8:57 PM
117	None	2/22/2026 6:41 PM
118	Local community	2/22/2026 2:33 PM
119	Being close to everything. You can park your car, in the Mall and walk down John Street, quite easily.	2/22/2026 1:19 PM
120	Looks	2/22/2026 12:57 PM
121	Usually you can manage to get a parking spot. No traffic lights.	2/22/2026 8:14 AM
122	Wide side-walks, plenty of potential	2/21/2026 11:20 PM
123	Parking	2/21/2026 11:07 PM
124	Parking, access	2/21/2026 10:31 PM
125	Close to my house. Bubblers, trees	2/21/2026 9:27 PM
126	Local	2/21/2026 8:24 PM
127	Various types of goods available.	2/21/2026 6:13 PM
128	Shopping	2/21/2026 6:01 PM
129	access and diversity	2/21/2026 3:22 PM
130	SFA	2/21/2026 2:51 PM
131	John Street looks good after the recent improvements.	2/21/2026 1:09 PM
132	friendly service. We are a friendly welcoming town...good start. !!!	2/21/2026 11:30 AM
133	Trees	2/21/2026 10:17 AM
134	Still has NAB and gym n swim centre	2/21/2026 10:05 AM
135	The people The trees in John Street are magnificent Accessibility	2/21/2026 9:10 AM
136	Easy access.	2/21/2026 8:58 AM
137	Business owners have their own support system	2/21/2026 8:57 AM
138	Riverside park	2/20/2026 11:55 PM
139	I don't really believe it has many good points.	2/20/2026 5:13 PM
140	Clean looks nice	2/20/2026 5:09 PM

## Singleton CBD Masterplan Update

141	Diversity in small businesses and locality of essential services.	2/20/2026 4:59 PM
142	..	2/20/2026 4:35 PM
143	Parking, seating	2/20/2026 4:12 PM
144	Potential	2/20/2026 11:13 AM
145	Parking	2/20/2026 11:03 AM
146	Some awnings on shops when it rains you get coverage most though have no awnings it's a hit and miss to get back to your car	2/20/2026 10:32 AM
147	There are no strengths as such, rather it's where the services are. Its not somewhere to go otherwise.	2/20/2026 10:32 AM
148	Kept very tidy	2/20/2026 10:28 AM
149	Easy to find parking for small cars	2/20/2026 9:52 AM
150	Some great small businesses	2/20/2026 7:53 AM
151	When it's utilised for community events. How easy it is to walk down/through Visual appeal- it's great seeing the trees grow back Signage Inclusion of electric car charging The efforts to add gardens etc	2/20/2026 7:43 AM
152	Very nice to walk along.	2/20/2026 6:29 AM
153	The only strength it has is the major supermarkets, post office, chemist and butcher shops are situated in the CBD. We all have to eat!	2/20/2026 5:47 AM
154	Footpaths	2/19/2026 10:32 PM
155	Hard to say	2/19/2026 10:05 PM
156	Shade to walk and footpaths	2/19/2026 9:55 PM
157	Umm	2/19/2026 9:19 PM
158	Wide pedestrian paths, plenty of walkway crossings.	2/19/2026 9:18 PM
159	The roads	2/19/2026 8:23 PM
160	It's a country town, see friends and people you know.	2/19/2026 7:57 PM
161	The cafe's and parks	2/19/2026 7:12 PM
162	The improvements to the footpaths and crossings in John Street.	2/19/2026 6:46 PM
163	Accessibility	2/19/2026 6:20 PM
164	being able to avoid it via ryan avenue	2/19/2026 4:44 PM
165	The locally owned small businesses	2/19/2026 3:46 PM
166	none	2/19/2026 2:38 PM
167	Well signed, wide footpaths, easy to park at weekends.	2/19/2026 2:22 PM
168	clean	2/19/2026 1:48 PM
169	none	2/19/2026 1:20 PM
170	Polite Singleton people	2/19/2026 1:13 PM
171	nothing	2/19/2026 12:07 PM
172	None really. Main Street should have been left alone. Not wide enough. Cluttered	2/19/2026 12:02 PM
173	Parks	2/19/2026 11:16 AM
174	The Main Street looks great!	2/19/2026 11:01 AM
175	Cant think of anything that i would call a strength. No different and certainly no better than any Australian country town	2/19/2026 10:19 AM
176	Roads are good, pathways mostly good	2/19/2026 10:18 AM
177	The Main Street is a nice and clean space. With most of what everyone needs located with a close area.	2/19/2026 10:00 AM

## Singleton CBD Masterplan Update

178	Dining and services are the strongest strengths, parking is usually good to access businesses also even though we are a busy town.	2/19/2026 9:55 AM
179	The few small retail stores	2/19/2026 9:51 AM
180	Not alot at the moment	2/19/2026 9:19 AM
181	Nil strenghts	2/19/2026 8:35 AM
182	The greenery is now softening the street. Traffic travels slowly making it easier to turn into John Street when driving and safer to cross John Street when walking	2/19/2026 8:14 AM
183	I like John Street and the work that has been completed to modernise it	2/19/2026 8:02 AM
184	Lovely shop owners	2/19/2026 7:36 AM
185	Some nice cafes, some nice shops to look in.	2/19/2026 6:21 AM
186	Shopping centre	2/19/2026 6:11 AM
187	The variety of shops is a good standard for the size of town	2/18/2026 11:04 PM
188	It's good	2/18/2026 10:51 PM
189	good parking (free), good walking and clean and tidy	2/18/2026 10:10 PM
190	Rubbish bins on most corners	2/18/2026 9:49 PM
191	Non. It's probably the ugliest Main Street around	2/18/2026 9:44 PM
192	Range of businesses	2/18/2026 9:39 PM
193	Access & appearance.	2/18/2026 9:09 PM
194	Close to geather	2/18/2026 8:52 PM
195	Not sure there are any	2/18/2026 8:45 PM
196	It's not wide enough not that you can do muck about that.	2/18/2026 8:03 PM
197	Alot of shops that are unique	2/18/2026 7:19 PM
198	Nil	2/18/2026 6:19 PM
199	Easy parking, good range of services	2/18/2026 6:03 PM
200	Footpaths are good size and abundant, rosepoint and cook park are well maintained, riverside park was a great addition.	2/18/2026 5:55 PM
201	The parks	2/18/2026 5:33 PM
202	fresh colourful	2/18/2026 3:29 PM
203	w	2/18/2026 2:50 PM
204	Clear wide footpaths. Well lit and signposted.	2/18/2026 2:35 PM
205	Gowrie Mall, Rose Point Park	2/18/2026 2:34 PM
206	Trees offering shade. Disability parking. John St offers many and varied shopping opportunities.	2/18/2026 1:48 PM
207	None! Lack of retail shops! Lack of parking!	2/18/2026 1:05 PM
208	None	2/18/2026 12:58 PM
209	Most things you need are there	2/18/2026 12:33 PM
210	Good range of retail, adequate parking, attractive streetscape	2/18/2026 12:14 PM
211	A nice array of food places owned by locals.	2/18/2026 12:10 PM
212	visual aesthetic	2/18/2026 11:44 AM
213	Appears busy in most sections sections during the day. Trees are now giving shade.	2/18/2026 10:35 AM
214	Struggling to think of any	2/18/2026 10:19 AM
215	Accessible	2/18/2026 10:07 AM
216	Ease of finding a parking space to access local shops	2/18/2026 9:33 AM

## Singleton CBD Masterplan Update

217	Strategic Location	2/18/2026 9:11 AM
218	Plenty of parking off the main street	2/18/2026 9:02 AM
219	Access to local shops and businesses	2/18/2026 8:41 AM
220	Its people The established shade trees although they're uneven along the street The underground works of the street drainage that is integrated with the trees- this good news story is not known much by the community	2/18/2026 8:20 AM
221	Good walkability	2/18/2026 8:16 AM
222	Easy to access shops and services	2/18/2026 8:03 AM
223	Trees are starting to grow to a shade height.	2/18/2026 8:00 AM
224	Acceptable parking, great library,	2/18/2026 7:35 AM
225	It's an identity space everyone knows "John street" it has a lot of potential.	2/18/2026 7:26 AM
226	Vision to shop fronts open and airy	2/18/2026 7:06 AM
227	Small gift shops, pubs, curb appeal	2/18/2026 6:55 AM
228	At one stage it was the full shops along John Street, sadly no longer the case	2/18/2026 3:31 AM
229	You can find a parking spot pretty easily	2/18/2026 1:11 AM
230	Great pedestrian access along John St to shops.	2/18/2026 12:06 AM
231	Tranquil pace and variety of independent shops	2/17/2026 10:11 PM
232	The old buildings are very attractive and interesting. The sporting grounds between the river and the CBD add green interest and are pretty. We have some great businesses and people in the CBD.	2/17/2026 10:01 PM
233	The local small businesses.	2/17/2026 9:56 PM
234	The people	2/17/2026 9:50 PM
235	New trees and paving	2/17/2026 9:44 PM
236	Dont think there is any greatest strengths	2/17/2026 9:40 PM
237	Clean and tidy	2/17/2026 9:36 PM
238	The historical shop fronts should be highlighted.	2/17/2026 9:26 PM
239	Small and large retailers	2/17/2026 9:26 PM
240	Cafes, butchers, the Square, parking is good.	2/17/2026 9:23 PM
241	Groceries and some cafes	2/17/2026 9:14 PM
242	Passers by still have the opportunity to stop and shop locally John street is a hub for locally owned businesses	2/17/2026 9:11 PM
243	Looks nice with the light poles ,,& gardens	2/17/2026 9:04 PM
244	Ease of parking	2/17/2026 9:01 PM
245	Locals who run good businesses	2/17/2026 8:58 PM
246	Having access to essential services within a close distance.	2/17/2026 8:57 PM
247	It has bigw , Cole's , Priceline and Woolworths	2/17/2026 8:51 PM
248	More shops for older people	2/17/2026 8:44 PM
249	Can't think of one	2/17/2026 8:41 PM
250	Nothing	2/17/2026 8:27 PM
251	Some of the great local businesses, including cafes & boutiques.	2/17/2026 8:26 PM
252	The road way out	2/17/2026 8:15 PM
253	The nice footpath and trees	2/17/2026 8:13 PM
254	The naughty corner, indulgence, moss and twine, hangry George, cervo's cafe Redrenberry country shop, the little Bangkok cafe, the candle shop.	2/17/2026 8:13 PM

## Singleton CBD Masterplan Update

255	Naughty corner Cafe.	2/17/2026 8:07 PM
256	Walkability and easy access to parking	2/17/2026 8:03 PM
257	Local businesses	2/17/2026 8:00 PM
258	The shade of the trees. Seating. Wide footpaths.	2/17/2026 7:57 PM
259	Good shopping centre	2/17/2026 7:56 PM
260	Shops are centralised	2/17/2026 7:56 PM
261	There is none.	2/17/2026 7:50 PM
262	None	2/17/2026 7:45 PM
263	Looking great and clean	2/17/2026 7:36 PM
264	I can't think of any at present.	2/17/2026 7:21 PM
265	The businesses and community	2/17/2026 7:17 PM
266	Scenery and views	2/17/2026 7:14 PM
267	None	2/17/2026 7:14 PM
268	Literally nothing	2/17/2026 7:14 PM
269	Keeping main shopping centres within the cbd and not in out of town sites	2/17/2026 7:11 PM
270	Easy to locate and find your way around	2/17/2026 7:11 PM
271	People	2/17/2026 7:09 PM
272	Everything is close together	2/17/2026 7:09 PM
273	Cleanliness, beautiful gardens	2/17/2026 7:07 PM
274	Locally owned businesses	2/17/2026 7:06 PM
275	None the place is a joke	2/17/2026 7:04 PM
276	Nice	2/17/2026 7:03 PM
277	It has some shops.	2/17/2026 6:59 PM
278	Trees and parking	2/17/2026 6:58 PM
279	0	2/17/2026 6:56 PM
280	The business owners	2/17/2026 6:55 PM
281	It's a nice town	2/17/2026 6:51 PM
282	You can walk the length of it. You don't have to go far for a seat.	2/17/2026 4:44 PM
283	Lots of shops in the same location	2/17/2026 4:02 PM
284	The amenity - it looks and feels lovely. Trees, availability of parking, cleanliness	2/17/2026 3:40 PM
285	Attractive	2/17/2026 3:17 PM
286	the ryan ave bypass, parking in gowrie mall	2/17/2026 3:12 PM

## Q8 What aspects of the CBD do you think need improvement?

Answered: 327 Skipped: 101

#	RESPONSES	DATE
1	More businesses	3/12/2026 2:07 PM
2	everything	3/12/2026 2:04 PM
3	need more variety of retail outlets	3/12/2026 2:03 PM
4	The empty shops in the main street have been an eyesore with bits of paper falling off the windows	3/12/2026 2:01 PM
5	shops empty everywhere	3/12/2026 1:57 PM
6	street dining with cafes	3/12/2026 1:55 PM
7	more shops	3/12/2026 1:53 PM
8	Wider streets, more shops	3/12/2026 1:52 PM
9	Parking and traffic flow	3/12/2026 1:37 PM
10	The cleanliness	3/12/2026 1:36 PM
11	Gardens and green areas always	3/12/2026 1:33 PM
12	Redo the parking in the main street. It's way too tight. Must have been design by a man with a little car.	3/12/2026 1:30 PM
13	Outdoor cafes, undercover outdoor meeting place for the elderly	3/12/2026 1:28 PM
14	Parking in the main street	3/12/2026 1:11 PM
15	parking	3/12/2026 1:09 PM
16	One way streets, parking areas	3/12/2026 1:06 PM
17	Sizeable parking spaces	3/12/2026 1:05 PM
18	Shopping	3/12/2026 1:03 PM
19	The red poles dont align with thr vision, the pavers are slippery when wet, parking is easy enough, but the street itself is nsrrow meaning that turns onto/ off can be tight, and entry/ exit to parking is often difficult. Limited economic development means that most shops are transient. Oh, and a great playground, but no thought for parking and child safety in terms of crossing the road. There is no sense of place and connection between street frontage and public space ( eg Mudgee has an agricultural/ heritage feel... singleton is a hodge podge). There are limited reasons to come to town- limited restaurants and cafes, limited shopping options. Great opportunity wasted was the location of the Art centre ( the building with the really out of place flashy lights on it! ),and activities such as street front markets. These would gibe reason to be there, but need to be coupled with a strong traffic management plan.	3/11/2026 8:46 PM
20	more activity areas for children and teens, encourage a variety of businessses and services to take up vacant shops. Incentives?	3/11/2026 4:02 PM
21	parking	3/11/2026 3:59 PM
22	Parking	3/11/2026 3:58 PM
23	More vairyty in the choice of shops. Pedestrian access (footpaths) in car parks. The service station on the corner of John and Gowrie Streets needs to go - the car park could be extended with a hedge/some greenery between it and the street.	3/11/2026 3:57 PM
24	Shopping facilities need major input of serviceable businesses	3/11/2026 3:54 PM
25	More variety of shops	3/11/2026 3:53 PM
26	Parking	3/11/2026 3:52 PM

## Singleton CBD Masterplan Update

27	A basic shop like Best and Less for childrens clothing. Electrical shop	3/11/2026 3:48 PM
28	everything - car spaces are in short supply, no encouragement to visit the shops there	3/11/2026 3:47 PM
29	More parking	3/11/2026 3:44 PM
30	We need toilet facilities in bailey union park	3/11/2026 3:42 PM
31	Signage, seating, better parking, more accessible toilets throughout the area, more shade	3/11/2026 3:39 PM
32	more shops	3/11/2026 3:36 PM
33	more shops in main street - more incentive for small business	3/11/2026 3:33 PM
34	Seated appropriately sited	3/11/2026 3:31 PM
35	more shops	3/11/2026 3:28 PM
36	Cleanliness of vacant shops on John Street	3/11/2026 3:27 PM
37	Areas that require improvement include - some business shop fronts, one has scaffolding, increase the variety of restaurants. Make the main shopping street a mall, as the speed humps are rather large, I don't travel through the main shopping street a great deal due to them. Build a new hospital as the current one is old and not appropriate for the type of patients it receives, the rooms are old and in need of redesigning.	3/11/2026 2:36 PM
38	more disabled parking	3/11/2026 2:01 PM
39	parking, more retail shops	3/11/2026 1:57 PM
40	need cinema and something for the kids to do	3/11/2026 1:55 PM
41	more parking, more retail shops	3/11/2026 1:53 PM
42	More parking More public toilets	3/11/2026 1:51 PM
43	lots	3/11/2026 1:50 PM
44	Shopping	3/11/2026 1:48 PM
45	Recruiting businesses and banks back ot CBD	3/11/2026 1:47 PM
46	The shop fronts of some businesses are untidy. Empty shops are neglected and look bad. Perhaps they should be better maintained by the people who own them. Eg the abandoned petrol station in front of Singleton Square.	3/11/2026 10:29 AM
47	more parking, would ne nice to have more outdoor dining and seating	3/11/2026 9:37 AM
48	cleanliness	3/11/2026 9:08 AM
49	Visibility from trees near crossings is poor The whole area especially Main Street needs a good clean up Mainstreet especially is disgustingly dirty & public toilets have no soap or drying facilities	3/10/2026 10:28 AM
50	Cheaper rent/rates for businesses to have shop fronts in the main street. Too many unopened store fronts isn't a good look. More outdoor dining options and cafes open on weekends and past 3pm on weekdays Less tobacconists	3/9/2026 7:27 PM
51	Hardly ever go down the main street	3/9/2026 5:50 PM
52	Less empty shops	3/9/2026 12:50 PM
53	Parking for bigger vehicles such as rams and 4x4s. The parking is designed for smaller cars in the city	3/9/2026 7:34 AM
54	Parking in john st. So tight and narrow	3/8/2026 2:35 PM
55	more retail outlets	3/8/2026 1:06 PM
56	Pavements	3/8/2026 12:46 PM
57	More parking options	3/7/2026 11:33 PM
58	Widen street to its original width - narrow street does not work well for local traffic, wide footpath not required for the few pedestrians Change kerbs to increase drive radius from side lanes onto main street - Raised crossings poorly constructed - improve shape/approaches and repair failing sections Gardens near pedestrian crossings can obscure motorists view of people wishing to cross	3/7/2026 9:51 AM

## Singleton CBD Masterplan Update

59	Parking ,, main street needs to be widened	3/7/2026 7:56 AM
60	The parking in John Street. Cars are getting longer & while the car space lengths may be standard, it is difficult to fit certain vehicles in them. There is a large proportion of elderly residents in Singleton who cannot park close to shops in John Street as they can't negotiate the parking spaces. There are some drivers who, when they park, just open their doors without looking to see if there is a vehicle coming on their side. There have been numerous accidents because of this.	3/6/2026 9:50 PM
61	Parking on John St is challenging when it's busy, especially with the number of large vehicles in the area. It would be great to see less empty shops, less people loitering outside the tobacconist near the York St intersection.	3/6/2026 9:11 PM
62	Cleanliness Aesthetics	3/6/2026 8:22 PM
63	Less empty shops	3/6/2026 6:48 PM
64	Parking	3/6/2026 6:06 PM
65	Parking	3/6/2026 4:57 PM
66	John St shops look old and tired and some have been derelict for years. So too the abandoned service station. There's just no sense of it being a vibrant, welcoming place. Also, the parking spots are too small. Two out of every three vehicles is a big ute or SUV and they just don't fit into these spaces.	3/6/2026 12:25 PM
67	all good for me	3/6/2026 11:17 AM
68	The levee bank needs to be raised 600-800mm,	3/6/2026 9:31 AM
69	Get rid of the light fixtures, send them to a beach suburb and replace with a Life in the Country design. Encourage new building for business to have a view. Direct all Mining companies to cover the wagons, empty or full. Tired of wiping black coal dust off everything I own . Encourage owner of the former Service Station, cnr John and Gowie to do something with the eyesore. Ditto for the ex car showroom CNR John and Elizabeth Sts.	3/6/2026 8:20 AM
70	More water drinking fountains, modern one that have ability to refill your bottles and also a dog water bowl. Free dog poo bags.	3/5/2026 9:44 PM
71	wider road	3/5/2026 9:20 PM
72	vacant shops along main street - needs to be more incentives for local business owners. Parking along main street is difficult - often need to park at shopping centre and walk up town	3/5/2026 8:28 PM
73	Parking sizes to accommodate larger vehicles and narrow width of John Street	3/5/2026 7:27 PM
74	The park seating at Bailey's union Park badly needs covers over as they are in no shade cover at all from our hot sun. This would be a great improvement to such a lovely park.	3/5/2026 6:45 PM
75	reduce the traffic congestion in main street	3/5/2026 4:54 PM
76	Some of the trees could be better.	3/5/2026 4:38 PM
77	The CBD doesn't invite people to linger within it - it feels quite antisocial in some ways. It doesn't have a street culture and isn't particularly vibrant or cohesive. Businesses are optimistic, but can't necessarily build a sense of place individually. There are many shops that aren't occupied. When the bypass is in place, Singleton has the potential to become a creative hub that tourists really want to visit. Many towns encourage creative participation to increase tourism - Renew Newcastle in the Newcastle CBD was an interesting project in this regard. Something like this could be supported in Singleton to take advantage of the charms it does have.	3/5/2026 3:49 PM
78	Nil	3/5/2026 3:35 PM
79	Parking on John street is a nightmare, limited parks, small parking spots. I often never go to shops in the Main Street as it's too hard to get a park. Crossing the road to get to Riverside Park is also really hard and dangerous when you have kids. It would be great to have a bigger designated car parking space, maybe the empty building across from the Imperial Hotel, with a zebra crossing to get over the road. A number of empty shops in the Main Street also detracts from the appeal to walk down the street and pop I to them.	3/5/2026 3:03 PM
80	rent for shop owners needs to be dropped so we can encourage a wider variety. WE NEED A KMART! this will give so much work opportunity for people who dont want the mines.	3/5/2026 2:56 PM
81	I'm hoping for a lot less traffic. I really miss the cinema.	3/5/2026 2:36 PM

## Singleton CBD Masterplan Update

82	Better access to some area for mobility scooters, some of the ramps are too steep and too narrow for safety. More outdoor accessible dining areas to use while on a scooter, eg footpath dining or side lane perhaps.	3/5/2026 2:34 PM
83	More council input into the cleanliness of the main street in the CBD - not at the expense of the businesses but from council rates and council employees already members of council staff. We need to see more effort from council in providing pride in place as a slogan. bicycles should not be allowed on the footpaths as a race track. People using mobility Vehicles should have a speed limit and a permit to use the roads and footpaths just like cars need a registration to drive on the roads. The parking bays in the main street need to be made bigger to allow for safer parking.	3/5/2026 2:04 PM
84	more water stations along the riverside track	3/5/2026 1:52 PM
85	Driving ease	3/5/2026 1:48 PM
86	Something needs to happen with the abandoned petrol station right next to gowrie street mall. A bit of an eye-sore, and kinda pointless when there is another petrol station right across the street.	3/5/2026 1:43 PM
87	encourage tenancies for vacant premises	3/5/2026 1:14 PM
88	access, parking, comfortability promotion of country like shops to encourage something different Putty road entry end at the lights needs a full tidy up and big new welcome sign with what's on sign. use technology - sign could be updated daily from council office.	3/5/2026 12:14 PM
89	Parking, types of shops available, variety of goods available.	3/5/2026 11:51 AM
90	We need to invite more popular brands in, such as Kmart, Sports Girl, Cotton On, Seed, Bonds and etc, to make it convenience for people living nearby to shop their every day needs. This also can bloom the economic of Singleton, as people now moving out of Singleton because it is not convenience for them to do shopping as they need to go to Maitland for their big shopping every month. A refreshed renovation will help.	3/5/2026 11:33 AM
91	Parking - bigger spaces. It is obviously too difficult for most to park in the space allocations. So generally I avoid the area for that reason. I use the private parking at post office and chemist if I use these shops. Otherwise I barely visit due to limited parking and 'shonky' parking.	3/5/2026 9:28 AM
92	shops/retail Cafe that open after 3pm.	3/4/2026 12:04 PM
93	I think the parking is terrible as the street is not wide enough for people to egress from their car (especially the elderly struggling) without holding up the traffic and the parking spaces are small and limited. Cars are also parked for hours on John Street as everyone knows there are no parking inspectors in Singleton.	3/4/2026 9:41 AM
94	Public toilets along the main street	3/4/2026 5:05 AM
95	better cafes and bars	3/3/2026 4:17 PM
96	As the street is so narrow, particularly compared to upper Hunter street scapes, make it one way. Improve the ability for cafes and dining facilities to utilise a greater space.	3/3/2026 11:44 AM
97	have suitable Australian trees and stop planting red crepe myrtle trees which drop big seed on footpaths are more environmentally unsound plants for Landcare to worry about and no environmental war carried out. So many environmental issues being left as population grows older and no-one carrying out on the ground landcare	3/3/2026 8:25 AM
98	Preservation of heritage areas More street planting of small plants and gardens Incentive for businesses to open in closed down shops on John St to maintain the 'main St feel' Management of bats would be ideal, but understandably a challenging dilemma	3/3/2026 8:05 AM
99	More parking. Parking spaces need to be lengthened to accommodate 4WD vehicles.	3/3/2026 7:29 AM
100	main st very narrow for carsparked on side of the road infront of shops, makes it very difficult to get in and out of cars. Lots of closed shops in the main st, doesn't make it an appealing place to walk down. More social areas are needed for people to gather which would then encourage the public to spend \$ in the mains t shops	3/2/2026 6:56 PM
101	Decent size parking spaces. Stop people parking all day. Obviously more actual shops rather than services. Shops that compliment each other. Shady cafes with indoor outdoor spaces.	3/2/2026 1:49 PM
102	The empty service station on the corner of Gowrie and John streets has been an eyesore for years now and needs to be turned into a park/garden that people can enjoy. Also	3/1/2026 6:55 PM

## Singleton CBD Masterplan Update

	singleton desperately needs some higher end restaurants (not Chinese or Thai).	
103	Parking on John St is atrocious. The widening of the footpaths narrowed the width of the street for parking. For older folk who cannot walk far and are forced to park in John St, it is far more dangerous now to get in and out of your vehicle. I personally don't park in John St, I chose to park elsewhere and walk down the street. But at some point I won't be able to walk far, so what happens then?	3/1/2026 5:54 PM
104	Parking space lengths in JOHN ST ARE FAR TOO SHORT	2/28/2026 5:59 PM
105	Operating business times	2/28/2026 3:46 PM
106	Disabled access to shops and shortage of disabled parking.	2/28/2026 12:43 PM
107	More undercover parking, reduced rents to get businesses to thrive again, more nicer takeaway options, how about we get one of the Sizzlers here that are coming back to Australia, more public toilets on our walking and park areas(toilets with seats as a women it is discussing to have to share toilets and not have a seat to sit on), turn the old petrol station into a bus/taxi interchange to get the congestion out of Gowrie St, dining options, franchise stores, medical centre, cleaner Main Street, more buses, more trains direct to Newcastle, outdoor basketball court near netball courts with 2 varying height to cater for all size kids, bring a small cinema back if Gunnedah can support one we can.	2/28/2026 9:09 AM
108	Parking. Types of shops	2/27/2026 10:28 PM
109	Public transport! Buses run completely misaligned to the train timetable, and more train services are needed (at least hourly until late e.g. 23:00), with a bus to connect at the Station to go all over Singleton and Heights/Hunterview, both for people leaving town or arriving in town by train. There is also not much nightlife and things for single people to enjoy, and I heard before I moved here in 2018, Singleton was more vibrant with nightlife, unsure if true but it is desirable to be brought back if true.	2/27/2026 10:03 PM
110	Increase shade	2/27/2026 9:04 PM
111	A brand new make over	2/27/2026 4:44 PM
112	Bigger range of shops	2/27/2026 1:15 PM
113	Car spaces in John street need to be longer. Big cars mean no space. I avoid parking in Main Street because of this. Need more council approved cafe seating in John St to create the outdoor alfresco vibe. Renew laneways that link John st to mall. (Plant boxes were destroyed/ not looked after) Better parking at train station and a nicer footpath and signage linking train station to CBD. Create signs that can't be vandalised (letter's removed)	2/25/2026 6:53 PM
114	Better parking in main street. Huge problem. Lack of shopping options.	2/25/2026 1:00 PM
115	1. On street parking is terrible, the spaces are too small even for a small car and John Street and the surrounding streets are not wide enough for parking on both sides. It can be quite dangerous parking or getting in and out of vehicles with the traffic. 2. We have a serious lack of decent footpaths and walkways in Singleton particularly around the CBD and downtown. We should at a minimum focus on adequate footpaths in the streets around schools, churches and frequented locations such as Clubs and sporting facilities. The footpaths we do have are generally too narrow to allow two people to walk side by side or to pass without one having to go off the path (the path from John Street to the Council Building is the exception). 3. I expect the bypass may alleviate some of the heavy traffic issues but as someone who often walks early in the morning on both George and John Streets it is incredibly dangerous trying to cross the street anywhere in the CBD with the heavy and often high speed traffic during peak times. When walking John Street, crossing the road at the John St/Campbell St/Dunolly Bridge roundabout is dangerous, even with the island as the traffic is moving so fast. A pedestrian crossing across Campbell Street on one side of the roundabout would be helpful.	2/25/2026 9:12 AM
116	Encourage more businesses to open in main st	2/25/2026 8:08 AM
117	Parking is horrendous. There is so much missed opportunity for businesses on a daily basis because people cannot get car parks. I have found myself circling blocks of the main street 3+ times trying to find a park. There needs to be more shade especially all along John St, the road in between IGA and Woolworths and the road that runs along the back of Woolworths there is so much missed opportunity for trees or even artificial shade. We live in an extremely hot place and it is just so hot walking along there that I avoid it during the summer now. There's no protection when it rains anywhere or from the elements in general. Being able to park down, John St would be the first step into getting business into the shops along there. I wish there was shaded seating along John St too. It would be really nice to be able to sit out front of a bakery or out front of one of the hot food shops down there and	2/24/2026 11:16 PM

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enjoy a sausage roll on the footpath but there is just no shade and hardly any seating. It would be much more appropriate for a lot more seating along there for the elderly and disabled as well. It would really help when there are events along John St like the Christmas event if there was more built-in seating going down the main street as well seeing people happily hanging out out front of stores is just a wholesome look it's convenient and user-friendly.

118	The parking is terrible 4 wheel drives barely fit in the car park	2/24/2026 7:31 PM
119	Where would I start 😞	2/24/2026 5:24 PM
120	Longer parking spots for cars	2/24/2026 4:08 PM
121	Beautification of the main street, outside dining, more parking, more diversity and coverage in retail, vacant shops need maintaining to look clean and presentable, more street decorations around special occasions	2/24/2026 12:56 PM
122	More outdoor dining spaces for cafes.	2/24/2026 12:31 PM
123	narrow street and opening parked car doors into tight traffic empty shops and lots of them council is too lazy to clean not only the main street but residential streets too and not fine people for rubbish on footpaths and in front yards, the list is just to many	2/24/2026 10:57 AM
124	I think it's great	2/24/2026 10:34 AM
125	pedestrian crossings are faded, better working relationships between businesses to promote one another.	2/24/2026 10:17 AM
126	Need to encourage shops to not close down!	2/24/2026 8:06 AM
127	There are a lot of vacant buildings It looks tired and dirt not very inviting	2/24/2026 6:35 AM
128	The parking spaces need to be made larger to accommodate the larger vehicles. The main John St area needs widening or made oneway to allow angle parking to allow more access to businesses.	2/23/2026 9:04 PM
129	It needs an overhaul! The riverside cafe has little shade, big metal slides that are not usable in the heat	2/23/2026 8:43 PM
130	Needs to be more aesthetically appealing.. I actually like the street design and trees although parking is tight. A more cosmopolitan feel - street tables etc for cafes - the town needs some character instead of lacking atmosphere and appeal	2/23/2026 8:16 PM
131	Congestion, parking, curb appeal, more sit down eating/dining options in the Main Street	2/23/2026 7:02 PM
132	Parking during the day	2/23/2026 5:11 PM
133	business dynamism	2/23/2026 2:57 PM
134	maintenance	2/23/2026 10:40 AM
135	Bigger car spots and a much more wider variety of stores. Cars in rural areas are more likely to be bigger and simply do not have enough room to park in the spots provided along John Street. The shops keep closing up due to high rent so we end up with nothing or no competition to keep prices down. The closed up petrol station that is fenced off on John street is an eyesore too. More street trees need to be planted across the whole of Singleton. Residents are struggling with the heat and street trees like crepe Myrtle's can provide a welcoming and cooling effect. This is very important.	2/23/2026 7:51 AM
136	More Parking	2/22/2026 11:48 PM
137	The empty shops on John Street need to be filled. And the Mall required more enticing stores. Stores that will have you walk through the Mall and along John Street and not just have you duck in for essentials. The longer shoppers are looking / interested in what they see the more money they will spend.	2/22/2026 8:57 PM
138	I think council need to focus on George street more than John street. Those businesses along the highway will be affected the most.	2/22/2026 6:41 PM
139	Parking and accessibility	2/22/2026 2:33 PM
140	The parking in John Street is really not good, since the road was made narrow. I for one, do not park in John Street. I might add, that when I'm driving down John Street, atleast 2 or 3 times, I will have people that have parked their car's, will just open their car doors without looking to see if there is any traffic around, they expect you to just slam on the brakes, so	2/22/2026 1:19 PM

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they can get in or out of their car. That cause an accident to happen. People need to look before opening their car doors.

141	Traffic flow Parking Reduce Speed bumps	2/22/2026 12:57 PM
142	John Street Cleaning very poor (sweeper too big, insufficient time applied to get around obstacles that your project installed) Too many drive through eateries - Local cafes cant make a living Law & Order - Speeding, red lights, e-bikes on footpaths	2/22/2026 12:12 PM
143	Parking spaces need to be bigger. More cafes with outdoor seating.	2/22/2026 8:14 AM
144	Parking is atrocious	2/22/2026 7:12 AM
145	Feels very disconnected, boutique shops are not within a leisurely walking distance, neither are cafes making it difficult to pleaurably stroll with family members or friends and browse. No cafe seems to be open on a Sunday morning for breakfast/ lunch making it difficult to enjoy time in-town before family or friends leave for the weekend. Take a page from Maitland levee! We have the perfect location to accommodate a similar cbd	2/21/2026 11:20 PM
146	Variety of shops, dealing with the rise of online retail, street lighting, access from the mall to John St	2/21/2026 11:07 PM
147	Pavement, trees, access	2/21/2026 10:31 PM
148	Too many empty shops	2/21/2026 9:27 PM
149	Needs more shops	2/21/2026 8:24 PM
150	Presentation of the area. Better parking and access to facilities.	2/21/2026 6:13 PM
151	Whole set up. Since it was narrowed its unsafe to drive/park so people avoid it. Also unrelated to council, but high rents drive out local businesses, so maybe funding incentive?	2/21/2026 6:06 PM
152	Lighting	2/21/2026 3:22 PM
153	Everything	2/21/2026 2:51 PM
154	Connectivity to the river for increased walking and recreation space	2/21/2026 12:44 PM
155	We need more shops . And to support and keep them going , we need to be offering a rent they can afford. Every business needs to make a profit to survive	2/21/2026 11:30 AM
156	Empty shops	2/21/2026 10:17 AM
157	Shops. Way to many closing down	2/21/2026 10:05 AM
158	Signage- How can visitors find places-shops-toilets-art gallery-hospital? Empty properties are unsightly what is that old petrol station site? Street shop signage completely out of date and irrelevant needs removal Not enough seating	2/21/2026 9:10 AM
159	Cannot think of anything at the moment.	2/21/2026 8:58 AM
160	Seating needs to be shaded, the parking needs to be re thought out in John Street, more support for local businesses, council really needs to listen to the business owners. They are the ones living and breathing business daily and know what is lacking	2/21/2026 8:57 AM
161	Most shops are difficult to access- I have a special needs child currently in a pram but will eventually need a wheelchair. A lot of the shops have stairs into them and just generally difficult to navigate. Parking is also difficult. Often need to park at the Cole's/Woolworths shopping centers and have to walk quite a distance to access the chemist.	2/21/2026 7:30 AM
162	Parking is limited, the street light ( red/black ) don't really match or fit in, the flooring is uneven and slippery, the curb on the side streets ( John to Ryan Ave) are sharp and high ( tire damage). Importantly, the main street is not maintaining business, and pockets are old and empty. Would be good to see council remove the old ford building and make that a public space, and create an overpass to allow kids to get safely to the park. Would be good to see the often promised walkway/ cycle way extend along the river and connect up. Would be great to see riverside dining type precinct. Oh, and maybe stop funding projects in isolation. Get groups working together ( shared. Sporting facilities as an example, and better utilization of public spaces ....upgrade the civic centre into a proper performing arts space.... The art centre could have been colocated... at least then parking and access would not have been such a challenge). In terms of George st, the thoroughfare needs to be considered. Turning onto/ off, even with the bypass will remain dangerous. The town needs to agree on an identity and plan and place make with this in mind,	2/20/2026 11:55 PM
163	Parking. I think subsidising rents for main street shops. Everyone goes broke from	2/20/2026 8:34 PM

## Singleton CBD Masterplan Update

	astronomical rents	
164	The CBD is very disjointed. Old Caltex service station is an eyesore.	2/20/2026 5:13 PM
165	More shops, easier parking	2/20/2026 5:09 PM
166	Cosmetic aspects of store fronts e.g. signage of business to be maintained and clean to make the CBD more appealing to visitors who are willing to stop by or revisit.	2/20/2026 4:59 PM
167	.	2/20/2026 4:35 PM
168	More shade, more local businesses that aren't illegal vape stores	2/20/2026 4:12 PM
169	Planning instruments, business opening hours especially restaurants, coffee shops ( not too many in fact) during the weekends	2/20/2026 11:13 AM
170	Traffic flow	2/20/2026 11:03 AM
171	Parking is an issue. Landscapes aren't maintained. Half of the lightning down John St don't work. Its very dark for 5am in the morning when everyone is going to work and stopping to get coffee.	2/20/2026 10:40 AM
172	The fishing poles need to go and the lights should reflect the towns historic look with beautiful poles with butterfly globes like in most old towns have	2/20/2026 10:32 AM
173	Services, markets in main st where people can go on say a Sunday morning with the shops open - see Dubbo or Tamworth., clean the street - it looks terrible. Shops are empty and look derelict. Toilets in parks are never open.	2/20/2026 10:32 AM
174	Carpark on William Street looks dreadful. Needs redoing	2/20/2026 10:28 AM
175	Empty shops. Pavers on the pedestrian crossing in middle of John St.	2/20/2026 9:52 AM
176	Better shops for older people. Healthy food cafes	2/20/2026 9:51 AM
177	Parking on the Main Street	2/20/2026 7:53 AM
178	Traffic! Honestly, I avoid coming down most of the time due to the traffic wait times from Dunolly or the highway... I feel we could continue to extend some of the garden projects further. Maybe something like a singleton scavenger hunt to encourage walking through the cbd- fun for kids, interesting for visitors. Another set of public toilets	2/20/2026 7:43 AM
179	Visibility around the crossings, with cars parked so close, its hard to see pedestrians walking near crossings	2/20/2026 6:29 AM
180	More incentive for small business to open a shop in John Street. There are way too many vacant shops in the CBD. I walk my dog daily and would like to see dog water station situated around the town.	2/20/2026 5:47 AM
181	There are a lot of empty shops because rent is so high because they think everyone here is on mines wages when that is not so	2/19/2026 10:05 PM
182	Parking	2/19/2026 9:55 PM
183	More varied retail stores. Thought about walking along the streets, then not much to entice	2/19/2026 9:19 PM
184	Parking Repaint pedestrian crossings	2/19/2026 8:40 PM
185	Crossings	2/19/2026 8:23 PM
186	The unoccupied shops is concern. The bypass brings the upper Hunter ( Mussy and North of Mussy) closer to Newcastle and Green hills. That's less people and money into town. That's more singleton local business pressure and failure.	2/19/2026 7:57 PM
187	More variety in shops and entertainment	2/19/2026 7:12 PM
188	Although probably outside of council's remit, improved access to shops outside of the main shopping centres.	2/19/2026 6:46 PM
189	More parking. More thing to do for kids	2/19/2026 6:29 PM
190	So many empty shops make the CBD look hopeless. That we as residents have no money to spend, but we don't want to leave here to shop elsewhere but we have to. It's should be a high income area due to the mineworkers in the area however I don't believe those miners are living in our LGA which is disgusting and should be rectified immediately.	2/19/2026 6:20 PM
191	street is too tight	2/19/2026 4:44 PM

## Singleton CBD Masterplan Update

192	We need to work with with the real estate agents to get affordable rent so we stop losing local businesses	2/19/2026 3:46 PM
193	less lights, wider streets, to much rent on shops deterring shops that were killed off during the last major renovations, is the rent too high due to excessive council rates?? or is it just greedy property owners???, more shops, cant get coffee or food after certain hours which is not reflecting the local workforce hours, i feel the major malls have killed our mainstreet, basically singleton has no nightlife besides pubs	2/19/2026 2:38 PM
194	Canopy trees Drinking fountains including pets Lower speed limit within CBD	2/19/2026 2:22 PM
195	parking options and how tight the road is when opening car door	2/19/2026 1:48 PM
196	eaterys	2/19/2026 1:20 PM
197	Humps in the road	2/19/2026 1:13 PM
198	traffic management style of the main street	2/19/2026 12:07 PM
199	Widening. Loose the car parking markers, makes it look like cluttered. Have to dodge other cars. & when they open their doors.	2/19/2026 12:02 PM
200	Walk ways Crossings Parking	2/19/2026 11:16 AM
201	The main street	2/19/2026 11:04 AM
202	The back lanes need new plants and footpaths cleaned	2/19/2026 11:01 AM
203	Less (better still no) empty and boarded up shops. Real eyesore and nothing represents decay and decline like boarded up shops.	2/19/2026 10:19 AM
204	Awnings around John St. Rain makes the paths slippery, a proper covered main walking area would be great. More seating and more bins. Corner of Castlereagh and John St path needs to be fixed, quite a trip hazard. I would like to see some chess/checkers tables around town	2/19/2026 10:18 AM
205	Maybe more spaces for people to connect within the Main Street. The naughty corner cafe does this well. I think George Street needs a complete revitalisation. The road is too wide and busy for people to visit and there are no stores or activities to attract people there - with the bypass going in and reducing traffic here I think it could be made a vibrant space full of foot traffic specifically with the park and river so close	2/19/2026 10:00 AM
206	I think we need to provide or attract more kid friendly businesses/activities (if kids want to visit something or somewhere, usually parents will take them and spend there), as well as look at keeping the grey nomads stopping and spending in Singleton with once the by pass comes into play. I believe Singleton will still grow with more people looking for a country tree change and just because of housing affordability in more City areas, therefore continued support for small trade businesses is a necessity also. More support options and grants for financial support such as rents, bills and overheads in some capacity to help are always welcomed too. Creating an easily accessible and publicised trade directory of the local businesses (must be local to the Singleton LGA) for people to go to first when looking would help. Too many outsider companies are coat tailing and taking too much work off local businesses after local businesses have done the hard slog to help provide a missing service in the area for so long. Maybe even more social media spotlighting of all random local businesses, some business just get lost or aren't always known to everyone.	2/19/2026 9:55 AM
207	Encouraging investment building owners to fill the empty shops with anything other than employment agencies	2/19/2026 9:51 AM
208	The seats need to be made lower for elderly people. Has any councillor ever at on one? Your feet are in the air! Silly design. The red is not in keeping with the heritage of the town. Also the crossings are so faded that there is daily near misses. I have emailed about this and rang with no success. Brighter better crossings.	2/19/2026 9:19 AM
209	Width of the Main Street, not enough parking	2/19/2026 8:35 AM
210	Street furniture and footpaths needs cleaning. Light poles are looking faded. Need a revamp of existing infrastructure. Business in John Street and adjoining streets are levied for John Street cleaning and this has been lacking since Shep retired. Put seasonal hanging banners on the existing banner poles instead of having the poles unused. Also Christmas decorations along John Street. Light the old Dunolly Bridge for important events the same as Morpeth Bridge is lit for events.	2/19/2026 8:14 AM
211	A road to connect John Street directly to bridgeman road	2/19/2026 8:02 AM

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212	The lack of cafes after 3pm Put in a new cinema More destination places, like a dessert bar or upmarket deli with beautiful outdoor dining Female clothing shop Target Antique shop Better bathroom facilities Bespoke Garden centre with cafe and retail Decoration the CBD with fairy lights and special occasion decorations such as Christmas, Easter and Halloween Less houseo shops like cigarette/ vape shops ... they are ugly and tacky!!!! Turn the abandoned service station into a dog friendly cafe, with retail shop such as an artisan deli etc....people traveling with pets would definitely stop	2/19/2026 7:36 AM
213	So many empty shops in John street, it looks quite dull, maybe brighten all the shops fronts. Not enough cafes, shops in total.	2/19/2026 6:21 AM
214	Parking	2/19/2026 6:11 AM
215	Parking - Parking - Parking	2/18/2026 11:04 PM
216	We need translators on the Main Street to limit any physical exercise	2/18/2026 10:51 PM
217	empty shops and homeless people	2/18/2026 10:10 PM
218	Consumer appeal, retail, opening hours	2/18/2026 9:52 PM
219	The road is far too narrow to park on, the red street light poles are hideous, the street and our town has no clear identity.	2/18/2026 9:49 PM
220	It looks ugly, it's hot, lacks green spaces and shade. No incentives for outdoor dining. John street should be one way.	2/18/2026 9:44 PM
221	Footpaths , parkin	2/18/2026 9:39 PM
222	Parking, traffic flow & increased turning capacity in a street that has been narrowed to what it used to be.	2/18/2026 9:09 PM
223	Have it one way only. Hard to park with a car coming behind and one in front. Can be harder to get out.	2/18/2026 8:52 PM
224	Cleaning and parking both are very poor	2/18/2026 8:45 PM
225	What can you do it's not that wide	2/18/2026 8:03 PM
226	More businesses enticed to come to town, clean up the footpaths and have better signage so you dont get bottle necked.	2/18/2026 7:19 PM
227	Car park spaces aren't big enough, no shade, why are parks lined, limited sloped curbs for wheelchair access, traffic congestion entering ar 9am, you removed all the trees without replacing, limited seating, no ambience	2/18/2026 6:19 PM
228	It's so hot! More trees, more shade ( <a href="https://earthlymission.com/local-crochet-class-makes-giant-canopy-shade-heat-spanish-town-alhaurin-de-la-torre-malaga/">https://earthlymission.com/local-crochet-class-makes-giant-canopy-shade-heat-spanish-town-alhaurin-de-la-torre-malaga/</a> ) ( <a href="https://inhabitat.com/giant-rainbow-hued-umbrellas-pop-up-in-spain/">https://inhabitat.com/giant-rainbow-hued-umbrellas-pop-up-in-spain/</a> ) more green space along John st. Encouraging of small eateries, bars, on street dining etc	2/18/2026 6:03 PM
229	Parking in mainstreet, pedestrian crossings on Ryan avenue for park access, turning lane needed turning left onto Burns Lane from Ryan avenue to prevent stoppage of traffic flow	2/18/2026 5:55 PM
230	The roads and pathways	2/18/2026 5:33 PM
231	The road needs to be wider. The parking needs to improve.	2/18/2026 5:18 PM
232	traffic is too heavy	2/18/2026 3:29 PM
233	w	2/18/2026 2:50 PM
234	More parking. Less motorised bikes and scooters.	2/18/2026 2:35 PM
235	Parking and access, shops, removal of bats from Burdekin Park	2/18/2026 2:34 PM
236	Get rid of smoking/ Vapouring sales businesses. Zebra pedestrian crossings require revamping for safety as in worn areas. Bring back physical cleaner who knows how to keep our Main Street clean. Watering the flower beds in lieu of allowing them to dry out. Immediate attention to all footpath hazards.	2/18/2026 1:48 PM
237	Bigger parks on John Street (most people around here have 4WDs), no Tabacco shops (they make the town look tacky), places to eat with a more alfresco type vibe, bring the movie theatre back, get rid of the bats so people can enjoy Anzac day without worrying about being "soiled upon".	2/18/2026 1:23 PM
238	John Street road is a disaster, the speed humps need to be removed!, the parking spaces	2/18/2026 1:05 PM

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are too small due to road being too narrow!. The pavers all throughout are cracking and becoming a trip hazards in areas!. Cleanliness of the CBD is disgusting. The gardens are just full of weeds and rubbish!.

239	Wider Main Street, smaller footpaths, larger car parking space. A lot of people own 4 wheel drives and these parks are just too small.	2/18/2026 12:58 PM
240	Parking, traffic flow, pedestrian safety, bike path, seating is in the sun. Not enough kids activities	2/18/2026 12:33 PM
241	Fragmented retail and services, extended nature of John Street, disconnect with George Street, not a very walkable town centre	2/18/2026 12:14 PM
242	Parking and the general design of the street is atrocious. Personally, the parking is quite narrow and at times driving into the irrelevant garden beds (which are only aesthetic and provide no function or utility) is unavoidable. A street, whilst it should have some aesthetic appeal, should serve a utilitarian purpose - to be functional not ornamental. Another point is there should be some security cameras in the street to serve for public safety, especially those who might use the street of an evening. With the rise in illegal behaviour and activities, the safety of both commuters and pedestrians should be paramount.	2/18/2026 12:10 PM
243	traffic management, parking	2/18/2026 11:44 AM
244	Probably not much in the cbd as quite a lot of money was spent a few years ago. Maybe more places to sit in shade.	2/18/2026 10:35 AM
245	Carparks too small, pavers slippery when wet, low visibility at some crossings, lack of shops that interest me	2/18/2026 10:19 AM
246	Appearance, needs tidying ip and modernising in certain places. Looks run down and dirty in some areas.	2/18/2026 10:07 AM
247	Parking in the main street	2/18/2026 9:33 AM
248	Maintaining vibrancy after the bypass reduces through-traffic Further upgrading streetscapes, lighting, and pedestrian amenities Building a new identity for a post-bypass future	2/18/2026 9:11 AM
249	Better traffic flow from secondary roads at traffic lights	2/18/2026 9:02 AM
250	Road repairs, crossings falling apart, broken tiles and poor visibility caused by trees unkept by council	2/18/2026 8:41 AM
251	Replace the faded, dated, unattractive red poles and freshen up the faded street furniture Too difficult to retrofit, but need more width in roadway for parking spaces so you dont open car door or step out into close passing traffic Freshen up the faded and dirty road pavement esp where it s close to pedestrian crossings Keep cleaner with more regular sweeping and cleaning Better pedestrian linkages/signage between mall and john st including parking staircase well signing	2/18/2026 8:20 AM
252	Safe places for bicycles to ride. Needs more outdoor dining options.	2/18/2026 8:16 AM
253	Parking, variety of services, opening hours on cafes, late night entertainment, places for kids to hang after school (for example cafes)	2/18/2026 8:03 AM
254	Toilets needed Baileys Union park	2/18/2026 8:00 AM
255	Covered seating areas in the Main Street (weather shelter) with more trees	2/18/2026 7:35 AM
256	Need the parking line removed small towns have bigger cars. Better accessibility need the footpaths to not have trip hazards and access to the shops or other buildings. The street needs activations a reason to go down there shops or active places, events or programs, a hub to meet people etc. it needs a better 'vibe'	2/18/2026 7:26 AM
257	Parking in John Street	2/18/2026 7:08 AM
258	Parking <b>P</b> parking is the killer in John street. People can't get within the lines there for taking up 2 parks that is one less person who can stop and spend there money here	2/18/2026 7:06 AM
259	Parking, opening hours, cafe availability on a Sunday, activities	2/18/2026 6:55 AM
260	Shop rental prices addressed, better to have done rent and shop filled than no rent and empty shops Police presence is appalling, this is allowing crime, drugs and homeless settings, these are a major issue	2/18/2026 3:31 AM
261	Dirty, lots of empty shops	2/18/2026 1:11 AM

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262	More TCS intersection treatments along New England Highway to improve through / right turn efficiency from side streets. Currently York St and Orchard ave is the only TCS intersections and it gets very congested on York in PM peak. Additional options up near Hunter St would alleviate the build up of traffic concentrated on York and Orchard Ave	2/18/2026 12:06 AM
263	Parking is dangerous, traffic flow is terrible, pedestrians preferred with widening of pathways but under-utilisation of these due to parking issues with spaces too narrow, driving lanes too narrow	2/17/2026 11:44 PM
264	Lack of shops in the town Lack of attractions for the younger generation, eg cinema/entertainment	2/17/2026 10:29 PM
265	Too many empty shops Parks unusable due to bats and bat poo More pedestrian and al fresco dining areas would be great	2/17/2026 10:11 PM
266	More seats in John street	2/17/2026 10:05 PM
267	The empty shops are sad. The dead servo in front of Woollies is an eyesore and the operating servo across the road is not much better. The red curved streetlight posts are incongruous and jarring next to the old buildings and the general style of the CBD. We have too many shops which are clearly fronts for unsavoury activity.	2/17/2026 10:01 PM
268	Traffic flow.	2/17/2026 9:56 PM
269	Parking spaces are too small. Not enough retail shops.	2/17/2026 9:56 PM
270	It's quite dull. Needs brightening up, some art work, colour, lights.	2/17/2026 9:50 PM
271	Horrible traffic Shade shelters or sails and seating Flower beds	2/17/2026 9:44 PM
272	Cut Back the trees at the crossings, cars can't see people wanting to cross. Find a way to stop kids riding the footpaths on one wheel knocking over pensioners. Make John street one way and Ryan ave the other. MORE POLICE DURING THE DAY AND NIGHT!	2/17/2026 9:41 PM
273	Shopping,	2/17/2026 9:40 PM
274	Bringing business new business to singleton	2/17/2026 9:36 PM
275	Outdoor/footpath dining/coffee; historical shop fronts highlighted - not modern frontages; diversity in stores; maybe agents can lower rents so more people can afford to open stores. Clean up deserted petrol station.	2/17/2026 9:26 PM
276	Remove the leave dropping trees and replace with non leave dropping trees and keep them turned neatly	2/17/2026 9:26 PM
277	Needs more dining options other than Asian restaurants	2/17/2026 9:14 PM
278	More parking	2/17/2026 9:04 PM
279	Fill empty shops Restaurants	2/17/2026 9:01 PM
280	Difficult and lack of parking on John street Empty shop fronts everywhere No 'social' things that aren't food or alcohol related.	2/17/2026 8:58 PM
281	More parking spaces, more native plants, more shaded parks for families to enjoy.	2/17/2026 8:57 PM
282	So much . Widen the Main Street up again and make it easier to park get the quick traffic flowing again - quick stops to banks, bakeries , chemist , coffe shops get the flow and vibe going again . It's dead	2/17/2026 8:51 PM
283	Car parking wheels chair parking no baby in pram parking	2/17/2026 8:44 PM
284	Pot holes forming in Main Street is a disgrace considering the money spent upgrading it a few years ago, more a waste of me of money really	2/17/2026 8:41 PM
285	Parking Street width Access to more public toilets	2/17/2026 8:32 PM
286	Parking	2/17/2026 8:27 PM
287	There are quite a few empty buildings - I would question the price of rent. It seems like it's far too expensive. Limited toilets with change tables - one set behind Cervo'z is not enough & it's dark and dingy. We do not need anymore art installations- we need practical spaces - family friendly, shaded areas.	2/17/2026 8:27 PM
288	Cleanliness of empty shops, would be great if there wasn't so many. Less restrictive parking. Accessibility for people in wheelchairs/mobility issues. A more lively & vibrant atmosphere.	2/17/2026 8:26 PM

## Singleton CBD Masterplan Update

289	John street is cluttered and in inviting. Change it to a one way street with reverse angle parking down one side. Increase the shop front appeal and make it more enticing for businesses to operate I.e restaurants	2/17/2026 8:15 PM
290	More restaurants, cafe open after 3pm in the afternoon, less empty shops	2/17/2026 8:13 PM
291	Less tobacconists. More reasons for people to travel to singleton. Maybe a 'big' tourist attraction like a big statue of a bunch of red grapes for the Hunter Valley. Like the big banana or big mango where people stop for pictures, etc. We also need more for the children and young adults to do like bowling, an arcade, a decent pub, indoor play centre, etc.	2/17/2026 8:13 PM
292	Would like moss and twine to be on the main street again.	2/17/2026 8:07 PM
293	Limited shops, cafes and restaurants. There are many empty shops along the Main Street. Would be great to see them full again and bring people back to the town. You can clearly see when a quality shop, cafe (such as naughty corner) and restaurant becomes available, people will arrive in the dozens.	2/17/2026 8:03 PM
294	Parking, accessibility, attraction	2/17/2026 8:00 PM
295	The poles need re powder coating, 13 years they have faded drastically. Seating needs to be more of it and bins. The paving needs cleaning quarterly and the street needs to be maintained 7 days. All this leads to a greater feel and especially to our visitors. Need to encourage landlords and Business Chamber to talk to bring new businesses to empty premises. In 2015 there was an initiative by council to property owners to refresh their shop fronts. Painting to reinvigorate the main Street. Maybe a Singleton Council shop front for aged and people who don't drive to pay their bills and have enquiries	2/17/2026 7:57 PM
296	John street is tight as. Needs more entertainment business, an incentive for movies or entertainment companies would go a long way. I grew up here. I miss the bowling alley, movies and all the fun businesses.	2/17/2026 7:56 PM
297	More things to do for youth and families, bring back market to townhead park as it's more visible to visitor coming through on their travels, install tesla superchargers in townhead park or even rose point to encourage people to stop by in town as it's one of the fastest chargers. More foot path not just in the cbd but linking the whole area too.	2/17/2026 7:56 PM
298	Remove the parking lines, as people have large 4WD and mine vehicles that do not fit. Remove the flags and excess trees to make it less visually overwhelming for autistic individuals. Make the road wider again - like it used to be!! We don't need wider footpaths when no one is using them!!	2/17/2026 7:50 PM
299	Improve parking in the Main Street.... Council definitely got it wrong when they tried to improve the ascetic of the main street during its last improvements	2/17/2026 7:45 PM
300	Need more bins up and down the streets and some of the side streets. Also repaint the lines in the council carpark between Pitt and William street	2/17/2026 7:39 PM
301	Need more reputed shops esp furniture and white goods	2/17/2026 7:36 PM
302	Bigger car spaces. Everyone drives a 4wd these days. You can never find a park.	2/17/2026 7:21 PM
303	Brightening up with colored planting the parking in the street is limited	2/17/2026 7:17 PM
304	Entertainment, more shops , more opportunities and better council	2/17/2026 7:14 PM
305	The parking, speed humps, width of road, ease of use.....	2/17/2026 7:14 PM
306	Better parking facilities. It is impossible to go to the shops on a Saturday when both afl and league are playing.	2/17/2026 7:14 PM
307	I won't park in John street as I have mobility problems and need to swing my car door completely open to get out. The street has been made narrow since the supposed upgrade and I worry someone will take my door off when passing.	2/17/2026 7:14 PM
308	George Street will need a makeover when traffic reduces	2/17/2026 7:11 PM
309	Roads and overall look of the cbd and shopping square - make it look friendlier	2/17/2026 7:11 PM
310	To many gyms, hairdressers and Chinese takeaways.	2/17/2026 7:09 PM
311	Parking especially for caravans etc if we want people to stop. Make it easier to access things. Ryan avenue can get quite congested especially down the hunter st end.Open up John st to the parking so people can shop in the main st area and access parking rather	2/17/2026 7:09 PM

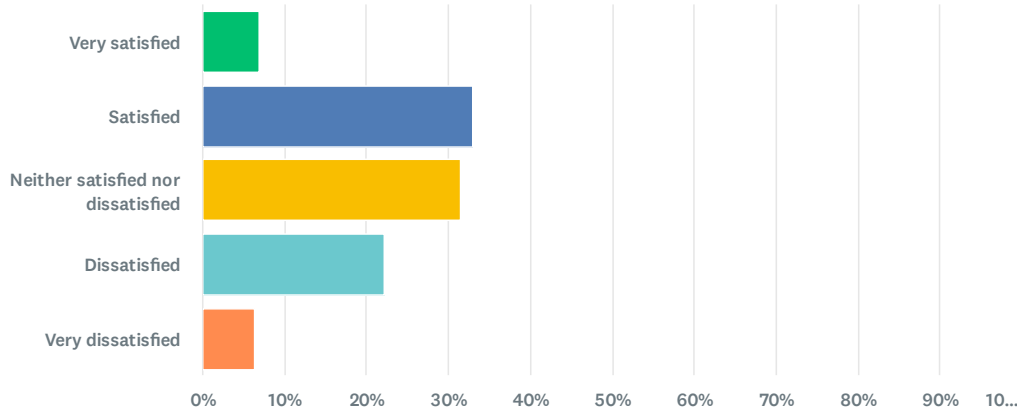
## Singleton CBD Masterplan Update

than just going to the mall. Encouraging more cafe or variety of shopping. Not tobacco, massage places or gyms.

312	Shop vacancy. Parking	2/17/2026 7:08 PM
313	Width of John street, but that cannot be changed with street beautifucation work	2/17/2026 7:07 PM
314	The carparks in the mainstreet are far too small and need to be fixed. This was a major stuff up by council in the upgrade a few years ago.	2/17/2026 7:06 PM
315	More shops so many vacant	2/17/2026 7:05 PM
316	The great Main Street the council stuffed. Cant park in the Main Street	2/17/2026 7:04 PM
317	Parking, big name shops smart,bcf,ect	2/17/2026 7:03 PM
318	Parking, accessibility, wet/hot weather entertainment options, variety of stores, rubbish bins, visibility issues, overall appearance, rent costs for businesses	2/17/2026 6:59 PM
319	The design is bogan and looks like we are sponsored by Australia Post.- red faded light posts that could be saved by painting black and the mist un attractive bench seats. Why would singleton adopt a heritage tone and more greeny is a mystery. I am sure there are numerous studies that back the positive economic impact of an attrratuve heritage town. The lack not outdoor dining is very obvious compared to many regional towns.	2/17/2026 6:58 PM
320	The car parks - under cover parking is required in the car parks. Need more shops so people do not have to go out of town	2/17/2026 6:55 PM
321	Support for small business- town is dying. Having cafes and restaurants with seating along John Street would look nice. More things for kids to do. A big skate park, a new park for older kids, more water activities not just a plain pool especially for kids 10-17yrs. Ensuring we dont have to leave town for shopping and entertainment	2/17/2026 6:51 PM
322	Main Street pavement and tiles replaced near post office	2/17/2026 4:44 PM
323	Signage, no numbers in most of the stores, increase variety of shops, boost the smaller shopping centres on each end of the street.	2/17/2026 4:02 PM
324	Diversity of shops - too many Western Sydney type people opening up tobacco shops and bringing negative social issues to our town. Too many empty shops.	2/17/2026 3:40 PM
325	More interesting shops similar to the Hunter Floral Boutique - it draws you in and looks interesting. Same as Moss and Twine. The Facades need to have a theme - Heritage or English style	2/17/2026 3:17 PM
326	Business signage, parking, accessibility.	2/17/2026 3:13 PM
327	old servo to go into parking spaces, donolly bridge made into a cycling/walking path only (instead of the other proposed new bridge)	2/17/2026 3:12 PM

Q9 How satisfied are you with the quality and availability of public spaces (parks, seating, shade, etc.) in the CBD?

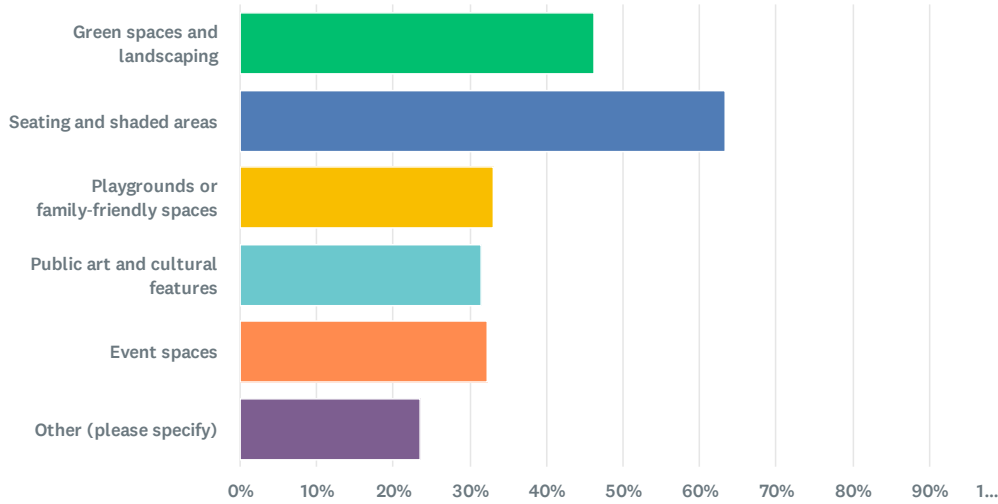
Answered: 374 Skipped: 54



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Very satisfied	6.95%	26
<span style="color: blue;">●</span> Satisfied	32.89%	123
<span style="color: yellow;">●</span> Neither satisfied nor dissatisfied	31.55%	118
<span style="color: cyan;">●</span> Dissatisfied	22.19%	83
<span style="color: orange;">●</span> Very dissatisfied	6.42%	24
<b>Total</b>		<b>374</b>

Q10 What types of public spaces or facilities would you like to see more of? (Select all that apply)

Answered: 374 Skipped: 54



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Green spaces and landscaping	46.26%	173
<span style="color: blue;">●</span> Seating and shaded areas	63.37%	237
<span style="color: yellow;">●</span> Playgrounds or family-friendly spaces	33.16%	124
<span style="color: teal;">●</span> Public art and cultural features	31.55%	118
<span style="color: orange;">●</span> Event spaces	32.35%	121
<span style="color: purple;">●</span> Other (please specify) <a href="#">Show responses</a>	23.53%	88
<b>Total</b>		<b>861</b>

## Singleton CBD Masterplan Update

#	OTHER (PLEASE SPECIFY)	DATE
1	toilet facilities	3/12/2026 1:05 PM
2	didnt answer	3/11/2026 4:00 PM
3	ned gallery seating theatre or SATS and variety of entertainment	3/11/2026 3:58 PM
4	Retirement village	3/11/2026 3:50 PM
5	more facilities for children / teens	3/11/2026 3:44 PM
6	cut the price of using the dam for locals	3/11/2026 3:41 PM
7	toilets for public use in the main areas	3/11/2026 3:40 PM
8	didnt answer	3/11/2026 3:38 PM
9	Disability Parking	3/11/2026 3:30 PM
10	Meaningful Sculptures	3/11/2026 2:39 PM
11	more use of the music bowl in Burdekin Park, alfresco dining at cafes, cinema, coffee vans with outdoor seating - it becomes a great little hub especially on Bridgman Road with walkers, pre-school etc	3/11/2026 1:58 PM
12	Alfresco dining, coffee vans as they creal socialising with walkers, mums with bubs etc	3/11/2026 1:54 PM
13	mobile coffee vans	3/11/2026 1:51 PM
14	Shops	3/11/2026 1:48 PM
15	More car parks Definitely NO more playgrounds.	3/10/2026 10:31 AM
16	More trees or some kind of eye catching feature down John Street to i crease its visual appeal. Fairy lights are always a great touch along with something nicer than the weird red poles	3/9/2026 7:29 PM
17	Pavements joining public spaces	3/8/2026 12:48 PM
18	Car parking	3/7/2026 9:52 AM
19	Pump track for bike riders like at Cessnock	3/5/2026 7:29 PM
20	environmental refugia areas.	3/5/2026 4:40 PM
21	Street culture.	3/5/2026 3:51 PM
22	Cafe's with alfresco dining out the front.	3/5/2026 3:04 PM
23	Variety of shops	3/5/2026 2:56 PM
24	Cinema	3/5/2026 2:37 PM
25	The CBD is too small for green spaces etc. and it is not safe for playgrounds . Singleton has enough playgrounds - and they are not utilised enough to warrant any more. The main CBD does not require playgrounds	3/5/2026 2:07 PM
26	Sport is our one thing of keeping people off social media. the full town sporting facilities yes have had upgrades, though the upkeep needs to be sustained, all sporying clubs should be covered across town. Keep our current and future residnets active and healthy.	3/5/2026 12:16 PM
27	Nice if seating faced both ways. Not sure if the shading has improved but I know I have looked for shade before and there was none	3/5/2026 9:30 AM
28	I think Singleton has excellent playgrounds and public spaces. However the gates at Rosepoint Park has needed repair/replacement for some time. Perhaps Council could spend a bit more time maintaining the facilities we have rather than investing in new items.	3/4/2026 9:46 AM
29	Areas for youth alot of family activities and birthday partiea events are taken out of town as there are no spaces to accomodate	3/4/2026 5:06 AM
30	places for teenagers to spend time in safely	3/2/2026 7:01 PM
31	More public toilets	3/2/2026 1:50 PM
32	More toilets and rubbish bins	2/28/2026 5:59 PM

## Singleton CBD Masterplan Update

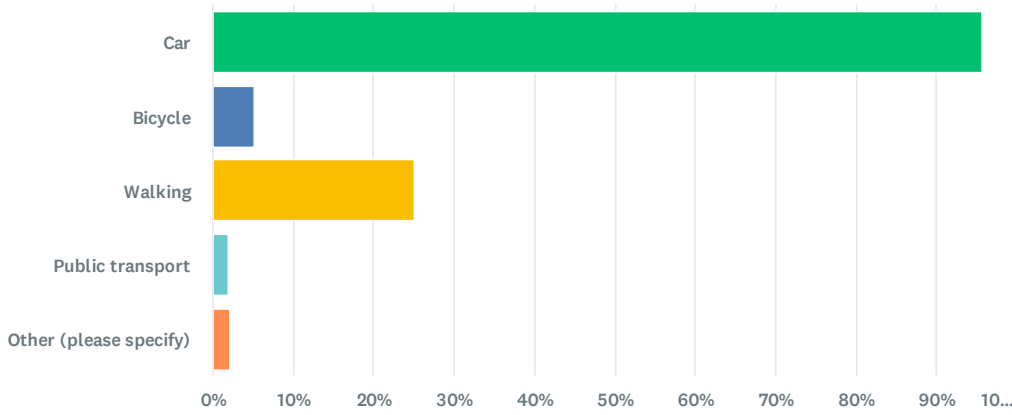
33	Disabled parking and access	2/28/2026 12:45 PM
34	More things for kids	2/27/2026 6:20 PM
35	We don't need anything more to the Main Street we need lower rates don't spend a heap of money and then make us pay for it	2/24/2026 7:32 PM
36	Easier accessibility	2/24/2026 5:26 PM
37	clean public toilets	2/24/2026 10:58 AM
38	A bigger hall with tiered seating for concerts	2/24/2026 8:08 AM
39	business	2/23/2026 2:58 PM
40	free trade vibrancy	2/23/2026 10:42 AM
41	I think we have plenty of public spaces	2/22/2026 8:58 PM
42	Shade over playgrounds	2/21/2026 11:21 PM
43	None of the above really possible now after last upgrade (downgrade).	2/21/2026 6:07 PM
44	Bike path between towns	2/21/2026 6:02 PM
45	Sunday trade down	2/21/2026 2:53 PM
46	Outside seating	2/21/2026 2:45 PM
47	More variety of shops	2/21/2026 10:06 AM
48	.	2/20/2026 4:35 PM
49	Better parking. Fix the derelict looking street	2/20/2026 10:33 AM
50	Dog water stations	2/20/2026 5:48 AM
51	Better parking that is long enough to suit dual cab utes	2/19/2026 10:06 PM
52	Walkway or tables and chairs in Victoria park for children and residents of all saints court	2/19/2026 9:57 PM
53	Something for older kids to do.	2/19/2026 9:20 PM
54	Clean toilets	2/19/2026 8:41 PM
55	It would be great to see something interactive, for all ages. A space, similar to the Dullboys in Rutherford where there is something for everyone - bowling, arcade, indoor putt putt and a cafe/licensed restaurant attached. Not only does it provide a space for all ages of the community, its accessible for locals to participate instead of leaving town to go somewhere else for a bit of recreation with family and friends, even a fun place to hold workplace/ team building events.	2/19/2026 7:13 PM
56	Concrete paths continued on Queen Street Singleton	2/19/2026 6:21 PM
57	how good would a riverside cafe be that actually overlooks the water with allowance for entertainment, i do not get why no one has done this	2/19/2026 2:40 PM
58	Public toilets	2/19/2026 2:23 PM
59	Digital signs, advertising local business, artists and events. I don't read papers and social media doesn't really highlight what's happening around.	2/19/2026 10:21 AM
60	More parking is desperately needed	2/19/2026 9:53 AM
61	The main area should be only one way like the levee in maitland, wooden the streets and put choices seating with tables everywhere. This would attract more cafes and people.	2/19/2026 9:21 AM
62	Parking	2/19/2026 8:36 AM
63	Parking	2/18/2026 10:02 PM
64	The existing alleys ways are not maintained and look ugly	2/18/2026 9:51 PM
65	Fix up the parking	2/18/2026 8:46 PM
66	I know it's the wrong area, but George st could do with some more landscaping	2/18/2026 6:09 PM
67	Parking. Toilets.	2/18/2026 2:37 PM
68	PARKING SPACES!!!!!!!!!!!!	2/18/2026 1:06 PM

## Singleton CBD Masterplan Update

69	Bike/running paths	2/18/2026 12:36 PM
70	Singleton is well provided	2/18/2026 12:16 PM
71	Reclamation of a Singleton Cinema. People shouldn't have to drive 40-60 minutes away to watch a film. Parking is also another issue that needs to be addressed.	2/18/2026 12:11 PM
72	See earlier comments	2/18/2026 10:08 AM
73	Suggest tierd seating on the leve bank with a stage gir entertainment	2/18/2026 9:36 AM
74	Space for young people. Not children but that 12-17 age group	2/18/2026 7:27 AM
75	Better variety of shops, entertainment	2/18/2026 1:13 AM
76	Additional CBD Parking	2/18/2026 12:06 AM
77	Walking tracks, focus on physical activity to suit all not just team sports	2/17/2026 11:45 PM
78	More surveillance cameras.	2/17/2026 9:41 PM
79	Toilets	2/17/2026 9:05 PM
80	Relocate the bats	2/17/2026 9:02 PM
81	Cinemas, games places, INDOOR activity places	2/17/2026 8:59 PM
82	A skatepark, should have gone where Riverside Park is. Singleton has an abundance of parks for young children but very little for teenagers & young adults.	2/17/2026 8:27 PM
83	Parking. Better foot access to laneways that we have to park in around the back because we can't park in the main street.	2/17/2026 7:52 PM
84	Public toilets	2/17/2026 7:09 PM
85	Indoor play centres for children of all ages.	2/17/2026 7:00 PM
86	Outdoor dining spaces, clean up the river bank and put a huge deck there for dining and enterTainmet	2/17/2026 6:59 PM
87	Skate Park - look at beenleigh qld water parks like flagstone in qld	2/17/2026 6:53 PM
88	More ambience, more boutique restaurants and cafes	2/17/2026 4:03 PM

Q11 How do you usually travel to the CBD? (Select all that apply)

Answered: 372 Skipped: 56



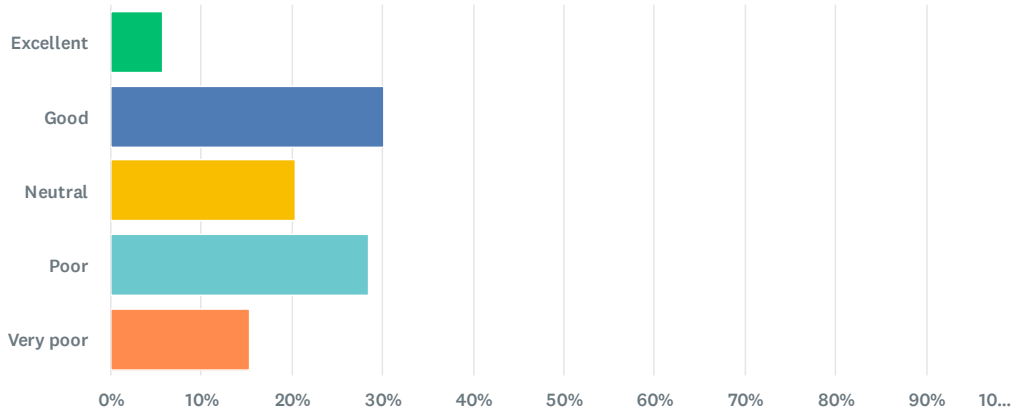
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Car	95.70%	356
<span style="color: blue;">●</span> Bicycle	5.11%	19
<span style="color: yellow;">●</span> Walking	25.00%	93
<span style="color: teal;">●</span> Public transport	1.88%	7
<span style="color: orange;">●</span> Other (please specify) <a href="#">Show responses</a>	2.15%	8
<b>Total</b>		<b>483</b>

## Singleton CBD Masterplan Update

#	OTHER (PLEASE SPECIFY)	DATE
1	ourcare bus	3/12/2026 1:36 PM
2	no public transport near patrick and kent streets	3/12/2026 1:29 PM
3	access to john street is difficult from George Street when cars parked on both side of the street. need some one way streets	3/11/2026 4:03 PM
4	Mobility Scooter	3/5/2026 2:36 PM
5	Motorcycle	2/21/2026 3:22 PM
6	.	2/20/2026 4:35 PM
7	Would love to walk more but everything feels too far.	2/18/2026 6:04 PM
8	Live out of town so don't cycle in CBD.	2/18/2026 10:38 AM

Q12 How would you rate parking availability and convenience?

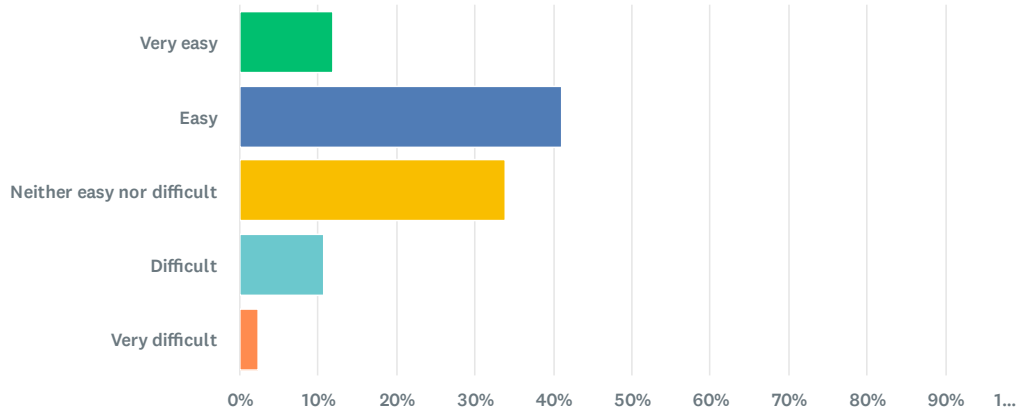
Answered: 372 Skipped: 56



Answer Choices	Percentage	Responses
● Excellent	5.65%	21
● Good	30.11%	112
● Neutral	20.43%	76
● Poor	28.49%	106
● Very poor	15.32%	57
<b>Total</b>		<b>372</b>

Q13 How easy is it to walk or cycle around the CBD?

Answered: 372 Skipped: 56



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Very easy	11.83%	44
<span style="color: blue;">●</span> Easy	41.13%	153
<span style="color: yellow;">●</span> Neither easy nor difficult	33.87%	126
<span style="color: teal;">●</span> Difficult	10.75%	40
<span style="color: orange;">●</span> Very difficult	2.42%	9
<b>Total</b>		<b>372</b>

## Q14 What changes or additions would make the CBD more attractive and vibrant?

Answered: 256 Skipped: 172

#	RESPONSES	DATE
1	More shops, theres nothing to look at anymore. All clothing shops are gone in my age range	3/12/2026 2:06 PM
2	more retail outlets	3/12/2026 2:04 PM
3	John Street can get pretty untidy at times - bins, leaves, bird mess, shopping trolleys	3/12/2026 2:00 PM
4	Park in mall parking, never the main street. the height and the angle of the cement boarders on the garden beds make it difficult to drive in or out, if you are parked in.	3/12/2026 1:56 PM
5	More shops, furniture, dress, shoe, electrical shops	3/12/2026 1:54 PM
6	wider main street	3/12/2026 1:53 PM
7	Seats for us old folk to rest on	3/12/2026 1:38 PM
8	Exercise equipment for walkers / runners and the general pumplic. I mean just off paths. Make the town safe.	3/12/2026 1:35 PM
9	outdoor dining would make it more attractive	3/12/2026 1:32 PM
10	Parking on side	3/12/2026 1:13 PM
11	More shops being used	3/12/2026 1:11 PM
12	Some beautiful garden to eat in for travellers with a dog park for a breaj to rest and eat and stroll where dogs can't run onto the road	3/12/2026 1:10 PM
13	Bigger parking spaces	3/12/2026 1:06 PM
14	Better shopping Coffee shops that are upon until later in the evenings (later than 3pm)	3/12/2026 1:04 PM
15	Trail walks. Options for riverfront dining precinct. Knock down the old ford building and the empty service station and make these a public space..	3/11/2026 9:02 PM
16	Cycleway seperate to footpath, more paring for larger vehicles not enough spaces and suits smaller vehicles, many singleton residents have larger vehicles	3/11/2026 4:04 PM
17	Entice large shopping like djs, kmart, target	3/11/2026 3:59 PM
18	Decent shopping	3/11/2026 3:55 PM
19	more seating	3/11/2026 3:53 PM
20	more seats for the elderly in the mall	3/11/2026 3:49 PM
21	Seated spaces to meet and enjoy coffee etc outside	3/11/2026 3:46 PM
22	Anything	3/11/2026 3:45 PM
23	More empty shops filled	3/11/2026 3:43 PM
24	Seating, sharde treets, toilets, regular bus routes	3/11/2026 3:40 PM
25	More transport to get to the CBD	3/11/2026 3:34 PM
26	Wider street	3/11/2026 3:29 PM
27	Mall, gardens, interesting sculptures, seats / tables	3/11/2026 2:48 PM
28	more street stalls on john street	3/11/2026 2:01 PM
29	Alfresco dining, murals, buskers	3/11/2026 1:58 PM
30	Widen the roadways, mural depicting our heritage	3/11/2026 1:54 PM
31	Parks, entertainment, playgrounds, mobile coffee van	3/11/2026 1:52 PM

## Singleton CBD Masterplan Update

32	Anything	3/11/2026 1:50 PM
33	Something for the younger ones	3/11/2026 1:49 PM
34	More seating throughout CBD not just in concentrated area	3/11/2026 1:47 PM
35	If there was a designated social hub it might encourage more night time dining facilities	3/11/2026 10:34 AM
36	more shops	3/11/2026 9:09 AM
37	Maybe a bit more heritage inspired The hideous red street lights up the main st do not suit the town at all Some nice eating sitting areas for relaxing & having a coffee & chat preferably more relaxing & not a children zone Not everyone wants to listen to screaming kids	3/10/2026 10:38 AM
38	Replace the weird red poles with some nice and easily maintained trees or nice light poles	3/9/2026 7:31 PM
39	More street markets	3/9/2026 12:52 PM
40	As a local that lives and works here better parking for bigger cars and properly marked lines in all parking areas	3/9/2026 7:36 AM
41	More trees on the nature strips	3/8/2026 12:53 PM
42	More spacious vehicle travel lanes, easier parking	3/7/2026 10:10 AM
43	More seats , best parking , wider street	3/7/2026 8:02 AM
44	Get rid of the woolworths complex. The main street becomes dead when these huge market places are built. Look at Penrith, Richmond & Maitland.	3/6/2026 9:55 PM
45	Unsure	3/6/2026 9:15 PM
46	More casual seating areas. Cleaning of laneways that lead from John Street to shopping centres. Holding empty shop owners more accountable for said premises.	3/6/2026 8:30 PM
47	Establish a "town centre"	3/6/2026 6:50 PM
48	A shaded mall with outdoor cafes, high quality murals	3/6/2026 3:01 PM
49	Get rid of those stupid parking lines	3/6/2026 1:23 PM
50	Please consider making John St one way (heading south). Some areas could then be set aside for dining.	3/6/2026 12:41 PM
51	Few art features perhaps	3/6/2026 11:19 AM
52	Raise the levee bank	3/6/2026 9:38 AM
53	Remove the vacant eyesores, improve Air Quality	3/6/2026 8:29 AM
54	Fairy lights all down the street. Cool painted things like other towns do. In Newcastle I saw powerboxes? Painted like mini houses,	3/5/2026 10:10 PM
55	nothing	3/5/2026 9:24 PM
56	more green spaces - remove the old vacant buildings opposite the Imperial Hotel and put more green space and parks in.	3/5/2026 8:30 PM
57	Get rid of the bats at Burdekin Park. Add more colourful trees / shrubs	3/5/2026 7:33 PM
58	Old unused petrol station in John Street removed	3/5/2026 6:51 PM
59	provide more opportunities for hospitality business to occupy paved areas. At the moment these are limited and there was a reluctance for existing businesses to take up the opportunity. There could be an opportunity to explore how hospitality venues could better utilise such spaces without restricting pedestrian movements. You could even set up a hospitality precinct in John Street for multiple venues to expand into the pavement. I thin Monkey skins was the only business to take it up but it would add to the more usability of the area. There could be an opportunity to restrict traffic flow to one lane in a block so it would be limited traffic access as a result. There are a number of cars just going through John Street, rather than via Ryan Avenue. Perhaps between Burns Lane and Annes Lane restrict traffic flow to one lane (or dare I say it no traffic) and provide more pavement for such development. At the moment your dodge cars to get across John Street.	3/5/2026 5:24 PM
60	Bike paths, more sidewalk. Stop wasting time replanting garden beds and plant them out with natives.	3/5/2026 4:41 PM

## Singleton CBD Masterplan Update

61	Cafes on the street that invite people to remain in the CBD and feel curious about the things they see - creative businesses on both John and George streets.	3/5/2026 3:58 PM
62	None	3/5/2026 3:37 PM
63	More shops in the Main Street. More murals, the ones we have look amazing!	3/5/2026 3:10 PM
64	More Art, more aboriginal culture	3/5/2026 2:58 PM
65	A townscape that recognises we have an ageing population that is staying in town not moving away to retire, as was previously the case, and catering for us not just the young people, we have a Seniors week and that's it. Lots of the council run activities are not accessible for us.	3/5/2026 2:49 PM
66	I'd love to see part of John St pedestrian only. I'd love to have a post office with a better car park.	3/5/2026 2:45 PM
67	One way traffic	3/5/2026 1:49 PM
68	Less vacant buildings	3/5/2026 1:19 PM
69	remove and stop approving tobacconists. promote and support more coffee shops day/wine bars for people to wind back and enjoy remove the abandoned fuel station at gowrie st mall	3/5/2026 12:24 PM
70	Definitely a fresh look and expansion with more popular brands to attract more people to come to do shopping and make Singleton a convenience place for people to live.	3/5/2026 11:38 AM
71	Not my area of expertise but someone with nowse should be able to visit and contact other towns and find what works for them - and then put it on a suggestion board for us to debate/vote on. Don't do what you do with singletongs gym and swim and put in a pathetic splash pad that breaks kids bones and then rips their skin when you try and patch the defects over.	3/5/2026 9:40 AM
72	outside venues for coffee shops, Music Lights	3/4/2026 12:18 PM
73	Perhaps more outdoor dining spaces that are shaded, have greenery and are protected from the traffic. Cardiff have several in their CBD outside coffee shops.	3/4/2026 9:59 AM
74	longer trading hours Monday to Friday. open till 7pm	3/3/2026 4:22 PM
75	Areas that slow traffic both pedestrian and vehicle to encourage people to want to stop. Facilities that create that desire.	3/3/2026 11:55 AM
76	More plantings of small shrubs/gardens along main street	3/3/2026 8:07 AM
77	Trees. Easier parking. Maybe a council library branch. Another op shop. Less empty shopfronts.	3/3/2026 7:37 AM
78	People about. Eating, resting, reading under shady trees etc	3/2/2026 1:54 PM
79	Parks and gardens. Outdoor or footpath coffee and eating businesses. More clothing and decor shops	3/1/2026 7:10 PM
80	More parks and toilets and alfresco dining	2/28/2026 6:05 PM
81	New businesses, John street is dying	2/28/2026 3:52 PM
82	Recreational spaces	2/28/2026 12:50 PM
83	Painting and revamp shop fronts and getting businesses restaurants back in cbd	2/28/2026 9:29 AM
84	It's not so much attractiveness. It's about having the services we need in tow	2/27/2026 10:29 PM
85	More offerings attractive to single people like nightlife, more choices in restaurants (different countries' food for example). There are way too many events tailored to families with kids, that I show not much interest in as a single guy.	2/27/2026 10:12 PM
86	Increased community events	2/27/2026 9:07 PM
87	Getting rid of unattractive buildings such as the flowers petrol station	2/27/2026 1:17 PM
88	Continue red / black colour scheme to match light poles Suitable trees / plants in laneways	2/25/2026 7:11 PM
89	Attractive and appearance isn't our priority. We need facilities to keep people in town not to travel or out of town for everything	2/25/2026 1:09 PM
90	Artworks	2/25/2026 10:07 AM
91	Trees and plants that reflect the seasons and colours are great and I think flag/banners are	2/25/2026 9:15 AM

## Singleton CBD Masterplan Update

	always eye catching.	
92	Out door cafes. More businesses	2/25/2026 8:12 AM
93	A lot more shade and seating. Having seating built around shade such as a tree etc all along the CBD would be a lot better for everyone	2/24/2026 11:23 PM
94	Lower rent rates so businesses stay open	2/24/2026 7:33 PM
95	Parking	2/24/2026 5:39 PM
96	Singleton definitely needs another movie theatre and the CBD would be perfect for it given the right space	2/24/2026 4:11 PM
97	Beautification of the main street, outside dining, more parking, more diversity and coverage in retail, vacant shops need maintaining to look clean and presentable, more street decorations around special occasions	2/24/2026 1:09 PM
98	clean street, flower gardens and have them looked after	2/24/2026 11:04 AM
99	No comment	2/24/2026 10:36 AM
100	More greenery,	2/24/2026 8:20 AM
101	Get rid of the red light poles to something more fitting with our community, somehow assist business owners in uplifting the faces of their shop fronts	2/23/2026 8:45 PM
102	Outside dining, lighting etc maybe more security so the bad element doesn't destroy what goes in (like the lowlifes that stole swings from the Fairways)	2/23/2026 8:21 PM
103	More shade, address parking issues	2/23/2026 6:20 PM
104	Bigger car spaces for the larger vehicles that are normally found in rural areas. More trees!	2/23/2026 7:54 AM
105	As mentioned earlier - fill the empty shop fronts on John Street. Give us more appealing stores in the mall. I for one like the John Street update done years ago, however since the man of Shepherd stopped working for council the cleanliness and appeal of the main street has gone down hill	2/22/2026 9:05 PM
106	Landscaping	2/22/2026 2:35 PM
107	This is a hard one to answer. If you're going to do something to George Street, then please don't narrow the road for parking. Please plant more trees, in John Street. There's not enough shade in parts of the street.	2/22/2026 1:26 PM
108	Do more events at the parks because there are parks that are unused	2/22/2026 1:08 PM
109	More cafes with outdoor seating. Beautify the river precinct.	2/22/2026 8:26 AM
110	Rejuvenate the river, maybe a boardwalk from rosepoint park down to the river, cafe with outdoor seating where you can enjoy watching sporting events or let the kids play.	2/21/2026 11:40 PM
111	More nightlife that isn't just the pubs. The restaurants are usually empty for dine in, there is nothing to couple dinner with (eg a desert bar or cocktail bar). Whilst not strictly a council issue, there is very little to actually "do" in the evenings.	2/21/2026 11:14 PM
112	Better accessibility,	2/21/2026 10:33 PM
113	Indoor playground with cafe attached (proper one -not tiny and just for babies like in the shopping centre)	2/21/2026 9:29 PM
114	More family friendly	2/21/2026 7:52 PM
115	Re design.	2/21/2026 6:09 PM
116	More tree, greenspace and lighting	2/21/2026 3:23 PM
117	A miracle the town has gone down hill big time	2/21/2026 2:59 PM
118	More shade spaces maybe water features.	2/21/2026 1:12 PM
119	Improvement to rose point park. Visiting other cities and states we are really missing out on our public spaces and the quality of outdoor activities for kids. We don't need to build more parks, just make one or two really good. Could also increase the size of townhead park as there is so much space. Also please stop cutting down trees, lack of large trees on the Main Street decrease appeal. Visiting other old towns or even other country towns, something that draws people in is a beautiful Main Street. Ours is not appealing or nice	2/21/2026 12:52 PM

## Singleton CBD Masterplan Update

	looking because of all the greenery that has been removed over the years and replaced with inappropriate plants	
120	Attractive ?. We need to keep all our small shops open. Closed down stores leave a town looking abandoned. If council can help and support these shops , they should try.	2/21/2026 12:05 PM
121	More color	2/21/2026 10:19 AM
122	Fit up the empty shopping mall and other empty shops	2/21/2026 10:10 AM
123	Not sure.	2/21/2026 9:04 AM
124	Plant more trees and shaded cover	2/21/2026 9:00 AM
125	A reason to be there.... Attractive dining options.	2/20/2026 11:59 PM
126	Decorations at Christmas etc. Changing the lighting down the main street. The faded bent poles are revolting	2/20/2026 8:43 PM
127	More flora around the Main Street	2/20/2026 5:07 PM
128	More trees and shade	2/20/2026 4:14 PM
129	Singleton cbd needs to be more user friendly and inviting especially on the weekends	2/20/2026 11:16 AM
130	Shops that are not shut Clean the street and pavement Trees - terrible they were pulled out	2/20/2026 10:40 AM
131	Getting ride of the white lines to try to park in If you own a Land Cruiser it's impossible to park Them you now have the widen footpaths which we didn't need so your side mirrors get snapped off	2/20/2026 10:36 AM
132	Murals, art installations	2/20/2026 10:30 AM
133	Business attraction to fill empty shops. The empty petrol station looks awful. Fix pavers on pedestrian crossing at middle of Main Street	2/20/2026 10:21 AM
134	Public art in a few more spaces	2/20/2026 7:50 AM
135	Art, flowers, plants.	2/20/2026 6:31 AM
136	I would like to see a bike lane added to the main street, however I don't think there would be enough room. A small tourist information centre in the main street. Tourists may detour into town via the Putty Rd interchange. Attractive Outdoor dining areas. Signs showing caravan parking areas.	2/20/2026 6:05 AM
137	Better shops	2/19/2026 10:33 PM
138	Better police presence of a night to stop the youths riding there electric bikes down the street in big packs head on on the wrong side of the road	2/19/2026 10:13 PM
139	Kids doing wheelies on the foot paths and won't let people know and pushing people off footpath , so safety	2/19/2026 10:03 PM
140	Variety of retail. Clean up the dilapidated buildings. There is not much to attract older folk.	2/19/2026 9:23 PM
141	Parking needs attention. There is none!!	2/19/2026 8:43 PM
142	Move excitement about Xmas in the Main Street, large baubles, Xmas flags on poles etc	2/19/2026 8:43 PM
143	Greeny	2/19/2026 8:24 PM
144	Have street lights working in John St (haven't seen them on for near a year, York to Pitt Sts). What about street art, street graffiti, big colours on buildings. Take what's at Naughty Corner Cafe Lane and Soapsuds Lane That's great but it's a one off. Any big brick, concrete walls, some colour, some attitude, some character.	2/19/2026 8:14 PM
145	It would be great to see something interactive, for all ages. A space, similar to the Dullboys in Rutherford where there is something for everyone - bowling, arcade, indoor putt putt and a cafe/licensed restaurant attached. Not only does it provide a space for all ages of the community, its accessible for locals to participate instead of leaving town to go somewhere else for a bit of recreation with family and friends, even a fun place to hold workplace/ team building events.	2/19/2026 7:15 PM
146	Occupied store fronts	2/19/2026 6:25 PM
147	10 pin bowling, table tennis, pickle ball courts, badminton, classi a display. No, absolutely none, music, muzak, radio or amplified voices trying to be entertaining (because they rarely are and we have enough audio pollution)	2/19/2026 5:35 PM

## Singleton CBD Masterplan Update

148	Cut off burns lane @ shopping center turn off	2/19/2026 4:46 PM
149	More businesses, and more support from council to the existing businesses. Encouraging local people to shop locally as they certainly dont have a problem asking us all to donate and sponsor their sporting clubs and associations but then they leave town to shop.	2/19/2026 3:52 PM
150	we need something to attract people to the CBD of a night that is not a pub full of drunken idiots, a venue with consistent light entertainment with good food and some decent shops that stay longer than a year	2/19/2026 2:58 PM
151	As previous, more canopy trees, better public toilets and reduced traffic speed.	2/19/2026 2:26 PM
152	do something with all the empty buildings and shops	2/19/2026 1:50 PM
153	good restaurants	2/19/2026 1:23 PM
154	Update shop fronts or get rid of closed down servos etc that are an eyesore.	2/19/2026 12:11 PM
155	Garden features annual flowers Better parking Crossings at parks (town head, rose point, riverside park) Library open on weekends	2/19/2026 11:25 AM
156	A bit more pride in shop fronts	2/19/2026 11:09 AM
157	Change the main street for a happy place	2/19/2026 11:06 AM
158	More art, sculpture, I would love to see a store on John St that invited creators to display and sell their items, a store with multiple vendors that are all local.	2/19/2026 10:30 AM
159	More night activities and events on weekends. More cultural and country events - we should be cashing in on the "country" explosion across the nation attracting crowds to the LGA. More updated building fascades/shop fronts that are dated, as well as private parking spaces and yards kept tidier, making private owners/landlords responsible. Staying present and not allowing the town to look like its dying and old. Keeping it feeling welcoming.	2/19/2026 10:16 AM
160	car spaces changed to make wider. zebra crossings NEED to be more visible on the road surface.	2/19/2026 10:06 AM
161	More green spaces, cafes and outdoor seating areas	2/19/2026 10:02 AM
162	Embrace the age of the town, it was never meant to be modern, take a look at Morpeth , Berry or Mudgee. Blend George St into the main with walking paths and flow.	2/19/2026 9:24 AM
163	Widen John street, encourage companies to establish shops so we don't have to travel out of town to purchase etc fridge, washing machines, ovens, etc	2/19/2026 8:44 AM
164	Shaded outdoor seating for cafes. Decorative lighting in the evenings.	2/19/2026 8:26 AM
165	Perhaps doing up George Street like John Street once the bypass is in	2/19/2026 8:04 AM
166	Flowers and outdoor dining venues	2/19/2026 7:53 AM
167	I think a space more like Maitland's leeve. It's got seating, cafes, lots of cute shops, events often.	2/19/2026 6:26 AM
168	The different areas of the CBD need to be linked better? How this can be done, I am not sure? Perhaps by better parking and development of shaded eating / rest areas	2/18/2026 11:14 PM
169	A McDonald's on every corner	2/18/2026 10:51 PM
170	montly night market and food trucks keep it clean an tidy Attractive for business and people to gather and spend local campaign	2/18/2026 10:13 PM
171	Cleaner, promote retail and hospitality with operating hours servicing usable hours (early and late coffees, breakfasts on weekends etc)	2/18/2026 10:04 PM
172	Design enhancements to improve access for people with a disability, and a sense of identity to the town	2/18/2026 9:59 PM
173	The street to have less traffic, more green spaces and encourage outdoor dining.	2/18/2026 9:50 PM
174	Removal of pedestrian islands, reinstatement of parking that has been lost, eg adjacent Post Office. Widening of street, eg turning out of Burns Ln into John St is considerably more difficult now to what it used to be.	2/18/2026 9:18 PM
175	Remove all gardens and trees that loose there leave and make a great mess everywhere. Have some small gardens and throughout this would make room for more parking	2/18/2026 8:53 PM
176	Nothing	2/18/2026 8:08 PM

## Singleton CBD Masterplan Update

177	Ambience	2/18/2026 6:20 PM
178	More art and flags used to promote holidays. The light poles changed to be more traditional.	2/18/2026 6:16 PM
179	Shade, grouping of like services other than a mall. Dining precinct? Town square with space and shade and cafes etc?	2/18/2026 6:06 PM
180	fill up the shops, remove the old ford dealership building	2/18/2026 3:33 PM
181	Less traffic (hopefully eased by bypass)	2/18/2026 2:43 PM
182	Better shopping, cafes, better access	2/18/2026 2:42 PM
183	Firstly we need a Chamber of Commerce who are proactive by interaction with business owners and seek their input into what works and what doesn't. Council must appreciate that more often than not business owners cannot always attend Chamber meetings etc. They must be included even if someone has to walk the street.	2/18/2026 2:00 PM
184	Once the bypass is complete it would be nice to see John Street updated to have more of a nice classic country town vibe.	2/18/2026 1:26 PM
185	The old John Street back to how it was prior to any of the upgrades!!	2/18/2026 1:08 PM
186	At Christmas time there were no decorations in the Main Street at all.	2/18/2026 1:04 PM
187	Being able to park in the Main Street spots are too small and street is too narrow for 2 way traffic.	2/18/2026 12:49 PM
188	A small park on John Street as a green space, widen the use of the magpie recording	2/18/2026 12:24 PM
189	More support for local businesses and less of the tobacco shops. I'd also like to see pushes toward public displays or both visual and performing art in the CBD more regularly.	2/18/2026 12:15 PM
190	More plants, highlighting historical buildings, getting rid of the abandoned service station on the corner	2/18/2026 11:48 AM
191	Light poles are faded and now look orange rather than red. Seats are not in good condition and were never comfortable to sit on especially being in the sun.	2/18/2026 10:47 AM
192	Now the footpath is wider more outside coffee/dining. Shades over the seating in Union Park	2/18/2026 10:26 AM
193	Decent shops	2/18/2026 10:20 AM
194	See previous comments. Presentation, needs updating. Very dated with limited dining options. Pubs are it basically.	2/18/2026 10:16 AM
195	Not sure	2/18/2026 9:21 AM
196	More greenery, better streets, lively events, diverse businesses, and a distinctive identity—	2/18/2026 9:14 AM
197	Please see all my previous comments. (Please don't use the word vibrant!) Pls try to deal with the no of children and adults riding fast along john st footpaths with no regard for others safety. Maybe some clever signage or public art? Yes it's difficult to cycle through cbd, but you can easily dismount and push.	2/18/2026 8:26 AM
198	Outdoor dining spaces or small event spaces	2/18/2026 8:19 AM
199	More greenery, some more seating areas (with shade) like for instance in the corridors between shops	2/18/2026 8:08 AM
200	Red light poles were a poor choice of colour as they are faded from the Sun and look old.	2/18/2026 8:08 AM
201	More garbage bins extra seating in shaded areas for cooler seating with roofing for rain	2/18/2026 7:38 AM
202	Easier parking. Activation of space to get people in and then hopefully increase social and shopping opportunities like cafes that are open in the afternoon and weekends. Having a plan to activate the space on the weekend and nighttime to increase usage of the space. Maybe creative spaces - art works or a Space for Youth. Could council open a Youth space on John Street? Rather than its current location or in addition to their current location? I also think we need to ensure the area is accessible so that older people or people with a disability can access and shop local easily. Not just for them but for our economy.	2/18/2026 7:37 AM
203	Parking changed the parking make it's easier for people to park in all locations. I personally have to deal with people parking in the wrong location every day to the point my own property has been damaged and makes my life as a resident VERY hard. Please look at parking in all areas. ( lilac lain )	2/18/2026 7:13 AM

## Singleton CBD Masterplan Update

204	Longer hours for shops	2/18/2026 6:57 AM
205	Fill the shops, this will make for more attraction	2/18/2026 3:40 AM
206	More trendy cafes, ice cream shop, games arcade	2/18/2026 1:22 AM
207	Additional wombat crossings on John St between Hunter St and Campbell St. Pedestrians struggle to cross at the existing refuge crossings here	2/18/2026 12:09 AM
208	Clean the bins so they don't stink all the time	2/17/2026 11:52 PM
209	Bring back the flags we use to have hanging through John street. Lighting up the existing trees to mark it feel fun	2/17/2026 10:37 PM
210	A genuine focus on access and inclusion from council, not just box ticking exercises and spin from the comms team. Many John St businesses are not accessible for people with disability.	2/17/2026 10:26 PM
211	More parking spaces & seating	2/17/2026 10:18 PM
212	AI fresco pedestrian areas with entertainment spaces	2/17/2026 10:15 PM
213	Make traffic flow one way. Widen the footpath for outdoor dining.	2/17/2026 10:00 PM
214	A trail of art work, paintings, sculptures, greenery, music	2/17/2026 9:55 PM
215	Clean off graffiti. Bring Sunday markets back to John street.	2/17/2026 9:45 PM
216	Shoping	2/17/2026 9:42 PM
217	New business	2/17/2026 9:40 PM
218	Outdoor dining; lighting more in keeping with historical features	2/17/2026 9:33 PM
219	Trees that don't drop leaves	2/17/2026 9:17 PM
220	It is a disgrace that the bats ruin Burdekin Park. It is always empty of people. The new pathways are very dirty and stained. I used to visit this park as a child and feel sad that I'd is now unable to be used	2/17/2026 9:05 PM
221	More greenery and plants, street art especially on sides of buildings involve indigenous art works. More frequent Public transport is needed within the singleton district.	2/17/2026 9:05 PM
222	Filled buildings instead of empty ones.	2/17/2026 9:02 PM
223	Widen the road John street again	2/17/2026 8:54 PM
224	Any of the above	2/17/2026 8:47 PM
225	Night life, art, open shops, restaurants & cafes, show casing our local wineries, entertainment.	2/17/2026 8:33 PM
226	NOT art. Green spaces with shading and seating.	2/17/2026 8:31 PM
227	Better parking	2/17/2026 8:29 PM
228	John street is cluttered and in inviting. Change it to a one way street with reverse angle parking down one side. Increase the shop front appeal and make it more enticing for businesses to operate I.e restaurants	2/17/2026 8:21 PM
229	RESTAURANTS, MORE CAFES & OPEN FOR LONGER	2/17/2026 8:17 PM
230	Embrace the local history and plant more trees please	2/17/2026 8:16 PM
231	We need to encourage our youth for input . Also we are a town of talented people. Some public art reflecting our towns and heritage. Maybe use Prichard Park and Bailey Union Park for community events. Local singers actors etc. We are blessed to have 4 parks in our main street. Our heritage is one to be proud of. Do precinct murals in our laneways.	2/17/2026 8:11 PM
232	Improve spaces for kids, riverside park is terrible young kids can't play it's water park is a joke but slightly better then the swim and gym	2/17/2026 8:08 PM
233	Adding further trees to create a green space. High end towns such as Bowral and Bright have lined there Main Street with trees and it's amazing.	2/17/2026 8:07 PM
234	Not sure how I feel about the red lights (fishing poles). Change of colour to green could make the place feel more calming.	2/17/2026 7:59 PM
235	Less visual stimuli Don't forget about the autistic community who can't go in the main street	2/17/2026 7:57 PM

## Singleton CBD Masterplan Update

	because it is so overwhelming. Make it a calm and relaxed space. Not vibrant!! This is not Sydney.	
236	More trees in council parking	2/17/2026 7:41 PM
237	Looks awesome	2/17/2026 7:41 PM
238	Mature trees, (which were ripped down at the last Main Street update) . Bigger parking spaces.	2/17/2026 7:28 PM
239	Coloured planting to brighten up the streetscape. The streets are narrow so it is limited in being able to provide better Parking.	2/17/2026 7:26 PM
240	Change colour, seating, design more in line with the age of the town. Not modern architecture in a historic town	2/17/2026 7:22 PM
241	Need to keep it fresh and open	2/17/2026 7:13 PM
242	More disability friendly.	2/17/2026 7:11 PM
243	Shops that don't close due to ridiculous rents	2/17/2026 7:10 PM
244	More men's shops and less tobacconist	2/17/2026 7:10 PM
245	Get rid of the ugly red lights.	2/17/2026 7:09 PM
246	Better parking. Security cameras in the street	2/17/2026 7:09 PM
247	Knock down building across from the impy and the old servo down the other end such big eye sores	2/17/2026 7:07 PM
248	Better parking, better ability to walk around without getting rained on, more nightlife,	2/17/2026 7:05 PM
249	Make it heritage - more trees Stop letting commercial enterprises cut down mature trees and not replace them. Have you seen how Darlinghurst and Sydney manages to protect and nurture mature trees instead of turning it into a bogan concrete waster land Stop letting residents cut down mature trees	2/17/2026 7:03 PM
250	Update the shop appearances	2/17/2026 6:59 PM
251	Things to do. Restaurants and cafes lining the John Street more parks for older kids/teens to stop them doing silly things	2/17/2026 6:59 PM
252	More colourful shop fronts and used	2/17/2026 4:54 PM
253	Increase the connectivity with the train.	2/17/2026 4:07 PM
254	No changes, keep doing what you are doing. Continue to provide a cohesive connection between the precincts with the paving and trees. Keep promoting the Spend in Singleton/Why Leave Town initiative. This is fantastic.	2/17/2026 3:46 PM
255	Prettier shop fronts	2/17/2026 3:19 PM
256	More shopping options	2/17/2026 3:15 PM

Singleton CBD Masterplan Update

## Q15 Are there particular types of businesses, events, or activities you'd like to see in the CBD?

Answered: 244 Skipped: 184

#	RESPONSES	DATE
1	Restaurants, clothing, gifts etc	3/12/2026 2:06 PM
2	A place for children's parties eg gravity x, Dullboys --somewhere where food can be supplied as well as activities for the kids	3/12/2026 2:02 PM
3	furniture	3/12/2026 1:54 PM
4	general shops	3/12/2026 1:53 PM
5	fashion, shoes	3/12/2026 1:51 PM
6	electrical appliances, whitegoods, furniture, baby clothes and furniture	3/12/2026 1:40 PM
7	Supermarkets, general stores, harvey norman type shops	3/12/2026 1:38 PM
8	market days	3/12/2026 1:36 PM
9	Dog-friendly businesses eg like bunings. i love our pets and treat them like a person. More outdoor venues.	3/12/2026 1:35 PM
10	I hate having to go out of town to go shop. No entertainment.	3/12/2026 1:32 PM
11	Perhaps a country singer in Burdekin Park on a Sunday once a month - we bring our own snacks and seats	3/12/2026 1:29 PM
12	a new cinema, furniture stores, white goods, electronics store. anything so we don't have to go out of town	3/12/2026 1:10 PM
13	events for children and teenagers	3/12/2026 1:08 PM
14	Street markets Council offices Kmart	3/11/2026 9:02 PM
15	Furniture, electrical, underwear shops	3/11/2026 3:57 PM
16	Kmart, target	3/11/2026 3:56 PM
17	variety of restaurants, clothing stores	3/11/2026 3:53 PM
18	More variety	3/11/2026 3:52 PM
19	Womens apparel, white goods	3/11/2026 3:51 PM
20	more concerts suitable for seniors afternoon conferts preferably	3/11/2026 3:49 PM
21	DJs, target, kmart, men store	3/11/2026 3:47 PM
22	More clothing shops, best and less, kmart. an area to have outdoor art groups/people/kids could create	3/11/2026 3:46 PM
23	Anything would be a bonus	3/11/2026 3:45 PM
24	More variety	3/11/2026 3:43 PM
25	Much better array of shops	3/11/2026 3:41 PM
26	Any business that can offer goods but feel rent etc stops many from doing this	3/11/2026 3:40 PM
27	Kmart and Best + Less	3/11/2026 3:37 PM
28	live music, busking	3/11/2026 3:32 PM
29	White goods store	3/11/2026 3:29 PM
30	Furniture store and whitegoods store	3/11/2026 3:28 PM
31	Increase in variety of restaurants, improve access to specialist care several times a week, introduce an annual sculpture in the park for local artists similar to Sydney's sculpture by	3/11/2026 2:48 PM

## Singleton CBD Masterplan Update

	the sea.	
32	art and craft stalls	3/11/2026 2:01 PM
33	Retail, bring back crazy day to the CBD	3/11/2026 1:58 PM
34	dress shops, cinema, ten pin bowling	3/11/2026 1:54 PM
35	Cinema, ten pin bowling	3/11/2026 1:52 PM
36	Anything	3/11/2026 1:50 PM
37	Moves Shops	3/11/2026 1:49 PM
38	More dining out options	3/11/2026 10:34 AM
39	Kmart Cinema Oliver brown coffee shop More restaurants	3/10/2026 10:38 AM
40	Less tobacconists and more vibrant cafes, health /wholefood stores, restaurants	3/9/2026 7:31 PM
41	No	3/9/2026 7:36 AM
42	Another cinema. Ten pin bowling. Ice skating.....	3/8/2026 12:53 PM
43	Most are closed	3/7/2026 8:02 AM
44	Kmart/Target. Harvey Norman/Good Guys. Shops that cater for the elderly to buy clothes.	3/6/2026 9:55 PM
45	I would love to see more of the shops I travel to Maitland or Newcastle to access but in reality Singleton probably isn't particularly desirable to them.	3/6/2026 9:15 PM
46	More variety of chain stores. Decent Restaurants	3/6/2026 8:30 PM
47	Street markets	3/6/2026 6:50 PM
48	Unique shops are always more inviting than chain stores. A busking stage for budding musicians.	3/6/2026 3:01 PM
49	Singleton has very few restaurants (I don't count pizza shops) and unlike other businesses, such as pharmacies, multiple restaurants of different types actually act as a support to each other.	3/6/2026 12:41 PM
50	Move Xmas on John to a Saturday ... Too much setup chaos on a Friday 😞 Encourage a weekly Farmer's Market in Rose Point Park 🌳	3/6/2026 8:29 AM
51	Something for teenagers _ young adults. Timezone type of place. Free Basketball court downtown,	3/5/2026 10:10 PM
52	food, men's wear,	3/5/2026 9:24 PM
53	More cafes up the main street would be great - particularly ones that open on the weekend. A quality restaurant would be amazing - something similar to the grainery. More events held up the main street - rather than at townhead park.	3/5/2026 8:30 PM
54	No	3/5/2026 7:33 PM
55	Perhaps John Street market days.	3/5/2026 6:51 PM
56	The above would allow designated areas for more events at any time which would increase its functionality.	3/5/2026 5:24 PM
57	Businesses that attract youth and young adults. Ice cream shops, music etc.	3/5/2026 3:58 PM
58	An annual event of some sort to bring visitors	3/5/2026 3:37 PM
59	We have no activities left in this town! I've lived here my whole life and feel sorry for my kids, no movies, no bowling, no arcades....parks are great but we need more entertainment or people will continue to go to Greenhills.	3/5/2026 3:10 PM
60	more art! More Aboriginal culture	3/5/2026 2:58 PM
61	More dining options with a greater variety, we have several Asian type restaurants, all quite good, but all of the others are clustered around the shopping centres. These areas don't like mobility scooters because they take up too much room.	3/5/2026 2:49 PM
62	Cinema;	3/5/2026 2:45 PM
63	Cheaper rents for businesses to encourage more locals and or others outside of singleton to want to bring much needed services and shopping opportunities we need. Why shop in	3/5/2026 2:14 PM

## Singleton CBD Masterplan Update

	Singleton because rents are too high, shops are empty, and there are no choices to shop here.	
64	More recreational facilities for adults or kids - cinema, bowling, etc.	3/5/2026 1:27 PM
65	Other - provision of activities like tai chi, dancing for older people, arts or crafts learning activities	3/5/2026 1:19 PM
66	2 well run well promoted festivals each year. close the street. yes a lot of work but well worth it. Denman do food and wine - surely singleton can make it work - Anzac day Monday public Holiday would be a great day to start.	3/5/2026 12:24 PM
67	every day use businesses such as Kmart, or Target, Bonds.	3/5/2026 11:38 AM
68	Very little businesses there of interest now. All parking took up for all the office jobs. Fix parking issues before you beautify anything	3/5/2026 9:40 AM
69	a variety of shops as we all go out of town to Maitland and now even Muswellbrook is a damn sight better than Singleton considering the money some people make in this town it's not being spent here.	3/4/2026 12:18 PM
70	I spend my time shopping at the Singleton Square and rarely visit John Street. It would be great to have a nice restaurant apart from Chinese and Indian.	3/4/2026 9:59 AM
71	Playspaces for kids Cinema, bowling springloaded	3/4/2026 5:08 AM
72	a k-mart or Target store. Spotlight or lincraft.	3/3/2026 4:22 PM
73	To create an annual event that encourages people to put Singleton on their calendar of events. Dungog has the film festival, Scone horse week, Aberdeen the highland festival etc. Not sure what, perhaps food.	3/3/2026 11:55 AM
74	Another op shop. Mini council front desk. Kmart.	3/3/2026 7:37 AM
75	more meeting places for community to sit and share food	3/2/2026 7:23 PM
76	Obviously real shops but I imagine council have little control over this	3/2/2026 1:54 PM
77	A couple of lovely shops but not enough to make the effort to visit them	3/1/2026 7:10 PM
78	We don't need more hairdressers or pubs. We need to encourage more affordable clothing and shoe stores. I shop out of Singleton due to lack of affordable shopping.	3/1/2026 6:14 PM
79	Alfresco dining and walk through malls to rear parking and additional toilets	2/28/2026 6:05 PM
80	Decent operating hours for meal venues	2/28/2026 3:52 PM
81	Greater shopping choices	2/28/2026 12:50 PM
82	Events that celebrate our kids and community. Outdoor cinema, some sort of happy hour to get our community to support local food restaurants, cafes, independent breweries/foodie place to get our community using our cbd. Give our younger community chances of employment in our cbd rather than leaving because there is nothing here.	2/28/2026 9:29 AM
83	A department store other than big w.	2/27/2026 10:29 PM
84	A proper new year's eve event, I was once in Singleton at a pub which closed at 22:00, with almost nowhere exciting to go celebrate this important night!	2/27/2026 10:12 PM
85	Australia Day event A deli would be nice	2/27/2026 9:07 PM
86	Kmart, cinema, food	2/27/2026 1:17 PM
87	Move firelight back to Main Street. Great family event! Light up Dunolly Bridge for events / state or nation wide events (eg Australia Day). More coffee shops in John Street!!	2/25/2026 7:11 PM
88	Business that will accommodate mid age & upwards for clothing. Businesses that will accommodate every day item for home. Activities for people to do that doesn't evolve around alcohol or sport. There is more to life than just that.	2/25/2026 1:09 PM
89	A bookshop selling old and new books	2/25/2026 10:07 AM
90	We could desperately do with a cafe/restaurant precinct somewhere in town we have a lack of good places to get coffee and eat particularly in the evening or on weekends (unless you want to eat at a pub or club which is not for everyone).	2/25/2026 9:15 AM
91	Clothing boutiques. Outdoor cafes/ restaurants. River walk upgrade	2/25/2026 8:12 AM

## Singleton CBD Masterplan Update

92	I would love to see a Kmart in the CBD. I know everyone in my family would appreciate a Kmart.	2/24/2026 11:23 PM
93	Variety like prior to the last upgrade	2/24/2026 5:39 PM
94	A movie theatre	2/24/2026 4:11 PM
95	More diversity in retail, small business - tech shop, book shop, electrical, home furnishings, cafes with outside dining, somewhere to get a coffee or breakfast or lunch on a Sunday, an established chain eatery for lunch & dinners 7-days to bring people into the CBD such as Lone Star, Hogs Breath or TGI Fridays... and keep essential services in the CBD, banks etc. Midday Saturday until Monday morning, you could fire a cannon down the main street and not hit anyone. I see visitors/tourists wandering the main street looking for somewhere to eat, and there's nowhere. Very embarrassing.	2/24/2026 1:09 PM
96	It would be great to have more events in the main street (John St) where it is closed for a period of time. I would love to see a return of the markets in John St, rather than the showground or the Visitors Information Centre. Having them in John Street supports local businesses as well as market stalls.	2/24/2026 12:37 PM
97	furniture store, white goods store, fruit and fresh vegetable store	2/24/2026 11:04 AM
98	I think you have great community events now	2/24/2026 10:36 AM
99	More activities for children and the youth - indoor playground for young children, -indoor bowling/soccer etc for youth, -more toddler play equipment at parks as they are the ones that use them the most -concert hall like Cessnock to allow more musical events to take place	2/24/2026 8:20 AM
100	Cafes for after school, ladies clothing	2/23/2026 8:45 PM
101	Get rid of the plethora of massage and tobacconist laundering businesses - Council Must have some control	2/23/2026 8:21 PM
102	More food options	2/23/2026 6:20 PM
103	More appealing stores in the mall. EG a Kmart, best and less, h&m, an affordable sports store (footy, soccer, boots and gear etc), a dance wear store (Bloch etc.), Pandora, tree of life, a kids toy store. Anything affordable for families. Late night shopping one day a week	2/22/2026 9:05 PM
104	Further activity/ activations	2/22/2026 2:35 PM
105	Maybe bring back the Markets at Dusk, say every 2 months or so. Maybe have the Light Show, when it's still abit warmer at night. It's too cold when it's on.	2/22/2026 1:26 PM
106	More events off the Main Street and more events in the unused parks	2/22/2026 1:08 PM
107	Cafes, more tourist friendly events	2/22/2026 8:26 AM
108	Live music in public spaces, an indoor option for kids/ teens to play when it's wet or too hot. We drive out of town at least once a week for kids activities.	2/21/2026 11:40 PM
109	Entertainment for younger adults with no kids. The cinema is gone and there is literally nothing to do. Everything we want to do sends us back towards Newcastle. A Cinema, Bowling Alley, PuttPutt - something.... anything!	2/21/2026 11:14 PM
110	More local events aimed at families that aren't at night.	2/21/2026 10:33 PM
111	Family friendly activities	2/21/2026 9:29 PM
112	More of them	2/21/2026 8:26 PM
113	Restaurants and coffee shops	2/21/2026 7:52 PM
114	More local businesses, all the empty shops filled, incentive for local businesses to thrive.	2/21/2026 6:09 PM
115	More cafes and eateries, open longer	2/21/2026 3:23 PM
116	Something for kids..decent shops .shop local they say🤔yeah right	2/21/2026 2:59 PM
117	A public splash pad somewhere. Most other towns have a splash pad similar to the one that was built at the swim and gym in public parks and it is free to access. Look at the splash pad in Forster as an example. It's not much smaller than what was put in at the pool but it's free and accessible from 9-5pm.	2/21/2026 12:52 PM
118	If people leave town to buy it , then Singleton needs to start selling it . Keep the money here..... Furniture , electrical goods ect.On the street , Let the buskers do there 'thing'.	2/21/2026 12:05 PM

## Singleton CBD Masterplan Update

119	Coffee shops takeaway	2/21/2026 10:19 AM
120	Variety of shops like target K mart etc	2/21/2026 10:10 AM
121	the shopping centre has so many empty shops its depressing where can I purchase ladies clothing more open air spaces for coffee	2/21/2026 9:13 AM
122	No.	2/21/2026 9:04 AM
123	Markets, crazy day type days like the old days,	2/21/2026 9:00 AM
124	A green grocer or better farmers market ( timing is intermittent with current options)	2/20/2026 11:59 PM
125	Buskers, crazy day sales. Anything that draws people back to the main street	2/20/2026 8:43 PM
126	Just more businesses Would be good to have something for teenagers, gaming, tenpin etc	2/20/2026 5:11 PM
127	Kmart,JB-HI-FI,Rebel Sport, Supre	2/20/2026 5:07 PM
128	Mens clothing	2/20/2026 4:14 PM
129	Restaurants, coffee shops	2/20/2026 11:16 AM
130	Fruit and vegetable shop, markets	2/20/2026 10:40 AM
131	More grand parades for the show Horses etc	2/20/2026 10:36 AM
132	Xmas on john street/ always too. hot. Great event but could it run at another time of the year.	2/20/2026 10:30 AM
133	Nice and good quality restaurants and wine bars. Like the old Henri's and The Grainery. Places to eat and have a drink in a nice setting that isn't a pub, rsl or takeaway.	2/20/2026 10:21 AM
134	I would love to see something linked to our regional networks e.g women's rural network. Something around mental health - maybe a Blue tree in the CBD now that the others have gone. Business wise, it's tricky- I feel the quality of businesses has dropped... how do we now have 4 tobacco based businesses?? This question is tricky to answer	2/20/2026 7:50 AM
135	An indoor play area with Cafe for kids.	2/20/2026 6:05 AM
136	Outdoor cafe options	2/19/2026 10:33 PM
137	Irrigation shops for agriculture Bring back the Bowling alley and movies maybe a arcade	2/19/2026 10:13 PM
138	Unsure. No more beauty shops or gyms that's certain.	2/19/2026 9:23 PM
139	Anything for older kids.	2/19/2026 9:22 PM
140	Friday night markets once per 1/4?	2/19/2026 8:43 PM
141	There is not a great pub in town. Stand alone restaurants, we have nothing. More food n drink. Rumour - I heard a few years back the old Taj Mahal building was moving to a wine bar but council made it that hard with parking and noise. If true, ya is poor. Plenty of towns now have beer and food festivals. Slow cook meats are popular these days. Let's pick a theme and go for it. Build it and they will come. Think Parkes and Elvis. Parkes have made something out of nothing. I think family movie nights in public places are great. Hire beds for rent. Think Barangaroo outdoors movies. We have no movie theatre now so why not more.	2/19/2026 8:14 PM
142	It would be great to see something interactive, for all ages. A space, similar to the Dullboys in Rutherford where there is something for everyone - bowling, arcade, indoor putt putt and a cafe/licensed restaurant attached. Not only does it provide a space for all ages of the community, its accessible for locals to participate instead of leaving town to go somewhere else for a bit of recreation with family and friends, even a fun place to hold workplace/ team building events.	2/19/2026 7:15 PM
143	Kmart, best n less, amart	2/19/2026 6:25 PM
144	Affordable street food. Not \$15 avocado on toast nor \$12 reheated Mccains chips.	2/19/2026 5:35 PM
145	JB Hifi	2/19/2026 4:46 PM
146	Better collaboration with Business Singleton and the small businesses when organizing the events in the main street. More events in the main street rather than at the show grounds or over near council. Bring people to our CBD	2/19/2026 3:52 PM
147	anything would be an improvement, but we do not need any more gyms. the main street shows like are done at Christmas need to be done more often	2/19/2026 2:58 PM

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148	Encouraging cafes and bakeries to trade later in the day would be great. Multi-national fast food outlets are not very appealing.	2/19/2026 2:26 PM
149	something for teens	2/19/2026 1:50 PM
150	clothing	2/19/2026 1:23 PM
151	Businesses that can stay in the town instead of closing down.	2/19/2026 12:11 PM
152	Playgroups and after school activities for kids 6-12	2/19/2026 11:25 AM
153	Retail/coffee No more cigarette shops	2/19/2026 11:09 AM
154	More events for families	2/19/2026 11:06 AM
155	Child focus events. Christmas on John is great, but more like this that include kids activities. Music events also that attract visitors = more money for the town.	2/19/2026 10:30 AM
156	As noted previously regarding activities etc. - More Kid/teen friendly businesses - Cultural - Country (Country Fair) - Music	2/19/2026 10:16 AM
157	Cafes and restaurants aside from pubs	2/19/2026 10:02 AM
158	More eateries, particularly on the weekends	2/19/2026 9:24 AM
159	As above	2/19/2026 8:44 AM
160	More retail businesses.	2/19/2026 8:26 AM
161	Dog friendly dining with retail at the old service station on John street. New cinema Cafes open after 3pm Target Ladies clothing shop Artisan deli/cheese shop Bespoke garden centre Destination places like antique shop with dining Parking facilities for the high school P platers	2/19/2026 7:53 AM
162	More smaller events, themed celebrations, brighten John street, a walking path and seating near the river.	2/19/2026 6:26 AM
163	There needs to be better communication on what is where and advertise events time table in more than one location	2/18/2026 11:14 PM
164	I want a burger eating competition	2/18/2026 10:51 PM
165	Town hall type events and live music	2/18/2026 10:13 PM
166	More variety like a Kmart, not cheap shops, a drop-in day once a month where people can access a JP or chat with a council representative.	2/18/2026 9:59 PM
167	Food and wine festivals. Not just the same old food trucks that's at every event	2/18/2026 9:50 PM
168	More retail. There are so many empty shop spaces now.	2/18/2026 9:18 PM
169	I think the one we have are sufficient	2/18/2026 8:53 PM
170	No I won't attend its always too busy with no parking and no clean toilets	2/18/2026 6:20 PM
171	Art galleries, restaurants / eateries - other than pubs there is nowhere nice to eat.	2/18/2026 6:16 PM
172	Cafes, small bars, live and outdoor music.	2/18/2026 6:06 PM
173	no	2/18/2026 3:33 PM
174	Cinema, electrical (eg Betta), electronic (eg Singo hifi)	2/18/2026 2:43 PM
175	Concerts, music, artists, events to attract people	2/18/2026 2:42 PM
176	I believe our rental system by building owners if responsible for many businesses closing down. A huge effort must be made by the chamber to concentrate on engaging with businesses out of town and encourage them to see what we have to offer in vacant buildings.	2/18/2026 2:00 PM
177	Electronic stores, furniture stores, clothing stores!.	2/18/2026 1:08 PM
178	More activity to suit kids/ teenagers.	2/18/2026 12:49 PM
179	Better quality retail, but as two jewellers have left the CBD it obviously doesn't need high end retail	2/18/2026 12:24 PM
180	Possible street exhibitions of visual and performing art/artists. Like our businesses, we should be supporting our local culture and not importing it (the giant paper clip at Town Head	2/18/2026 12:15 PM

## Singleton CBD Masterplan Update

for example).

181	more businesses suited to young people. NO MORE hairdressers, gyms or tobacconists. Mall upgrade to include better shops like kmart, harvey norman, chemist warehouse etc. Bring us more variety. There is NOTHING here and with the bypass going in it will drive even more people away since there is no reason to stop or shop here - even for locals	2/18/2026 11:48 AM
182	Lack of shops in cbd has always been a negative- everyone seems to go to the Mall.	2/18/2026 10:47 AM
183	"Beach" on the River behind Rose Point Park. Tiered seating on the Leve bank with a stage.	2/18/2026 10:26 AM
184	Things for children to do	2/18/2026 10:20 AM
185	More dining options. Pubs are it. Better retail choices for fashion. More choice for petshops.	2/18/2026 10:16 AM
186	Not that I can think of at the moment	2/18/2026 9:21 AM
187	Unique small businesses Night-time and cultural programming	2/18/2026 9:14 AM
188	Pop up stalls that don't require community groups to go through huge amounts of applications, fees, insurances etc.	2/18/2026 8:26 AM
189	Movie theatre	2/18/2026 8:19 AM
190	I would to see cafes that are open afternoons and evenings. When oliver brown was coming that was exciting but it fell through.	2/18/2026 8:08 AM
191	Christmas on John st was fine.	2/18/2026 8:08 AM
192	Food outlets open after 3pm and on weekends, boutique or unique shopping experience building on ones that are there like vintage jones. Maybe Youth events or activities.	2/18/2026 7:37 AM
193	Music bring music to the town ether in the street or somewhere. The sound of any type of music or instrument makes people happy	2/18/2026 7:13 AM
194	Kmart, Oliver brown/dessert cafe, farmers market	2/18/2026 6:57 AM
195	Bra shop, yoghurt bar, somewhere for teenagers to proactively spend tim.	2/18/2026 3:40 AM
196	A successful name like Bunnings would guarantee regular traffic to neighbouring businesses. Games arcade for kids. A Hoyts or similar.	2/18/2026 1:22 AM
197	Green grocer would be a major attraction for my family. We currently drive to Rutherford to access the green grocer there.	2/18/2026 12:09 AM
198	Physical activities for people of all ages and abilities not just team sports	2/17/2026 11:52 PM
199	Teen friendly options More experiences and attractions for ages 8-16	2/17/2026 10:37 PM
200	Id love to have a good quality restaurant or cafe again. We miss having somewhere a bit more upmarket than a pub to go for dinner sometimes instead of needing to leave town.	2/17/2026 10:26 PM
201	Any new businesses would be welcome	2/17/2026 10:18 PM
202	Music/busking/street entertainment	2/17/2026 10:15 PM
203	Area to sit outside for coffee etc. Entice an encourage visitors with a cafe culture that is open in the weekends	2/17/2026 10:00 PM
204	Clothing shops and boutiques. Home and pleasure stores	2/17/2026 9:59 PM
205	More live music, scavenger hunts getting businesses involved, community clean up days	2/17/2026 9:55 PM
206	More security. More cameras. More police.	2/17/2026 9:45 PM
207	Shops	2/17/2026 9:42 PM
208	Local independent shop owners for the community to support	2/17/2026 9:40 PM
209	I'd love a green grocer.	2/17/2026 9:27 PM
210	Restaurants	2/17/2026 9:15 PM
211	Family picnic and music nights at Burdekin Park	2/17/2026 9:05 PM
212	It would be amazing to have more family events during the year, festivals/events like Easter events and other multicultural events.	2/17/2026 9:05 PM
213	INDOOR activities, e.g. cinema, games, bowling, putt putt etc	2/17/2026 9:02 PM

## Singleton CBD Masterplan Update

214	Yes more Main Street shops , shoe stores, travel agents, electrical stores , binglee, anaconda, bcf, office works , best and less , newsagent	2/17/2026 8:54 PM
215	Wine bar, skate park, food truck hub supported by local beer & wine options, dog friendly bubblers, etc.	2/17/2026 8:33 PM
216	Businesses open on weekends - there is so little to do. We are DESPERATE for place and activities for children 12-18years old to participate in. There are so many great early childhood options in town but nothing for older children to do. No wonder they get into mischief. Would love to see the indoor sports centre open - somewhere for these kids to go.	2/17/2026 8:31 PM
217	Restaurant. Boutique clothing and art non-chain store merchants	2/17/2026 8:21 PM
218	RESTAURANTS	2/17/2026 8:17 PM
219	Love things like John St and supporting the local businesses in town. Can't think of anything else	2/17/2026 8:16 PM
220	Friday night buskers. With coffee van or encourage local food vendors or local food businesses to participate. Include our service groups. Scouts Guides etc to show what they do. Dance schools	2/17/2026 8:11 PM
221	Pump track for kids, out door spaces to eat. Improve lighting for shop fronts	2/17/2026 8:08 PM
222	Would love to see some quality restaurants arrive that aren't situated in a club or pub. A standalone restaurant.	2/17/2026 8:07 PM
223	More community events. They are so fun to get out and about. Movies, bowling alley or some entertainment businesses. Honestly a fun night club kind of thing - like the Cri back in the day haha	2/17/2026 7:59 PM
224	Indoor playground for young kids so there's somewhere for parents to take their kids to without having to travel to green hills.	2/17/2026 7:59 PM
225	Yes Furniture, white goods, Harris farm market, K mart etc	2/17/2026 7:41 PM
226	Small business struggle in the Main Street. I believe because of parking. I would love to see it as more country town vibes like it used to be.	2/17/2026 7:28 PM
227	Would have liked to see a better use of the riverside park could have had a splash park there instead of the swim and gym. Disappointed in seeing the removal of the kiddies pool.	2/17/2026 7:26 PM
228	Retail shops that have ease of accessibility. Encourage businesses back to the main street.....We have no furniture, electrical, or appliance shops in a town of 20,000 +	2/17/2026 7:22 PM
229	Variety of shops.	2/17/2026 7:13 PM
230	Competitive shopping	2/17/2026 7:11 PM
231	Kmart	2/17/2026 7:10 PM
232	Bike and car shows back like the old days.	2/17/2026 7:10 PM
233	Alfresco dining spaces outside restaurants, cafes and coffee shops with no additional cost from the council to the business.	2/17/2026 7:09 PM
234	Big name shops as well so you don't have to travel out of town	2/17/2026 7:09 PM
235	Indoor play centres, timezone, cinemas	2/17/2026 7:05 PM
236	Out door dining caters to residents not just drive through miners Open after 3 pm and heaven forbid sundays	2/17/2026 7:03 PM
237	Major shops like best and less	2/17/2026 6:59 PM
238	Places to have kids birthdays, kids activities like movies, bowling, arcades. Events like a family DJ for a new year's eve party - on the grass near the cricket club followed by fire works. Or live bands, shows, comedians like the Adelaide fringe festival.	2/17/2026 6:59 PM
239	White goods furniture clothes	2/17/2026 4:54 PM
240	More sport events that create a sense of community.	2/17/2026 4:07 PM
241	I love Firelight and Christmas on John Street Lobby the state and federal government to stop big city developers buying our commercial and retail properties and leave them empty in order to obtain a tax offset. Ther eneeds to be a way to force them to allow low cost rent to encourage businesses and shops to our town. Promote sporting event tourism to bring in	2/17/2026 3:46 PM

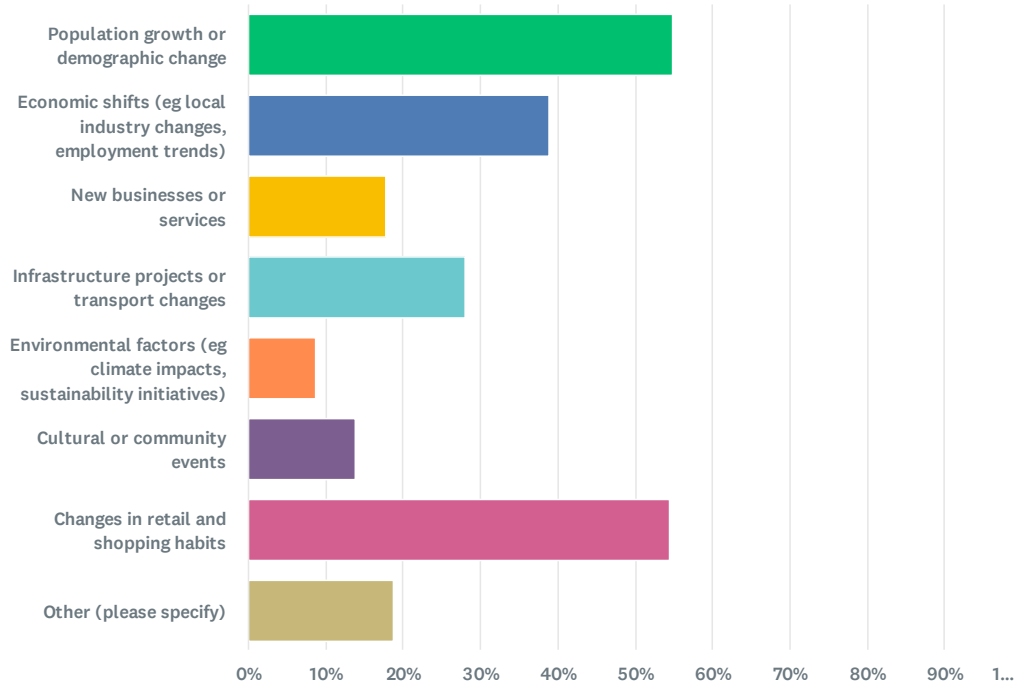
## Singleton CBD Masterplan Update

travellers. Promote the shops in welcome packs that sporting organisations can provide to participants.

242	Larger shops like Target, Kmart etc	2/17/2026 3:19 PM
243	free bus shuttles between downtown and heights/hunterview, loop service to make it easier to get around	2/17/2026 3:16 PM
244	Child friendly cafes / activity centres,	2/17/2026 3:15 PM

Q16 Since the master plan was developed in 2013, what do you see as the main drivers of change in Singleton’s CBD? (Select all that apply)

Answered: 332 Skipped: 96



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Population growth or demographic change	54.82%	182
<span style="color: blue;">●</span> Economic shifts (eg local industry changes, employment trends)	38.86%	129
<span style="color: yellow;">●</span> New businesses or services	17.77%	59
<span style="color: teal;">●</span> Infrastructure projects or transport changes	28.01%	93
<span style="color: orange;">●</span> Environmental factors (eg climate impacts, sustainability initiatives)	8.73%	29
<span style="color: purple;">●</span> Cultural or community events	13.86%	46
<span style="color: pink;">●</span> Changes in retail and shopping habits	54.52%	181
<span style="color: olive;">●</span> Other (please specify) <a href="#">Show responses</a>	18.67%	62
<b>Total</b>		<b>781</b>



## Singleton CBD Masterplan Update

#	OTHER (PLEASE SPECIFY)	DATE
1	didn't answer	3/12/2026 2:00 PM
2	didnt answer	3/12/2026 1:59 PM
3	didnt answer	3/12/2026 1:54 PM
4	didnt answer	3/12/2026 1:53 PM
5	Sporting events	3/12/2026 1:35 PM
6	More bus access to town, encourage womens clothing shops please	3/12/2026 1:29 PM
7	didnt answer	3/12/2026 1:05 PM
8	Its gotten easier due to the hunter express to get to Green Hills and Newcastle, so its hard to compete for business unless you find a niche.	3/11/2026 9:02 PM
9	didn't answer	3/11/2026 4:00 PM
10	didnt answer	3/11/2026 3:56 PM
11	didnt answer	3/11/2026 3:55 PM
12	nothing it's still the same	3/11/2026 3:51 PM
13	didnt complete	3/11/2026 3:50 PM
14	havent seen anything positive in the above	3/11/2026 3:45 PM
15	didnt answer	3/11/2026 3:38 PM
16	Didn't answer	3/11/2026 3:37 PM
17	didnt answer	3/11/2026 2:00 PM
18	didnt answer	3/11/2026 2:00 PM
19	didnt answer	3/11/2026 1:56 PM
20	Didnt answer	3/11/2026 1:49 PM
21	The 2013 master plan may not have had the desired outcome.	3/7/2026 10:10 AM
22	Nothing has changed more shops has closed only need to look around	3/7/2026 8:02 AM
23	Covid	3/5/2026 10:10 PM
24	It's anxiety inducing trying to park in the Main Street so I just don't bother anymore. Unless I can get a park in back areas I'll just order something online since the malls rates are too high for decent shops to stay.	3/5/2026 7:33 PM
25	idk	3/5/2026 2:58 PM
26	we dont promote singleton cause we have allowed industry to keep people here. we need to make it so people want to visit.seriously we are 20 minutes from pokolbin that is packed every weekend and we have nothing to promote poeple taking the drive to singleton.	3/5/2026 12:24 PM
27	I'm hoping people will want to shop locally more and shop less online - but not sure if that will happen	3/5/2026 9:40 AM
28	The cost of rents and rates do not encourage anyone to be here	3/4/2026 12:18 PM
29	I lived here for 50 years and now live in Brisbane but come down every third month to visit family and the town seems to have deteriorated since I left.	3/1/2026 7:10 PM
30	I see a common trend of shops continuously closing down. I appreciate the council's efforts to make the CBD look more attractive though.	2/24/2026 11:23 PM
31	expensive rents that Australians can't afford but why so many foreign owned restaurants	2/24/2026 11:04 AM
32	Nil	2/22/2026 9:05 PM
33	2013 was 13 years ago, another plan that's more up to date needs to be looked at.	2/22/2026 8:26 AM
34	cost of living issues	2/21/2026 9:13 AM
35	I haven't noticed a consistent change. Shops come and go, and there isn't a real sense of	2/20/2026 11:59 PM

## Singleton CBD Masterplan Update

	place. ( Mudgee has a rural heritage charm for example..singleton has ..... not sure)	
36	No idea wasnt here in 2013	2/20/2026 5:11 PM
37	Provide better services for people to want to live and visit singleton.	2/20/2026 10:40 AM
38	Unsafe for elderly people to walk because of bikes , e-bikes , scooters too fast	2/19/2026 10:03 PM
39	this question is a little confusing with the wording, i have ticked the reasons why it needs to change	2/19/2026 2:58 PM
40	Havent lived here long enough	2/19/2026 1:15 PM
41	More shops are closing then opening. Would love if council invested in renting a space for local creatives to stock and sell their items and take 10% of all sales to cover rent/utilities. I'm sure you would have a number of interested creators who don't have anywhere to place their wares.	2/19/2026 10:30 AM
42	Unsure new resident in 2022	2/19/2026 6:26 AM
43	Attract travellers to stop and spend time and money locally	2/18/2026 11:14 PM
44	Many locals shop out of town for a greater range	2/18/2026 9:59 PM
45	Climate impacts BS	2/18/2026 8:08 PM
46	Red light poles	2/18/2026 6:20 PM
47	Covid	2/18/2026 2:43 PM
48	NONE!	2/18/2026 1:08 PM
49	Given that people will enter cbd from Railway end once bypass is open this end of CBD needs to be more welcoming- disgraceful disused servo is one of first things you see. if you are looking for a break in your travel and would need to hunt out a public toilet- and find a car park - as far as shopping habits many people shopping online as no options in town. Kmart or similar is needed. Encouraging this sort of development to town would help a lot b	2/18/2026 10:47 AM
50	Dont know, havent been here long enough	2/18/2026 10:16 AM
51	Loss of movie theatre	2/18/2026 8:19 AM
52	House prices and covid made it accessible for people working from home so a lot of people moved up here	2/18/2026 8:08 AM
53	Continuing stream of empty shops does not present for a vibrant CBD	2/18/2026 8:08 AM
54	So many employees in the mines that done live here, therefor spending their pays out of town! Yet we are faces with some of the high side of living in the area.	2/17/2026 10:37 PM
55	Socio-economic deterioration.	2/17/2026 9:45 PM
56	The rent in the main st increased and businesses couldn't afford it and went bust sadly.	2/17/2026 8:16 PM
57	Parking decreased being a mining town most vehicles are large and can not use the Main Street to stop and park pushing families towards McDonald's and place for easy food also driving people to travel to by clothing	2/17/2026 8:08 PM
58	The main street looks dead. Lots of tobaconists now though!!	2/17/2026 7:57 PM
59	Unsure. Fewer empty shops. Should just fill them with displays	2/17/2026 7:41 PM
60	Inability to use the main street with ease forcing businesses to the Mall or simply just to close	2/17/2026 7:22 PM
61	Council have ruined singleton	2/17/2026 7:10 PM
62	The main driver of change will be a continued slow death unless singleton is branded appropriately as a destination heritage location like Morpeth or Bowral. Why else would you bother?	2/17/2026 7:03 PM

## Q17 Do you have any other comments or ideas for the future of Singleton's CBD?

Answered: 166 Skipped: 262

#	RESPONSES	DATE
1	The whole town could be more attractive planning wise. It's an old town, don't try make it modern. Look at Cessnock, the street lighting etc blends in - not like ours - which looks ridiculous for our town. Traditional is right for our town.	3/12/2026 2:06 PM
2	review the ideas of other progressive councils like mudgee	3/12/2026 1:53 PM
3	Singleton needs to have an identity that will attract people travelling through as well as locals. The Hunter River is amazing.	3/12/2026 1:35 PM
4	Make the main street more visitor friendly	3/12/2026 1:32 PM
5	keep park cleaner	3/12/2026 1:10 PM
6	there must be more for all ages especially younger adults	3/12/2026 1:08 PM
7	Think more about the traffic management aspects for the CBD, such as thr Bailey Park roundabout, the parking relevant to the ingress locations, anf future trends ( eBikes, eCars). Its NOT councils job to provide free charging ( its not free... rate payers fund it!) but the use is increasing.. how do we better manage shared spaces for eBikes and pedestrians ( as an example). If you need a draw card, repurpose ( not just build another) some spaces into performing arts ( civic centre has well and truly had its day!) or partner to build a mining museum ( we have the heritage museum, but honestly i couldnt tell you anyone that has been there!)... creste reasons to be there. DONT create spaces competing with the market. Gym and Swim does this and so i pay rates to prop up a business that is competing against the market... do you prop up the 9 other gyms in town also with my rates? I get that we contribute to offset costs of the pool, but realistically if the gym cannot stand alone and subsidise the pool... it shouldnt be in the remit. We have limited spaces and places for teens, although not sure that the CBD is it, and we have increasing issues with youth and crime...needs to be considered in solutioning.	3/11/2026 9:02 PM
8	Fewer tabacco / vape shops disguised as small goods and gifts. More shops and eateries with outside seating. greater variety of goods and services.	3/11/2026 4:04 PM
9	Fill the many empty shop spaces with shops other than hairdressers, smokeshops	3/11/2026 3:55 PM
10	need a new audio system	3/11/2026 3:51 PM
11	A lot of shades for car parks	3/11/2026 3:49 PM
12	get better planners	3/11/2026 3:45 PM
13	We have an aging population that would benefit from appropriate facilities close to shopping centre	3/11/2026 3:34 PM
14	Celebrate Christmas more / street signs	3/11/2026 3:32 PM
15	Parking needs improving, all around singleotn need footpaths improving	3/11/2026 1:54 PM
16	No, just the suggestion of a social hub	3/11/2026 10:34 AM
17	Clean it up it's dirty & disgusting	3/10/2026 10:38 AM
18	Nope just parking that will accommodate bigger vehicles	3/9/2026 7:36 AM
19	Pavements linking up the various streets and parks would be a blessing for older people and mums with prams	3/8/2026 12:53 PM
20	CBD does not feel attractive, maybe due to: - a confined feeling from narrow street - driving and parking in main street feels confined - 2013 work now failing and some designs not well done	3/7/2026 10:10 AM
21	Had ye	3/7/2026 8:02 AM
22	Not in the CBD but please have a good look at Gym and Swim area.	3/6/2026 8:30 PM

## Singleton CBD Masterplan Update

23	Improvements to parks such as Townhead and Rosepoint are excellent. More natural walking tracks would be worthwhile.	3/6/2026 3:01 PM
24	Places like Berrima reinvented themselves when bypassed, and did so very successfully. We need to embrace that determination. One extra suggestion, although not strictly CBD, is a decent river walk.	3/6/2026 12:41 PM
25	no	3/6/2026 11:19 AM
26	The floor of the river is rising every day, meaning the levee bank would be breeched if we had the 2007 flood today and the flood 5-6 years ago	3/6/2026 9:38 AM
27	Having one main mall dominating is ruining the mainstreet shopping. Alot of people don't even know what's available in the main street. Or have literally never walked the main street. I guess if there was undercover the entire way from the mall to the other end of the street more people might walk? Rain and heat/sun put me off sometimes. Maybe comeup with a walking route with that covers both sides of the main street and maybe some backstreet. People could do laps and window shop. Personally I would like somewhere to walk that is well lit, safe, close to toilet, free water, interesting things to see, natural beauty like flowers.	3/5/2026 10:10 PM
28	what's the point council does not take any notice	3/5/2026 9:24 PM
29	more green space and more incentives for local businesses - the main street feels empty.	3/5/2026 8:30 PM
30	Lower rental costs for small businesses. To keep John street alive .	3/5/2026 6:51 PM
31	I would like to congratulate the Council's Parks and Gardens staff for the excellent work they are doing upgrading and maintaining streetscapes, parks and gardens in Singleton. Well done.	3/5/2026 5:24 PM
32	No	3/5/2026 3:37 PM
33	Council should survey why people go out of town for activities or shopping and use that to build town strategies to keep people in town. Lack of entertainment, lack of shopping (due to high rates), unsightly empty buildings (petrol station end of John Street). Look at a place like Mudgee, it has a great feel to its town centre, we should leverage off the Pokolbin area and offer more affordable accommodation and put us as a destination space. Make the town vibrant and colourful with charm! Fairy lights in some of the big trees.	3/5/2026 3:10 PM
34	there is nothing for youth here.	3/5/2026 2:58 PM
35	The town centre has certainly improved over the last decade or two, but keeping it vibrant and alive is an ongoing problem.	3/5/2026 2:49 PM
36	Act now - provide services/ choices/ cheaper rents/ with a variety of shops which provide for clothing, shoes, white goods, etc to replace the ones which have closed down.	3/5/2026 2:14 PM
37	the town will struggle moving forward if we do not act NOW the only real reason people from the upper hunter will want to stop at singleton is bunnings. the other towns have everything else and more. If they dont need bunnings with the bypass. maitland is only another 30 minutes. very convenient to go straight past. i speak passionately cause I love singleton.	3/5/2026 12:24 PM
38	Need multi story parking somewhere! And after it's designed - don't fill it with car washer space, trolley parking space, pick- up spaces. Have all that designed in the original do we know what we are getting. And don't go to legal/standard spacing- go wider! And while we are at it - if we want tourists- let's provide more spaces for longer vehicles	3/5/2026 9:40 AM
39	I would like to see a whole new set of councilors who bring enthusiasm get rid of the this is how it's always been done rubbish. Go have a look at other towns see what they have achieved Maitland's done a great job of the river walk behind shops for eg.	3/4/2026 12:18 PM
40	Create George street as a boutique accommodation, food and business area with the vast cluster of heritage buildings. A pedestrian crossing near Worn out Wears, currently you would never park on the south bound lane. The only pedestrian crossing is York/George Street which is inadequate. This does appear to be a destination shopping experience.	3/3/2026 11:55 AM
41	singleton really needs to start providing spaces for our tweens/teenagers. Thgere is a huge building downtonw next tot eh gym and swim just sitting there empty that could really be utilised for our community	3/2/2026 7:23 PM
42	Look at successful models. Buladelah? Even karuah seems better than before. It won't happen overnight.	3/2/2026 1:54 PM
43	I would like to see more restaurants and attractive footpath coffee/meal businesses. Also	3/1/2026 7:10 PM

## Singleton CBD Masterplan Update

	some more fashion and home decor outlets to potentially bring visitors from pokolbin tourism	
44	There is nothing of any great interest to draw in the tourists. I would drive in once, and not bother again.	3/1/2026 6:14 PM
45	Needs more public toilets and walkways/malls through to rear care parks with alfresco dining and longer car parks in Main Street. The current car parks in Main Street are all too short at the moment	2/28/2026 6:05 PM
46	Rental increases must be stopped. Rents too high for businesses and I am not a business person	2/28/2026 3:52 PM
47	No	2/28/2026 12:50 PM
48	Clean, painted/presentable, restore our Agricultural Heritage, evolving resource industries, more restaurants and takeaways, more allied health, something to keep to younger community entertained and employment opportunities. The CBD is currently dead	2/28/2026 9:29 AM
49	If nightlife is so poor here, then at least there should be regular transport (train and bus) services until very late that allow you to enjoy the Newcastle nightlife without driving so one can be safe to drink a pint or two. The number of trains per day to travel to and from Singleton is absolutely pathetic, also to reach the connection to Sydney as well as travel to Newcastle Airport.	2/27/2026 10:12 PM
50	Once bypass finished focus on fixing up / beautification of George St. more signage needed to John street to get people to travel to our shops. Coach parking at Maccas / hungry jacks fast food stops to encourage coaches to stop for meals.	2/25/2026 7:11 PM
51	Doesn't matter how much money is pushed into something to look fancy you need facilities and options to keep people here.	2/25/2026 1:09 PM
52	Make use of the river such as improved walk ways shaded seating areas	2/25/2026 8:12 AM
53	Council to be aware that society is in the era of the car, still, and a high percentage of vehicles are larger business types and maybe people want the convenience of pulling up close to retail shops to duck in and purchase and be on their way	2/24/2026 5:39 PM
54	Promote a movie theatre again, give a business a good chance at it!	2/24/2026 4:11 PM
55	I understand that this is out of your control but something should be done to work with local real estates to get the vacant shops filled. My retail shop has vacant shops on either side of me. Both unkept, filthy and absolute eyesores. They are detracting from my business.	2/24/2026 1:09 PM
56	This is a tough one ... most of the infrastructure to John St was done 10 odd years ago (when we went to everything red), so apart from encouraging new businesses (which Council has no control over), I'm not sure what else can be done. But I would love to see more smaller shops, eateries not cigarette shops nor pizza or Thai. If we could have bespoke shops that would be great.	2/24/2026 12:37 PM
57	we need to get Australian food outlets in our town and essentials back in town	2/24/2026 11:04 AM
58	No	2/24/2026 10:36 AM
59	Footpaths and roads in town are not safe any more because of the high number of e-bikes and scooters on both the footpaths and roads.	2/24/2026 8:20 AM
60	It needs to be a community space for everyone - good luck!	2/23/2026 8:21 PM
61	ask what trade offs people are willing to accept as part of surveys	2/23/2026 3:02 PM
62	More trees and bigger car spots!	2/23/2026 7:54 AM
63	n/a	2/22/2026 1:26 PM
64	We need to beautify the walkways along the river at Rose point park. Most other small regional towns have walkways and disability friendly walks along their rivers plus more BBQ areas and covered shelters	2/22/2026 8:26 AM
65	Singletons demographic is rapidly changing and more often than not the attraction to relocate to the area is its convenience to areas surrounding it, not specifically to singleton itself. It would be nice to see the town functional for modern young families, more street lights/ paths to connect suburbs to the CBD and more cohesiveness to enjoy the CBD in a leisurely fashion rather than just convenience. Focusing on encouraging locals to stay in town on days off and making it more accommodating for family members visiting (a very	2/21/2026 11:40 PM

## Singleton CBD Masterplan Update

	large population of singleton are not born here and moved for work and it's hard to entertain extend family InTown)	
66	Better transport to the heights/wattleponds etc is needed. 3 busses a day is just useless and incredibly restrictive for people who don't drive and can't ride a bike,.	2/21/2026 11:14 PM
67	Splash pad at rose point park!	2/21/2026 9:29 PM
68	Won't matter..the place will die in the arss even more when the bi-pass is finished..Sunday has nuthing in the Main Street to interest visitors it's a joke.. parking is a joke.. epic failure council 😞	2/21/2026 2:59 PM
69	We need to reinstate access to a nice river walk. Another wasted opportunity that many smaller towns utilize better than us.	2/21/2026 12:52 PM
70	Singleton would benefit from Kmart target etc Once that expressway open alot of people want drive thru or stop anymore	2/21/2026 10:10 AM
71	Need a green arrow to go right at lights going from Bridgman Road north towards Bunnings. URGENT..	2/21/2026 9:04 AM
72	Just that hopefully this survey is used constructively. The last "improvements" in the CBD were not welcomed by locals. They design and practicality were both lacking	2/21/2026 9:00 AM
73	There are so many empty shops due to high rents. All the bypass changes etc still aren't going to help the fact the centre of our beautiful town is being destroyed by bats. Surely, surely in 2026 something can be done to move these guys on. The houses and cars in their flight path are being damaged beyond repair. I noticed bat numbers have increased again recently and our last big beautiful trees are starting to die off. Very sad, this park was such a beautiful spot, now just a stinking toilet 🤢	2/20/2026 8:43 PM
74	More shops!! Weve lost so many this past year	2/20/2026 5:11 PM
75	Singleton has a great balance of local and corporate business I believe if we keep the local business within this will be a great Town in the near future and can be a forefront for the local economy.	2/20/2026 5:07 PM
76	Please stop allowing smoke shops. It instantly makes the town look and feel cheap and disgusting	2/20/2026 4:14 PM
77	Ni	2/20/2026 11:16 AM
78	Clean it up - it's a disgrace. It's empty and uninviting.	2/20/2026 10:40 AM
79	Yes please get rid of the fishing poles or trotting poles Please get ride of the white lines to park You nearly get murdered just trying to get onto John st if you own a large car because there is no room to open your door	2/20/2026 10:36 AM
80	Hope we continue to grow - Christmas on John St is one of the best traditions we have.. it makes it feel like it's Christmas.	2/20/2026 7:50 AM
81	Please put seating or paths in Victoria park so residents of all saints court can use walkers , canes and exercise in safety as no longer always safe because of traffic or fast bicycles on footpaths	2/19/2026 10:03 PM
82	Assisting with more local campaigns to keep people shopping local or no small businesses will be left in the cbd	2/19/2026 8:43 PM
83	Nil	2/19/2026 8:14 PM
84	Aside from my idea of an actual entertainment space as previously mentioned, we need more shops that focusses on our family community.	2/19/2026 7:15 PM
85	As already stated	2/19/2026 6:25 PM
86	More support from council to bring small business to our area. Spaces in the main street where cafes and restaurants can have seating	2/19/2026 3:52 PM
87	reduce rates on john street shops so that rents can be lowered to attract more businesses, main streets historically in towns that have large malls have been killed by these large malls taking main street pedestrian traffic away, either invest in bigger malls and tum main street into something really cool with outdoor eating and entertainment with family friendly green areas, or invest back into main street to attract shops back there, our main street used to thrive...now it does not, i remember days when it would be difficult to walk down the main street without having to zig zag through all the other pedestrians, and to put that into to perspective our population was nowhere near what it is today	2/19/2026 2:58 PM

## Singleton CBD Masterplan Update

88	With trucks and heavy vehicles less likely to travel through Singleton, it needs more canopy trees to provide shade and reduce the heat-sink effect.	2/19/2026 2:26 PM
89	no	2/19/2026 1:50 PM
90	renovating heritage of singleton	2/19/2026 1:23 PM
91	Its actually not a bad little town. But please turn the Yellow Monstrosity around so the lights face the oncoming traffic.	2/19/2026 1:15 PM
92	Stop making it look like an eyesore & wasting money on it. Open it up. Lose the speed humps. Widened car parking spaces. The Main Street is cluttered, half the shops have closed or moved for cheaper rent.	2/19/2026 12:11 PM
93	Singleton is heavily populated by families, yet there are very limited social options for kids 6-18 The town has had a lot of trouble with kids 12-18 causing damage and theft lately, and problems at the mall. Social activities and gathering places for young people might ease this and also let kids be kids without them causing damage or drama. -skate park with pump track needs huge improvement and facilities like seating, shade, toilets & water - movie/cinema or outdoor cinema screening -bowling or indoor golf -gaming -indoor play centre -indoor trampoline centre All of these places allow kids to socialise, use their energy and learn social behaviours Singleton council puts on great family friendly events but there is a specific lack of anything for young teens to do. It's my opinion this is why we have had such destructive behaviour from this age group. It's also evident in school holidays. If we want to keep money in town it makes no sense that families have to drive to Maitland, Newcastle, Cessnock for these sorts of activities. We may be a country town but our population surely calls for looking at what can be done to accommodate these growing kids needs.	2/19/2026 11:25 AM
94	I'd really like the recycle drop off to be moved as the noise from collection is so loud it makes my clients jump ever time, plus it takes up valuable parking space. Surely there is somewhere more suitable.	2/19/2026 11:09 AM
95	Digital is now. Youth crime is growing and people are bored. Find more innovation and creative ways to make the town interesting.	2/19/2026 10:30 AM
96	Ensuring plenty of continued advertising along the Hunter Expressway letting travellers know what's on in Singleton especially leading into the weekends, even if it's an event, sporting fixture etc or enticing them to visit businesses before they hit the by pass.	2/19/2026 10:16 AM
97	No	2/19/2026 10:02 AM
98	More walking tracks linking the whole town, can't wait for combo lane! Encourage all ages to increase their fitness	2/19/2026 9:24 AM
99	Christmas in John Street event needs to change. It is just people walking along John Street looking at stalls. The sun makes it so hard to see half the street stalls and no shade for the middle of the street where people are walking. Shopping and parking is disrupted from lunchtime at a extremely busy time of the year. Cessnock had carol singing on grassy area for people to sit and enjoy the Christmas spirit. We have the green space around the Civic Centre which is underutilised for community events	2/19/2026 8:26 AM
100	Beautification of the entire town Dog friendly SF hops and cafes Lower rents for retail spaces Maintain nature strips throughout the town Destination dining combined retail Fresh produce shop Home makers center	2/19/2026 7:53 AM
101	I think the main areas need a big facelift. Most people I know and myself mainly go to the square shopping centre, because there isn't much in John street, other than a cafe or 2. Create more pretty and inviting spaces, allow for more businesses to flourish and fill those empty spots. Businesses that will get people into the local area.	2/19/2026 6:26 AM
102	Do not rest on a single development plan, review regularly and adjust accordingly as shopping habits change and the area and population demographics vary	2/18/2026 11:14 PM
103	Burger competition	2/18/2026 10:51 PM
104	The council does a good job - keep up the good work and make sure there are lots of sporting clubs that are in a good position to give the youth and adults access to cheap and healthy sporting activities	2/18/2026 10:13 PM
105	Introduce subsidies or incentives to attract new businesses to the many vacant shops on John St.	2/18/2026 9:59 PM
106	Make John street one way. This will decrease traffic and increase areas for green spaces. Parking should be available on the side streets . Make singleton a pretty town for people to	2/18/2026 9:50 PM

## Singleton CBD Masterplan Update

	visit and be proud of.	
107	Improve traffic flow, parking and manoeuvrability.	2/18/2026 9:18 PM
108	Cleanliness and presentation should be a major priority rubbish and leaves everywhere. Grass in green areas is never really kept in a reasonable condition	2/18/2026 8:53 PM
109	No	2/18/2026 8:08 PM
110	Find someone with a vision...less organised thinking. Make it something people want to visit	2/18/2026 6:20 PM
111	Don't forget George Street. This is a great opportunity to have business open and use our heritage and promote the use of that area. The service station needs to be demolished and could possibly be turned into a u turn bay as a lot of traffic used that to go back for a car space on the other side of the road at they are hard to come by!	2/18/2026 6:16 PM
112	Just moved here and love it but John st could definitely use a bit of livening up.	2/18/2026 6:06 PM
113	keep it clean and fresh	2/18/2026 3:33 PM
114	20 yrs ago I witnessed a very productive Chamber of Commerce who travelled out of town to interest businesses in our CBD. I don't see or hear of this happening these days. They must be more progressive and if they are their enthusiasm will no doubt rub off on all of our business owners. Stagnation is killing our CBD.	2/18/2026 2:00 PM
115	Rip it all up and start again remove all speed humps and pavers, widen the road!!!!!!	2/18/2026 1:08 PM
116	The amount of coal that go out of this town the town should be so vibrant. Once the bypass is finished I think it will be a ghost town	2/18/2026 1:04 PM
117	More family friendly events and entertainment. More water refill stations. Supply dog poop bags the parks are always covered in dog poop ( owners need to be fined).	2/18/2026 12:49 PM
118	Not as bad as Vincent Street Cessnock (thank goodness) but definitely struggling to grow as a centre and likely to face more problems in the future. Rise of Huntlee retail means this population centre is unlikely to use Singleton as a go to retail or services centre, other than for medical and health related. Lack of growth suggests concentration of activities rather than expansion of services areas.	2/18/2026 12:24 PM
119	No, other than pushing for more community events in the CBD (whilst I hate Christmas and summer), I thoroughly enjoy the atmosphere of community - it makes me feel a part of something.	2/18/2026 12:15 PM
120	Don't kill Singleton. Bring it back to life and give us some versatility. The bypass is going to make a dint in our economy, help it out by encouraging better businesses and a wider range of options to shop so we don't have to go to muswellbrook or maitland	2/18/2026 11:48 AM
121	No - all covered above.	2/18/2026 10:47 AM
122	Remove the Bats to encourage travellers to once again use Burdekin Park. Highway signage introducing Singleton & its businesses as a stop.	2/18/2026 10:26 AM
123	Update it, it id dowdy and behind the times. If you want to attract more people to move here and invest in the town, it has to be updated. At the moment it s coal mining, army town, times have changed.	2/18/2026 10:16 AM
124	No	2/18/2026 9:21 AM
125	Do not close John st to traffic, it will kill local businesses. We are seeing the aftermath on High St Maitland and Hunter St in Newcastle since they were pedestrian only streets. We need to keep local businesses and with almost every second shop front down John St already empty, we don't need more closures due to no access	2/18/2026 8:49 AM
126	The map at the beginning embarrassingly shows incorrect names for some of the precincts. Pls review!	2/18/2026 8:26 AM
127	Make it easier to navigate the main street safely on a bicycle	2/18/2026 8:19 AM
128	I would like to see is have accessible parks and shade for children, along with some cafes or something for kids to hang out at after school that is open until like 7 pm. Having some more nice seating and little parks (with shade please) would be great if put near cafes to entice families with little ones to attend.	2/18/2026 8:08 AM
129	Toilet needed Baileys Union park - lovely little rest area lacking toilet.	2/18/2026 8:08 AM
130	Realistic rural vision. We aren't a big city we want to have a place that's "ours" that we can be proud of. We want inclusive spaces that are easy to use and put people and community	2/18/2026 7:37 AM

## Singleton CBD Masterplan Update

first. We also want a point of difference a reason for visitors to get off the bypass and visit. We want people pulling in to Singleton, not Muswellbrook or Scone so what's the draw going to be?

131	I just hope as a resident who pays your somewhat high rates and lives within 100 meters of Main Street you do what's right and listen to the town. I do like this town and what I have around me but please listen and do what's right. I'm very excited to see what happens next. Thank you.	2/18/2026 7:13 AM
132	People will not visit Singleton if there is nothing left to visit for. The crime and violence rate in the area at the moment is of great concern. The lack of suitable experiences for teenagers is causing ill behaviours Riding of bikes on foot parts is off great concern, the elderly have almost been run over or incidents occurred quiet frequently. We tint need any further gums, fitness centres or tobacconist. It is beyond crazy Where are ongoing yearly John Street events, we need more. The shops in that street are willing to support and be one involved, more people coming for attractions the better for all.	2/18/2026 3:40 AM
133	Do something to utilise those oversized footpaths to make them worthwhile and bring some vibrancy such as outdoor seating for restaurants help cleanup shopfronts or disguise empty businesses. Make more streets one way to make it easier to drive around. Fix the traffic snarl-ups at the top and bottom of York Street maybe think about roundabouts. Takes too long to get onto John St from York St due to right hand turns blocking left hand turns	2/17/2026 11:52 PM
134	Again I would love to see you put back into the community something for our youth to benefit from..... not another park or water feature something that will attract them to be able to enjoy all year round.	2/17/2026 10:37 PM
135	It is easy enough to walk around the CBD but not easy to cycle unless you avoid John St or ride on the path. I love the murals and the ideas of the talented and creative artists who live in the Singleton IGA, keep them coming.	2/17/2026 10:26 PM
136	Help shop keepers get cheaper rent so we can have all the empty shops with new businesses	2/17/2026 10:18 PM
137	Need more big stores like kmart/target. Desperately missing a kids soft play cafe/indoor area.	2/17/2026 10:15 PM
138	Light up the Main Street with some new modern lighting, support business is new ship signage, get kids involved in the community, they are out future	2/17/2026 9:55 PM
139	Clean it up. First thing people see coming into town over the railway bridge is boarded up houses, an old shopping venter that needs painting. And 2 old service stations; one needs updating, and the other has been closed for years and is an eye sore.	2/17/2026 9:45 PM
140	Our town has history - make it a feature of the town; encourage variety in stores and a reasonable rent so empty stores are leased; change the terrible fishing pole lights; Two story Parking stations in front of senior citizens; sign posting;	2/17/2026 9:33 PM
141	Definitely do not close down parts of the Main Street like 2013 it's a sure fire way to kill more local businesses. The street needs to remain as access's as possible to all traffic, so that local business still stand a chance at surviving	2/17/2026 9:17 PM
142	Stop focusing on parks and landscaping, been there, done that!	2/17/2026 9:02 PM
143	Singleton council compared to other councils is definitely one of the worst when you look at what others do for their community come on lift you game	2/17/2026 8:47 PM
144	Needs to be a place to meet up with friends and relax. Its current feel is a town that is dying. You have to go there to do your grocery shopping which is causing more congestion than is required. Open smaller shopping precincts like at the heights but "better"	2/17/2026 8:21 PM
145	Embrace our country town, support businesses, give a reason for locals to visit us. Don't try turn us into a city or 'CBD' please. Keep our beautiful town like it is. It's why people love it.	2/17/2026 8:16 PM
146	We have a unique CBD. It has a lovely vista of a straight 1 km. We need to encourage New businesses to maintain. Street. Landlords need to be involved to encourage renting empty shops. The Service station south of John. Street (near woolies) needs to be tidied up . It is an eyesore as you could.e into our town. Council parks staff do a great job on our entrances	2/17/2026 8:11 PM
147	Improve river side park now that council has wrecked the swimming pool pushing young family's out. Improve parking accessiblity for young family's towing caravans tracing through. There is no clear leave to park get lunch and then turn around to go to cook park. Also no signing showing tha people can turn around there	2/17/2026 8:08 PM
148	A believe it's already planned but continue on with making it easy to either walk or cycle to	2/17/2026 8:07 PM

## Singleton CBD Masterplan Update

	the area	
149	Have a more calming vibe that matches Singo. Red is not it. Hahaha. Make Singo more of a fun place to be instead of everyone leaving town to have fun!	2/17/2026 7:59 PM
150	Get a team of people who actually care about parks and gardens, about paths and how the town looks. Right now, all the paths leading to the CBD are disgusting. You can't just focus on that. Particularly along the highway, it's disgraceful. Not a nice look as you enter town.	2/17/2026 7:57 PM
151	Cleaning streets more Clearing gutters more to prevent flooding better so town doesn't have to shut streets as much	2/17/2026 7:41 PM
152	Need some quality food outlet	2/17/2026 7:41 PM
153	Take the Main Street back to the 80's, no curbs you need to try and park around. Wide spaces to park in for the essentials, like the bank, and chemist. It's way too narrow for the bigger cars and not easy to just "duck into" shops.	2/17/2026 7:28 PM
154	For the CBD to thrive parking needs to continue to be available in John St and parking on the eastern and western sides could have better access to the street	2/17/2026 7:26 PM
155	Please get it right. The future of the CBD depends on it. Please make the main street usable again like it was 10 years ago.....	2/17/2026 7:22 PM
156	We need to be a place where people want to stop and have a coffee and a shop otherwise the town will die. We need to make it easier for businesses to setup and exist in town. Need a draw card such as a museum celebrating our coal and agricultural backgrounds so people come and visit.	2/17/2026 7:13 PM
157	K mart	2/17/2026 7:10 PM
158	Start listening to the people and stop doing what ever you want. Fix up all the cemeteries and make sure there upkeep is second to none and done give the community the rubbish excuse that it's a bush cemetery that's why it's contracted out for maintaining. Mayor needs to open her eyes and see we need a change at the top as she has become quiet stale at her job.	2/17/2026 7:10 PM
159	Changes in retail have not been for the better	2/17/2026 7:09 PM
160	Just listen to your community. Look at the population, demographics and ages and plan accordingly	2/17/2026 7:05 PM
161	No	2/17/2026 7:03 PM
162	It looks old and non functional to the elderly and less mobile people	2/17/2026 6:59 PM
163	Give locals enough to have a reason to stay in town. Stop making us use services and business and entertainment outside of town. We have the space to expand and make it a vibrant town	2/17/2026 6:59 PM
164	Do something with the ford building and garage corners of John st and gowrie Use evergreen plants and trees	2/17/2026 4:54 PM
165	Promote Singleton as a destination in other councils further north at the New England highway such as Tamworth, Armidale, ....	2/17/2026 4:07 PM
166	Overall, it is a great town and I look forward to continuing to see our town grow.	2/17/2026 3:46 PM



# What We Heard

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*Community Feedback on  
the Future of Singleton's  
Town Centre*

March 2026

Prepared for: Singleton Council

## Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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What we heard

2

# 1 Executive Summary

Singleton Council undertook an online community survey to inform the review of the Singleton Town Centre Masterplan. More than **400 people** participated, including residents, business owners, workers, property owners, and visitors. Most respondents visit the town centre frequently – many on a daily or weekly basis – and rely on it for shopping, services, and everyday activities. As a result, the feedback reflects lived experience and regular use of the CBD.

Overall, the survey revealed a town centre that is **functional and valued** but widely seen as having **significant unrealised potential**.

## *Who We Heard From*

Survey responses were dominated by local residents, particularly older adults, many who use the CBD regularly for essential services. A strong proportion of respondents also work in Singleton, own property, or run businesses locally, reinforcing that feedback is grounded in practical, day-to-day interaction with the town centre.

## *How the CBD Is Used*

The CBD continues to function primarily as a place for **shopping and services**, with most people visiting for retail, banking, medical, and government services. Dining and cafes play a secondary role, while social and community use is more limited. Most people access the CBD by **car**. While walking is also important for some residents, it made up a significantly smaller portion of respondents. Public transport and cycling currently play only minor role.

## *Overall Experience*

Respondents generally rated their experience of the CBD as **neutral to moderately positive**, with nearly half describing it as functional but unremarkable. A notable proportion expressed dissatisfaction, indicating clear scope to improve the quality and appeal of Singleton's town centre.

## *Strengths to Build On*

The most commonly identified strengths were:

- **Convenience and accessibility**, services are conveniently located close together
- **Walkability**, wide footpaths and pedestrian crossings
- **Parks, open spaces, and greenery**, particularly strong along John Street and the river
- **Local businesses and community atmosphere**, where cafes, pubs and other services are valuable to residents

These assets provide a strong foundation for future improvement.

## *Key Issues and Priorities*

Across almost every question, several consistent concerns emerged:

- **Parking and traffic management**, particularly on John Street, including narrow lanes, small parking spaces, and difficulties for larger vehicles and older users
- **High levels of shop vacancy**, detracts from appearance, activity, and confidence in the town centre
- **Limited retail, dining, and entertainment choice**, especially outside daytime hours
- **Public domain quality and maintenance**, including cleanliness, lighting, seating, shade, and paving
- **Accessibility and safety**, particularly weak for older people, families, and those with mobility needs
- A perceived lack of **identity, activation, and destination appeal**

## *What People Want to See*

The community strongly supports:

- More **seating and shade**, improved greenery, and comfortable places to gather
- Better use of **parks, public spaces, and the riverfront**
- **Outdoor dining, markets, events, and cultural activity** to bring life into the CBD
- A broader mix of **everyday retail, hospitality, and entertainment**, including facilities for children, teenagers, and young adults
- Stronger support for **local and independent businesses**

## *Drivers of Change*

Respondents identified population and demographic change, evolving retail habits, economic shifts, and transport projects as the main forces shaping the CBD since 2013. Many also pointed to the impacts of COVID-19, high rents, and competition from larger centres.

## *Looking Ahead*

There is strong community awareness of the **Singleton Bypass** as a turning point for the town centre. Many respondents see this as an opportunity to reposition the CBD from a place people pass through to a place people choose to visit, spend time, and invest in.

## *Overall Message*

The feedback presents a clear mandate for a **refreshed, practical, and place-led Masterplan** that:

- Addresses parking and movement challenges
- Support retail tenancy and business viability
- Improves comfort, accessibility, and amenity
- Strengthens identity and heritage
- Delivers activation and experiences for all ages

Above all, the community wants a town centre that reflects Singleton's character, supports local life and business, and offers compelling reasons to visit, stay, and spend locally now and into the future.

## 2 Introduction

Singleton Council invited the community to share their views on the future of the Singleton town centre as part of the review of the Singleton Town Centre Masterplan. This What We Heard report summarises the feedback received through an online community survey and highlights the key themes, priorities, and ideas raised by participants.

The survey attracted strong interest, with more than 400 people responding across the full range of questions. Respondents included residents, business owners, workers, property owners, and visitors, with people of different ages, backgrounds, and levels of connection to the town centre taking part. Many respondents visit the CBD daily or several times a week, and most rely on it for shopping, services, and everyday needs. This reflects the important role the town centre continues to play in daily life across the Singleton LGA.

Overall, the feedback was thoughtful, detailed, and often passionate. Participants acknowledged the town centre's strengths, including its central location, walkability, parks, and essential services, while also clearly articulating concerns and aspirations for the future. Across the survey, consistent messages emerged around the need to address shop vacancy, improve parking and access, enhance comfort and amenity, support local businesses, and create more reasons for people of all ages to spend time in the CBD.

This report does not seek to respond to individual comments. Instead, it brings together the common themes and ideas raised by the community to provide a clear picture of what matters most to people. The feedback will directly inform the updated Singleton Town Centre Masterplan and help guide future decisions.

Most importantly, this report reflects the community's strong interest in the future of Singleton's town centre and a shared desire to see it become a more welcoming, functional, and distinctive place for residents, businesses, and visitors over time.

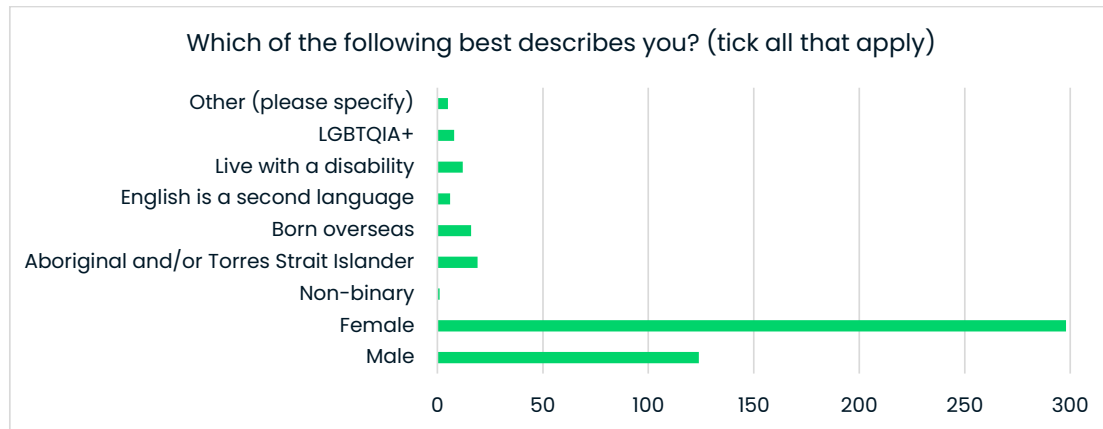
### 3 Survey Results

#### Q1 Which of the following best describes you?

A total of 428 respondents completed the survey and provided information about themselves. The majority of respondents identified as female (69.6%), with 29.2% identifying as male. A small number of respondents identified as non-binary (0.2%).

The survey captured input from people with a range of lived experiences. Around 4.4% of respondents identified as Aboriginal and/or Torres Strait Islander, while 3.7% were born overseas and 1.4% indicated that English is a second language. Approximately 2.8% of respondents identified as living with a disability, and 1.9% identified as LGBTQIA+.

A small number of respondents selected "other" to describe their circumstances, including people who preferred not to say or who identified with additional personal or family situations.



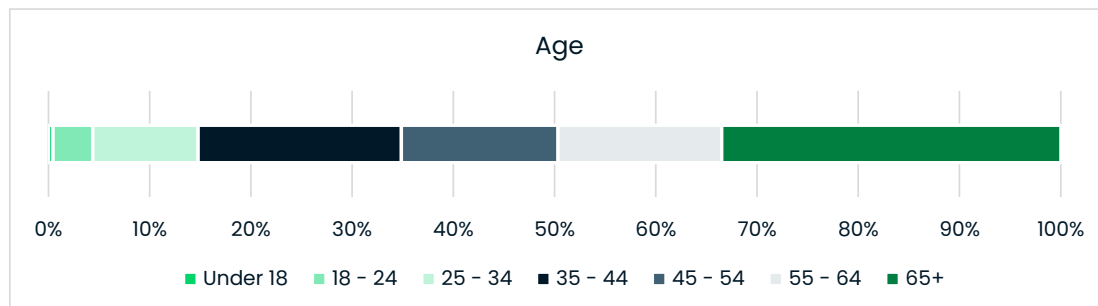
#### Q2 Age

A total of 428 respondents provided information about their age. The survey was strongly represented by older age groups, reflecting the people who most frequently use and rely on the town centre.

More than one-third of respondents (33.9%) were aged 65 years or over, making this the largest age group. This was followed by people aged 35–44 years (20.3%), 55–64 years (16.4%), and 45–54 years (15.7%). Together, these age groups account for the majority of survey participants.

Younger age groups were less represented, with 10.5% of respondents aged 25–34 years, 4.0% aged 18–24 years, and fewer than 1% aged under 18.

Overall, the age profile indicates that feedback largely reflects the perspectives of adults and older residents.



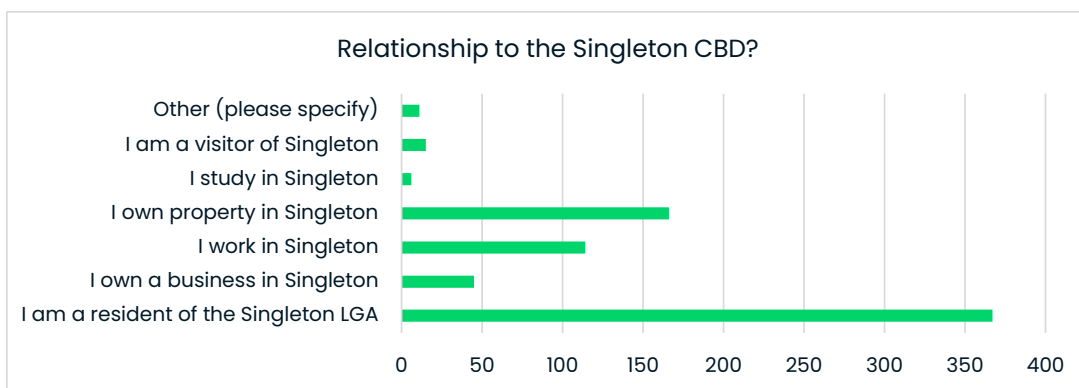
### Q3 Relationship to the Singleton CBD?

A total of 428 respondents described their relationship to the Singleton CBD, with many people selecting more than one option.

The vast majority of respondents (85.8%) identified as residents of the Singleton LGA, highlighting that the feedback primarily reflects local perspectives. A significant proportion also identified as property owners (38.8%) and people who work in Singleton (26.6%), demonstrating strong economic and day-to-day ties to the town centre.

Around 10.5% of respondents indicated they own a business in Singleton, while smaller numbers identified as visitors (3.5%) or students (1.4%). Additional responses included people who regularly travel to Singleton for shopping, have long-standing family connections to the area, or previously lived in the LGA.

Overall, the results show that the feedback is grounded in lived experience, with most respondents having frequent and meaningful interactions with the Singleton CBD as residents, workers, business owners, or property owners.

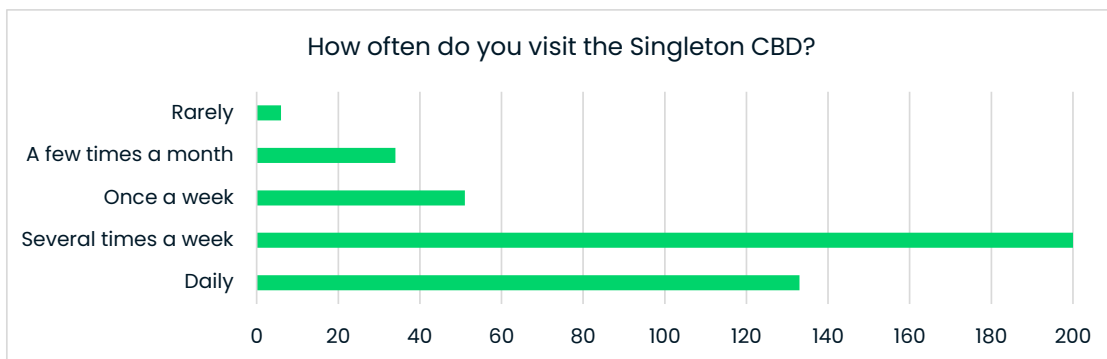


### Q4 How often do you visit the Singleton CBD?

A total of 424 respondents indicated how often they visit the Singleton CBD. The results show that the town centre is used very frequently by most participants.

Nearly one-third of respondents (31.4%) reported visiting the CBD daily, while almost half (47.2%) visit several times a week. Together, this means that almost eight in ten respondents use the CBD multiple times each week.

A smaller proportion visit once a week (12.0%) or a few times a month (8.0%), while very few respondents (1.4%) indicated that they visit the CBD rarely.



### Q5 What are your main reasons for visiting the CBD?

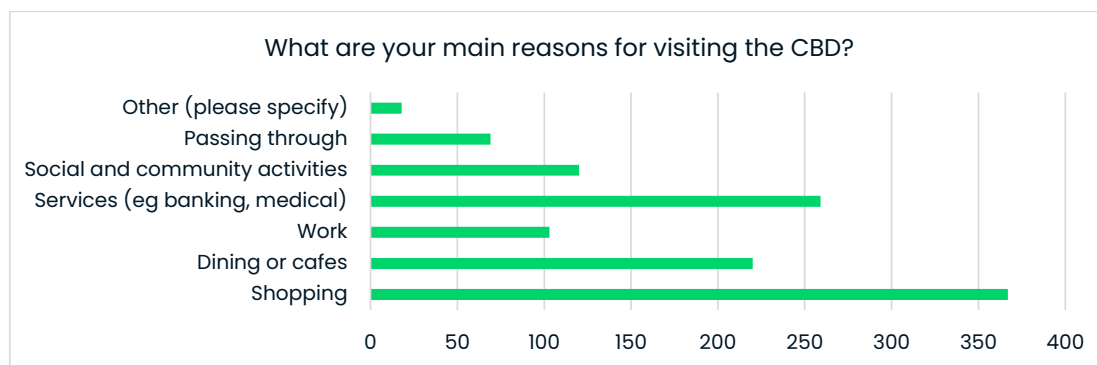
A total of 424 respondents identified their main reasons for visiting the Singleton CBD, with most people selecting more than one reason. The results confirm that the town centre continues to function primarily as a place for everyday needs.

The most common reason for visiting the CBD was shopping, selected by 86.6% of respondents. This was followed by accessing services such as banking, medical, and government services (61.1%), reinforcing the CBD's role as a key service hub for the community.

Just over half of respondents (51.9%) indicated they visit the CBD for dining or cafes, while around 28.3% visit for social and community activities. A smaller proportion of respondents visit the CBD for work (24.3%), and 16.3% indicated they are primarily passing through the town centre.

Additional responses highlighted specific reasons such as volunteering, exercise, visiting parks, attending the gym, or accessing essential services like the post office and pharmacy.

Overall, the results show that while the CBD is strongly used for shopping and services, there is also a meaningful level of use for dining, social activities, and everyday routines.



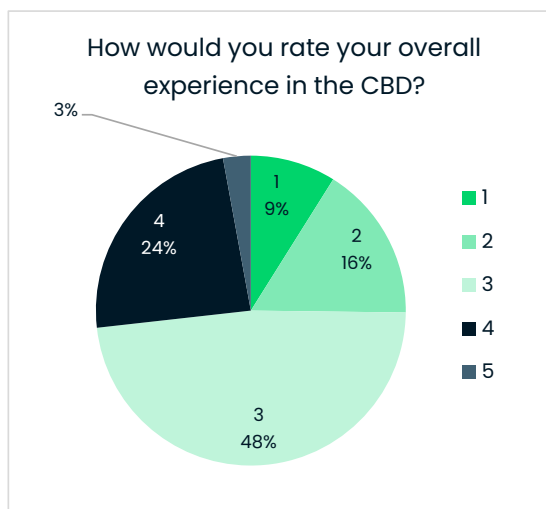
### Q6 How would you rate your overall experience in the CBD?

A total of 381 respondents rated their overall experience of the Singleton CBD on a scale from 1 (very poor) to 5 (excellent). The results indicate a mixed but generally moderate experience of the town centre.

Nearly half of respondents (48.0%) rated their experience as 3 (neutral), suggesting that many people see the CBD as functional but not particularly positive or negative. Around one-quarter of respondents (23.9%) gave a rating of 4, indicating a generally positive experience, while only a small proportion (2.9%) rated their experience as 5 (excellent).

At the same time, a notable proportion of respondents expressed dissatisfaction, with 16.3% rating their experience as 2 and 8.9% rating it as 1 (very poor).

Overall, the results suggest that while the Singleton CBD meets basic needs for many users, there is significant scope to improve the quality and overall experience of the town centre.



### Q7 What do you think are the CBD's greatest strengths?

A total of 286 respondents provided feedback on the perceived strengths of the Singleton CBD. Overall, responses highlighted a small number of consistent strengths, alongside a significant proportion of respondents who felt the town centre currently has limited or unrealised strengths.

The most frequently identified strengths related to **convenience and accessibility**, with many respondents noting that shops, services, and daily needs are centrally located and generally easy to access on foot. **Walkability**, including wide footpaths, pedestrian crossings, and relatively easy parking, was commonly cited as a positive aspect of the town centre.

The **quality of the streetscape and public domain**, particularly along John Street, was also recognised. Respondents frequently mentioned trees, landscaping, shade, cleanliness, and recent paving upgrades as contributing positively to the appearance and comfort of the CBD. **Parks and open spaces**, especially Rose Point Park, Cook Park, and the riverside areas, were identified as valued assets.

Many respondents highlighted the **range of essential services and local businesses**, including supermarkets, cafes, specialty shops, and professional services, as key strengths. The **friendliness of local business owners and community atmosphere** was also noted as a distinguishing feature of the CBD.

At the same time, a notable number of respondents indicated that the CBD has **few clear strengths or unrealised potential**, often describing it as functional but not particularly inviting or vibrant. These responses reinforce the need for a refreshed Masterplan that builds on existing assets — such as walkability, greenery, and local businesses — while addressing gaps in activation, identity, and destination appeal.

### Q8 What aspects of the CBD do you think need improvement?

A total of 327 respondents identified aspects of the Singleton CBD that they believe require improvement. Feedback was extensive and strongly aligned around several recurring themes.

The most frequently raised issue was **parking and traffic management**, particularly along John Street. Respondents consistently raised concerns about the narrow street width, small and constrained parking spaces, difficulties for larger vehicles, safety when entering and exiting parked cars, and congestion during busy periods. Many respondents indicated that parking challenges discourage them from visiting or spending time in the CBD.

A second dominant theme was the **high number of vacant and underutilised shopfronts**, which were widely described as detracting from the appearance, vibrancy, and economic confidence of the town centre. Respondents expressed a strong desire for a greater **variety of retail, dining, and entertainment options**, including cafes with extended hours, outdoor dining, family-friendly activities, and reasons to visit the CBD beyond essential services.

**Public domain quality and maintenance** was also a common concern. Respondents highlighted issues with cleanliness, faded or damaged paving, lighting, seating, signage, and the presentation of vacant properties. While recent streetscape upgrades were acknowledged by some, many felt ongoing maintenance and refinement are required to improve comfort, safety, and visual appeal.

Concerns regarding **pedestrian safety, accessibility, and comfort** were frequently raised, particularly for older people, families, and those with mobility needs. These included crossing safety, visibility, ramp gradients, shade, seating, public toilets, and shelter from heat and rain.

Finally, many respondents noted the CBD lacks a strong **sense of identity, activity, and destination appeal**. Feedback highlighted a desire for stronger connections to the river and parks, better activation of public spaces, support for local businesses, and a clearer vision for how the town centre should function following the opening of the Singleton Bypass.

Together, the feedback provides consideration for the Masterplan to respond to parking and movement challenges. It also identifies opportunities to reduce shop vacancy, improve amenity and accessibility, and reposition the CBD as a more welcoming and resilient centre for the community.

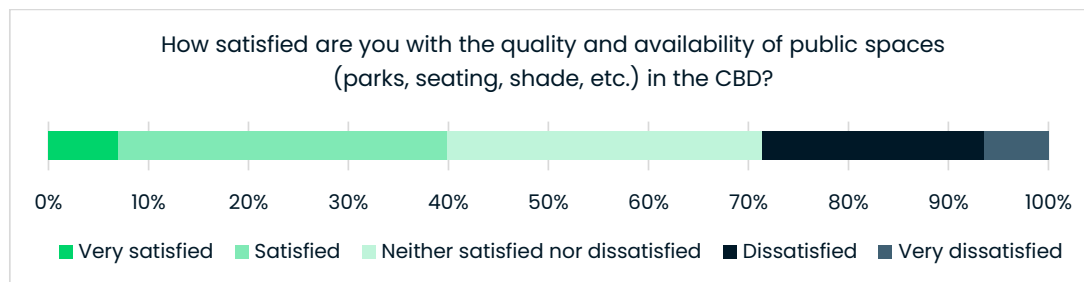
### Q9 How satisfied are you with the quality and availability of public spaces (parks, seating, shade, etc.) in the CBD?

A total of 374 respondents rated their satisfaction with the quality and availability of public spaces in the Singleton CBD, including parks, seating, and shade.

Overall, responses indicate mixed levels of satisfaction. Just under 40% of respondents (39.8%) reported being either satisfied or very satisfied with public spaces. A similar proportion (31.6%) selected neither satisfied nor dissatisfied, suggesting that many people view existing public spaces as adequate but not exceptional.

Around 28.6% of respondents indicated dissatisfaction, with 22.2% reporting they were dissatisfied and 6.4% very dissatisfied.

The results suggest that while public spaces are valued by many, there is a clear opportunity to improve their quality, comfort, and functionality – particularly in relation to seating, shade, accessibility, and maintenance.

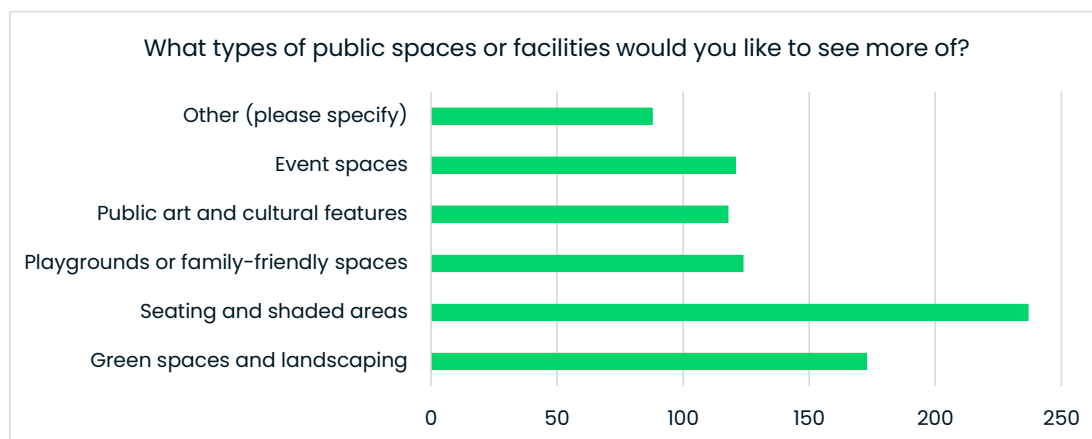


### Q10 What types of public spaces or facilities would you like to see more of?

A total of 374 respondents identified the types of public spaces and facilities they would like to see more of within the Singleton town centre.

The strongest community preference was for **seating and shaded areas**, selected by almost two-thirds of respondents (63%). **Green spaces and landscaping** were also strongly supported (46%), with respondents highlighting the importance of trees, shade, and greenery in improving amenity, comfort, and the overall appearance of the town centre. Around one-third of respondents supported increased provision of **event spaces** (32%), **playgrounds and family-friendly spaces** (33%), and **public art and cultural features** (32%).

Open-ended responses reinforced these findings and highlighted additional priorities. Common themes included the need for more **public toilets**, improved **accessibility and disability-friendly infrastructure**, additional **seating and shade**, and facilities for **youth and teenagers**, such as informal recreation and safe places to gather. Many respondents also expressed interest in **outdoor dining**, pop-up food and coffee vendors, and improved activation of existing parks and riverfront areas.



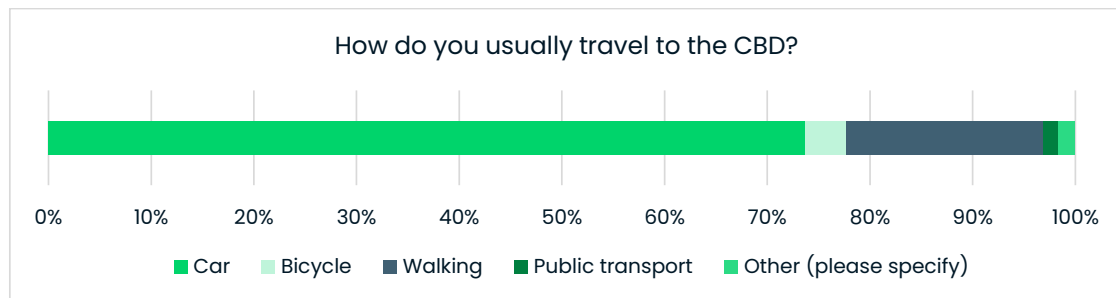
### Q11 How do you usually travel to the CBD?

A total of **372 respondents** identified how they usually travel to the Singleton CBD, with many selecting more than one option. The results show a strong reliance on private vehicles.

The vast majority of respondents (**95.7%**) reported travelling to the CBD by **car**, highlighting the central role of vehicle access and parking in how people use the town centre. Around **25.0%** of respondents also indicated that they **walk** to the CBD, reflecting the importance of walkability for local residents.

A smaller proportion of respondents reported travelling by **bicycle (5.1%)**, while very few use **public transport (1.9%)**. Additional responses included people using mobility scooters, motorcycles, or community transport services.

Overall, the results indicate that while walking plays a role for some users, the CBD is predominantly accessed by car, underscoring the importance of balancing vehicle access with improvements to walking, cycling, and public transport over time.



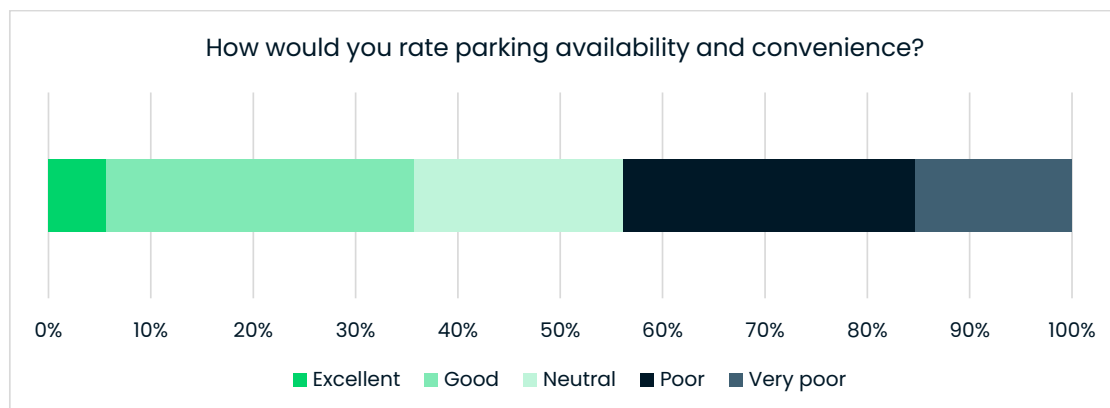
### Q12 How would you rate parking availability and convenience?

A total of **372 respondents** rated parking availability and convenience in the Singleton CBD.

Responses were mixed, with opinions fairly evenly split. Just over one-third of respondents (**35.8%**) rated parking as **excellent or good**, while **20.4%** selected a **neutral** rating.

However, a substantial proportion of respondents expressed dissatisfaction, with **28.5%** rating parking as **poor** and **15.3%** as **very poor**. In total, **43.8% of respondents** indicated a negative experience with parking.

Overall, the results suggest that parking is a significant concern for many users of the CBD. While some people find parking adequate, many experience difficulty or inconvenience, reinforcing the importance of addressing parking design, availability, and access as part of future town centre planning.

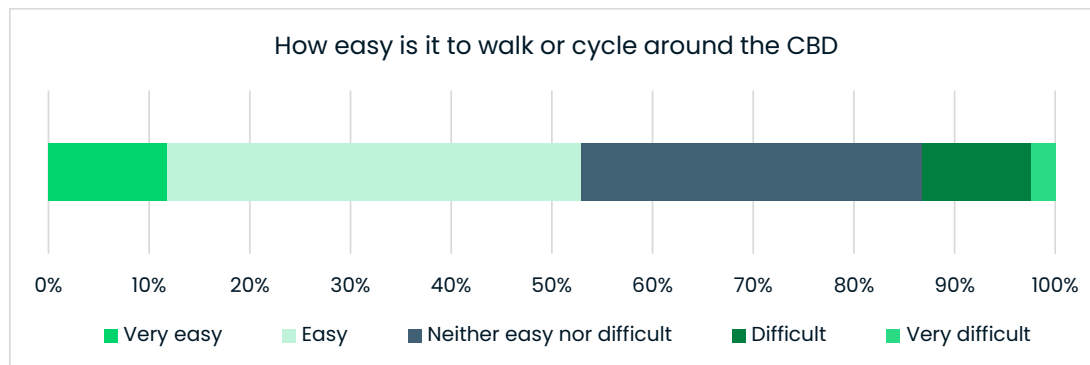


### Q13 How easy is it to walk or cycle around the CBD?

A total of 372 respondents rated how easy it is to walk or cycle around the Singleton CBD.

Overall, responses indicate that walking and cycling are generally manageable, but not consistently easy for everyone. Just over half of respondents (53.0%) rated movement around the CBD as easy or very easy, suggesting that many people find the town centre reasonably accessible on foot or by bike.

Around 33.9% of respondents selected neither easy nor difficult, indicating a neutral experience. In contrast, 13.2% of respondents rated walking and cycling as difficult or very difficult, pointing to challenges for some users.



### Q14 What changes or additions would make the CBD more attractive and vibrant?

A total of 256 respondents provided feedback on changes or additions that would make the Singleton CBD more attractive and active. Responses were strongly aligned around a small number of recurring themes.

The most consistent priority was the need to **reduce shop vacancy and increase the range of retail, dining, and entertainment options**. Many respondents expressed concern about the number of empty shopfronts and a perceived lack of choice, particularly in clothing, dining, and evening activities. There was strong support for cafes and restaurants with extended trading hours, outdoor and alfresco dining, and reasons to visit the CBD beyond essential services.

**Comfort, shade, and seating** were also widely raised. Respondents called for more seating throughout the town centre, particularly shaded seating suitable for older people and families. Increased **tree canopy, greenery, and weather protection** were also identified. These elements were seen as essential to encouraging people to linger and spend time in the CBD.

**Parking and access** featured prominently, with many respondents identifying parking space size, street width, and ease of manoeuvring as barriers to visiting the town centre. Improved parking design, safer access, and better integration between parking areas and main streets were seen as important to improving usability.

Respondents also highlighted opportunities to improve the **quality and character of the public domain**. This includes stronger heritage expression, removal or redevelopment of long-vacant or derelict sites, improved maintenance and cleanliness, and the use of public art, lighting, and seasonal decorations to create a more cohesive identity.

Finally, there was strong interest in **activation and programming**, including markets, events, street performance, cultural activities, and better use of parks and the riverfront. Many respondents emphasised the importance of creating spaces that support social interaction across different age groups, including young people, families, and older residents.

### ***Q15 Are there particular types of businesses, events, or activities you'd like to see in the CBD?***

A total of 244 respondents identified the types of businesses, events, and activities they would like to see in the Singleton CBD. Responses showed strong alignment around the need for greater diversity, activation, and reasons to stay local rather than travel to other centres.

The most frequently raised priority was the attraction of a **broader range of retail businesses**, particularly everyday and comparison retail such as clothing, footwear, furniture, whitegoods, electrical goods, and homewares. Many respondents specifically nominated larger-format retailers and department-style stores, reflecting a strong desire to meet day-to-day shopping needs locally and reduce the need to travel outside Singleton.

There was also strong support for an expanded **hospitality and dining offer**, including cafes and restaurants that operate beyond daytime hours and on weekends. Respondents consistently expressed a desire for alfresco dining, quality standalone restaurants (not located within pubs or clubs), and a greater variety of food options.

A significant theme across responses was the lack of **entertainment and activities**, particularly for children, teenagers, and young adults. Commonly cited needs included a cinema, bowling alley, indoor play and games venues, and spaces for youth-oriented activities. Many respondents noted that the absence of these uses contributes to people leaving town to spend time and money elsewhere.

**Events and cultural activity** were also strongly supported. Respondents called for regular street markets, food and wine events, live music, busking, festivals, and community celebrations held within the CBD. There was interest in both family-friendly daytime events and evening activities that support a more active night-time economy.

Finally, respondents emphasised the importance of **supporting local and independent businesses**, including creative and artisan enterprises, pop-up shops, and markets, alongside improved collaboration between Council, business groups, and landowners to reduce vacancy and improve business viability.

**Q16 Since the master plan was developed in 2013, what do you see as the main drivers of change in Singleton’s CBD?**

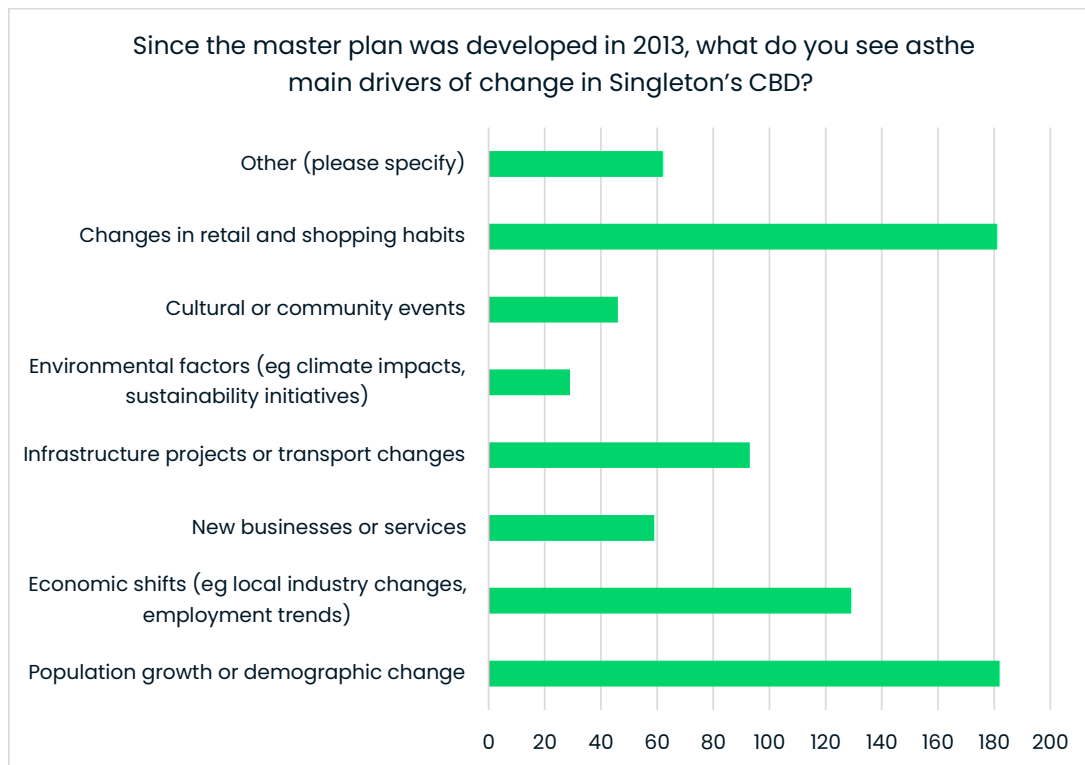
A total of **332 respondents** identified what they see as the main drivers of change in the Singleton CBD since the 2013 Masterplan was developed, with many selecting more than one option.

The most commonly identified drivers were **population growth and demographic change (54.8%)** and **changes in retail and shopping habits (54.5%)**, reflecting broader shifts in how people live, work, and shop. These factors were seen as having the greatest influence on the town centre over the past decade.

**Economic shifts**, including changes in local industries and employment patterns, were also widely recognised, selected by **38.9%** of respondents. **Infrastructure and transport projects** were identified by **28.0%** of respondents, highlighting the perceived impact of major investments and network changes on how the CBD functions.

Smaller proportions of respondents identified **new businesses or services (17.8%)**, **cultural or community events (13.9%)**, and **environmental factors such as climate impacts and sustainability initiatives (8.7%)** as key drivers of change.

Additional comments reinforced concerns about shop closures, high rents, the impacts of COVID-19, increased competition from larger centres, and the need for a clearer identity and direction for the town centre.



### **Q17 Do you have any other comments or ideas for the future of Singleton's CBD?**

A total of 166 respondents provided additional comments and ideas for the future of Singleton's CBD. Overall, responses reinforced earlier feedback and highlighted a strong desire for a town centre that is practical, distinctive, and aligned with Singleton's character.

A recurring theme was the importance of establishing a **clear identity** for the CBD. Many respondents expressed a preference for a more traditional, country-town character that reflects Singleton's heritage and setting, rather than a modern or city-styled approach. There was strong support for design and public domain outcomes that respect heritage, enhance visual coherence, and celebrate the town's history and relationship with the Hunter River.

Respondents consistently emphasised the need to **address shop vacancy and business viability**, with frequent calls for action to reduce empty shopfronts, improve presentation, and support local businesses through collaboration with landlords and business groups. High rents were commonly identified as a barrier to attracting and retaining businesses.

**Parking, access, and traffic management** remained prominent concerns, particularly in relation to larger vehicles, ageing and mobility-impaired users, and safe movement through the CBD. Many respondents stressed that ease of access is critical to the survival of local businesses and cautioned against changes that would significantly reduce vehicle access to the main street.

There was also strong interest in improving **amenity, cleanliness, and maintenance**, including streets, parks, paths, lighting, and entry points to the town. Respondents highlighted the importance of ongoing upkeep to ensure the CBD feels safe, welcoming, and cared for.

A lack of **activities and spaces for young people** was repeatedly raised, with respondents calling for facilities and programs that cater to teenagers and young adults to support social interaction, reduce anti-social behaviour, and retain spending locally. More broadly, there was support for a balanced mix of activities and events that cater to all ages and encourage people to spend time in the CBD.

Finally, many respondents acknowledged the **opportunity created by the Singleton Bypass**, noting the need for a clear post-bypass strategy that repositions the CBD as a destination rather than a thoroughfare. Several respondents referenced other regional towns that have successfully adapted following bypass construction, reinforcing the importance of learning from comparable examples.

The feedback highlights strong community support for the Masterplan to build on Singleton's strengths, supports local business, improves access and amenity, and provides clear reasons for people to visit, stay, and invest in the town centre.

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# Singleton Town Centre Masterplan

*2026 Draft*

March 2026  
Prepared for Singleton Council



## Acknowledgement of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.

# Executive Summary

## Overview

Singleton is a prosperous regional centre of approximately 25,600 residents in the Hunter Valley, located on the Hunter River. Its distinctive U-shaped town centre serves as the primary civic, retail and commercial hub for the local community and the broader Upper Hunter region.

The Singleton Town Centre Masterplan 2026 builds on the foundations of the 2013 masterplan and provides an updated strategic framework to guide planning, investment and coordinated action to revitalise the town centre and respond to future growth and economic change.

A key catalyst for change is the delivery of the Singleton Bypass, which will divert heavy vehicle traffic away from the town centre. This will create an opportunity to strengthen the role of the centre as a place for people, with improvements to the public domain and greater activation of key destinations, including the riverfront and railway station precinct.

Potential changes in freight movements on the Hunter rail line may also create opportunities to advocate for improved passenger rail services to Singleton over time, together with longer-term opportunities for transit-oriented development in the railway station precinct.

## Vision & Masterplan

The Singleton town centre will be a vibrant and resilient centre that fulfils its role as a strategic hub in the Upper Hunter and celebrates its rich heritage and riverine setting.

The town centre leverages its two main streets as complementary activity spines — John Street as the primary civic and commercial spine, and George Street as the destination high street. Stitched together by an integrated network of leafy streets and engaging, multi-functional, flood-resilient open spaces, each spine supports a distinct role and mix of uses, enabling growth and strengthening the centre's long-term resilience.

Cook Park and Riverside Park will form an integral part of the town centre, with new development addressing these edges and Ryan Avenue transformed into an active, and vibrant promenade.

With the Singleton Bypass diverting heavy vehicles from the town centre, streets will be reshaped to prioritise walking, cycling and public transport, supported by streetscapes that enhance active mobility, amenity and human-scale engagement.

## Character Areas

The 2026 Masterplan organises the town centre into five character precincts, each with a distinct role in shaping the centre's future:

- John Street Precinct – The main civic and commercial spine, activated by shops, services and focal public spaces.
- Railway Precinct – A revitalised station gateway with improved pedestrian streets and opportunities for housing and employment.
- Riverside Precinct – A leisure destination connecting Ryan Avenue with Cook Park and the Hunter River.
- George Street Precinct – A heritage high street supporting local businesses, tourism and social life.
- Residential Precinct – A low-scale neighbourhood with tree-lined streets that strengthens connections to the centre.

Together, these precincts create a coordinated framework to guide renewal, strengthen place identity and support a vibrant and resilient Singleton town centre.

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2026 Singleton Town Centre Masterplan

# 1 About this Masterplan

*This chapter outlines the background, purpose and key objectives of the Singleton Town Centre Masterplan.*

## 1.1 Background & Purpose

Singleton is a prosperous town of approximately 25,600 people, located along the banks of the Hunter River and at the heart of the Hunter Valley Region. It is approximately 70km north-west of Newcastle and 200km north of Sydney and is well connected via the New England Highway and Great Northern Railway.

Singleton's unique u-shaped town centre serves as the primary retail destination for residents and visitors. The town's strategic value is heightened by its proximity to mining and related industries - including power generation and defence - as well as the agriculture and viticulture sectors.

In 2013, the original Singleton Town Centre Masterplan was prepared by the NSW Government Architect's Office and adopted by the Singleton City Council. It set out an ambitious, design-led vision to revitalise the town centre and sought to strengthen the town's role as a regional service hub. While comprehensive, the 2013 plan saw limited implementation due to a lack of statutory weight and the complexity of the document, which constrained its effectiveness as an implementation framework.

An audit of the 2013 Masterplan identified clear opportunities to strengthen the town centre as a vibrant, pedestrian-focused core, supported by an activated riverfront and a revitalised railway station precinct as key destination areas. The review also highlighted the need to improve connectivity, public domain quality, and active transport links across the town centre and adjoining residential areas, while enabling tourism activity, redevelopment of underutilised sites, and climate-responsive streetscape upgrades.

### Purpose of the 2026 Masterplan

The purpose of the 2026 Singleton Town Centre Masterplan is to build on the foundations of the previous masterplan to guide Singleton Council's strategic planning and investment decisions. This plan is informed by evidence, aligned with current policy directions, and designed to respond to the evolving needs of Singleton and its community.

This masterplan lays the foundation for positive and lasting change. Its success will rely on shared commitment over time, with coordinated action to help guide growth, manage change and support a resilient and vibrant Singleton for the future.



Figure 1: 2013 Singleton Masterplan

## 1.2 Key Objectives & Scope

The key objectives of the 2026 Singleton Town Centre Masterplan are to:

- Establish a clear and shared long-term vision for the Singleton town centre that strengthens local identity, reinforces its role as the civic and commercial heart of the LGA, and responds to long-term economic transition.
- Enable coordinated decision-making and delivery across Council, government agencies, businesses, and landowners to align development, infrastructure, and land use planning with the Masterplan's desired outcomes.
- Guide coordinated renewal and maximise place-making opportunities in response to the delivery of the Singleton Bypass.
- Provide a clear spatial framework that articulates place-based planning and urban design principles for movement, public realm, built form, catalyst sites, and town centre activation.
- Identify a coordinated program of actions and catalyst projects that stimulate economic activity, support revitalisation, and encourage private investment in the town centre.

- Provide a staged implementation and delivery framework, including governance, partnerships and funding mechanisms, to support practical and achievable rollout of the Masterplan over time.

While George Street was included in the baseline analysis, Master Plan actions focus on John Street, with George Street to be investigated further through a separate grant application under the Regional Precincts and Partnerships Program.

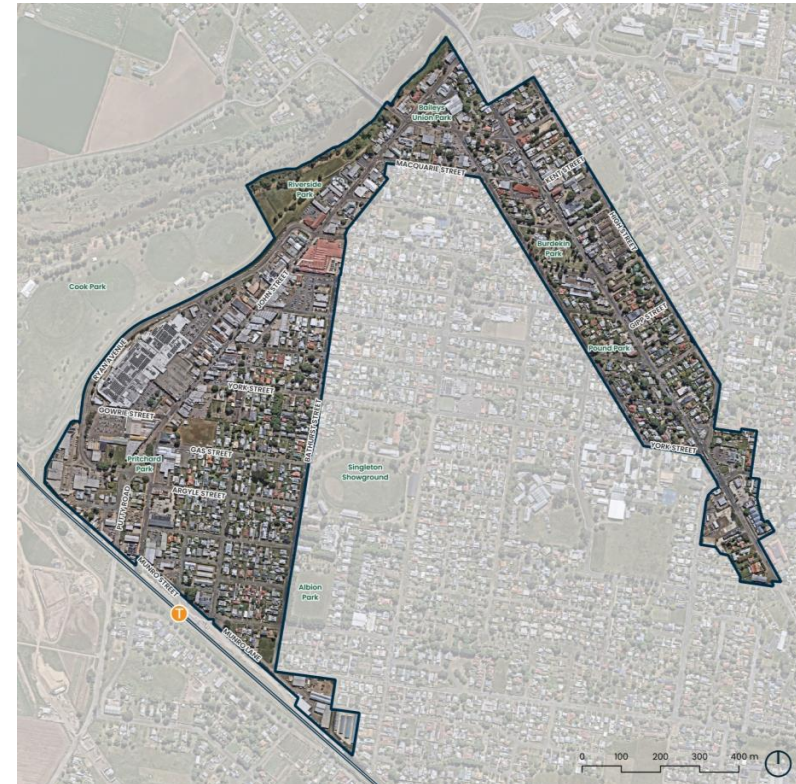


Figure 2: Study area



2026 Singleton Town Centre Masterplan

# 2

## Existing Context

*This chapter summarises the existing context of the Singleton Town Centre, identifies the drivers of change and outlines key opportunities to redefine the town centre.*

## 2.1 History

Singleton lies on the traditional lands of the Wonnarua people, who have cared for the Upper Hunter Valley for more than 30,000 years.

European settlement began in the 1820s and, for much of its early history, the town's economy was centred on agriculture. Singleton's location amid the fertile soils of the Hunter River floodplain made it ideal for tobacco farming, wheat and viticulture industries – with the area's first winery being established in 1831.

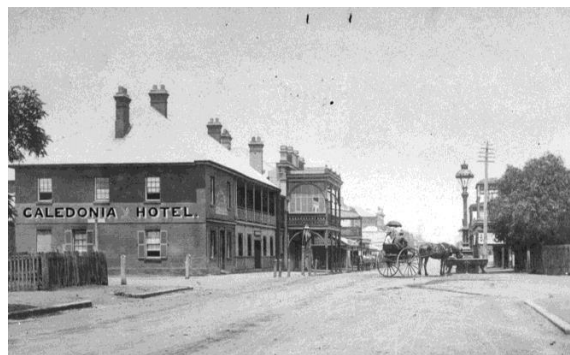
In 1863, Singleton was connected by railroad after the Main Northern line was extended from Maitland. This allowed goods and people to be transported more easily into the region and further developed the town's economy.

While extraction of coal has been ongoing in the region since the 19th century, it wasn't until the 1970s that Singleton experienced significant transformation and became a key service centre for the Upper Hunter coalfields.

The mining boom brought steady population increases as workers and families relocated to the area. Population growth remained consistent through the 2000s with continued mining investment and associated industries like power generation and defence – notably the nearby Singleton Military Area.

As a result, Singleton is a prosperous town with residents being predominantly young and benefiting from higher-than-average weekly household incomes. Looking ahead, population growth is projected to continue at a gradual pace and reach close to 28,600 residents by the mid-2030s.

However, Singleton is entering a period of change, with emerging challenges and opportunities shaped by shifts in global energy markets and a gradual transition in demand away from fossil fuels.



View of town, George Street from Post Office – 1901 – State Library NSW



D'Ombra, Athel, 1901-1985, Caledonian Hotel, Singleton, NSW, Living Histories



George Street Singleton, October 2025 – Urbis

## 2.2 Regional Planning Context

Singleton is within the Hunter Region and is influenced by a range of NSW Government strategies that coordinate land use planning, infrastructure delivery and economic development. These strategies guide the broader framework within which local planning and future development of the Singleton town centre occurs.

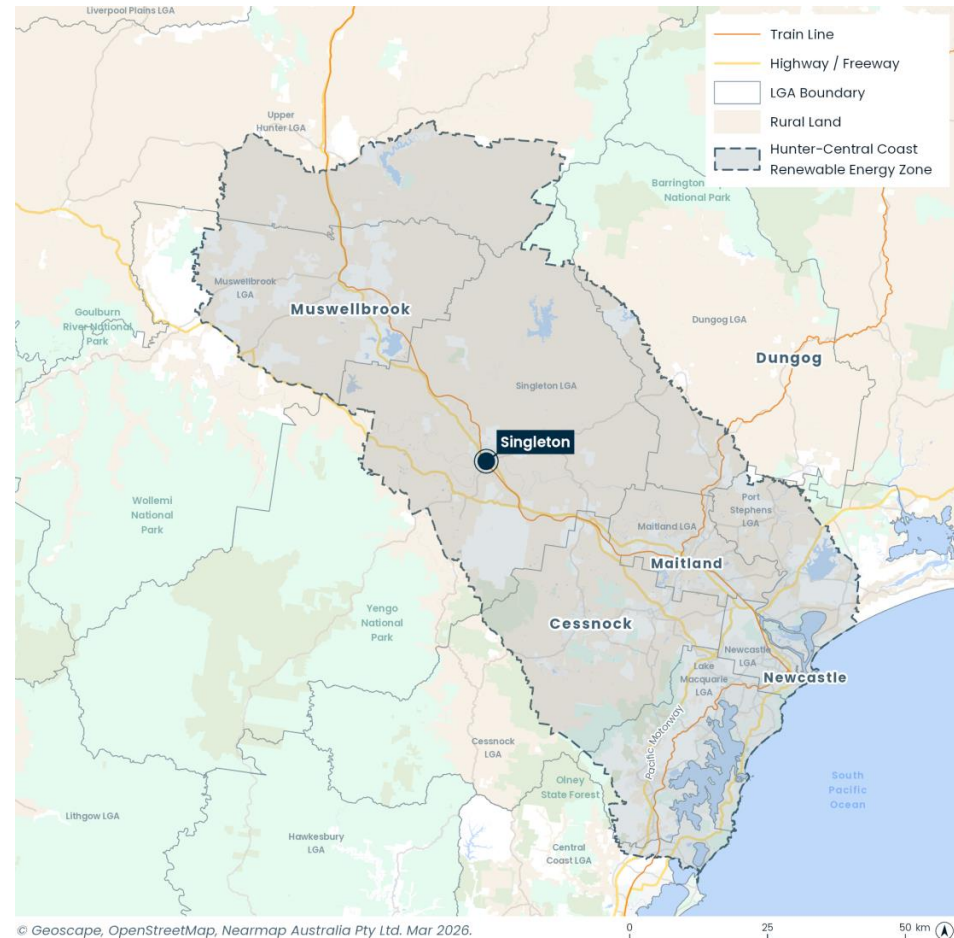
The **Hunter Regional Plan 2041** provides the overarching strategic land use framework for the Hunter Region over the next 20 years. The plan establishes a vision for a globally competitive, sustainable and connected region and guides planning and investment decisions by state agencies, local government and industry.

In 2025, the NSW Government released a suite of state-wide strategic planning reforms. This new phase of strategic planning removes district plans in favour of a three-tier system of state, regional and local plans. As part of this, the Hunter Regional Plan 2041 will be replaced with the **Plan for Regional NSW** by 2027.

The NSW Government's **New Approach to Strategic Planning Discussion Paper** proposes an integrated, outcomes-focused planning system that better aligns land use planning with infrastructure provision, economic development and environmental outcomes.

The **Hunter Strategic Regional Integrated Transport Plan** outlines the regional context for local access and movement strategies as reflected in the Singleton masterplan. It also identifies the Singleton Bypass priority project within and a blueprint for the Hunter's transport future. This plan takes a long-term view and seeks to create better connectivity, access to jobs and efficient freight links to the Port of Newcastle and other hubs.

The **Hunter Regional Economic Development Strategy** gives the economic rationale for revitalising the Singleton town centre. The masterplan directly contributes to the strategy's goals of strengthening regional competitiveness and economic resilience. This strategy focuses on strengthening the region's economic base through diversifying industries and creating conditions for sustainable job growth.



© Geoscape, OpenStreetMap, Nearmap Australia Pty Ltd. Mar 2026.

Figure 3: Regional Context

## 2.3 Local Planning Context

The Masterplan is underpinned by an existing policy framework, ensuring its objectives are consistent with local and state planning priorities.



**Singleton Local Environmental Plan 2013 (LEP)** provides the regulatory foundation for many of the masterplan's objectives. It is the key statutory document guiding land use and development in the Singleton LGA and sets zoning, development standards, heritage protections and environmental controls in line with NSW planning frameworks.

**Singleton Development Control Plan (DCP)** is an important tool for translating the masterplan's vision into practical design and development outcomes. The DCP supports the LEP by providing detailed, site-specific and design-oriented guidance to help achieve those outcomes. The DCP covers matters such as built form, streetscape and landscaping, parking and access provisions, and precinct-based controls.

**Singleton Local Strategic Planning Statement 2041 (LSPS)** identifies Singleton as a strategic centre and gives justification for the masterplan's initiatives. The LSPS outlines the 20-year vision for land use and development for the Singleton LGA. To meet the needs of a growing population, it also identifies priority planning areas needing further investigation, activation, or specific management.

**Local Housing Strategy 2041** compliments housing objectives of the masterplan by providing a backbone around future housing development within the area over the next two decades. This policy aims to meet housing needs by encouraging a diverse range of housing types in well-located areas near the town centre and public transport and increasing in-fill density.

**Create Singleton 2035 Community Strategic Plan** provides the overarching community goals the masterplan seeks to deliver. The strategy looks ahead over the next 10 years and is developed in consultation with residents, businesses and stakeholders. The plan guiding document for all of Singleton Council's operations for the next decade and seeks to create a vibrant, connected and resilient Singleton community.

**Singleton Traffic + Transportation Strategy** guides master planning transport objective by outlining road and transportation infrastructure needs for current and planned urban release and growth areas. The plan looks to support the major developments including re-configuration of the New England Highway through Singleton following the opening of the Singleton Bypass.

**Singleton Walking + Cycling Plan** supports the masterplan's goals of improving active transport options across Singleton. This plan has been developed to enhance accessibility and provide better support for walking and cycling. It aims to extend the existing network and support active travel near schools, while also encouraging tourism by improving connectivity.

**Social-Economic Development Strategy 2024** sets out a coordinated approach to diversifying Singleton's economy, supporting local jobs and strengthening community wellbeing.

## 2.4 Existing Planning Controls

The study area includes a mix of land use zones. MUI Mixed Use generally follows John Street to George Street, with Singleton Square and areas further south zoned E2 Commercial Centre. Along George Street, MUI transitions to E3 Productive Support. Surrounding residential areas are zoned R1 General Residential, while land along the Hunter River is zoned RE1 Public Recreation.

Building height controls under the DCP align with zoning. Mixed-use areas typically allow heights of up to 12 metres, with greater flexibility of up to 15 metres in Singleton Square and parts of the E3 zone. Residential areas are generally limited to 9 metres.

Heritage buildings are a defining feature of the town centre, particularly along George Street, with three items listed on the State Heritage Register.

The town centre is located on the Hunter River floodplain and is subject to a high level of flood risk. The Flood Planning Area, based on the Singleton Floodplain Risk Management Study and Plan (2023), shows the extent of a 1-in-100-year flood and informs freeboard requirements.

Planning controls in the Singleton town centre already support redevelopment and growth, with few statutory barriers. Limited change since the 2013 Masterplan reflects market conditions, infrastructure readiness, flood risk and investor confidence rather than planning constraints.

Broader economic shifts and changing retail patterns mean future growth will depend on improving amenity, accessibility and public spaces.

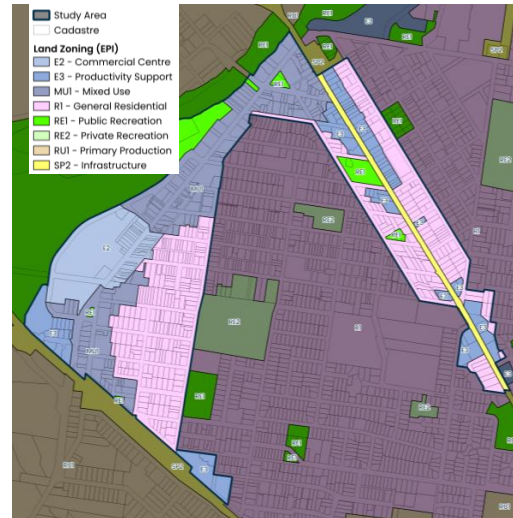


Figure 4: Singleton LEP 2013 Land Zoning Study Area

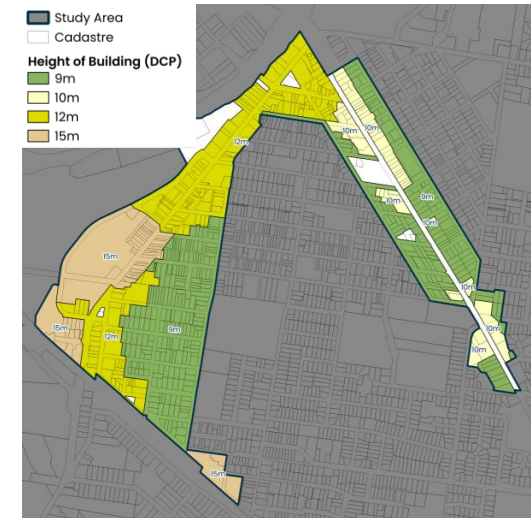


Figure 5: Singleton DCP Height of Building

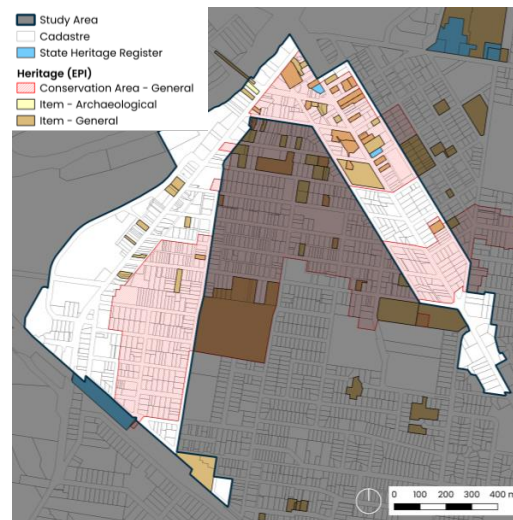


Figure 6: Singleton LEP 2013 Heritage & State Heritage Register

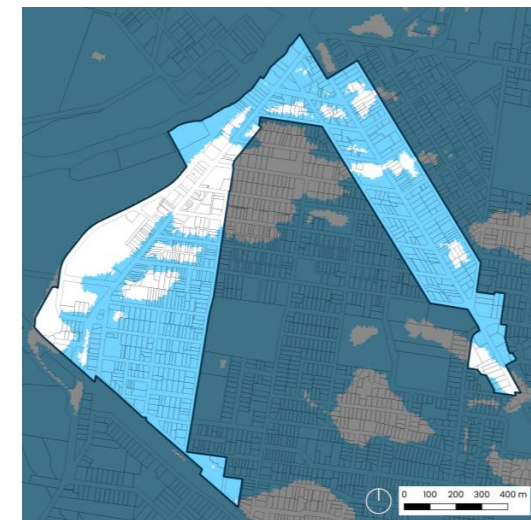


Figure 7: Singleton Flood Planning Area

## 2.5 Place Context

Singleton Town Centre has a consistent streetscape character, however a weak sense of arrival and limited visual differentiation at key entry points. Heritage buildings are present within the centre but are not prominent as visual reference points.

The town centre currently turns away from key attractors such as the riverside parklands, regional sporting facilities and the Hunter River, limiting their contribution to the centre’s activity and identity. Retail and commercial uses are dispersed along extended main streets, diluting pedestrian activity and resulting in gaps in active frontages.

Public spaces are often mono-functional, exposed to traffic, and lack enclosure, reducing comfort and use.

Major community facilities are located on the edges of the town centre, weakening their role as civic landmarks and limiting the flow of foot traffic to surrounding businesses.

Based on observations of the study area, five character areas have been identified, each defined by a distinct combination of architecture, streetscape, public realm, land uses and activities that together shape their sense of place:

- Gowrie Street and Ryan Avenue Precinct
- Bathurst and Frederick Street Precinct
- John Street Precinct
- George Street North Precinct
- George Street South Precinct

An overview of each character area is provided on the following page.

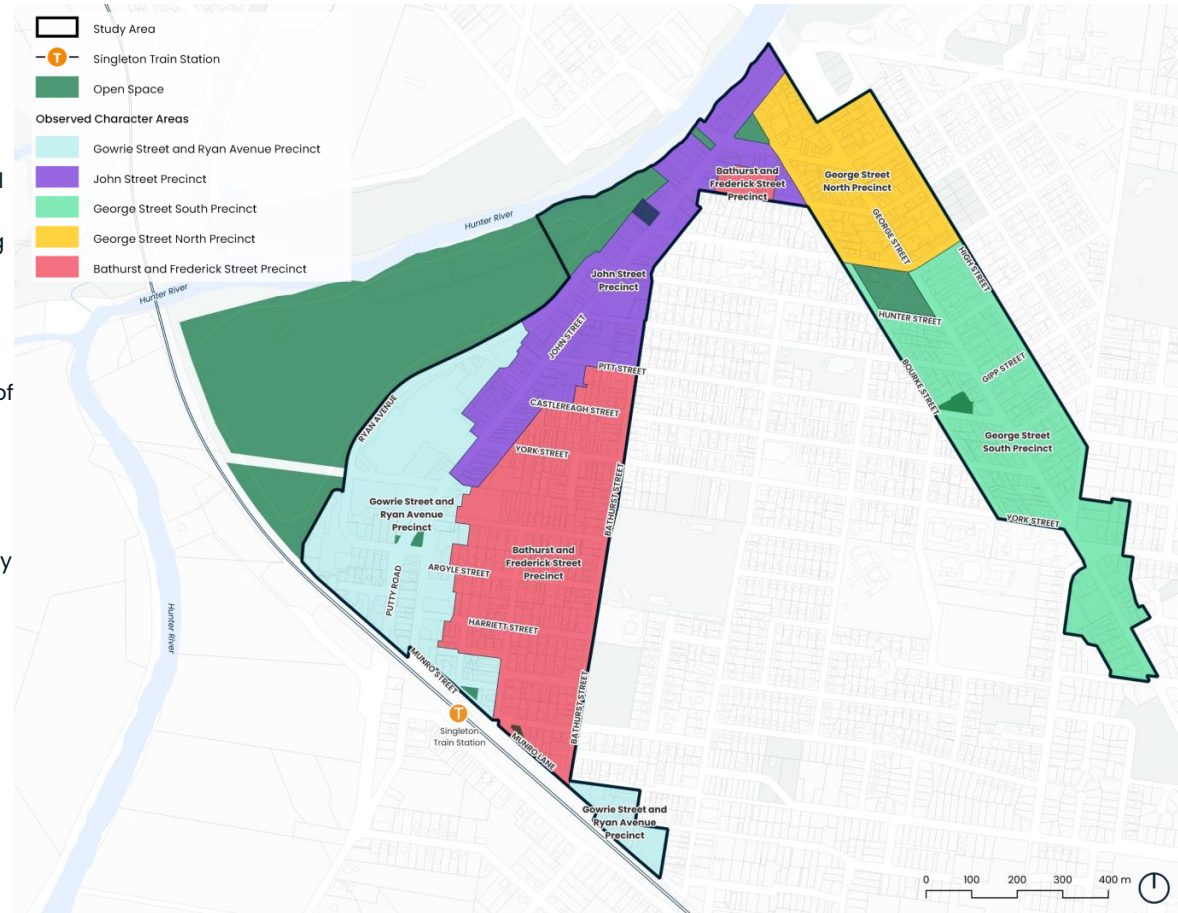


Figure 8: Existing Character

## 2.6 Existing Character

**Gowrie Street & Ryan Avenue Precinct**



The precinct features big box retail with rear parking, including Singleton Square. Single-storey buildings front John Street, while other street interfaces – especially along Ryan Avenue – have blank walls and servicing, turning away from Rose Point and Cook Parks.

**John Street Precinct**



John Street, the 1.3 km town centre main street, features fine-grain 1–2 storey shops and modern infill within a cohesive streetscape of footpaths, trees, awnings, and bespoke furniture. Heritage buildings add character, with opportunities for gateway and landmark buildings to enhance identity, legibility, and key activity nodes.

**Bathurst & Frederick Street Precinct**



This precinct has a regional-suburban character of single-storey weatherboard cottages with verandas and landscaped setbacks. Backyard trees soften rooflines, creating a cohesive, recognisable sense of place. Wide, grid streets provide clear sightlines, with potential for additional street trees to enhance vistas and shade.

**George Street North Precinct**



George Street North, from Burdekin Park to Cambridge Street, is a key heritage corridor with 19th–20th century buildings. Lack of greenery and heavy traffic make it unwelcoming. Pedestrianisation, trees, and streetscape upgrades could strengthen heritage identity. Burdekin Park anchors community activity, and heritage buildings support cultural use.

**George Street South Precinct**



This precinct features predominantly single-storey, low-density housing with varied setbacks and mature street trees, creating a spacious, leafy suburban streetscape. Inconsistent fencing, driveways, and building styles fragment the area, but trees unify it, reflecting a traditional, open, and green southern corridor.

## 2.7 Key Opportunities

The following key land use and development opportunities have been identified in the study area as described below and illustrated in Figure 9.

### John Street

There are opportunities to reinforce the main town centre street and address the town centre’s poor legibility, weak sense of arrival, and limited visual anchors by:

- Creating landmark gateways
- Reinforcing and ensuring continuity of active frontages
- Redevelopment of vacant or ageing sites

### Riverside Public Domain

There are opportunities to better integrate the town centre and key riverside assets by:

- Activating Ryan Avenue with active ground floor uses and engaging interfaces
- Introducing a mix of uses such as residential or short-term accommodation to support local activity and tourism
- Improved streetscape and more pedestrian connections

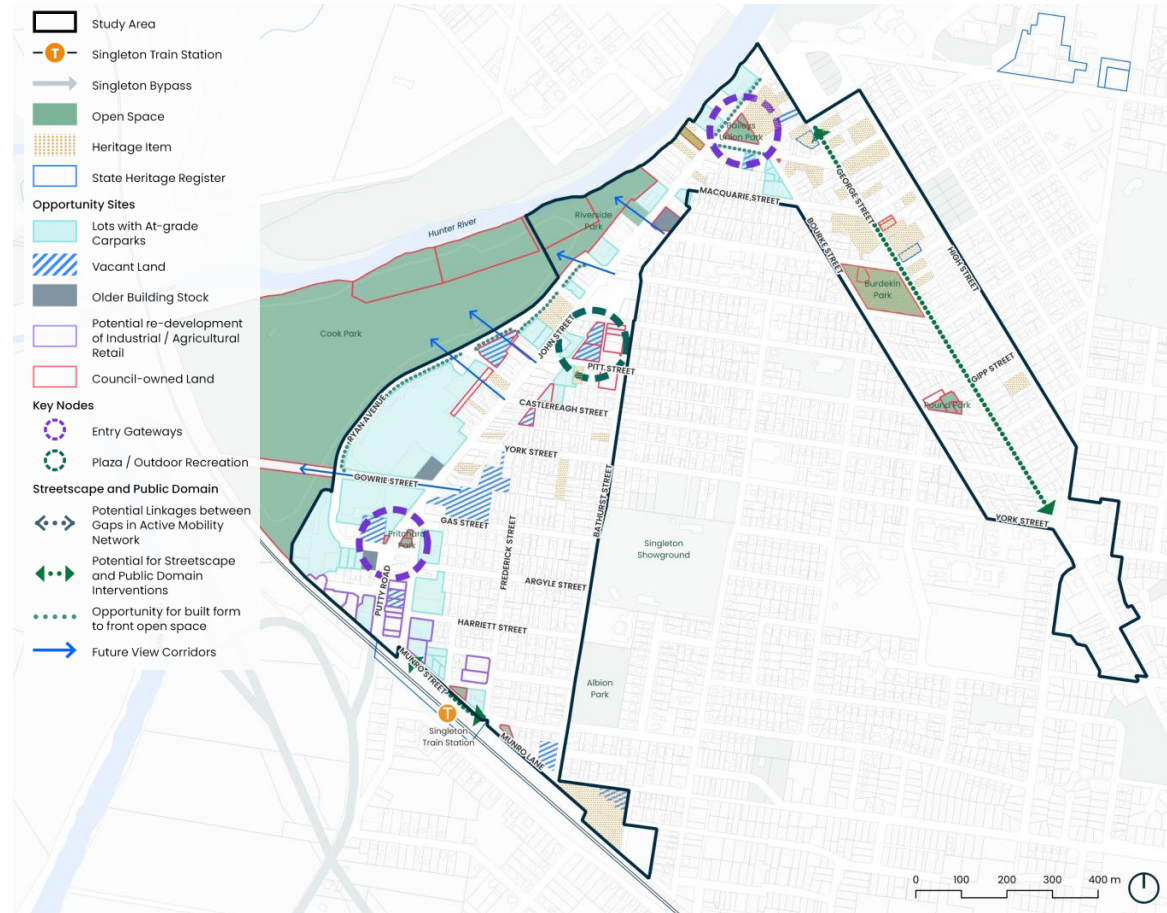


Figure 9: Key Opportunities

## 2.7 Key Opportunities

### Singleton Station

Singleton Station is currently characterised by mono-functional public spaces, limited pedestrian amenity, high exposure to traffic, under utilised land around the station, and weak active transport connections. There are opportunities to address this through:

- Improvements to Munro Street streetscape, Rotary Park and Lions Park
- Introduce active transport corridors
- Strengthen heritage interpretation at Singleton Station and Rotary Park

### George Street

George Street currently lacks greenery and presents as a traffic-dominated, unwelcoming environment. There is an opportunity to strengthen its streetscape character and heritage identity through streetscape and public domain upgrades and providing for a mix of active uses.

### Residential Area

There are opportunities to enhance walkability, east-west connectivity, canopy cover, and open space quality through streetscape upgrades to address poor pedestrian amenity, weak links between key amenities, and the lack of street character and hierarchy.

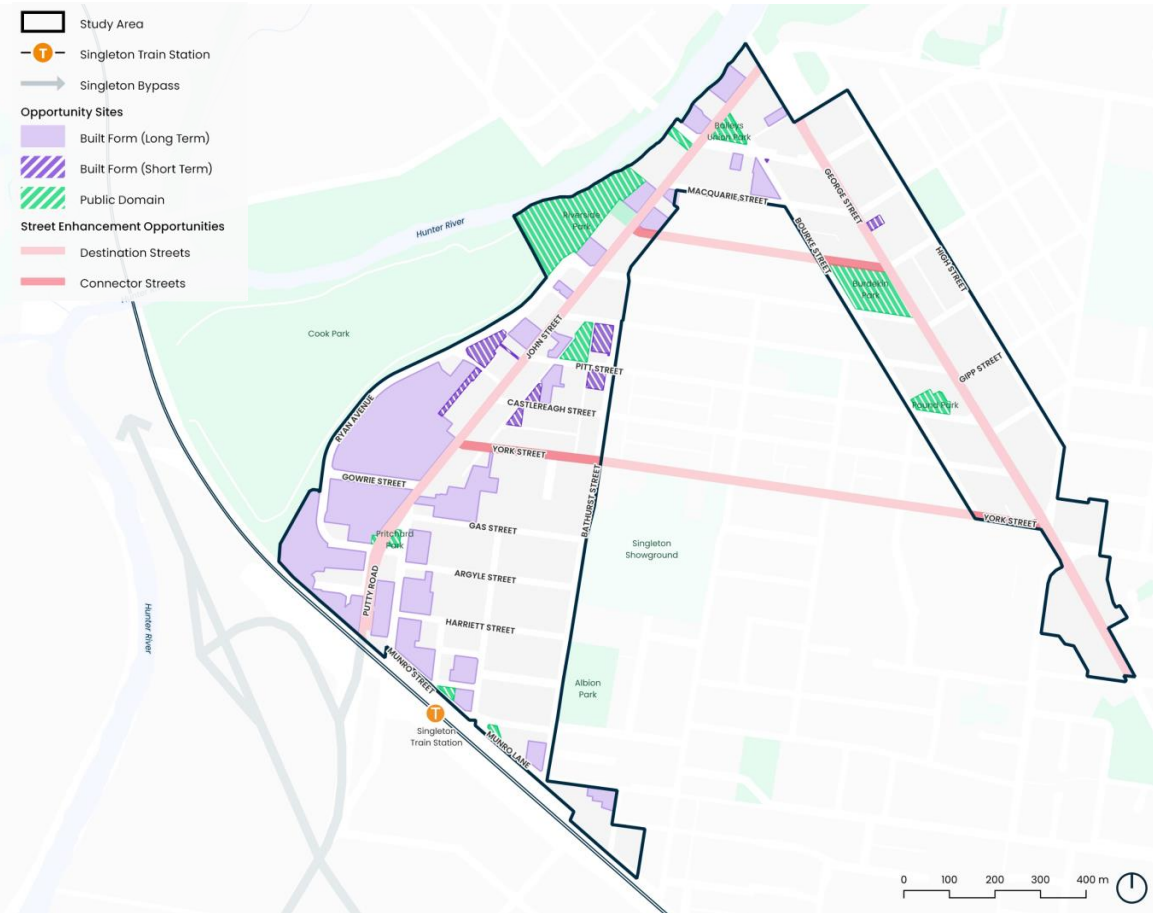


Figure 10: Key Opportunities Sites

## 2.8 Traffic & Transport Context



### Travel Behaviour

An analysis was conducted of the home locations and mode split of people working within the Singleton SA2, with the following key points arising:

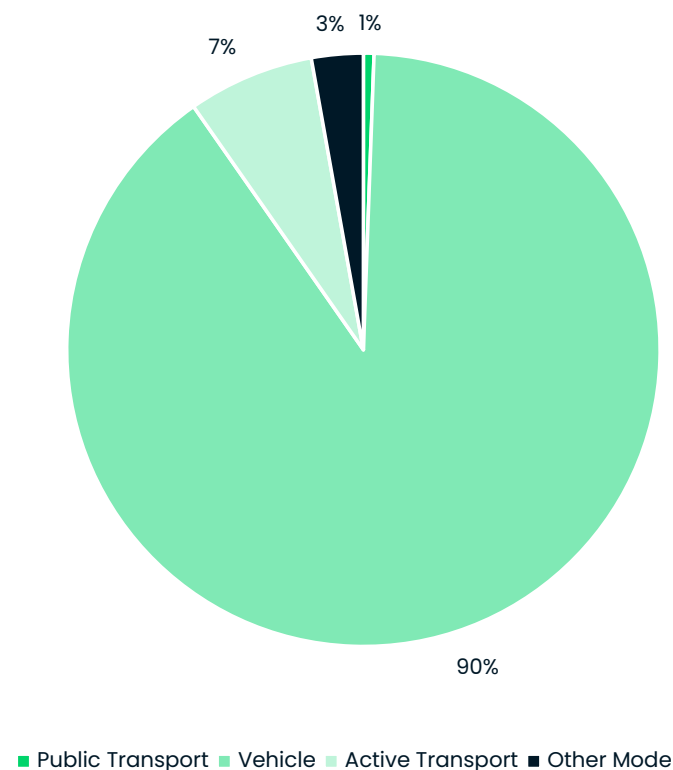
- Most people who are employed in Singleton also live there (51 per cent), with some residing in Singleton’s broader region (9 per cent). Other workers travel from the surrounding regional areas and centres.
- Travel by private vehicle is the most common travel mode within Singleton, with 90 per cent of residents travelling to work by car. Some residents travel via active transport (7 per cent) and public transport (1 per cent), however these form a small portion of residents.
- Although most employees work near their homes, the high mode share of private vehicles and low uptake of active or public transport suggest that workers in Singleton are highly reliant on cars for local and regional travel.

A large proportion of people employed in Singleton live locally, creating an opportunity to strengthen active and public transport connections, particularly buses, to support more sustainable travel and reduce car reliance for work and daily trips.

Home Location of Workers Within Singleton

Home Location	Percentage working in Singleton SA2
Singleton	51%
Singleton Surrounds	9%
Branxton – Greta – Pokolbin	8%
Maitland – West	6%
Cessnock	3%
Muswellbrook	2%
Maitland – East	2%
Kurri Kurri – Abermain	2%
Other regions	17%

Journey to Work Mode Share Within Singleton



Source: Australian Bureau of Statistics 2016 Census, Singleton SA2

\*Mode share only considers people who travelled to work and excludes those who worked from home or did not go to work.

## 2.8 Traffic & Transport Context



### Walking and Cycling

Existing pedestrian connectivity across the study area is varied. John Street has strong pedestrian amenity, with widened footpaths, raised wombat crossings, shade and seating. Elsewhere, footpaths are fragmented, with limited connections to surrounding streets and car parks. George Street generally has continuous footpaths, but lower amenity, limited crossings and narrow footpaths south of Burdekin Park. The wider street network has few continuous east-west pedestrian links between John and George Streets.

The existing cycle network consists of shared paths along John, Elizabeth, Queen, Civic Avenue, Munro and parts of Campbell Street, forming a continuous route through the town centre that connects key destinations and green spaces.

Building on the Singleton Walking and Cycling Plan, analysis found that there are opportunities to add further safe crossings, enhance east-west connectivity to the riverside and consider speed reductions (to 30km/hr or below) on select streets, to allow safer walking and cycling.



### Passenger Rail

The study area is served by the Hunter Rail Line on the Scone branch, with Singleton Station located at the southern end on Munro Street.

There are six daily services in each direction, providing infrequent journeys throughout the day. This extremely limited schedule, with no PM peak service towards Newcastle, restricts the convenience of using passenger train services.

The dispersed town centre leads to long walking times from the station to key destinations, with trips to John Street and George Street exceeding 20 minutes, reducing the attractiveness of passenger rail for town centre travel. This is compounded by an unattractive pedestrian environment around the station due to limited safe crossings and the high-speed nature of Munro Street.

As outlined in the Hunter Strategic Regional Integrated Transport Plan, increasing passenger services along the Hunter Rail Line could provide major opportunities to optimise land use around the station and allow passenger rail to become a more viable transport option.



### Bus

The study area is serviced by six public bus routes (180, 180X, 401, 402, 403, and 404). These routes provide loop services throughout Singleton, however services are infrequent. Several school bus routes also service Singleton Station and bus stops along George Street. There are no bus stops provided along the primary activity area of John Street, which may discourage usage for those accessing this area.

Bus stop amenity varies throughout the study area, with some areas providing shelter and seating while others only providing a bus pole. The varying amenity impacts people of all abilities to use the bus as a means of transport.

Compared to passenger rail, buses offer more immediate ways to improve public transport. Improving coverage, frequencies and upgrading bus stop amenities can improve the viability of buses and reduce the high reliance on private vehicles.

## 2.9 Drivers of Change



### Energy transition

Singleton's economy has for decades been anchored by coal mining and related services. Significant economic and structural change is being driven by net zero emission commitments and Hunter Valley coal production is anticipated to decline after 2030. This presents opportunities to reposition Singleton toward alternative economic activities. Reduced coal volumes may free capacity on the Hunter rail line, enabling increased passenger services between Singleton, Maitland and Newcastle and supporting a stronger regional role for the town centre through improved workforce mobility, tourism and access to services.



### Flood Risk & Climate Change

Given Singleton's proximity to the Hunter River, the town regularly experiences significant flooding. New flood risk information as part of the 2023 Singleton Floodplain Risk Management Study and Plan (FRMS&P) highlights how climate change will significantly worsen these events. It found during a 1-in-100-year flood the Singleton Levee is overtopped, leading to widespread inundation of the town centre. Therefore, proactive management of these risks is needed through guiding land use, built form and public domain outcomes to support flood resilience across the community.



### Singleton Bypass

Key infrastructure changes are also taking place, most notably the new Singleton Bypass. Through diverting traffic away from Singleton, this project can encourage increased active mobility and a safer, slower vehicle movements along this section of the New England Highway. The reduction in traffic offers an opportunity to support local trips, which can provide greater amenity within the town centre, especially if coupled with improved local amenities.



### Regional Growth

The Hunter Region is undergoing significant change with the population projected to reach 950,000 by 2041. In this context, Singleton is positioned as a key regional centre for the Upper Hunter, with a key role in housing growth and the transition to a more diverse and resilient economy. While the Hunter Regional Plan 2041 remains in effect, it will be superseded by a new Regional NSW plan as part of the NSW Government's strategic planning reforms. Despite this, Singleton's role as a key regional centre is expected to continue, with future plans refining how it supports growth, economic transition and regional services.

## 2.10 Community Aspirations

Singleton Council undertook an online community survey to inform the review of the Singleton Town Centre Masterplan, attracting responses from more than 400 participants. Respondents included residents, business owners, workers, property owners, and visitors, with most people visiting the CBD frequently and relying on it for shopping, services, and everyday needs. As a result, the feedback reflects regular, lived experience of the town centre.

Overall, the survey indicates that the Singleton CBD is functional and valued but widely perceived as having significant unrealised potential.

Survey respondents were predominantly local residents, particularly older adults, alongside people who work in Singleton, own property, or operate businesses locally.

The CBD is primarily used for shopping and essential services, including retail, banking, medical, and government services. Dining and cafes play a secondary role, while social and community use is more limited. Most people access the CBD by car, with walking also important for some residents. Public transport and cycling currently play a minor role.

Respondents generally rated their overall experience as neutral to moderately positive, describing the CBD as functional but not especially inviting. A notable proportion expressed dissatisfaction, indicating clear opportunities to improve comfort, amenity, and overall appeal.

Key strengths identified include convenience and accessibility, walkability, parks and greenery, and the presence of local businesses and a strong community atmosphere. These assets provide a solid foundation for future improvement.

At the same time, consistent issues were raised across the survey. These included parking and traffic challenges, particularly along John Street; high levels of shop vacancy; limited retail, dining, and entertainment options; concerns about public domain quality and maintenance; and issues with accessibility and safety, especially for older people and those with mobility needs. Many respondents also noted a lack of identity, activation, and destination appeal.

Looking ahead, respondents expressed strong support for more seating and shade, improved greenery, better use of parks and the riverfront, increased outdoor dining, events, and cultural activity, and a broader mix of retail, hospitality, and entertainment for all ages. There was also clear support for stronger assistance for local and independent businesses.

Many respondents recognised broader drivers shaping the CBD since 2013, including population change, evolving retail habits, economic shifts, and major transport projects. In particular, the Singleton Bypass is widely seen as a turning point, presenting an opportunity to reposition the town centre from a place people pass through to a place people choose to visit.

Overall, the feedback provides a clear mandate for a refreshed, place-led Masterplan that improves parking and movement, supports business viability, enhances amenity and accessibility, strengthens identity and heritage, and delivers more activity and experiences. The community's shared aspiration is for a town centre that reflects Singleton's character and offers compelling reasons to visit, stay, and spend locally into the future.



2026 Singleton Town Centre Masterplan

# 3

## Masterplan Framework

*This chapter outlines the vision and desired future character of Singleton Town Centre.*

# 3.1 Masterplan Vision

The Singleton town centre will be a vibrant and resilient centre that fulfils its role as a strategic hub in the Upper Hunter and celebrates its rich heritage and riverine setting.

The town centre leverages its two main streets as complementary activity spines – John Street as the primary civic and commercial spine, and George Street as the destination high street. Stitched together by an integrated network of leafy streets and engaging, multi-functional, flood-resilient open spaces, each spine supports a distinct role and mix of uses, enabling growth and strengthening the centre’s long-term resilience.

Cook Park and Riverside Park will form an integral part of the town centre, with new development addressing these edges and Ryan Avenue transformed into an active, and vibrant promenade.

With the Singleton Bypass diverting heavy vehicles from the town centre, streets will be reshaped to prioritise walking, cycling and public transport, supported by streetscapes that enhance active mobility, amenity and human-scale engagement.



Figure 11: Structure Plan

## 3.2 Desired Future Character

The Masterplan establishes the following five character precincts within the Singleton town centre:

### John Street Precinct

John Street will be defined by recognisable landmarks and gateways that welcome residents and visitors. As the primary civic and commercial spine, it will be activated by diverse ground floor shops and businesses. Higher residential densities and enhanced public realm at key locations offer attractive nodes that focus activity and support community gathering.

### Railway Precinct

Upgrades on the Great Northern Railway and increased passenger rail service frequency in the longer term will provide opportunities for a revitalised Railway Precinct. The Precinct will create a welcoming arrival at Singleton Station. Green, pedestrian-focused streets, particularly Munro Street, will be safe and comfortable, with the precinct emerging as an active transport hub supported by active frontages, housing and employment uses.

### Riverside Precinct

The Riverside Precinct will emerge as a leisure destination, activating Ryan Avenue and improving links to Rose Point and Cook Parks. Redevelopment will frame key vistas and support river-focused activity.

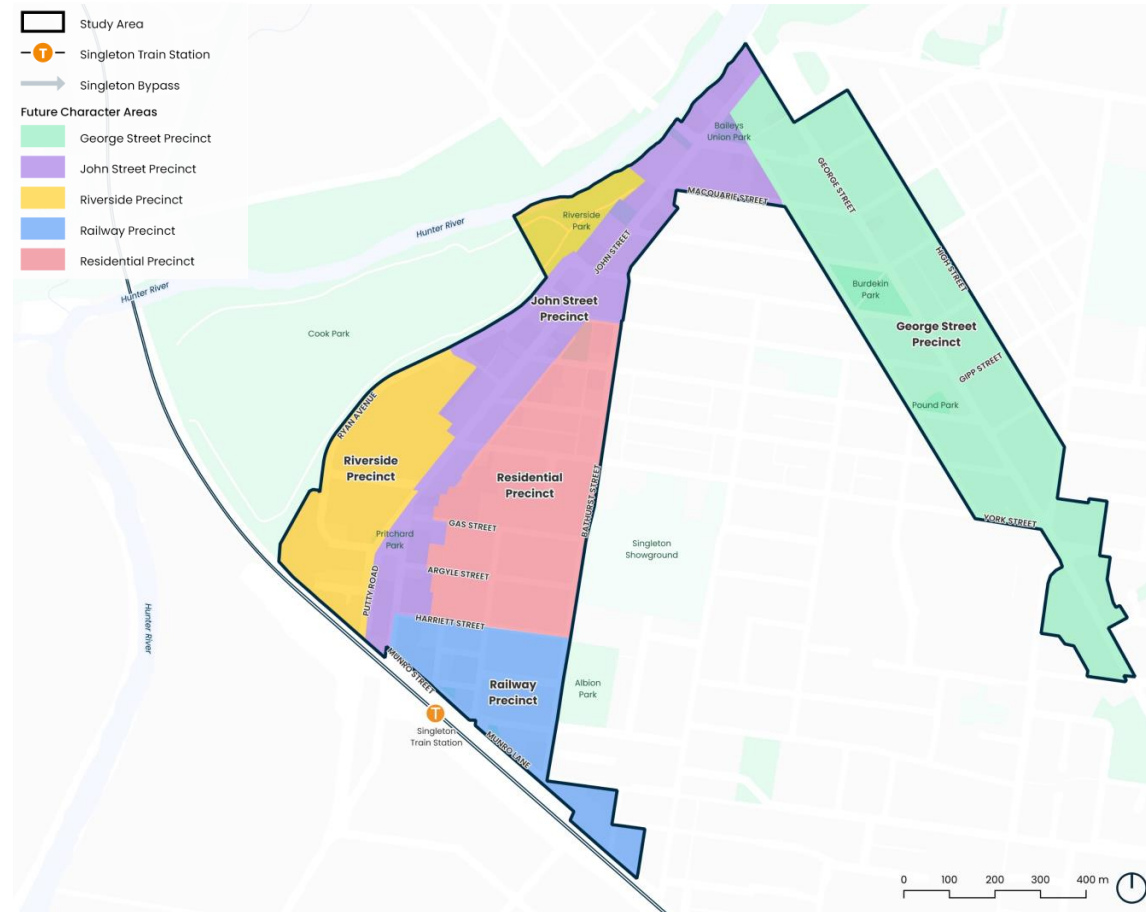


Figure 12: Character Areas

## 3.2 Desired Future Character

### George Street Precinct

George Street will be transformed into a distinctive, destination high street, characterised by heritage frontages, generous footpaths, quality landscaping and a diverse mix of uses. Defined by a human scale, strong tree canopy and a relaxed pace that reflects local life, the George Street Precinct will support walking, tourism, local business and everyday social interaction, reinforcing a strong sense of place and regional identity.

### Residential Precinct

The Residential Precinct will retain its regional-suburban character, defined by weatherboard cottages with verandahs, landscaped setbacks and rooflines softened by mature trees.

Enhanced street tree planting will define key vistas to the activity spines and create tree-lined streets, improving pedestrian comfort and overall walkability.



Example of potential character of **John Street Precinct**  
Puckle Street – Moonee Ponds, Melbourne  
(Source: Realcommercial)



Example of potential character of **George Street Precinct**  
Crown Street – Surry Hills, Sydney  
(Source: City of Sydney)



Example of potential character of **Railway Precinct**  
The Station – Newcastle  
(Source: Inside Retail)



Example of potential character of **Riverside Precinct**  
Maitland Levee – Maitland, Newcastle  
(Source: The Levee)



2026 Singleton Town Centre Masterplan

# 4 Layered Strategies

*This chapter presents the strategies underpinning the Singleton Town Centre Masterplan, including approach to land use, environment, public realm, movement and urban form. Detailed focus is also provided on the Railway Precinct.*

# 4.1 Land Use & Activities

## Strategies

- Establish a gateway-to-gateway activity spine that links the town centre’s key arrival points, civic spaces and parks through a coordinated pattern of activated mixed-use streets, concentrated residential density and tourism-supporting uses.

## Principles

- Reinforce the role of John Street as the civic and commercial spine by concentrating non-residential uses on the ground floor.
- Concentrate new mixed-use development along Putty Road to activate the southern town centre gateway.
- Focus residential density around Baileys Union Park to establish a defined northern gateway.
- Encourage ground floor dining, retail and entertainment along Ryan Avenue to activate the street and better integrate the town centre with Cook Park and Riverside Park.
- Activate the Railway Precinct and Singleton Station arrival with non-residential ground floor uses.
- Encourage land uses that support tourism and visitation across the town centre.



Figure 13: Land Use & Activities

## 4.2 Environment & Resilience

### Strategies

- Develop the town centre’s key activity spines as resilient, flood-conscious and climate-adapted corridors that balance active street engagement with safety and environmental performance.

### Principles

- Focus residential growth in flood-free areas to create resilient, safe, and sustainable communities that minimise risk and support long-term liveability.
- Prioritise non-residential ground floor uses within flood-affected areas in the John Street, Railway and George Street Precincts to manage flood risk.
- Along key activity spines, ensure the detailed design of ground floor interfaces effectively balances street engagement outcomes with flood safety requirements.
- Prioritise canopy cover on key streets to mitigate urban heat effects.
- Embed resilient landscape and infrastructure solutions for streets and open spaces to ensure durability, adaptability, and long-term environmental performance.

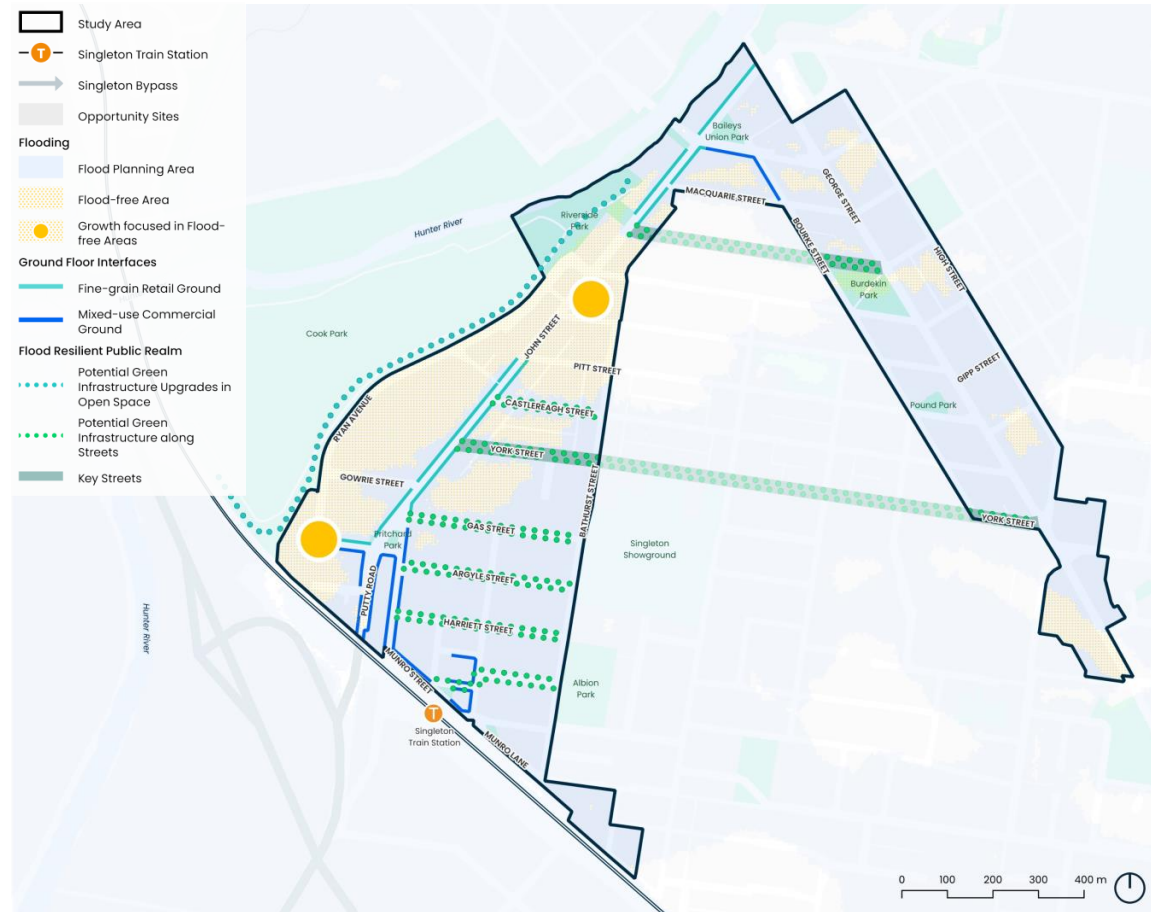


Figure 14: Environment & Resilience

## 4.3 Public Realm & Open Space

### Strategies

- Deliver a connected network of high-quality public spaces, parks, and civic places that support daily use and community events.

### Principles

- Enhance the usability and engagement of parks within the town centre, such as Burdekin Park, Pound Park and Albion Park, by providing for a mix of play opportunities, outdoor fitness equipment and supporting amenities (such as seating, shade and lighting).
- Establish a “Singleton Riverlink” gateway and civic place at the midpoint of John Street to strengthen connections between the town centre and Hunter River parklands.
- Revitalise Ryan Avenue as a pedestrian and cycle-friendly street that enhances comfort and safety, while strengthening interaction with active ground-floor uses.
- Enhance street planting along key streets that connect to parks and open spaces to create green links that provide shade and improve pedestrian comfort across the town centre.
- Leverage traffic upgrades to deliver public realm improvements that enhance safety, amenity and place quality.

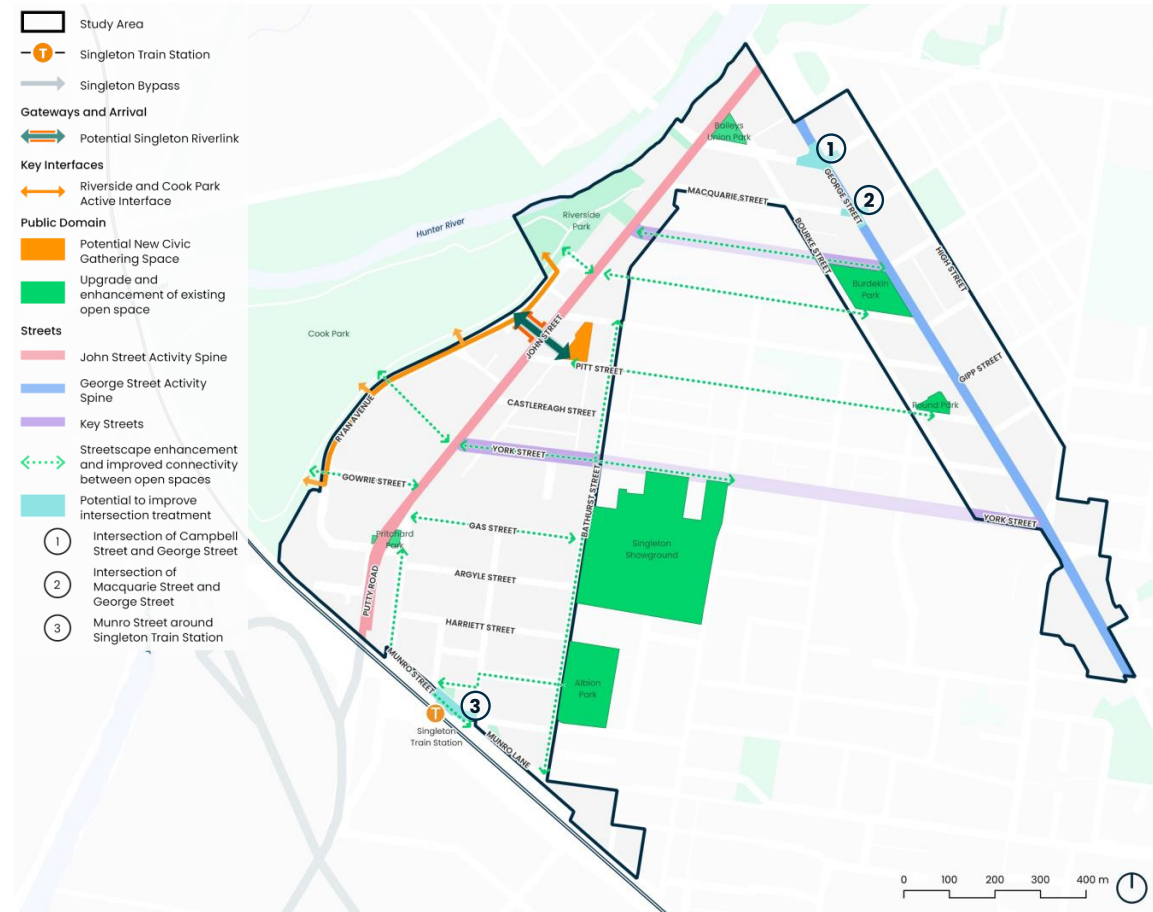


Figure 15: Public Realm & Open Space

# 4.4 Movement & Accessibility – Walking & Cycling

## Strategies

- Expand and improve walking and cycling networks across the town centre, building on the Singleton Walking and Cycling Plan.

## Principles

- Deliver shared paths are delivered to a consistently high standard in accordance with the TfNSW Cycleway Design Toolbox.
- Deliver high-quality, comfortable and safe walking and cycling infrastructure.
- Improve the walking and riding experience along George Street to prioritise place value and street life.
- Rebalance street and intersection layouts across the town centre, particularly along George Street, to reflect reduced heavy vehicle movements and improve pedestrian safety.
- Deliver safe pedestrian crossings at priority locations to improve accessibility, legibility and ease of movement.
- Strengthen pedestrian connectivity between the town centre, key destinations and the riverside precinct.

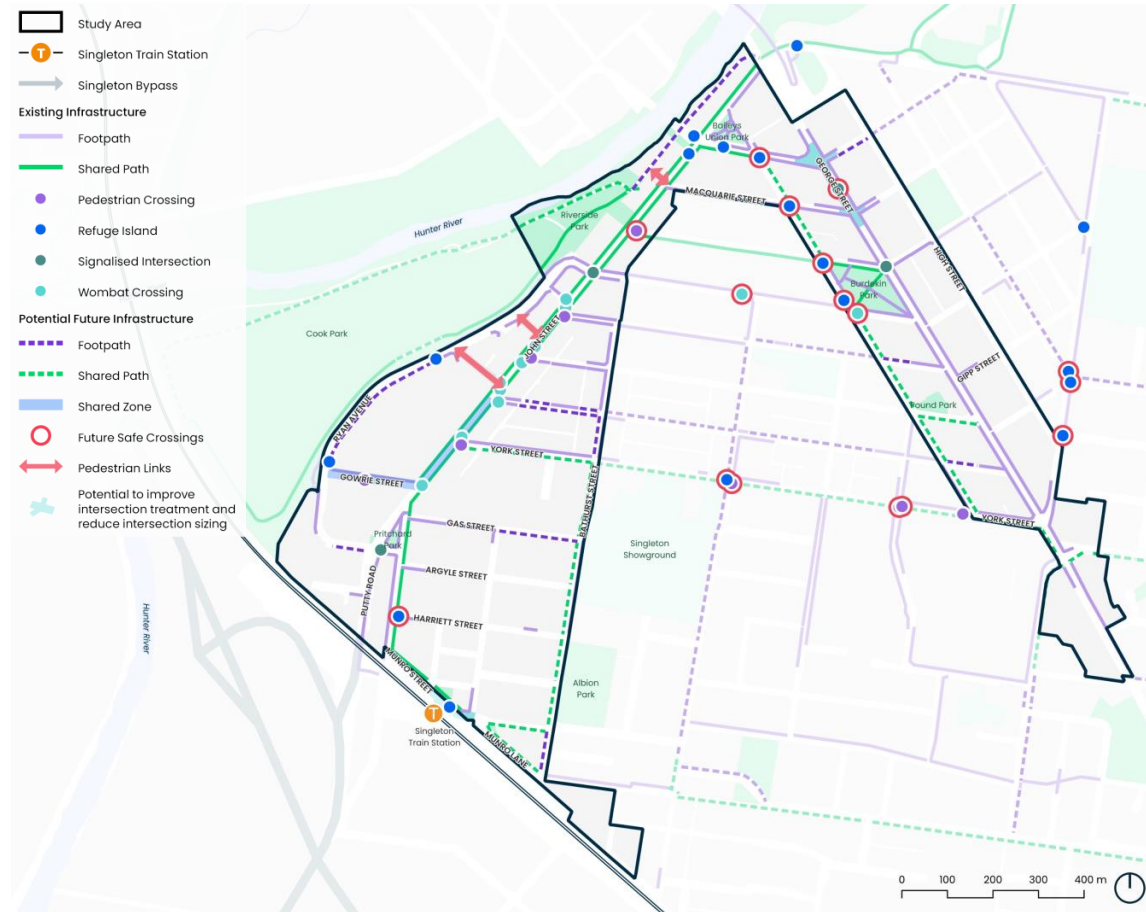


Figure 16: Active Transport

## 4.4 Movement & Accessibility – Public Transport

### Strategies

- Improve the viability and attractiveness of passenger rail for the town centre.
- Strengthen the role of public bus services in providing accessible and convenient movement to and within the town centre.

### Principles

- Creating a passenger rail service with higher frequencies journeys that enables
- Encourage transit-oriented development and activation of land around the train station, which will reduce reliance on private vehicles and support future rail upgrades.
- Ensure bus stops are high quality with accessibility requirements, seating and shelter.
- Prioritise high-quality, accessible bus stops in locations of high activity, including near the train station.
- Ensure bus routes take passengers to locations of daily needs and high activity.



Figure 17: Public Transport

# 4.4 Movement & Accessibility – Vehicle Access & Parking

## Strategies

- Support the transition of the town centre road network to reflect reduced through-traffic following completion of the Singleton Bypass and Combo Lane Pedestrian Bridge.
- Manage private vehicle access, parking and freight movements to balance town centre access with safety, amenity and place quality.

## Principles

- Apply the Movement and Place framework to establish a balanced road hierarchy that prioritises walking, cycling and place quality while maintaining necessary vehicle access across the town centre.
- Reduce the impact of heavy vehicles and freight operations in the town centre.
- Manage town centre parking to support fair access and encourage a shift towards non-car travel
- Manage on-street parking to encourage more strategic use of kerbside space.

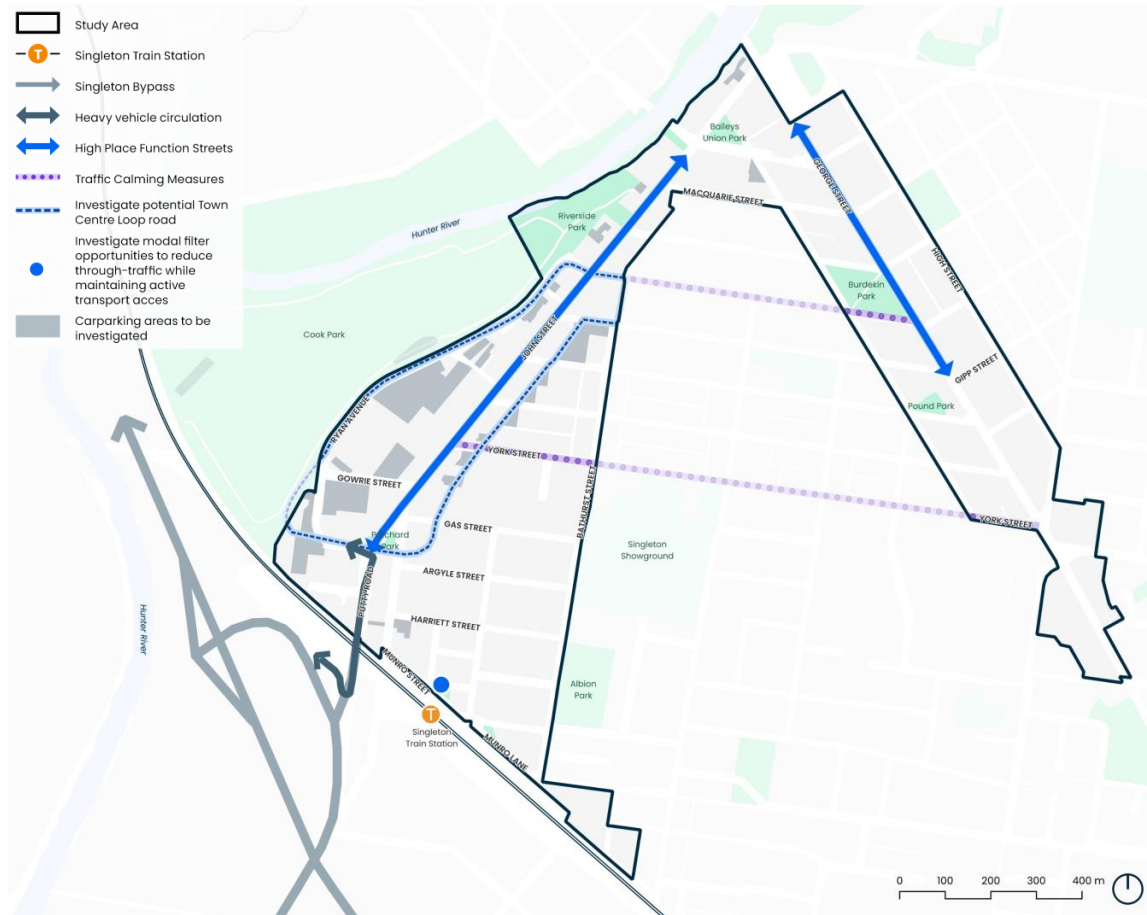


Figure 18: Vehicle Access & Parking

# 4.5 Urban Form

## Strategies

- Establish a clear and legible town centre structure with defined activity nodes, gateways, and arrival points.

## Principles

- Retain and enhance the fine-grain streetscape of John Street to reinforce its identity as the main activity spine of the town centre.
- Concentrate taller building heights around Pritchard Park, Bailey’s Union Park and mid-point along John Street to create distinctive activity nodes.
- Encourage mixed-use built form along Putty Road to deliver a more urban, active, street-oriented edge.
- Reorient built form along Ryan Avenue toward the Hunter River to create a welcoming riverfront edge with improved surveillance and visual interest.
- Encourage mixed-use development around Singleton Station to create an active interface.
- Protect and enhance heritage buildings to maintain the town centre’s local character and identity.

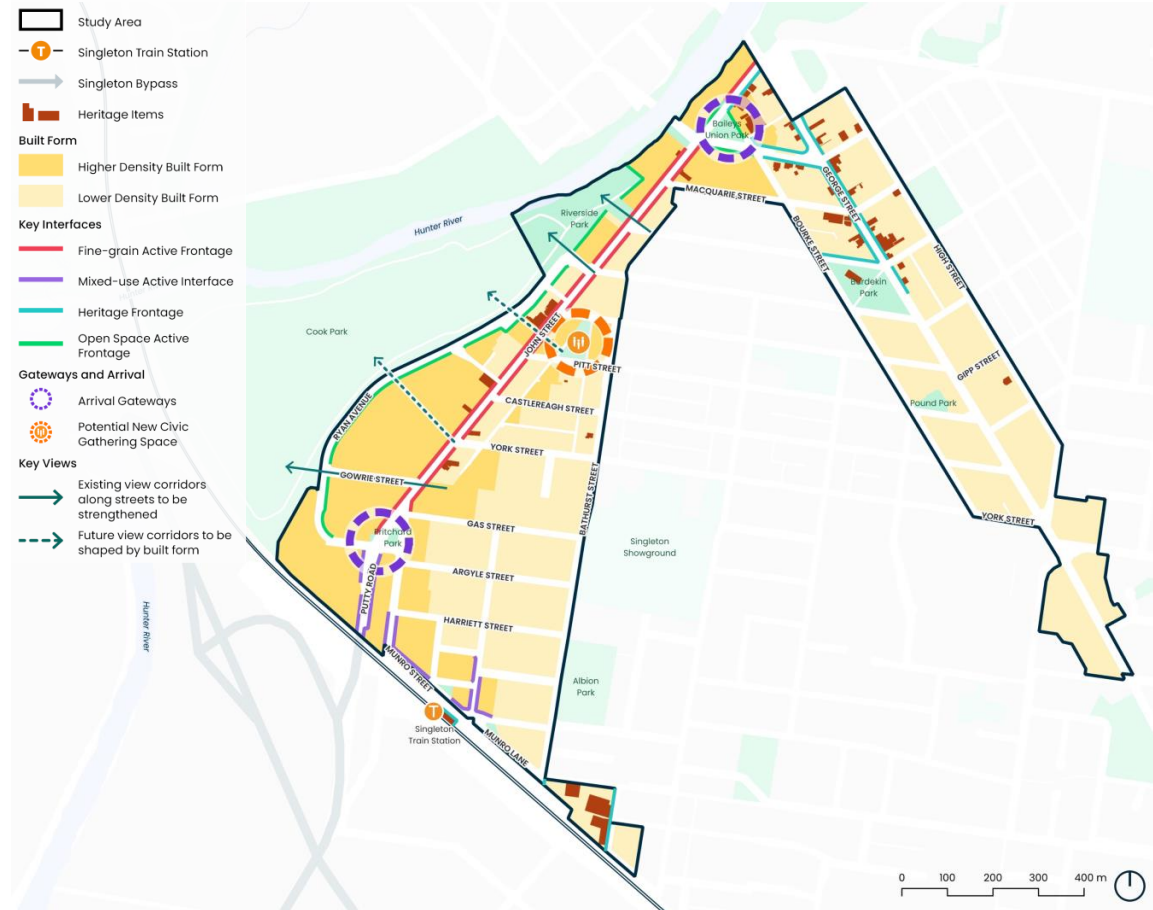


Figure 19: Urban Form

# 4.6 Railway Precinct

## Strategies

- Revitalise the Railway Precinct as a vibrant, pedestrian-friendly urban gateway supporting higher-density housing, employment, and mixed-use activity.
- Align Railway Precinct with 'Walking and Cycling Plan' to create a high-quality arrival point and mixed-use catalyst area.
- Deliver coordinated public domain and traffic upgrades to prioritise pedestrian safety, comfort, and legibility.

## Principles

- Redevelop underutilised land surrounding the station through site-specific planning and design guidance.
- Encourage active uses at the junction of John Street and Munro Street, introducing a High Pedestrian Activity Area (HPAA) into the precinct.
- Upgrade the streetscapes along Munro Street to improve pedestrian safety and legibility.
- Reconfigure on-street parking along Munro Street to reallocate existing road space to pedestrians and the public realm.
- Integrate heritage buildings with the public realm to reinforce place identity through high-quality placemaking and interpretation.

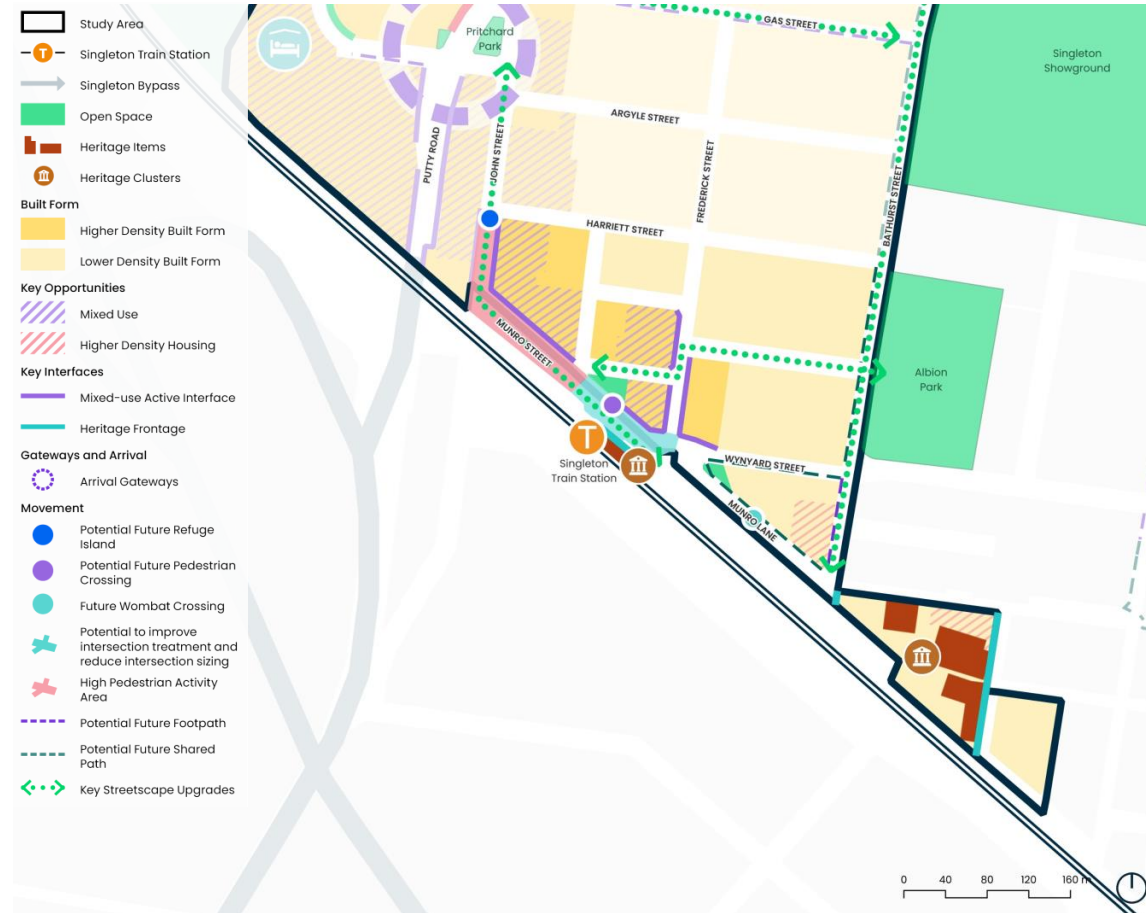


Figure 20: Railway Precinct Structure Plan



2026 Singleton Town Centre Masterplan

# 5 Implementation

*This chapter outlines key funding and delivery actions to support the implementation of the Singleton Town Centre Masterplan and achieve its objectives.*

## 5.1 Key Actions

This chapter sets out the framework for implementing the Singleton CBD Masterplan and identifies the actions required to realise the vision for the town centre over time. The implementation matrix translates the directions of the Masterplan into a practical program of work, identifying key actions, indicative timing and delivery responsibility.

The matrix is intended to guide Council, government agencies, landowners and other stakeholders in coordinating policy review, public domain improvements, infrastructure delivery and investment. It should be read as a guide to prioritisation and coordination rather than a fixed delivery program. Timing may change in response to funding availability, further design and investigation, agency priorities and changing community needs.

Council will have the lead role in championing, coordinating and monitoring implementation. This includes aligning the Masterplan with statutory planning reviews, capital works programming, contributions planning and funding advocacy. A number of actions will also require collaboration with Transport for NSW, bus operators, State agencies, infrastructure providers, landowners, businesses and the community.

Ref	Action	Timing	Delivery Lead
A1	Review the Singleton Development Control Plan (DCP) and Singleton Local Environmental Plan (LEP) to ensure alignment with the intended outcomes of the Singleton CBD Masterplan 2026.	Short	Council
A2	Undertake due diligence investigations for Council-owned sites to assess development potential and inform any future amendments to planning controls.	Short	Council
A3	Prepare a post-bypass George Street revitalisation strategy to guide its transition to a place-focused main street, including street reallocation options, public domain improvements, land use opportunities and investment attraction.	Medium	Council
A4	As part of Council's regular review of its Local Infrastructure Contributions Plan, review and align the Works Schedule to reflect the principles and intended outcomes of the Masterplan.	Short	Council
M1	Investigate pedestrian safety improvements at key intersections and crossings at priority locations.	Medium	Council
M2	Establish a pedestrian-priority environment along key active sections of John Street, including investigation of a High Pedestrian Activity Area and related street design measures to support lower vehicle speeds, pedestrian amenity and street activation.	Medium	Council
M3	Identify and deliver priority pedestrian link upgrades between John Street and the riverside precinct through capital works program.	Medium	Council

## 5.1 Key Actions cont.

Implementation will require a staged and coordinated approach. Some actions relate to strategic and statutory planning, including review of local planning controls, investigations into Council-owned land and preparation of supporting strategies and plans. Other actions focus on movement and accessibility, including improvements to pedestrian safety, street function, public transport access and traffic management. A further group of actions relates to funding, advocacy and partnerships needed to support delivery over time.

Following adoption of the Masterplan, Council should integrate the relevant actions into its operational planning, budgeting and project delivery processes. This will help ensure that the Masterplan informs future decision-making and is embedded within Council's ongoing work program. Ongoing coordination with State agencies and other stakeholders will also be important, particularly where implementation depends on external approvals, service changes, infrastructure investment or private sector participation.

Ref	Action	Timing	Delivery Lead
<b>M4</b>	Review local bus routes, stops and supporting infrastructure in collaboration with Transport for NSW and operators to better align services with passenger travel patterns and key town centre destinations, and advocate for a range of accessible transport options into and out of the CBD, including bus, train, private vehicles and taxis.	Medium	Council
<b>M5</b>	Undertake a Movement and Place assessment of town centre streets to define their future role, function and priority users and to inform the rebalancing of streets toward place outcomes.	Short	Council
<b>M6</b>	Review heavy vehicle access, local traffic conditions and parking management across the town centre, and prepare an integrated approach to support safety, access, turnover and amenity.	Medium	Council
<b>M7</b>	Investigate longer-term network changes to reduce through-traffic impacts in the town centre, including modal filter treatments on local streets and a potential loop road via Laurel Lane and Ryan Avenue.	Long	Council
<b>F1</b>	Advocate to Transport for NSW and other relevant agencies for improved bus and passenger rail services, including service frequency, reliability and customer experience.	Ongoing	Council
<b>F2</b>	Align the Masterplan with Council's capital works program and contributions planning to support the staged delivery of town centre upgrades.	Short	Council
<b>F3</b>	Seek State and Federal funding for priority public realm, transport and community infrastructure projects, including George Street upgrades.	Ongoing	Council
<b>F4</b>	Support landowners, agencies and stakeholders to facilitate redevelopment of identified catalyst sites	Ongoing	Council



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**Urbis staff responsible for this report were:**

Director	Mehra Jafari, Carla Mamaril
Associate Director	Connor Mackenzie, John Parnell
Senior Consultant	Michael Zeng
Consultant	Kalia Rae, Maja Brdar, Adam Jacobson
Project code	P0063547
Report number	Version 1 - Draft

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