

Mrs M & S Bailey

**612      Gresford      Road**  
**Sedgefield**

Lot: 69 & 70 DP: 752488

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## EXECUTIVE SUMMARY

<b>Local Government Area:</b>	Singleton Council (SC)
<b>Name of the Draft Local Environmental Plan (LEP):</b>	Singleton Local Environmental Plan (SLEP) 2013 – Gresford Road, Sedgefield
<b>Subject land:</b>	612 (Lot 69 and Lot 70 DP 752488) Gresford Road, Sedgefield
<b>Land owner(s):</b>	Mrs M & Mr S Bailey  C/o – Orbit Planning  PO Box 28  SINGLETON NSW 2330
<b>Applicant:</b>	Orbit Planning Pty. Ltd
<b>Council file reference:</b>	PGR 2/2017
<b>CM9 document reference:</b>	17/70026
<b>NSW Department of Planning &amp; Environment (DP&amp;E) reference:</b>	
<b>Version:</b>	1.2
<b>Date:</b>	8/12/2017
<b>Officer:</b>	Gina Hamilton - Avery
<b>Manager:</b>	Mary-Anne Crawford

## PART 1 – OBJECTIVES OF THE PLANNING PROPOSAL

The objective of the planning proposal is to amend *Singleton Local Environmental Plan 2013* (SLEP 2013) to rezone Lot 69 and Lot 70, DP 752488, 612 Gresford Road, Sedgefield (the Site) from *RU1 Primary Production Zone* to *E4 Environmental Living Zone*. This would enable future subdivision of the land to create one additional lot for low impact residential purposes, consistent with the environmental living zone (Refer to Figure 1: Site Identification Map and Figure 2: Current Zoning Map). The proposal also seeks to amend the minimum lot size requirement for subdivision from 40 hectares to 5 hectares and apply *Clause 4.1C Lot averaging subdivision in certain residential and environmental zones to the site* (Refer to Figure 3: Current Lot Size Map).

## PART 2 – EXPLANATION OF THE PROVISIONS

The proposed objectives of the planning proposal will be achieved by amending the SLEP 2013 as outlined below:

Item no.	Explanation of provisions
1	<ul style="list-style-type: none"><li>Amend the Land Zoning Map</li><li>Amend Land Zoning Map Sheet LZN_014 from <i>RU1 Primary Production Zone</i> for Lot 60 and Lot 70 DP752488 and identify the lots as being zoned <i>E4 Environmental Living Zone</i>.</li></ul>
2	<ul style="list-style-type: none"><li>Amend Lot Size Map</li><li>Amend Lot Size Map Sheet LSZ_014 to apply a 5 hectare minimum lot size requirement for subdivision for Lot 69 and Lot 70 DP752488.</li></ul>

## PART 3 – JUSTIFICATION OF THE PROVISIONS

### SECTION A: NEED FOR THE PLANNING PROPOSAL

#### 1. Is the planning proposal a result of any strategic study or report?

The planning proposal is the result of a series of strategic plans. Providing additional land supply for rural residential development was considered the key focus for identifying suitable developable land within close proximity to Singleton City, to meet future housing needs (Refer to Figure 2 Site Locality Map). The *Sedgefield Candidate Area* (SCA) was identified as a "Short Term Potential – Candidate Area for rural residential development under the *Singleton Rural Residential Development Strategy* (SRRDS) 2005 (the SRRDS was endorsed by the Department of Planning: July 2006). The site is located within the *Sedgefield Candidate Area* (SCA). The *Singleton Land Use Strategy* (SLUS) 2008 determined which candidate areas were suitable for rural residential development and any associated infrastructure requirements for those areas (the SLUS was endorsed by the (then) Department of Planning 8 June 2008 (NO8/00006-1). Sedgefield was further identified in the SLUS 2008, as a proposed rural residential candidate area. The (then)

Department of Planning recommended that rezoning of the land should not proceed until the area was adequately master planned (Refer to Figure 7 Sedgefield Candidate Area). Detailed studies were prepared in 2008/9 to justify the selection of the area as a Candidate Area the site itself is generally cleared grassland with scattered trees and being used for rural lifestyle.

The *Sedgefield Structure Plan (SSP) 2009* has since been completed and applies to the SCA and the site, respectively. The SSP provides for a minimum average lot size of 5 hectares and absolute minimum lot size of 2 hectares (Refer to Annex E – Sedgefield Structure Plan 2009).

On 29 March 2009, Council wrote to landowners within the SCA (which includes the owner of the site). Council wanted to provide an opportunity for landholders to rezone their properties. It recommended that landholders should lodge a planning proposal to Council to rezone their properties by mid May 2010, before the finalisation of the new comprehensive *Singleton Local Environmental Plan (LEP) 2013*. Council advised that there “may not be another opportunity until after the finalisation of the comprehensive LEP, which is estimated to occur towards the end of 2011”. *Singleton Local Environmental Plan 2013* does not preclude rezoning of the site for future subdivision and development. Based on Council’s strategic framework and advice, the landholder now seeks approval to rezone the site for future subdivision and residential development.

**2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The best means of achieving the objectives of the planning proposal is Option 1, to send the proposal to the Department of Planning and Environment for Gateway Determination. Alternately, Council could decide not to proceed with the planning proposal as outlined in Option 2.

**Option 1:** The site is located within the SCA and the SCA was identified as a “Short – Term Potential Candidate Area” for rural residential development by the (then) *Singleton Rural Residential Development Strategy 2005*, the *Singleton Land Use Strategy 2008*, and *Sedgefield Structure Plan*. Council has also written to the landowner to encourage future subdivision and development within the SCA. The planning proposal is owner initiated and is considered the best and only means of achieving the objectives of Council’s strategic planning framework. Detailed studies were prepared as part of the SSP. Those studies were considered adequate to support the inclusion of the SCA as a rural residential candidate area in the *Singleton Land Use Strategy 2008* and Master Planned Site under the provisions of *Singleton Local Environmental Plan 2013* and *Singleton Development Control Plan 2014*. As the site is relatively cleared grassland with scattered vegetation and is generally serviced by existing infrastructure, the need for additional detailed studies is considered unwarranted. Council should process the proposal and send it to the Department of Planning and Environment for Gateway Determination (Refer to Figure 7 Sedgefield Candidate Area).

**Option 2:** The alternative option would be, to not proceed with the planning proposal and notify the proponents accordingly. The site would remain zoned *RU1 Primary Production Zone*, which would be contrary to the objectives of Council's strategic planning framework. It would not provide opportunity for low impact rural residential development within close proximity to Singleton City. The land could also become isolated as other surrounding properties within the SCA have been and could be rezoned from *RU1 Primary Production Zone* to *E4 Environmental Living Zone* to provide for residential development.

**Option 3:** Amend the planning proposal to rezone the whole of the SCA from *RU1 Primary Production Zone* to *E4 Environmental Living Zone*. This option is not supported. The site is relatively cleared land, being used for rural lifestyle purposes, undertaking detailed studies on such a broad area of land throughout the whole SCA, would be cost prohibitive for the proponent and difficult to achieve, given multiple land ownership within the SCA. At this stage, none of the other landowners within the SCA have expressed interest in rezoning their land. Some parts of the SCA are more constrained than the proposed site; it would be unreasonable and unfair to place the onus of rezoning the whole of the SCA on a single landowner.

The site is suitably located taking account of available infrastructure and services and proximity (approximately 6km) to the existing centre of Singleton, which is identified as a *Strategic Centre* under the *Hunter Regional Plan 2036*. Rural residential landuses are the preferred land use in accordance with the SLUS, SSP and align closely with landuses in the vicinity of the site. Rezoning of the whole of the SCA could be further considered as part of the future review of the SLEP 2013.

## **SECTION B: RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK**

### **1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional, subregional or district strategy (including exhibited draft strategies)?**

The *Hunter Regional Plan (HRP) 2036* and *Upper Hunter Strategic Regional Land Use Plan (UHSRLUP)* (2014) apply to the Upper Hunter and Hunter Region, which includes the Singleton Local Government Area (LGA). State Government strategic framework is discussed below.

**Hunter Regional Plan (HRP) 2036:** the directions from the HRP that apply to the site are:

#### ***Direction 10 - Protect and enhance agricultural productivity***

Currently the site is being used for residential accommodation and minor grazing. The proposal is not consistent with Direction 10 because the proposal seeks to rezone the site from *RU1 Primary Production* to *E4 Environmental Living* in accordance with the *Sedgefield Structure Plan (SSP)*. The site is located within the *Sedgefield Candidate Area (SCA)*, which was identified as a candidate area for rural residential development under the provisions of

the *Singleton Land Use Strategy (SLUS) 2008* (endorsed by the Department 8 June 2008). The SSP recommended the land should be zoned *E4 Environmental Living* to accommodate existing low impact residential development, maintain aesthetic values of the SCA and rural amenity of the broader area (Refer to Annex E). Given the site is located within the SCA and the combined total area of the site is approximately 16.99 hectares, it is unlikely the land could sustainably accommodate agricultural enterprises over the long-term. During preparation of the *Rural Residential Development Strategy*, the (then) NSW Agriculture provided advice on minimum lot size requirements for sustainable agriculture during preparation of the *Rural Residential Development Strategy*. It advised that “a minimum lot size 20-40ha is required for environmental sustainability. For sustainable returns from grazing enterprises significantly larger property sizes are required to provide access to a balance of land types and natural resources”. NSW Agriculture considered that “clustering rural residential growth in targeted areas increases the scope for achieving infrastructure improvements (water supply, sewerage, electricity and fixed phone line reliability as well as mobile phone/ television coverage, data quality). It also enables a better standard of service to be provided at reduced cost that if residential growth is disperses across broad areas” (NSW Agriculture, *Singleton Rural Residential Strategy*, 4 September 2001). Given the site is 16.99 hectares in total combined area, it is not considered capable of providing long-term opportunity for large scale productive agriculture. Surrounding properties are also being used predominantly for rural lifestyle/ residential purposes, given the area’s close proximity to Singleton City (Refer to Figure 1 Site Identification Map, Figure 2 Site Locality Map, Figure 3 Current Zoning Map and Figure 7 Sedgefield Candidate Area). The Candidate Area was identified as being capable of providing sustainable rural residential development, suitable for environmental living within access to existing infrastructure.

#### ***Direction 13 – Plan for greater land use compatibility***

The proposal is consistent with Direction 13 as the proposal seeks to provide for low impact residential accommodation in a location defined as a candidate area for such development. While it is fundamental to protect important agricultural land, it is also important to facilitate development for residential expansion, in areas where co-location of like land uses reduce land use conflict. Given the site is located within the SCA; the most appropriate land use is considered to be low impact residential accommodation and associated rural lifestyle activities.

#### ***Direction 14 – Protect and connect natural areas***

The proposal is consistent with Direction 14. Rezoning the site *E4 Environmental Living* would provide for existing and future low impact residential development. Appropriate building envelopes and site design, could help conserve a small stand of *Swamp Oak Floodplain Forest – Endangered Ecological Community* located in the north-eastern corner of the site (approximately 3614.42m<sup>2</sup> in area, with a perimeter 269.86m) (Refer to Figure 8 Site Aerial View). Application of the E4 zone would maintain and protect important ecological values of the site, which would benefit the environment. The proposal takes account of the sites rural location and ecological values. Any future subdivision and development of the site would need to ensure site design and building envelopes are appropriate to minimise/ mitigate and manage the ecological attributes of the site.

## **Direction 22 – Promote housing diversity**

Application of the E4 zone would accommodate the existing residence and associated infrastructure located on the site (Refer to Figure 8 Site Aerial View). It would provide some additional opportunity for low impact environmental living development, which would promote housing diversity opportunities for people seeking alternate lifestyle options. Any future development of the site would be in accordance with the SLUS 2008 and SSP.

## **Upper Hunter Strategic Regional Land Use Plan (UHSRLUP) 2012**

Housing and settlement is referred to in Chapter 6 of the UHSRLUP, which refers to facilitating a range of housing types through land use zoning. The UHSRLUP recognises the need to provide a mix of housing to cater for population growth and ongoing demand. The proposal would provide opportunity for a limited amount of environmental living lots (i.e. subdivide two lots into three) and low-impact residential development (i.e. two additional dwelling houses), subject to detailed investigation of land capabilities and sustainability criteria. This would help maintain the ecological and aesthetic values of the site.

## **Site Context and Surrounds**

Historically the site has been used for agricultural purposes (i.e. grazing). Lot 69 and 70, DP752488 is in single ownership. The land gently slopes to the north northeast towards Gresford Road. Combined Lot 69 and 70 is square in shape with a total combined area of approximately 16.99 hectares. The site has a 442 metre frontage to Gresford Road to the north and a 403 metre frontage to Roughit Lane to the west. An existing residence and associated infrastructure are constructed on Lot 69. The site comprises cleared grassland with scattered trees and an isolated small stand of *Swamp Oak Floodplain Forest – Endangered Ecological Community* (approximately 3614.42m<sup>2</sup> in area with a perimeter of 269.86m), which comprises a single species of *Casuarina*, with no apparent under-storey and minimal groundcover. The EEC is located in the north eastern corner of the site. An intermittent drainage line flows diagonally (southwest/ northeast) across the site and feeds into a small dam, then drains off site towards First Creek. The dam and EEC is primarily located on Lot 70 (Refer to Figure 8 Site Aerial View).

Rezoning of the site would provide for the subdivision of two lots into three, creating one additional lot. A minimum lot size of 5 hectares would apply to the site. This would enable the construction of two additional dwellings and associated infrastructure. Table below provides a summary of existing services and infrastructure for the site and SCA.

Services and Infrastructure	Comment
Reticulated water supply	No reticulated water is supplied to the SCA or Site. Existing and future development require on-site water storage tanks.
Sewer serving area	No reticulated sewer is supplied to the SCA or Site. Properties in the area rely on on-site sewerage management systems. Future development would require sufficient land available to accommodate onsite effluent dispersal. (Note: lots below 8,000m <sup>2</sup> are not suitable for on-site waste management. Section 7 SLUS recommends that large un-serviced rural residential lots 4 to 5 hectares in area are suitable for on-site effluent disposal).



Electricity	The site and surrounds areas are serviced by existing electricity supply infrastructure. Any future development generated by the proposal is unlikely adversely affect existing supplies. Connection would be at the owner's expense.
Telecommunications	Telecommunications are available to the Sedgefield area. Future development could be adequately serviced by telecommunications. Broadband connection is not yet available to the area.
Waste Management	General waste and recycling services are provided to the site and Sedgefield area. Singleton Council provides a (user pays) waste recycling services on a fortnightly basis.
Gas	There is no existing provision of gas infrastructure to the site.
Public transport	Public transport is not provided to the site or area, other than school bus services. There are no plans to provide additional public transport services to the site.

## **2. Is the planning proposal consistent with the local Council's Community Strategic Plan or other local strategic plan?**

### **Singleton Land Use Strategy (2008)**

The planning proposal seeks to rezone the site, which is located within the *Sedgefield Candidate Area (SCA)* (Refer to Figure 7 Sedgefield Candidate Area). The SCA was created as a new release area under the (then) *Singleton Rural Residential Development Strategy 2005*. It was further investigated and consequently included in the *Singleton Land Use Strategy (SLUS) 2008* as a proposed rural residential candidate area.

### **Sedgefield Structure Plan (2009)**

The *Sedgefield Structure Plan (SSP) 2009* was prepared specifically to determine land use planning requirements and provide broad-level master planning for the SCA (Refer to Annex E). Land within the SCA was zoned 1(a) Rural under the provisions of the *Singleton Local Environmental Plan 1996*. The SSP proposed the SCA be zoned *E4 Environmental Living* under the provisions of the *Singleton Local Environmental Plan 2013*. Under the provisions of *Clause 4.1C, Lot averaging* applies to the site, a 5 hectare average minimum lot size with a 2 hectare absolute minimum lot size provision was applied to the SCA, which includes the site.

When prepared, the SSP identified Lot 69 and 70 as individual (separate) lots. Each lot was identified as being a fully developed holding, less than 10 hectares in area. Lot 69 is approximately 8.9 hectares and Lot 70 is approximately 8.09 hectares, respectively. Combined the site area is approximately 16.99 hectares, which could if subdivided, potentially yield 3 lots in total (one additional lot) (Refer to Figure 7 Sedgefield Candidate Area). Section 5.4 of the SSP outlines "*there is potential for small lots to be combined with adjoining properties to achieve acceptable subdivision design*" (battle-axe blocks are not encouraged). The (then) Department of Planning generally endorsed the SLUS but stated that "*...the Department will not support average lot size provisions for rural residential zones within the LEP*" (Refer to Annex E). While the proposal seeks to rezone the site *E4 Environmental Living*, provides for "*low-impact residential development in areas of special*

*ecological, scientific or aesthetic values*", which equates to rural lifestyle/ rural residential development.

Application of Clause 4.1C and lot averaging over the site, could lead to the potential for over-development of the site, given that the "absolute minimum lot size applicable over the site is 2 hectares". The proposal is supported in principle and lot averaging provisions apply to the site under the SSP, but are not supported. A minimum lot size of 5 hectares should be applied to the site. The Department of Planning and Environment has also advised that lot size averaging should be avoided as it is unlikely to support the application of lot size averaging provisions for the proposal (Refer to Annex F).

### **Singleton Community Strategic Plan (2017-2027)**

The planning proposal would be generally consistent with pillar; *Our Places* of the *Singleton Community Strategic Plan* (SCSP). This pillar seeks to ensure that "*Singleton is a well-planned, sustainable, accessible and safe community with vibrant places and spaces*". Part of its strategy is to "*facilitate land use planning and development outcomes, which respect and contribute in a positive way to the environment and community*". Development of the site for future low impact residential purposes would facilitate land use planning and development outcomes in accordance with the E4 zone. The objectives of the zone ensure that land with special ecological, scientific or aesthetic values is not adversely affected by residential development. As the land is identified as a candidate area in the SSP, any future subdivision and development of the site should be well planned, environmentally sympathetic, attractive and liveable for those members of the community that seek alternate lifestyle options. The site's location within close proximity to Singleton CBD and services (health, education, commercial, employment etc.) also provides opportunity for local interaction with people and place, and growth within the community (Refer to Figure 2 Site Locality Map).

### **3. Is the planning proposal consistent with applicable state environmental planning policies?**

**Appendix A** contains an assessment of consistency with applicable State Environmental Planning Policies (SEPPs). SEPPs relevant to this proposal are discussed in more detail below:

#### **SEPP (Rural Lands) 2008**

SEPP (Rural Lands) 2008 applies to the site. The planning proposal is consistent with the *planning principles* and *subdivision principles* of the SEPP (Refer to Annex H). The site was identified as a Candidate Area suitable for rural residential development under the *Singleton Rural Residential Development Strategy 2005* and later under the *Singleton Land Use Strategy* (SLUS) 2008. On the 8 June 2008, the (then) Department of Planning endorsed the SLUS and recommended that consideration be given to the *SEPP (Rural Lands) 2008* and that it would not support average lot size provisions for rural residential zones (Refer to Annex F). Annex H provides assessment of the proposal against the SEPP subdivision principles.

Average lot size provisions are not proposed for the site. The proposal would rezone the site

*E4 Environmental Living* and apply a 5 hectare minimum lot size provision to the site. Land within the *Sedgefield Candidate Area* (SCA) is highly fragmented and is generally being used for rural lifestyle purposes. A significant portion of the SCA is already zoned E4, with a minimum lot size of 5 hectares, as such the proposal fits within the desired environmental living character of the Sedgefield area (Refer to Figure 3, 4, 5, 6 and 7). The site is also located within 6km of Singleton, which is identified as a Strategic Centre under the *Hunter Regional Plan 2036* (Refer to Figure 2).

The site is relatively unconstrained (Refer to Section C). Given the site has been used for rural land uses including rural lifestyle, vegetation on the site is predominantly cleared grassland with scattered trees. A small stand of *Swamp Oak Floodplain Forest* – EEC (approximately 3614.42m<sup>2</sup> with a perimeter of 269.386m) and dam are located in the north-eastern corner of the site. Any future building envelopes should be designed and sited away from the EEC and dam. According to Council's Flooding Prone and Bushfire Prone Land Mapping, the site is not subject to flooding or bushfire. Sewer and water services are not provided to the site or broader SCA. Section 4 of the SSP recommends that "*effluent disposal would be by way of a suitable on-site system*". The SSP notes that "*further geotechnical assessment may be required to determine the soil composition of the locations of the effluent disposal areas for each individual site*". Rainwater collection tanks would be used to collect rainwater for domestic water purposes. Section 4 of the SSP identifies that any future rainwater collection for domestic water supply "*water supply will be subject to individual development applications*".

#### **SEPP (Mining, Petroleum Production and Extractive Industries) 2007**

The Mining SEPP applies to land throughout the State including the site.

According the *Sedgefield Structure Plan*, the Department of Primary Industries proposed a buffer zone to a prospective open cut coal reserve sterilises all lots with frontage to Roughit Lane (i.e. from the intersections of Gresford and Mirannie Roads). The buffer zone is no longer applicable to the site.

The (then) Department of Primary Industries – Division of Mineral Resources and Energy (DRE) (23 October, 2015) recommended that the eastern boundary of the Sedgefield Candidate Area be moved further to the west, away from areas under coal. Following further detailed consultation, "*the DRE have reviewed the location and nature of this proposal, and the site geology and other characteristics. DRE no longer believes that a change to the eastern boundary is required, and has no further objection*" (Refer to Annex G).

The Queensland Hunter Gas Pipeline (QHGP) an underground natural gas pipeline, some 825km in length, is proposed for southern central Queensland to the Hunter NSW. Around 603km of that pipeline would be in NSW. The Singleton LGA forms part of the study area for the pipeline route. An alignment route for the pipeline has been proposed within the Singleton LGA. Although the pipeline corridor does pass through the LGA, The site does not appear to be within the corridor.

#### **SEPP (Vegetation in Non-Rural Areas) 2017**

SEPP (Vegetation in Non-Rural Areas) does not apply to rural areas. The site is zoned *RU1 Primary Production*. As proposed, the site would be zoned *E4 Environmental Living* and the SEPP would generally be applicable to environmental zones. This site is identified as being part of the *Sedgefield Candidate Area* (SCA). The *Sedgefield Structure Plan* (SSP) is applicable to the SCA. Vegetation and vegetation linkage/ corridors and corridor

management are addressed as part of the SSP. The site is 16.99ha in total area. It does contain a small (approximately 3614.42m<sup>2</sup> in area), highly degraded stand of Swamp Oak Floodplain Forest with no undergrowth. Should the site require assessment, with respect to the SEPP, the proposal has the capacity to be undertaken in accordance with the provisions of the SEPP. Refer to Annex E SSP, Section 4.1 and 5.2 for details on Biodiversity and Vegetation and Vegetation Linkages/ Corridors.

#### **4. Is the planning proposal consistent with applicable s117 Ministerial Directions?**

**Appendix B** contains an assessment of consistency with applicable s117 Ministerial Directions. Directions relevant to this proposal are discussed in more detail below:

##### **Direction 1.3 Mining, Petroleum Production and Extractive Industries**

*"The objective of this direction is to ensure that the future of extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development".*

Refer to Part 3: B, for discussion around consistency with SEPP (Mining, Petroleum Production and Extractive Industries) 2007.

##### **Direction 1.5 Rural Lands**

*"The objectives of the direction are "to protect the agricultural value and facilitate the orderly and economic development of rural land for rural purposes".*

The proposal seeks to rezone the site from *RU1 Primary Production Zone* to *E4 Environmental Living Zone*. It would also change minimum lot size requirements from 40 hectares to 5 hectares.

The proposal would be consistent with the *Rural Planning Principles of State Environmental Planning Policy (Rural Lands) 2008*. Refer to Part 3: B, for consistency around *SEPP (Rural Lands)*.

The proposal is considered to be consistent with the requirements of Direction 1.5. Any perceived inconsistency is considered to be of minor significance and justified by the *SLUS 2008*.

##### **Direction 3.3 Home Occupation**

*"The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses".*

Home occupation is permissible under the proposed *E4 Environmental Living Zone*, without development consent in accordance with the *Singleton Local Environmental Plan 2013*. The proposal has capacity to be consistent with Direction 3.3.

##### **Direction 5.10 Implementation of Regional Plans**

The *Hunter Regional Environmental Plan 2036* applies to the planning proposal. The

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following Directions apply to the site:

***HREP Direction 10 – Protect and enhance agricultural productivity.***

The LEP amendment proposal would rezone the site from zone *RU1 Primary Production* to *E4 Environmental Living Zone* in accordance with the *Sedgefield Structure Plan* (SSP). The site is located within the *Sedgefield Candidate Area* (SCA) which has been identified as a proposed candidate area for rural residential development under the provisions of the *Singleton Land Use Strategy* (SLUS) 2008. The SSP identified that the land should be zoned *E4 Environmental Living* to accommodate existing low impact residential development and maintain the aesthetic values of land within the SCA. Given the site is located within the SCA and the combined total area of the site is approximately 16.99 hectares, it is unlikely the land could sustainably accommodate agricultural enterprises over the long-term other than minor grazing or hobby farming, which could continue ancillary to residential activities, albeit at a small scale. Given the highly fragmented nature of the SCA, land within the SCA could only accommodate small scale agricultural activities (Refer to Figure 1 Site Identification Map, Figure 2 Site Locality Map and Figure 7 Sedgefield Candidate Area).

***HREP Direction 14 – Protect and connect natural areas***

Application of zone *E4 Environmental Living* would help provide for existing and future low impact residential development. It would help conserve an isolated stand of *Swamp Oak Floodplain Forest – EEC* (approximately 3614.42m<sup>2</sup> with a perimeter of 269.86m) located in the north eastern corner of the site (Refer to Figure 8 Site Aerial View). Given the objectives and permissible land uses of the *E4* zone, its application would maintain and protect important ecological values of the site, which would benefit the environment. Any future development could be managed, so as not to have an adverse effect on special ecological, scientific, cultural or aesthetic values of the site and broader rural context (Refer to Figure 1 Site Identification Map and Figure 2 Site Locality Map).

***HREP Direction 22 – Promote housing diversity***

The proposal would accommodate the existing residence and associated infrastructure located on the site. It would help provide some opportunity for low impact environmental living development, which would promote housing diversity and provide opportunities for people seeking alternate lifestyle options.

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## **SECTION C: ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT**

***1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

A small stand of *Swamp Oak Floodplain Forest – Endangered Ecological Community* (EEC) is located in the north eastern corner of the site. A biodiversity assessment report has not been prepared to assess impacts on the EEC. As proposed, future subdivision of

the site would create one additional lot (i.e. two lots into three). Subdivision layout with appropriate building envelope siting would reduce risk on the ecological values of the EEC, particularly as the majority of the site is grassland, with a few scatter trees (Refer to Figure 8 Site Aerial View). An assessment of significance may be required for future development of the land.

According to Singleton Council's Mapping based on the NSW Wildlife Atlas, and NSW Office Environmental and Heritage conservation project database, the following species have been identified on land outside the site:

- Black-necked Stork (*Ephippiorhynchus asiaticus*)(Endangered);
- Grey-crowned Babbler (eastern species) (*Pomatostomus temporalis temporalis*) (Vulnerable);
- Speckled Warbler (*Chthonicola sagittata*)(Vulnerable); and
- Brush-tailed Phascogale (*Phascogale tapoatafa*) (Vulnerable).

No known threatened fauna species have been identified on the site.

Based on known attributes and constraints of the site, flora, avifauna and fauna are unlikely to be adversely affected by the small scale the proposal.

## **2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

### **Surface water**

An intermittent watercourse flows diagonally across the site from south-west to north-east. It feeds into a small dam located predominantly on Lot 70 then drains into First Creek located towards the north eastern corner of the site (Refer to Figure 1 Site Identification Map). A surface water assessment has not been prepared for the planning proposal. Any likely environmental effects as a result of the proposal are unknown. Future development of the site would need to ensure that lots can adequately dispose of stormwater and does not contribute to downstream stormwater impacts. A wastewater management strategy/ plan would be required for any future development of the site. Refer to SSP, Section 4 for assessment and response to key opportunities and constraints within the SCA.

### **Groundwater**

A groundwater assessment has not been prepared for the planning proposal. Any likely environmental effects are unknown. Future development of the site would need to ensure there are no adverse impacts on groundwater resources. Refer to SSP, Section 4 for assessment and response to key opportunities and constraints within the SCA.

### **Heritage (Aboriginal and European)**

There are no known items, buildings, works, relics, objects or places of Aboriginal or European cultural heritage on the site. Historically the site has been used for residential and grazing purposes. Given the amount of disturbance to the site as a result of historic and current land practices, adverse heritage (Aboriginal and European) impacts are unlikely.

According to the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (NSW Department of Environment, Heritage and Water, 2010), a due diligence assessment is not required because harm to an object that may be present, could be avoided. Future applications to develop lots within the site may need to apply for an Aboriginal Heritage Impact Permit where it is determined that such a development would impact upon items or places of Aboriginal Cultural Heritage.

The potential disturbance of aboriginal artefacts within the site is considered low. Conversely, should artefacts be identified during future excavation of the site at the development stage, An Aboriginal Cultural Heritage Management Plan (ACHMP) could be prepared to mitigate, manage or salvage identified items. Heritage sites could be recorded and items collected for safe keeping in accordance with the ACHMP.

The proposal is not expected to result in any impacts upon items or places of Aboriginal or European Heritage Significance. Refer to SSP, Section 4.4 for assessment of Aboriginal Archaeology in the SCA.

### **Bushfire**

A bushfire assessment has not been prepared for the planning proposal. The site has not been identified as being bushfire prone land on Council's Bushfire Prone Vegetation Map (Refer to Figure 9: Bush Prone Land Map).

### **Soils, land and agriculture capability**

A soil, land and agricultural capability assessment have not been prepared for the planning proposal. The site forms part of the Sedgefield Candidate Area (SCA) and the Sedgefield Structure Plan (SSP) applies to land within the SCA. Soil, land and agriculture capabilities assessment formed part of the SSP process. Section 4.2 of the SSP indicates that land within the SCA was considered to be suitable for future urban development. The SSP has broad application and site specific environmental characteristics are unknown. Any future subdivision and development of the site would need to undertake further site specific investigation. *Singleton Development Control Plan 2014* provides guidance around the appropriate environmental outcomes for development to avoid any adverse impacts on the environment.

### **Traffic and transport, including public transport**

A detailed traffic assessment has not been prepared for the proposal. The site is located approximately 6km from Singleton CBD (Refer to Map 2 Site Locality Map). Gresford Road is a fully sealed, well maintained Council road that provides direct access to the site. Roughit Lane is also a fully sealed Council maintained road, located off the site's western boundary. Section 4.5 Traffic and Transport (SSP) states that "...the Sedgefield Candidate Area is well located in terms of road access". The SSP further states "...that both present and future projected flows on existing roads within and surrounding the Sedgefield Candidate Area would be reasonably balanced between the local roads".

No public transport is provided to the SCA or site, other than local school bus services that transports children to local schools. Residents within the SCA rely on private transport to make the short journey to Singleton CBD.

There are currently no provisions for passive forms of transport (walking, cycling).

As the proposal seeks to rezone and subdivide two lots into three (creating one additional lot), has direct access to Gresford Road and is within close proximity to a major centre, traffic and transport are not considered major impediments for future development of the site. For safety purposes, there should be no further direct access from the site to Gresford Road. Future development should be designed and located to provide access from Roughit Lane to any newly created lots.

## **Infrastructure**

A detailed infrastructure and servicing assessment has not been prepared for the proposal. Existing services supplied to the site include electricity and telecommunication.

According to Section 4 of the SSP:

- The SCA is not serviced by natural gas;
- The SCA is serviced by electricity;
- The SCA can be serviced with telecommunications; and
- Fortnightly garbage service is provided to the Sedgfield Area by Singleton Council.
- The site is not serviced by reticulated sewer or water.

Section 7 of the SLUS recommends that large un-serviced rural residential lots should be a minimum of 4 to 5 hectares. Any future lots created by subdivision would rely on on-site wastewater management systems. The proposed minimum lot size for subdivision is 5 hectares. Any newly created lots would be of sufficient size to support wastewater dispersal.

Although the SPP does not discuss cumulative impacts of on-site sewer disposal systems for the entire SCA, Section 4.2.6 of the SSP states:

*"...that the site is generally suitable for domestic on-site effluent dispersal. Given the varying soil composition and depth to bedrock, disposal areas generally vary from 240 to 1112 square metres. This is dependent upon the chemical nature of the soil, depth to bedrock and potential for run-on/run-off".*

The site currently accommodates an on-site waste management system that services the existing dwelling. As proposed, the 5 hectare minimum lot size is of sufficient size to provide sufficient effluent disposal envelopes to ensure that future property owners have adequate effluent disposal area. Section 4 of the SSP recommends that *"effluent disposal would be by way of a suitable on-site system"*. The SSP notes that *"further geotechnical assessment may be required to determine the soil composition of the locations of the effluent disposal areas for each individual site"*.

Rainwater collection tanks would be used to collect rainwater for domestic water purposes. Section 4 of the SSP identifies that any future rainwater collection for domestic *"...water supply will be subject to individual development applications"*.

Given the small scale of potential development provided by the proposal, infrastructure and associated services could be adequately supplied to the site at the owner's expense. Any



future development would also be subject to individual development applications and Singleton DCP provisions.

### **Visual amenity**

Overall character associated with the site and surrounds is rural, low impact residential holdings with ancillary agriculture activities (grazing) (Refer to Figure 1 Site Identification Map, Figure 2 Site Locality Map and Figure 7 Sedgefield Candidate Area). The site is gently elevated and enjoys rural views. As potential lot yield from development is low (i.e. two lots into three, creating one additional lot), future development of the site has capacity to be designed, with suitably located building envelopes to contribute positively to the rural context. Singleton DCP provisions require that any future development of the site achieves good design outcomes to ensure views and visual amenity is preserved.

### **Flooding**

According to Singleton LEP 2013 Flood Planning Map, the site is not subject to flooding.

### **Air quality**

An air quality assessment has not been prepared for the site and air quality associated with the site is unknown. As the site is located within a rural context, air quality should be acceptable but could be influenced by seasonal weather changes that cause pollens and small particulates to become air born. Wood fired heaters produce omissions during cooler months Singleton LGA also has a number of open cut coal mines that have potential to impact on air quality.

### **Noise**

A noise impact assessment has not been prepared for the site. Likely noise generating activities associated with the site would relate to existing rural and general residential activities. As the site has direct access to Gresford Road, a main road that accesses Singleton from the western approach, some noise generation would be expected from vehicular movement along that road, particularly at peak times. The site is located within a rural context and rural related activities would be expected to contribute somewhat to the acoustic environment of the area. Any future development of the site would also generate minor noise disturbance during construction phase. Overall, noise impacts are expected to relate to residential lifestyle activities.

### ***3. Has the planning proposal adequately addressed any social and economic effects?***

A detailed social and economic assessment has not been prepared for the proposal. The site is located within 6km of Singleton CBD, which has social and community infrastructure and services (Refer to Map 2 Site Locality Map). While unknown and essentially unquantifiable, adverse social and economic effects are considered unlikely, particularly given the small scale of development potential generated by the proposal. The proposal may contribute positively to the social and economic equity of Sedgefield and Singleton, by providing opportunity for those interested in alternate lifestyles to relocate to a rural

environment, within close proximity to employment, education, health, business, retail and community services.

## **SECTION D: STATE AND COMMONWEALTH INTERESTS**

### ***1. Is there adequate public infrastructure for the planning proposal?***

#### **Local and State road network**

Sedgefield and the site are accessed by a good local road network. Gresford Road provides direct access to the site. Roughit Lane forms the western boundary of the site, respectively. Should the proposal be approved, no additional direct access should be provided from Gresford Road for any newly created lots. Any future subdivision and development of the site could be adequately designed to utilise Roughit Lane for access, given the Lane, is sealed, maintained and appears to have adequate sight distances. Roughit Lane intersects with Gresford Road and could provide safe access for future residents. Further detailed traffic assessment in accordance with Singleton DCP provisions for access to public road, would be required during the development application process, should the proposal be approved.

#### **Electricity supply**

Electricity supplies are provided to the site. Any future development of the site has capacity to connect to existing supplies at the expense of the site owner. Connection would be subject to the requirements of the owner of that infrastructure.

#### **Gas supply**

Gas supply is not currently available within the SCA or to the site.

#### **Telecommunications, including national broadband**

Telecommunication is provided to the site. Supply could be provided to any future lots created by the rezoning and subsequent development of the site at the owner's expense. National broadband is not currently available to the site, SCA or Singleton LGA. The availability of broadband is unknown.

#### **Reticulated water supply**

The site is not serviced by reticulate water supplies. Existing residents rely on on-site rainwater storage tanks for all potable water requirements. Any future development of the site would also need to ensure that adequate rainwater storage tanks are provided in accordance with Singleton DCP requirements.

#### **Sewer**

The site is not serviced by reticulated sewer. Existing residents use an on-site sewage management system for effluent dispersal. Future subdivision of the site and proposed 5 hectare minimum lot size could provide sufficient dispersal area for newly created lots to cater for wastewater dispersal. Any further details of effluent dispersal would be subject to

development application and the requirements of Singleton DCP 2014. Refer to Section C above for further discussion about on-site waste management.

### **Waste management services**

Singleton Council provides fortnightly kerbside waste bin collection to the Sedgefield area and site, respectively. Any future development of the site would have access to waste management services at the individual owners' expense.

### **Health, education and other public services**

Health, education and public services are not located in the SCA. The site is within approximately 6km of Singleton City. All related services are easily accessible to existing and future residents of the site (Refer to Figure 2 Site Locality Map).

### **Emergency services**

The site is located some 6km to the west, north/west of Singleton City. Police, Ambulance, Fire and State Emergency Services (SES) are with close proximity to the site and can provide good response if required (Refer to Figure 1 and 2 Site Locality Map).

## ***2. What are the views of the State and Commonwealth public authorities proposed to be consulted following the gateway determination?***

As the planning proposal is subject to Gateway determination from the NSW Department of Planning and Environment, the views of relevant State and Commonwealth public authorities are unknown.

Council recommends consultation with the following:

- NSW Department of Primary Industries.
- NSW Office of Environment and Heritage.

## **PART 4 – MAPPING**

Part 2 of this planning proposal describes the effect of the proposal in terms of LEP mapping. Maps showing the site context and proposed LEP map changes are contained in **Appendix C**. Copies of the draft technical LEP maps for the amendment are contained in **Appendix D**.

## PART 5 – COMMUNITY CONSULTATION

The planning proposal is considered to be low impact and should be exhibited for a period of not less than 14 days. Community consultation details are outlined in Table 4.

Community Consultation		
Task	Required? Yes/No	Explanation
Notice of exhibition on Council's Corporate website	Yes	Planning proposal exhibitions are advertised on Council's website.
Newspaper notice	Yes	The site is within an area of circulation of the Singleton Argus newspaper. A notice of exhibition will be placed in the Singleton Argus. It is also intended to place a notice of exhibition in the Hunter Valley News.
Notification letters	Yes	Notification letters will be sent to landowners of the site, adjoining and adjacent to the boundaries of the site.

Table 4 Community Consultation Schedule

## PART 6 – PROJECT TIMELINE

Anticipated timeframes for Gateway Determination and making of the amendment to Singleton LEP 2013 are outlined below:

Task	Timeline
Anticipated commencement date (date of Gateway determination)	22/01/2018
Anticipated timeframe for the completion of required technical information	The time period needed will be dependent on what issues need to be resolved and the amount of time needed to prepare the respective information. The tentative time frame of the planning proposal, where no additional information has been identified is 15-18 months. If further information is required, study information would be anticipated to be provided within approximately 12 months of the request. This timeframe is subject to change according to the extent and type of study information required.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	It is recommended that the public authority comments be obtained concurrently with public exhibition. This would enable comments to be included with the exhibition material. Public authorities should be given 28 days to provide comment on the planning proposal.
Commencement and completion dates for public exhibition period	The exhibition period is typically 14 days for minor amendments.
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	The timeframe for consideration of submissions is typically 2-3 weeks for minor amendments depending on number of submissions received.
Timeframe for the consideration of a proposal post exhibition	The timeframe for the consideration of a proposal post exhibition is anticipated to be

	around 2 months after updating of the planning proposal and reporting to have the matter considered at a Council meeting.
Date of submission to the Department to finalise the LEP	24/11/2017
Anticipated date RPA will make the plan (if delegated)	If the planning proposal is supported at the post-exhibition Council meeting and Council exercises delegation to make the plan, it is expected that the plan would be made within approximately 2 months of the respective Council meeting.
Anticipated date RPA will forward to the Department for notification.	If Council is not delegated authority to make the plan or chooses not to exercise delegation to make the plan, it would be expected that the planning proposal would be forwarded to the NSW Department of Planning and Environment within 2 month of the post exhibition Council meeting.

## CONCLUSION AND RECOMMENDATION

The planning proposal would rezone the site from *RU1 Primary Production* to *E4 Environmental Living* under the provisions of the Singleton LEP 2013. Minimum lot size provisions for subdivision would also change from 40 hectares to 5 hectares.



The planning proposal is generally consistent with relevant policies and directions. Any inconsistencies have been considered and where possible (based on the level of information provided), justified. As proposed, given the limited amount of development potential generated by the proposal (i.e. two lots into three (creating one additional lot)), the rezoning is not anticipated to generate adverse effects on the community, environment or local context.

Given the small scale of development proposed, further detailed study is not required. Nevertheless, information submitted with the planning proposal application was limited. A site opportunities and constraints analysis could be prepared to adequately address environmental, social and economic impacts and State and Commonwealth interests. The Department of Planning and Environment could condition the Gateway Determination to facilitate the preparation of an analysis.

This planning proposal has been prepared to explain the intended effect of the proposed amendment to the Singleton Local Environmental Plan 2013 and sets out the justification for making that amendment.

Pursuant to Section 58 of the Environmental Planning and Assessment Act 1979, Council may, at any time, vary the proposal as a consequence of its consideration of any submission or report during community consultation or for any other reason. It may also, at any time, request the Minister to determine that the matters not proceed.

This planning proposal (version: 1.2) has been reviewed by the Manager Development and Environmental Services and deemed suitable for the purposes of gateway determination.

		
<b>Gina Hamilton-Avery</b>		<b>Mary-Anne Crawford</b>
Strategic Land Use Planner		Manager Development and Environmental Services

## APPENDIX:

### ANNEX A - Planning proposal assessment against State Environmental Planning Policies (SEPP's)

SEPP	Overview	Applicable	Consistency
SEPP No. 1 - Development Standards	Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	N/A	<p>Clause 1.9(2) of the Singleton Local Environmental Plan 2013 excludes application of the SEPP to the land.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 14 - Coastal Wetlands	Provides for the preservation and protection of coastal wetlands.	N/A	<p>The LEP amendment proposal does not relate to coastal wetlands.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP 19 - Bushland in Urban Areas	Provides for the protection and preservation of bushland in urban areas within certain local government areas.	N/A	<p>The SEPP does not apply to the Singleton LGA.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 21 - Caravan Parks	Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years	N/A	<p>The LEP amendment proposal does not relate to a movable dwelling proposal, caravan park or camping ground.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>



SEPP	Overview	Applicable	Consistency
SEPP No. 26 - Littoral Rainforests	Provides for the preservation of specific littoral rainforest areas identified on the technical map series for the SEPP.	N/A	<p>The LEP amendment proposal does not relate to littoral rainforest areas identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 30 - Intensive Agriculture	Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.	N/A	<p>The LEP amendment proposal does not relate to a cattle feedlot, piggery or composting facility.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 33 - Hazardous and Offensive Development	Requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy.	N/A	<p>The LEP amendment proposal does not relate to 'potentially hazardous' or 'potentially offensive' development.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 36 - Manufactured Home Estates	Helps establish well-designed and properly serviced manufactured home estates in suitable locations.	N/A	<p>The LEP amendment proposal does not relate to a manufactured home estate.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 44 - Koala Habitat Protection	Encourages the conservation and management of natural vegetation areas that	Yes	The site does not contain established trees to constitute potential koala habitat.

SEPP	Overview	Applicable	Consistency
	provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.		Consistency with the SEPP is not relevant to the proposal.
SEPP No. 47 – Moore Park Showground	Provides for the redevelopment of Moore Park Showground (Sydney) in a manner that is consistent with its status as an area of importance for State and regional planning in New South Wales	N/A	<p>The LEP amendment proposal does not relate to Moore Park Showground as identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 50 - Canal Estates	Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments	N/A	<p>The LEP amendment proposal does not relate to a canal estate.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Requires development consent for certain artificial waterbodies (carried out under farm plans to implement land and water management plans) for land identified on the technical map series for the SEPP,	N/A	<p>The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 55 - Remediation of Land	Contains state-wide planning controls for the remediation of contaminated land. The policy requires councils to be notified of all remediation proposals and requires lodgement of information for rezoning proposals where the history of use of land is unknown or knowledge incomplete.	N/A	<p>According to the study information for the LEP amendment proposal, the site does not contain contaminated land/potentially contaminated land.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 62 - Sustainable Aquaculture	Encourages the sustainable expansion of aquaculture in NSW.	N/A	<p>The LEP amendment proposal does not relate to aquaculture.</p> <p>Consistency with the</p>

SEPP	Overview	Applicable	Consistency
			SEPP is not relevant to the proposal.
SEPP No. 64 - Advertising and Signage	Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.	N/A	<p>The LEP amendment proposal does not relate to advertising or signage.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 65 - Design Quality of Residential Flat Development	Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.	N/A	<p>The LEP amendment proposal does not relate to residential flat development.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 70 - Affordable Housing (Revised Schemes)	Provides for revised affordable housing provisions to be inserted into environmental planning instruments for certain land within the Greater Metropolitan Region.	N/A	<p>The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP No. 71 - Coastal Protection	Provides for the preservation and protection of land within the coastal zone.	N/A	<p>The LEP amendment proposal does not relate to land within the coastal zone.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Affordable Rental Housing) 2009	Provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers	N/A	<p>The LEP amendment proposal does not relate to affordable rental housing.</p> <p>Consistency with the</p>

SEPP		Overview	Applicable	Consistency
				SEPP is not relevant to the proposal.
SEPP Sustainability BASIX) 2004	(Building Index:	Ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.	N/A	<p>The LEP amendment proposal does not relate to implementation of the BASIX scheme.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Exempt and Complying Development Codes) 2008		Provides exempt and complying development codes that have State-wide application.	N/A	<p>The LEP amendment proposal does not relate to implementation of the exempt and complying development codes.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Housing for Seniors or People with a Disability) 2004		Encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.	N/A	<p>The LEP amendment proposal does not relate to housing for seniors or people with a disability.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP 2007	(Infrastructure)	Provides greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.	N/A	<p>The LEP amendment proposal does not affect implementation of the Infrastructure SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Integration and Repeals) 2016		Repeals certain Regional Environmental Plans and State Environmental Planning Policies.	N/A	The LEP amendment proposal does not relate to the repeal of any Regional Environmental Plans or State

SEPP	Overview	Applicable	Consistency
			Environmental Planning Policies.
			Consistency with the SEPP is not relevant to the proposal.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Provides for the protection and enhancement of alpine resorts in that part of the Kosciuszko National Park identified on the technical map series for the SEPP.	N/A	<p>The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Kurnell Peninsula) 1989	Through application of appropriate development controls, provides for the protection of the natural environment of the Kurnell Peninsula (within the Shire of Sutherland) as identified on the technical map series for the SEPP.	N/A	<p>The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.	Yes	<p>The LEP amendment proposal does not relate to an extractive industry proposal.</p> <p>The information lodged for the proposal demonstrates consistency with the SEPP.</p>
SEPP (Miscellaneous Consent Provisions) 2007	Contains miscellaneous provisions relating to matters such as the subdivision of land, the erection of a building, the demolition of a building and the erection of temporary structures.	N/A	<p>The LEP amendment proposal does not affect implementation of the Miscellaneous Consent Provisions SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Penrith Lakes Scheme) 1989	Through application of appropriate development controls, provides for the protection of the natural	N/A	The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.

SEPP	Overview	Applicable	Consistency
	environment and environmental heritage on land identified on the technical map series for the SEPP (Penrith Lakes).		Consistency with the SEPP is not relevant to the proposal.
SEPP (Rural Lands) 2008	Contains rural planning principles and rural subdivision principles, which must be taken into consideration before developing rural land. Provides for rural land to be subdivided below the minimum lot size for subdivision for the purpose of primary production.	Yes	<p>The LEP amendment proposal relates to land within an existing rural zone.</p> <p>The information lodged for the proposal does not demonstrate consistency with the SEPP.</p>
SEPP (State and Regional Development) 2011	Confers functions on joint regional planning panels to determine development applications for relevant State Significant Development, State Significant Infrastructure and Critical State Significant Infrastructure.	N/A	<p>The LEP amendment proposal does not relate to functions conferred on joint regional planning panels.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (State Significant Precincts) 2005	Facilitates the development, redevelopment and protection of important urban, coastal and regional sites of economic, environmental or social significance to the State, so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State.	N/A	<p>The LEP amendment proposal does not relate to land within an existing or proposed State significant precinct.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Sydney Drinking Water Catchment) 2011	Through application of appropriate assessment and approval provision, provides for the protection of the Sydney drinking water catchment as identified on the technical map series for the SEPP.	N/A	<p>The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>

SEPP	Overview	Applicable	Consistency
SEPP (Sydney Region Growth Centres) 2006	Provides for the coordinated release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region as identified on the technical map series for the SEPP.	N/A	<p>The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Three Ports) 2013	Provides a coordinated and consistent approach to the development and re-development of certain land at Port Botany, Port Kembla and the Port of Newcastle (as identified on the technical map series for the SEPP) for port purposes.	N/A	<p>The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Urban Renewal) 2010	Establishes a process for assessing and identifying sites as urban renewal precincts, to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts, and to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.	N/A	<p>The LEP amendment proposal does not relate to land within an existing or proposed urban renewal precinct.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Aims to protect the biodiversity values of trees and other vegetation in non-rural areas of NSW and preserve the amenity of such areas through the preservation of trees and other vegetation.	N/A	<p>The LEP amendment proposal relates to land within a zone to which the SEPP applies.</p> <p>Consistency with the SEPP is not relevant to the proposal.</p>
SEPP (Western Sydney Employment Area) 2009	Provides for the co-ordinated planning and development of land in the Western Sydney	N/A	The LEP amendment proposal does not relate to land identified on the technical map series for

SEPP	Overview	Applicable	Consistency
	Employment Area as identified on the technical map series for the SEPP.		the SEPP.  Consistency with the SEPP is not relevant to the proposal.
SEPP (Western Sydney Parklands) 2009	Provides for development of the land identified on the technical map series for the SEPP into multi-use urban parkland for the region of western Sydney.	N/A	The LEP amendment proposal does not relate to land identified on the technical map series for the SEPP.  Consistency with the SEPP is not relevant to the proposal.



## ANNEX B - Planning proposal assessment against section 117(2) Ministerial Directions

Ministerial Direction	Overview	Applicable	Consistency
<b>1. Employment and Resources</b>			
1.1 Business and Industrial Zones	<p>Applies to planning proposals affecting existing or proposed business or industrial zone land.</p> <p>By requiring consistency with the objectives of the direction, retention of areas of business and industrial zoned land, protection of floor space potential, and/or justification under a relevant strategy/study; the direction seeks to protect employment land in business and industrial zones, encourage employment growth in suitable locations and support the viability of identified centres.</p>	N/A	<p>The LEP amendment proposal does not relate to land within an existing or proposed business or industrial zone.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
1.2 Rural Zones	<p>Provides for protection of the agricultural production value of rural land by requiring planning proposals to be justified by a relevant strategy or study if they seek to rezone rural zoned land to a residential, business, industrial, village or tourist zone or increase the permissible density of rural (except RU5) zoned land.</p>	Yes	<p>The LEP amendment proposal relates to land within an existing rural zone.</p> <p>Insufficient information has been lodged to adequately assess consistency with the direction.</p>
1.3 Mining, Petroleum Production and Extractive Industries	<p>Seeks to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials is not compromised by inappropriate development.</p>	N/A	<p>The LEP amendment proposal does not seek to implement provisions that would prohibit or restrict the potential development/mining of coal, mineral or petroleum resources or other extractive materials of State/regional significance.</p> <p>The information lodged for the proposal demonstrates</p>

Ministerial Direction	Overview	Applicable	Consistency
			consistency with the direction.
1.4	Oyster Aquaculture	Provides for the protection of priority oyster aquaculture areas and surrounds from land uses that may adversely impact upon water quality and consequently, on the health of oysters and oyster consumers.	N/A
			The LEP amendment proposal does not relate to a priority aquaculture area.
			Consistency with the direction is not relevant to the proposal.
1.5	Rural Lands	Applies to planning proposals relating to existing or proposed rural or environmental protection zoned land and proposals that seek to change the minimum lot size for subdivision of such land. By requiring consistency with the rural planning principles and rural subdivision principles of SEPP (Rural Lands) 2008 or justification under a relevant strategy, the direction seeks to protect the agricultural production value of rural land and facilitate the orderly and economic development of rural lands for rural and related purposes.	Yes
			The LEP amendment proposal relates to land within an existing rural zone.
			The information lodged for the proposal does not demonstrate consistency with the direction.
<b>2. Environment and Heritage</b>			
2.1	Environment Protection Zones	Applies to planning proposals affecting land within an environment protection zone or land otherwise identified for environment protection purposes. Provides for the protection and conservation of environmentally sensitive areas, by ensuring that planning proposals do not reduce the environmental protection standards applying to such land unless it is suitably justified by a relevant strategy or study or is of minor significance in the opinion of the Secretary	Yes
			The LEP amendment proposal relates to land within a proposed environmental protection zone.
			The information lodged for the proposal does not demonstrate consistency with the direction.

Ministerial Direction	Overview	Applicable	Consistency
	of the NSW Department of Planning and Environment (or nominated delegate)..		
2.2 Coastal Protection	<p>Applies to land within a coastal zone, as defined in the Coastal Protection Act 1979.</p> <p>The direction seeks to implement the principles of the NSW Coastal Policy by requiring relevant planning proposals to be consistent with the NSW Coastal Policy, the Coastal Design Guidelines and the NSW Coastline Management Manual or that they be suitably justified under a relevant strategy or study or be of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).</p>	N/A	<p>The LEP amendment proposal does not relate to land within a coastal zone.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
2.3 Heritage Conservation	Requires relevant planning proposals to contain provisions to facilitate the conservation of items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	N/A	<p>According to the study information for the LEP amendment proposal, the site does not contain any heritage items/places. The Singleton Local Environmental Plan 2013 contains provisions that facilitate the conservation of heritage.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
2.4 Recreation Vehicle Areas	Seeks to protect land with significant conservation values and other sensitive land from being developed for the purposes of recreation vehicle areas, unless they are suitably justified under a relevant strategy or study or considered to be of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated	N/A	<p>The LEP amendment proposal does not seek to enable land to be developed for the purposes of a recreational vehicle area.</p> <p>Consistency with the direction is not relevant to the proposal.</p>

Ministerial Direction	Overview	Applicable	Consistency
	delegate).		
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	<p>Applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.</p> <p>Requires planning proposals that seek to introduce or alter an E2 or E3 zone into a relevant LEP to be consistent with the Northern Councils E Zone Review Final Recommendations, except where considered to be of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).</p>	N/A	<p>The LEP amendment proposal does not relate to land within the local government areas of Ballina, Byron, Kyogle, Lismore or Tweed.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	<p>Applies to planning proposals affecting existing or proposed residential zoned land or other zoned land upon, which significant residential development is or will be permitted.</p> <p>Requires relevant planning proposals to include provisions that encourage housing development, ensures satisfactory arrangements for servicing infrastructure and will not reduce the permissible residential density of land; unless it is suitably justified under a relevant strategy or study or is of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).</p>	N/A	<p>The LEP amendment proposal does not relate to land within an existing or proposed residential zone or land upon which significant residential development is or will be permitted.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
3.2 Caravan Parks and Manufactured Home Estates	<p>Applies to planning proposals that seek to identify suitable zones and/or locations and/or provisions for caravan parks or manufactured home estates (excludes certain land reserved or dedicated under the Crown Lands Act 1989 National Parks and</p>	N/A	<p>The LEP amendment proposal does not seek to identify suitable zones and/or locations and/or provisions for caravan parks or manufactured home estates.</p> <p>Consistency with the</p>

Ministerial Direction	Overview	Applicable	Consistency
	Wildlife Act 1974). Provides for a variety of housing types and opportunities for caravan parks and manufactured home estates, through application of requirements for relevant planning proposals.		direction is not relevant to the proposal.
3.3 Home Occupations	Requires home occupations to be permissible without development consent in dwelling houses under the relevant provisions of a planning proposal, except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate), it is considered to be of minor significance.	Yes	The LEP amendment proposal does not affect the permissibility of home occupations in dwelling houses.  Consistency with the direction is not relevant to the proposal.
3.4 Integrating Land Use and Transport	Requires planning proposals, which seek to create, alter or remove a zone or provision relating to urban land (including land zoned for residential, business, industrial, village or tourist purposes), to be consistent with the aims, objectives and principles of 'Improving Transport Choice – Guidelines for planning and development' and 'The Right Place for Business and Services – Planning Policy' or that they be suitably justified under a relevant strategy or study or be of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate)..	N/A	The LEP amendment proposal does not seek to create, alter or remove a zone or provision relating to urban land.  Consistency with the direction is not relevant to the proposal.
3.5 Development Near Licensed Aerodromes	Applies development criteria and consultation requirements to planning proposals that seek to create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome. Inconsistency with the development criteria and/or consultation requirements can be considered if the	N/A	The LEP amendment proposal does not relate to land in the vicinity of a licensed aerodrome.  Consistency with the direction is not relevant to the proposal.

Ministerial Direction		Overview	Applicable	Consistency
		inconsistency is suitably justified under a relevant strategy or study or is of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).		
3.6	Shooting Ranges	Requires planning that proposals not rezone land adjacent to and/ or adjoining to an existing shooting range where it would permit more intensive land uses than those that are permitted under the existing zone or land uses that are incompatible with the noise emitted by the existing shooting, except where the proposal is suitably justified under a relevant strategy or study or where non-compliance is of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).	N/A	<p>The LEP amendment proposal does not relate to land adjoining or adjacent to a shooting range.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
<b>4. Hazard and Risk</b>				
4.1	Acid Sulfate Soils	Requires the provisions of planning proposals must be consistent with the Acid Sulfate Soils Planning Guidelines and other such relevant provisions provided by the Director-General of the Department of Planning, except where the proposal is suitably justified under a relevant strategy or study or where non-compliance is of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).	N/A	<p>According to the study information for the LEP amendment proposal, the site does not contain acid sulfate soils/potential acid sulfate soils.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
4.2	Mine Subsidence and Unstable Land	Applies requirements to planning proposals that would have the effect of permitting development on land within a proclaimed	N/A	The LEP amendment proposal does not relate to land identified as being unstable by a known study, strategy

Ministerial Direction			Overview	Applicable	Consistency
			Mine Subsidence District, except where the proposal is suitably justified under a relevant strategy or study or where non-compliance is of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).		<p>or other assessment. The site is not within a designated mine subsidence district.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
4.3	Flood Land	Prone	Applies requirements for planning proposals that seek to create, remove or alter a zone or a provision that affects flood prone land except where non-compliance is of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).	N/A	<p>The LEP amendment proposal does not relate to flood prone land within the meaning of the NSW Government's 'Floodplain Development Manual 2005'.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
4.4	Planning Bushfire Protection	for	Applies requirements for planning proposals affecting land mapped as being bushfire prone land (or land in proximity to such land); except where the Commissioner of the NSW Rural Fire Service has issued written advice to Council that, notwithstanding the noncompliance with the requirements; the NSW Rural Fire Service does not object to progression of the planning proposal.	N/A	<p>The LEP amendment proposal does not relate to bushfire prone land.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
<b>5. Regional Planning</b>					
5.1	Implementation of Regional Strategies		<p>Applies to planning proposals affecting land to which the South Coast Regional Strategy (excluding land in the Shoalhaven LGA) and Sydney–Canberra Corridor Regional Strategy apply.</p> <p>Requires that relevant planning proposals be consistent with the relevant regional strategy, except where, in the opinion of the Secretary of the NSW</p>	N/A	<p>The LEP amendment proposal does not relate to land to which the South Coast Regional Strategy or Sydney–Canberra Corridor Regional Strategy apply.</p> <p>Consistency with the direction is not relevant to the proposal.</p>

Ministerial Direction	Overview	Applicable	Consistency
	Department of Planning and Environment (or nominated delegate); the inconsistency is considered to be of minor significance and the intent of the strategy is not undermined.		
5.2 Sydney Drinking Water Catchments	Applies requirements to planning proposals affecting land within the Sydney Drinking Water Catchment for the purposes of protecting water quality, except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); non-compliance with the requirements of the direction is considered to be of minor significance.	N/A	<p>The LEP amendment proposal does not relate to land within the Sydney Drinking Water Catchment.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Requires that planning proposals not rezone certain land, within the NSW Far North Coast, identified as State Significant Farmland, Regionally Significant Farmland or significant non-contiguous farmland for urban or rural-residential purposes, except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); consistency with the North Coast Regional Plan 2036 and Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, (February 2005), would be achieved.	N/A	<p>The LEP amendment proposal does not relate to land within the NSW Far North Coast.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Applies requirements to planning proposals that affect land that is traversed by the Pacific Highway, within the Port Stephens and Tweed Shire Council LGA's, to (inter-alia) protect the function of the highway and manage commercial and retail development along the highway except where, in the opinion of the	N/A	<p>The LEP amendment proposal does not relate to land traversed by the Pacific Highway.</p> <p>Consistency with the direction is not relevant to the proposal.</p>



Ministerial Direction	Overview	Applicable	Consistency
	Secretary of the NSW Department of Planning and Environment (or nominated delegate); non-compliance with the requirements of the direction is considered to be of minor significance.		
<u>Note:</u> Directions 5.5 – 5.7 have been repealed.			
5.8	Second Sydney Airport: Badgerys Creek	Provides that planning proposal must not contain provisions, that would permit the carrying out of development which could hinder the potential for development of a Second Sydney Airport at Badgerys Creek, unless the provision(s) are suitably justified under a relevant strategy or study or considered to be of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).	N/A
			The LEP amendment proposal does not relate to land at Badgerys Creek.  Consistency with the direction is not relevant to the proposal.
5.9	North West Rail Link Corridor Strategy	Provides that planning affecting land located within the North West Rail Link (NWRL) Corridor must be consistent with the NWRL Corridor Strategy and the objectives of the direction, except where the proposal is suitably justified under a relevant strategy or study or where non-compliance is of minor significance in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate).	N/A
			The LEP amendment proposal does not relate to land located within the North West Rail Link Corridor.  Consistency with the direction is not relevant to the proposal.
5.10	Implementation of Regional Plans	Requires that planning proposals be consistent with relevant regional strategies released by the Minister for Planning, except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); the inconsistency is considered to be of minor significance and the intent of the strategy is not undermined.	Yes
			The Hunter Regional Plan 2036 (HRP) applies to the LEP amendment proposal.  Insufficient information has been lodged to adequately assess consistency with the direction.

Ministerial Direction	Overview	Applicable	Consistency
<b>6. Local Plan Making</b>			
6.1	Approval and Referral Requirements	Applies requirements for planning proposals, which seek to incorporate provisions into a Local Environmental Plan (LEP) that require concurrence, consultation or development application referral to a minister or public authority.	N/A
			<p>The LEP amendment proposal does not seek to incorporate provisions into the instrument that require concurrence, consultation or development application referral to a minister or public authority.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
6.2	Reserving Land for Public Purposes	Applies requirements to planning proposals which seek to create, alter or reduce existing zonings or reservations of land for public purposes.	N/A
			<p>The LEP amendment proposal does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
6.3	Site Specific Provisions	Applies requirements for planning proposals seeking to incorporate provisions into an environmental planning instrument so as to amend another environmental planning instrument.	N/A
			<p>The LEP amendment proposal does not seek to incorporate provisions into the instrument that would amend another environmental planning instrument.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
<b>7. Metropolitan Planning</b>			
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Requires that relevant planning proposals be consistent with the NSW Government's 'A Plan for Growing Sydney' (Dec 2014), except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); the	N/A
			<p>The LEP amendment proposal does not relate to land to which the NSW Government's 'A Plan for Growing Sydney' (Dec 2014) applies.</p> <p>Consistency with the</p>

Ministerial Direction	Overview	Applicable	Consistency
	inconsistency is considered to be of minor significance and the intent of the strategy is not undermined.		direction is not relevant to the proposal.
7.2 Implementation of Greater Macarthur Land Release Investigation	Provides that planning proposals affecting land located within the Greater Macarthur Land Release Investigation Area, as identified in the Preliminary Strategy; must be consistent with the Preliminary Strategy, except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); the inconsistency is considered to be of minor significance and the intent of the strategy is not undermined.	N/A	<p>The LEP amendment proposal does not relate to land within the Greater Macarthur Land Release Investigation Area.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
7.3 Parramatta Road Corridor Urban Transformation Strategy	Provides for the incremental transformation and development of land identified on the Parramatta Road Corridor Map (on pages 14 and 15) contained in the Parramatta Road Corridor Urban Transformation Strategy (November, 2016), where consistent with the strategy and associated corridor implementation toolkit.	N/A	<p>The LEP amendment proposal does not relate to land identified on the Parramatta Road Corridor Map of the Parramatta Road Corridor Urban Transformation Strategy.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Requires that relevant planning proposals be consistent with the North West Land Use and Infrastructure Strategy, except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); the inconsistency is considered to be of minor significance and the intent of the strategy is not undermined.	N/A	<p>The LEP amendment proposal does not relate to land to which the North West Land Use and Infrastructure Strategy applies.</p> <p>Consistency with the direction is not relevant to the proposal.</p>
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure	Requires that relevant planning proposals be consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure	N/A	The LEP amendment proposal does not relate to land to which the Greater Parramatta Priority Growth Area Interim Land Use and

Ministerial Direction	Overview	Applicable	Consistency
Infrastructure Implementation Plan	Implementation Plan except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); the inconsistency is considered to be of minor significance and the intent of the strategy is not undermined.		Infrastructure Implementation Plan applies.  Consistency with the direction is not relevant to the proposal.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Requires that relevant planning proposals be consistent with the Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan except where, in the opinion of the Secretary of the NSW Department of Planning and Environment (or nominated delegate); the inconsistency is considered to be of minor significance and the intent of the strategy is not undermined.	N/A	The LEP amendment proposal does not relate to land to which the Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan applies.  Consistency with the direction is not relevant to the proposal.

## ANNEX C - EXPLANATORY MAPS



Figure 1: Site Identification Map



# Site Locality Map



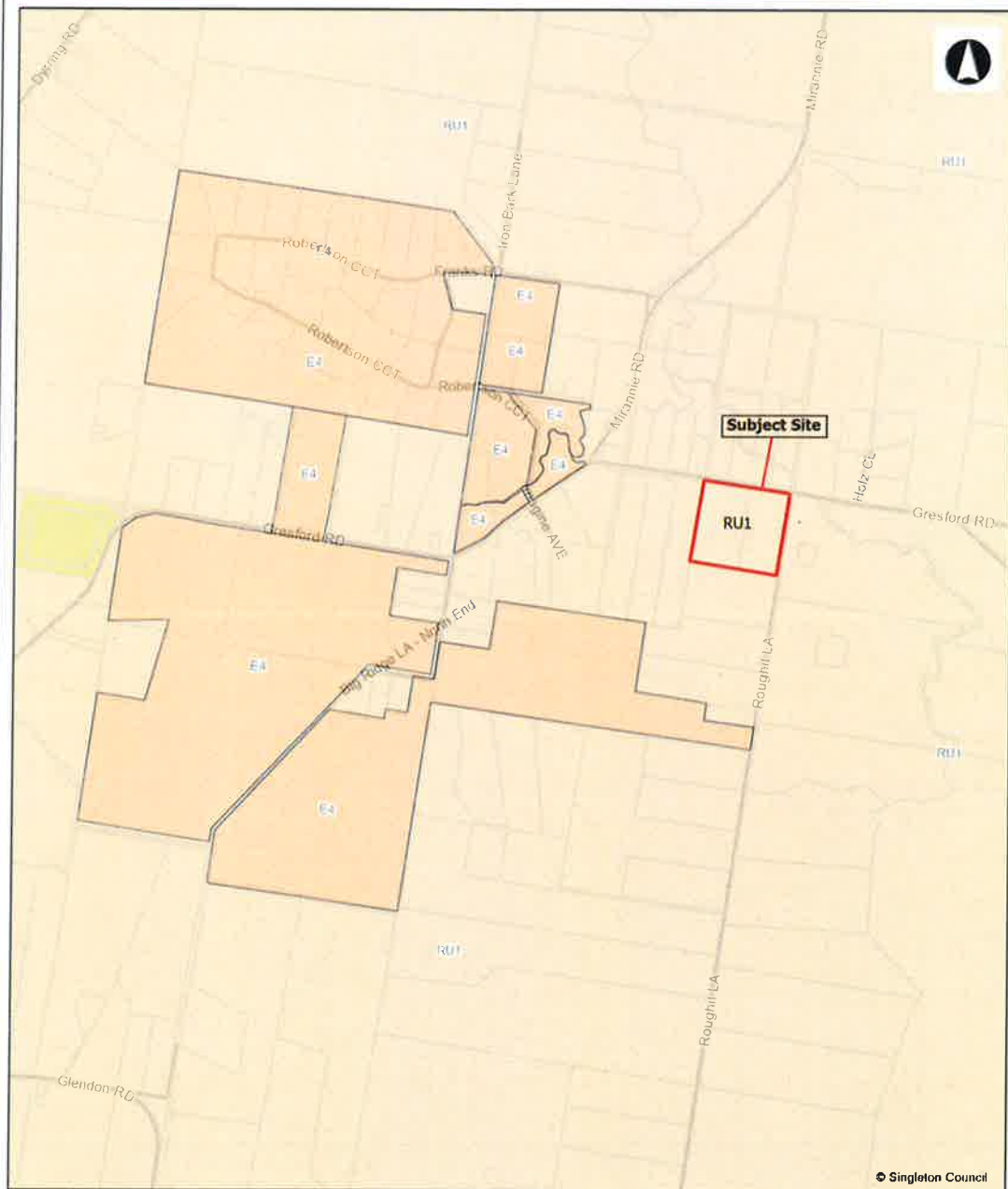
Date: 22 Aug 2017  
Projection: GDA\_1994\_MGA\_Zone\_56

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Figure 2: Site Locality Map

# Current Zoning Map



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1 3 0 0.64 1.3 Kilometers

Date: 24 Aug 2017  
Projection: GDA\_1994\_MGA\_Zone\_30

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Figure 3: Current Zoning Map

# Proposed Zoning Map

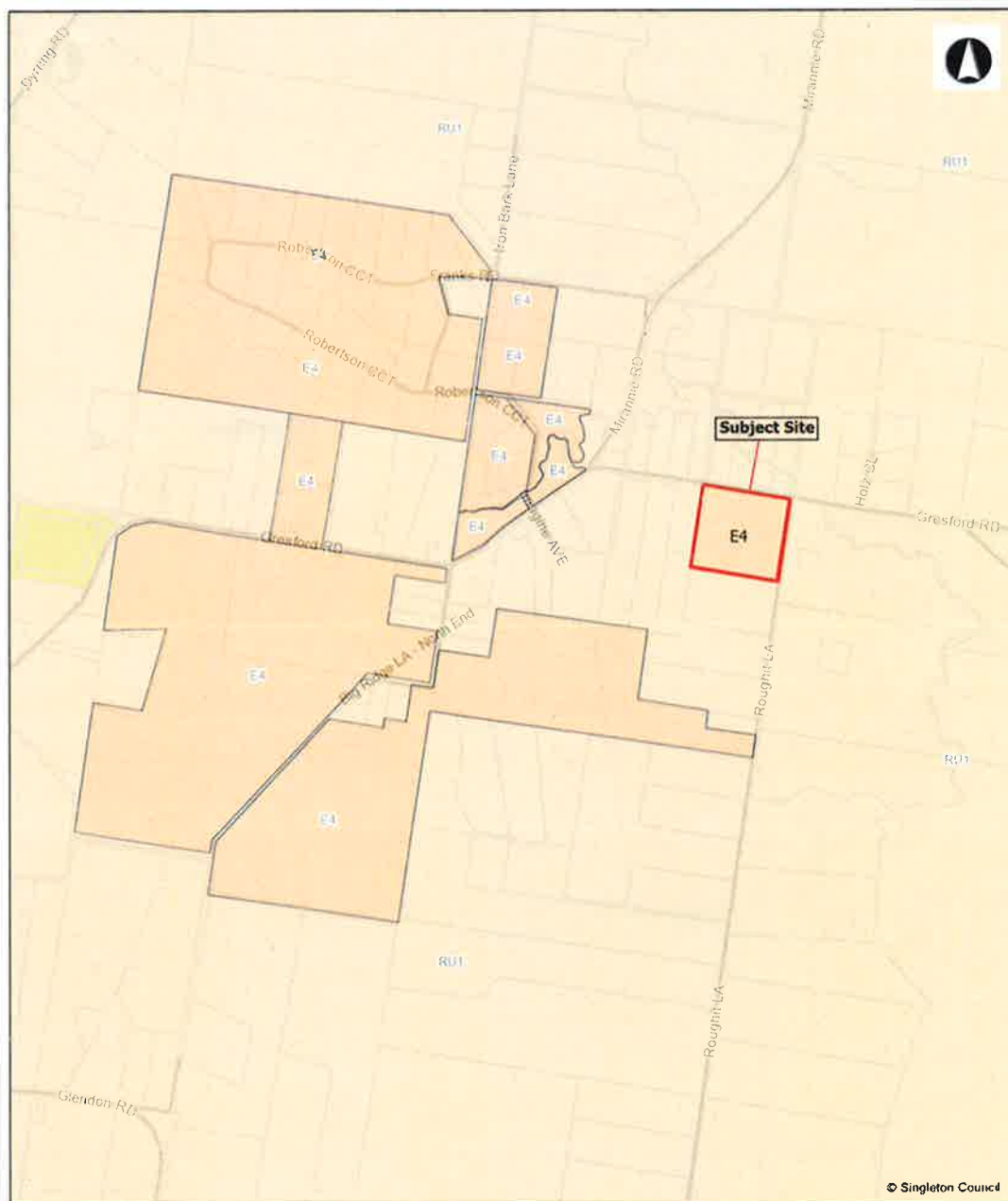
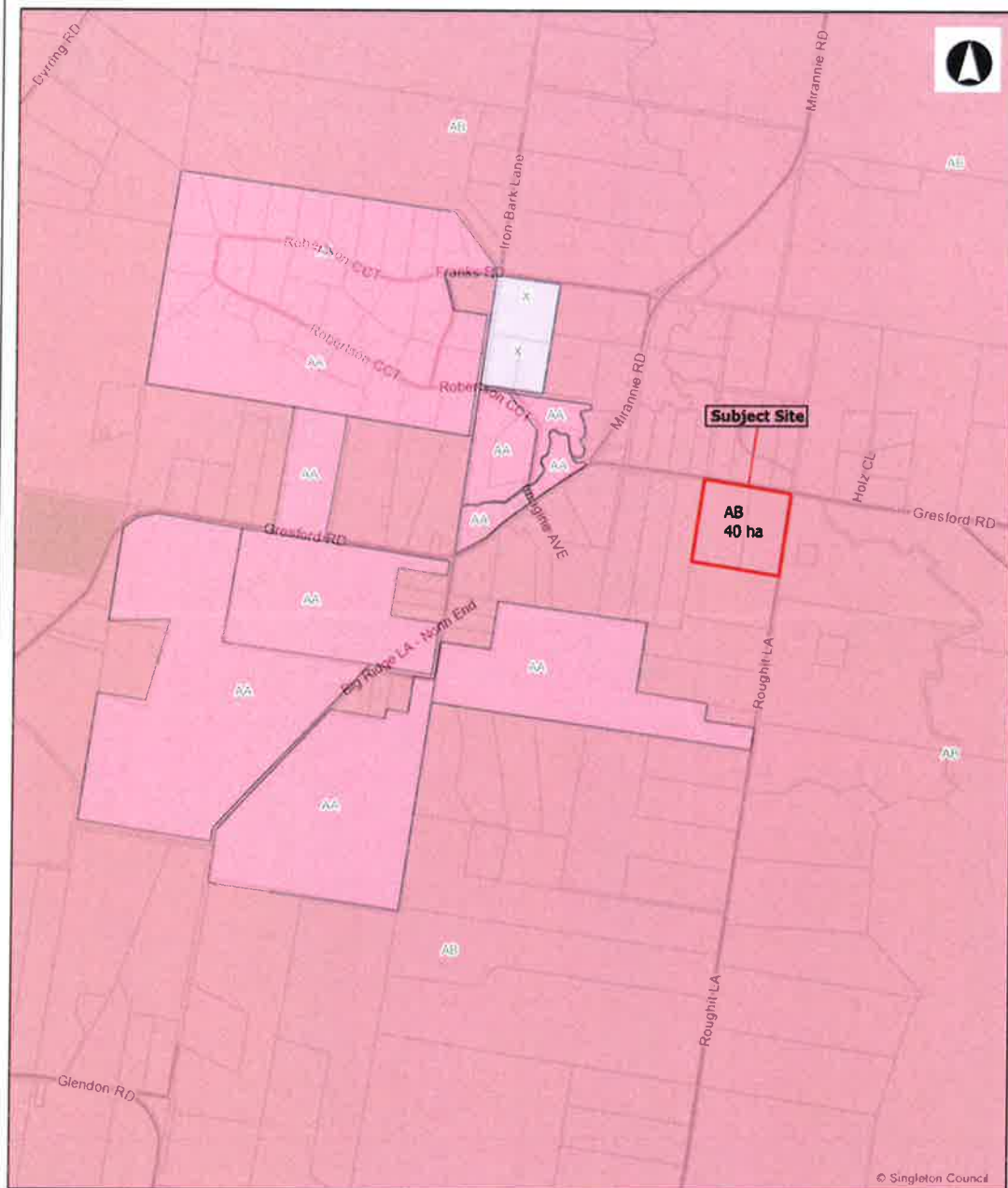


Figure 4: Proposed Zoning Map



# Current Lot Size Map



© Singleton Council

1 3 0 0.64 1.3 Kilometers

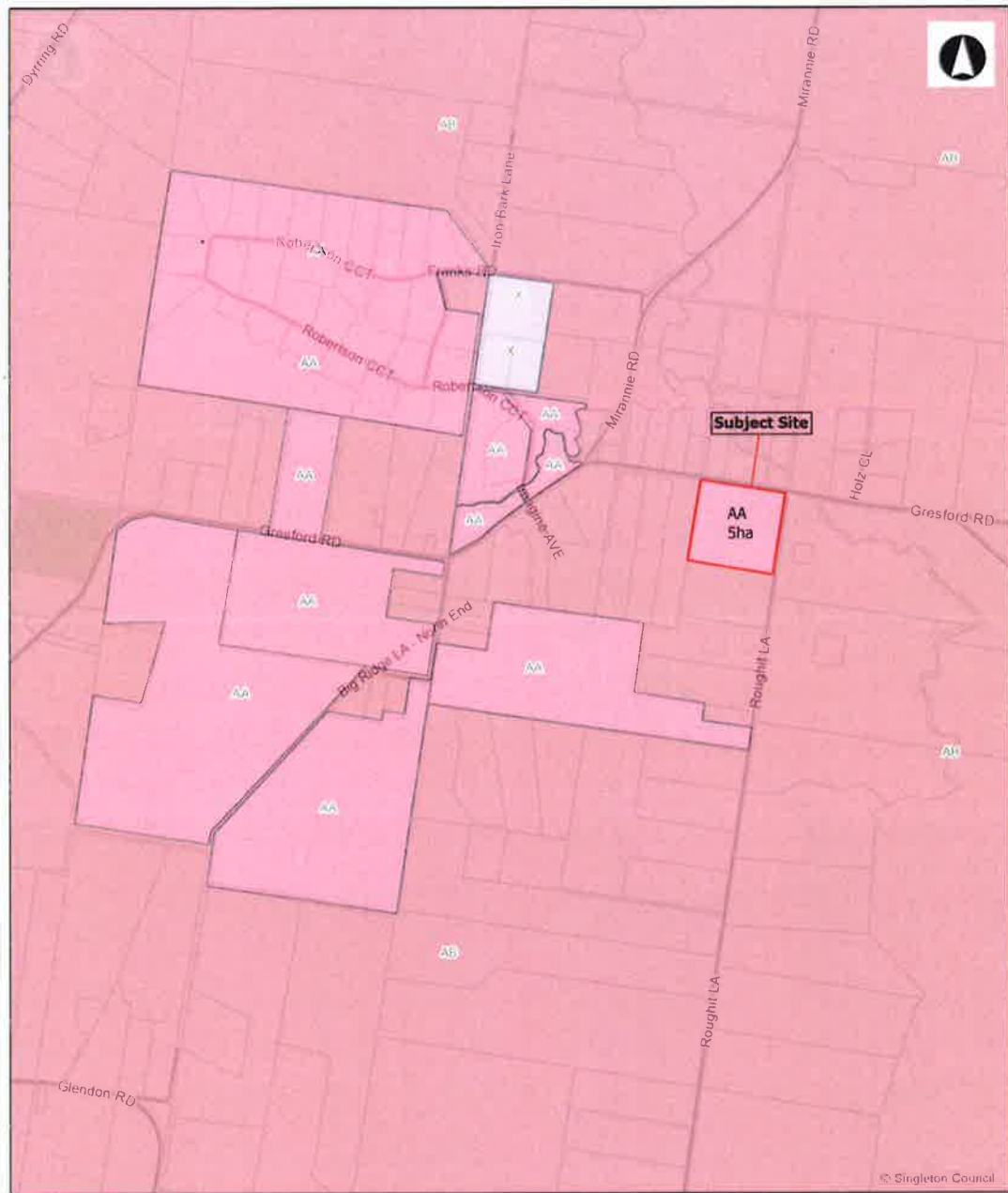
Date: 24 Aug 2017  
Projection: GDA\_1994\_MGA\_Zone\_56

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Figure 5: Current Lot Size Map

# Proposed Lot Size Map



1.3 0 0.64 1.3 Kilometers

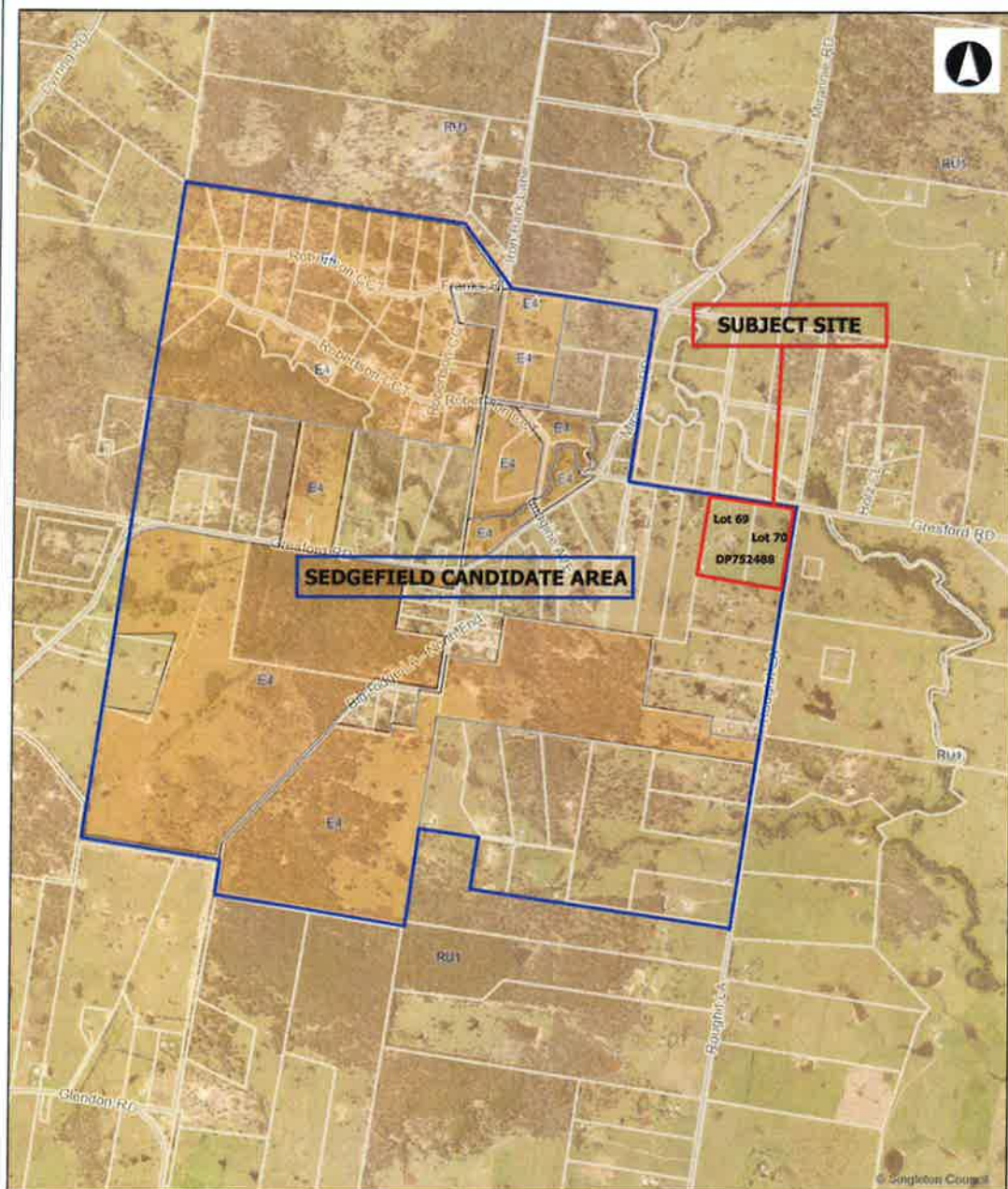
Date: 24 Aug 2017  
Projection: GDA\_1994\_VGA\_Zone\_50

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Figure 6: Proposed Lot Size Map

# Sedgefield Candidate Area



1 3 0 0.64 1 3 Kilometers

Date: 23 Aug 2017  
Projection: GDA\_1994\_MGA\_Zone\_56

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Figure 7: Sedgefield Candidate Area





**Figure 8: Aerial View - Lot 68 and 70**

## ANNEX D - DRAFT TECHNICAL LEP MAPS

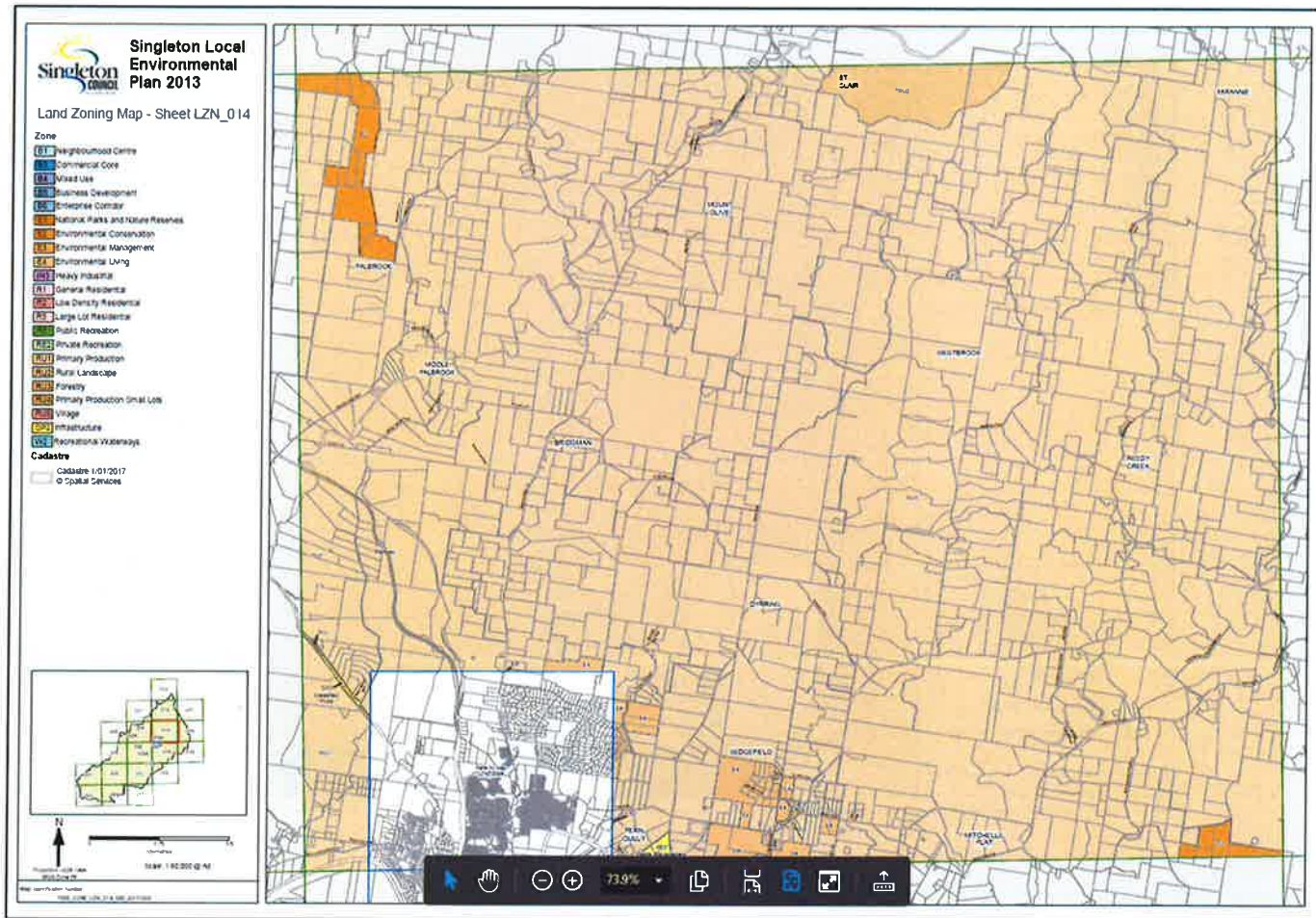


Figure 9: Draft Land Zoning Map



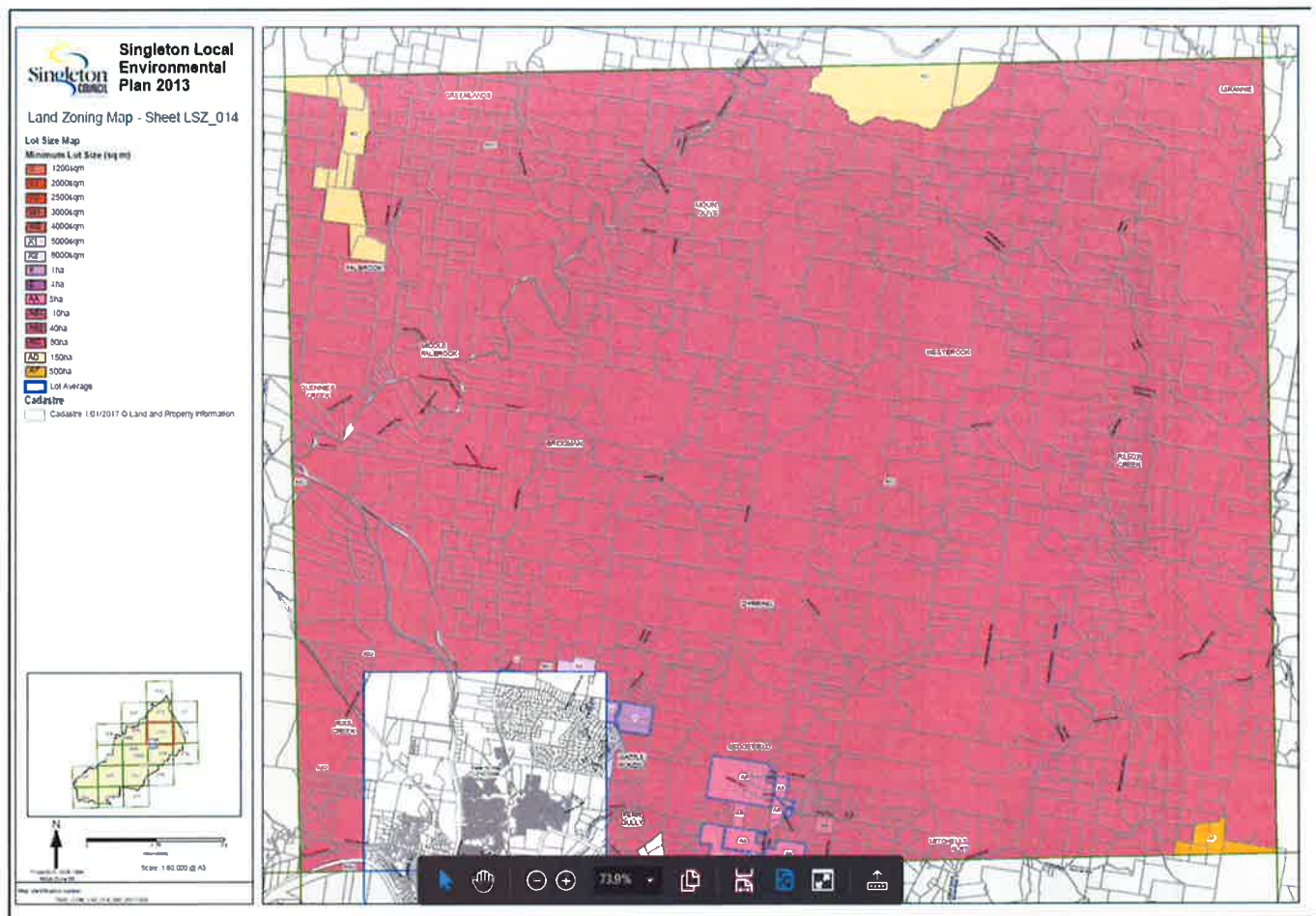
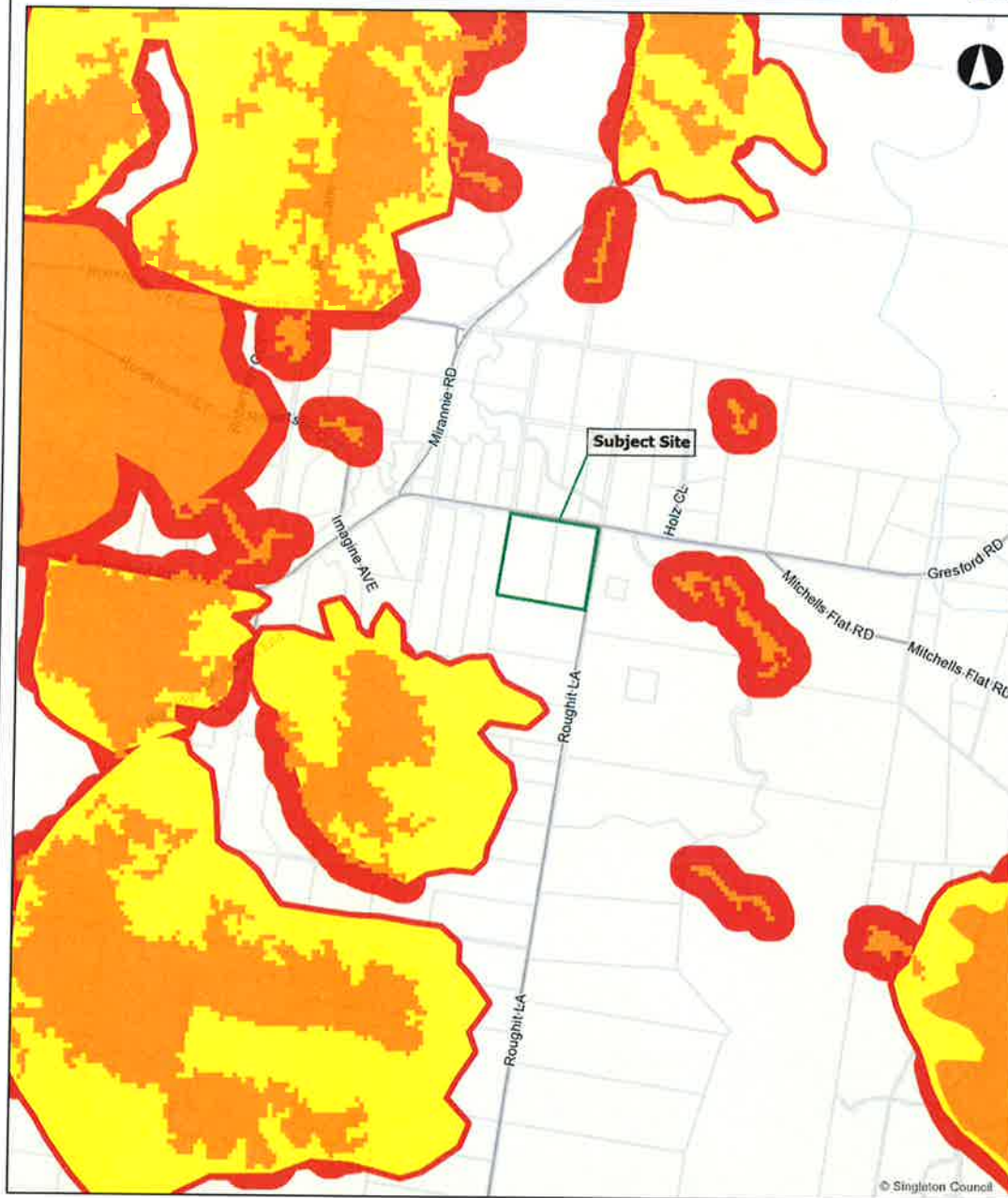


Figure 10: Draft Lot Size Map

# Bushfire Prone Vegetation Map



1 3 0 0.64 1 3 Kilometers

Date: 24 Aug 2017  
Projection: GDA\_1994\_MGA\_Zone\_56

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Figure 11: Bushfire Prone Land Vegetation Map

## **ANNEX E: Sedgefield Master Plan**

Refer to separate attachment.





# SEDFIELD STRUCTURE PLAN

June, 2007  
Revised January, 2009

PREPARED BY



Adopted by Council: 9 February 2009

Endorsed by Department of Planning:  
25 March 2009



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## **SEDFIELD STRUCTURE PLAN**

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## SEDFIELD STRUCTURE PLAN

### 1.0 Introduction

The Singleton Rural Residential Development Strategy (Dec 2004) has been prepared in response to the growing demand for rural residential development within the Singleton Local Government Area (LGA).

Population growth in the LGA coupled with the changing patterns of residential development has resulted in the need to improve the planning and management of rural residential development. In recognition of this need, Singleton Council commissioned Environmental Resources Management (ERM) to review previous studies and provide direction on new rural residential development.

At its extraordinary meeting held on the 18<sup>th</sup> July, 2005, Singleton Council resolved to adopt the Singleton Rural Residential Development Strategy and request endorsement from the Department of Planning. In February 2006, Singleton Shire Council received written confirmation from the Department of Planning (DoP), that it would issue a conditional endorsement of the Singleton Rural Residential Development Strategy.

There was however, a requirement for Singleton Council to prepare a Structure Plan for the Sedgfield Candidate Area. It was therefore recommended that Council accept the endorsement of the Strategy with the deferment of the Sedgfield Candidate Area, pending completion of the required master planning.

Two of the major landholders within the Sedgfield Candidate Area (*Hardie Singleton Pty Ltd and Mr U and Mrs J Windt*) had previously lodged rezoning submissions and development applications for the subdivision of their respective parcels of land. Further to the requirement from the Department of Planning to masterplan the area, Singleton Council was approached by these landholders to carry out this task in accordance with DoP requirements. As a result of this request, HDB Town Planning and Design was engaged to undertake the preparation of the Structure Plan.

The Rezoning Submissions previously lodged with Singleton Council, had been prepared using information gathered from several baseline studies including, social / economic / employment, Bush Fire Threat Assessment, Traffic and Transport, Ecology, Archaeology and Preliminary Effluent Disposal, as well as consultation with relevant government agencies. It was therefore pertinent to utilise the recommendations of these previous reports in the preparation of this Structure Plan. Since the lodgement of these previous studies, further investigations have also been carried out in relation to the vegetation communities on the site, to resolve some anomalies between the two reports previously presented.

A constraints analysis has been undertaken of the Sedgfield Candidate Area and the Structure plan has been prepared and is illustrated in **Figure 15** of this document. This Plan presents concentrated development enclaves, with a reduced development footprint.

This Structure Plan takes into consideration the economic, social, aesthetic, environmental and planning factors in the master planning of area and considers alternative means for the amelioration of any matters that may be identified as being potential restrictions to the future rural residential development of the area.

The process has evolved as a coherent framework for future development, acknowledging the significant and important role and the natural and built environments have in ultimately determining the location and success of such development. The Concept Plan was completed and forwarded to Council in June 2007. After advertisement and discussion with Council officers, minor amendments have been made to complete the Structure Plan in December 2008 and January 2009.

The main function and objectives of this planning process are:

- to identify the extent and capability of the site and develop the land within its potential;
- to identify legal requirements for the development of the site and which may affect the wider region; and
- to investigate and describe significant constraints in terms of social, economic and environmental issues, and achieve the desired outcomes of a development that is ecologically sustainable.

#### WHY A STRUCTURE PLAN?

A Structure Plan is a useful strategic planning tool to ensure that a new community is well planned. It provides for a logical framework for development and allows the attributes of the study area, including the natural environment and special features of the area, to determine the most appropriate locations for future development. It supports a proactive approach allowing Council to control future development by providing clear guidance to landowners and developers.

The Structure Plan will encourage forward planning and implementation of infrastructure such as roads, services and community facilities, which are integrated with existing services and facilities and coordinated with the growth and release of new rural residential areas.

## SEDGEFIELD STRUCTURE PLAN

### 2.0 Background to the Study Area

Rural residential development is an important lifestyle option that offers a unique residential experience that is quite different to those found in urban centres (DUAP 1995). This Structure Plan has been prepared to demonstrate the ability to re-define an existing rural residential community, so as to provide a unique and well planned use of this land resource.

Forward planning and the provision of the necessary infrastructure, including roads, services and planning for community facilities, have been an important consideration in the preparation of this document. Development of this Structure Plan has involved the identification of both opportunities and constraints. The planning process has investigated the most appropriate way to address and resolve primary constraints to achieve the best outcome for this site.

Rural residential development refers to land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however, it will be ancillary to the use for a dwelling. It is likely to be carried on for "lifestyle" reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agriculture home occupations and large gardens. These lots are larger than typical residential lots, but are too small for agricultural use.

Living in rural areas is a popular alternative to urban living and a legitimate lifestyle choice. However, rural residential development can have environmental, social and economic costs that are significantly higher than those of standard urban development. Land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers should be minimised. Rural residential development must be planned to show how it relates to, or is supported by, the existing urban development.

Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in urban settlements. Typically, it can also generate urban residential amenity expectations.



Eighteen (18) Coal Mines produce around 70 million tonnes of coal per year and two large power stations 35 kms north of Singleton town centre can produce over 4600 megawatts of power.

Located in the centre of the Hunter Valley region of New South Wales, Singleton enjoys a pleasant lifestyle with a moderate climate. The busy commercial centre supports a vibrant industrial sector which is based largely on coal mining and electricity generation.



There are well established market gardens, a large dairy and beef cattle sector along with a newly emerging mushroom industry. The Wine and Tourism industry is part of Hunter Valley Wine Country which is well known around the world.



Singleton Infantry Centre is a major contributor to the training of defence personnel in Australia. The Lone Pine Barracks form part of the training regime for all infantry troops in the Australian Army.

## SEDGEFIELD STRUCTURE PLAN



The centre has approximately 300 permanent staff and is equipped to meet the training needs of a modern army.

A training and firing range of 14,000 hectares forms part of the base and this area is utilised on a daily basis.

The defence forces and the community are well integrated and Singleton Infantry Centre is a vital part of the economic and social fabric of the area.

The Town of Singleton is well supported with modern schools and health services and the local Council provides a range of facilities such as Library, Swim and Fitness centre, Youth Centre and Senior Citizens Centre.

With low unemployment and a strong industrial base Singleton provides a lifestyle that is attracting many to the area assuring long term prosperity for the region.



## 3.0 Location of the Study Area

The Sedgefield Candidate Area has a total area of some 930 ha and is located approximately 6km North East of Singleton town centre. The site is currently held in some 50 separate titles, although it is noted that three landholders currently own the majority of the undeveloped areas.

This area has been identified in Singleton Council's *Rural Residential Development Strategy (2005)* and Singleton Land Use Strategy 2008 as an area that is suitable for rezoning from 1(a) Rural, to Environmental Living.

The Sedgefield Candidate Area is well located in terms of road access. The main road running through the area is Gresford Road, which crosses the area in an east/west direction.

Gresford Road provides direct access with the town of Singleton, some 6km to the west and is a dual carriageway main road (MR128).

The Candidate Area is located within a 10 minute drive to the town of Singleton, which offers a full suite of social infrastructure including educational institutions, shopping centres, hospital and medical facilities and recreational areas. Singleton is also well suited for employment opportunities for residents.

Due to past agricultural practices, approximately 50% of the Candidate Area is cleared of vegetation. The subject area is presently used for general grazing purposes and there are a number of small homesteads situated throughout. Several farm dams have also been constructed over the years for stock watering. Surrounding land uses remain as general agricultural and cattle grazing.

The locality and ownership of the area is illustrated in the following plans:

**Plan 1 – Locality Plan**

**Plan 2 – Site Aerial**

**Plan 3 – Existing Ownership**

## SEDGEFIELD STRUCTURE PLAN

### 4.0 Key Opportunities and Constraints

Preparation of the Sedgefield Structure Plan involved the analysis of the study area through baseline studies, consultation with government agencies and the development industry.

The following is a summary of the baseline reports. These reports identified opportunities and constraints enabling a final visual representation to be produced. All issues that have been identified have influenced the development of the Structure Plan. Additional detailed information from these reports can be found in the Rezoning Submissions previously lodged with Singleton Council.

This Structure Plan aims to produce an environmentally sympathetic, attractive and livable environment with minimal environmental impacts, which will contribute positively to the Singleton Local Government Area environmentally, economically and socially.

Identification of opportunities and constraints from site investigations and specialist reports has identified the following key areas for consideration:

1. Biodiversity
2. Salinity and Erosion
3. Bushfire
4. Aboriginal Archaeology
5. Transport and traffic
6. Service and Infrastructure
7. Community Facilities
8. Natural Resources

The investigation into the above key issues has provided the framework of the Structure Plan basing guidelines on the attributes of the site and appropriate management of sensitive areas. Using such as framework, the Structure Plan identifies the most appropriate locations for future development, resulting in the ability to provide cost effective and resource efficient development.

To ensure that this rural residential plan is integrated into the local context, it is important that the local characteristics are analysed. The Structure Plan has been designed to integrate subdivision and allotment access; property boundaries; tree preservation; open space and; potential building envelopes into a rural residential design.

### 4.1 Biodiversity

*Harper Somers O'Sullivan Pty Ltd* and *HLA Envirosiences Pty Ltd* have both conducted investigations over various areas of the Candidate Area. These assessments were primarily undertaken to principally identify any ecological constraints / opportunities that would require consideration as part of any landuse planning proposals concerning the site.

Ecological constraints have been addressed through the preparation of a Flora and Fauna Assessment, with the objective being to respond to the different conservation requirements of specific plant and animal species, as well as endangered ecological communities

The following photographs illustrate the typical vegetation over the site.





## SEDGEFIELD STRUCTURE PLAN

The **HSO Report** covered some 160ha in the northern area of the subject site and identified three distinct vegetation communities on the site. These communities have been identified as:

- Central Hunter Iron-bark-Spotted Gum Grey Box Forest (CHISGGBF)
- Central Hunter Riparian Forest
- 'Cleared / Mainly Cleared Land

No threatened fauna species were recorded on this portion of the site and it is considered that no habitat for any such species known from the vicinity of the site occurs therein.

The habitat present throughout this portion of the site has been classified as three broad habitat types; Eucalypt Woodland, Creek lines and Cleared Areas.

Fauna species recorded throughout the site during these investigations are considered typical of the habitats present on the site and in the vicinity of Singleton. Species recorded were predominantly common avifauna and to a lesser extent, native and introduced mammals.

The **HLA Report** covered some 90 ha in the southern portion of the Candidate Area. Since the HLA Report was prepared some years ago (2003), it was considered necessary that it should be reviewed, particularly in relation to changes in current legislation and additions to threatened species/population and ecological communities listings, so as to resolve some anomalies between the two reports previously presented.

Because of their significant work and familiarity with this area, **HSO Pty Ltd** was engaged to undertake an assessment of the vegetation communities over Lot 209 DP 877391 and Part Lots 204 and 208 DP 839648 (the area covered by the previous HLA Report).

The HSO Review identifies a total of four vegetation communities over the area as follows:

- Central Hunter Iron-bark-Spotted Gum Grey Box Forest (CHISGGBF)
- Hunter Lowland Redgum Forest (HLRF)
- Pasture with scattered trees
- Aquatic

The survey did not reveal any threatened flora species or populations on this portion of the site. Consideration of the delineated vegetation communities to constitute endangered ecological communities (EEC's), revealed that the HLRF is commensurate with Hunter Lowland Redgum Forest. The remaining vegetation communities are not considered to constitute EEC's.

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The Ecological studies established that, the study area has been highly modified over time, and as such, would be very difficult to rehabilitate to pre-European standards. The vegetation assemblages present are considered to be poorly represented consisting of small pockets of fragmented and degraded communities remaining.



The following are the consequences of not encouraging Habitat Enhancement

- Loss of biodiversity
- Extinction of endemic native species
- Erosion through lack of plant root stabilisation
- Lack of intergenerational equity through destruction of natural habitats and their associated environment
- Weed infestation and destruction of natural environments

**Plan 4** illustrates the REMS Vegetation Mapping for the wider area, however, ground truthing and more detailed investigations have been carried out within the study area, particularly in regard to the two major land owner's properties. It is considered that **Plan 5** is a much more relevant representation of the current vegetation communities.

## SEDFIELD STRUCTURE PLAN

### Response to Structure Plan due to Biodiversity Issues

RECOMMENDATION	RESPONSE IN STRUCTURE PLAN
Maximum retention of habitat, in particular along creek lines (First Creek in the northern section)	<ul style="list-style-type: none"> <li>No development should be proposed along First Creek</li> <li>The Structure Plan provides an option for smaller footprint</li> </ul>
Maintain vegetation linkages throughout the site	<ul style="list-style-type: none"> <li>Substantial belts of natural vegetation have been retained, particularly along significant drainage lines, ridges, and highly visible areas</li> </ul>
Proposed allotments are to be situated to maximize retention of bushland	<ul style="list-style-type: none"> <li>Allotments can be located so as to minimize vegetation clearing</li> <li>The Structure Plan can group open space in large lots where required</li> </ul>
In areas where trees are able to be removed and where some trees are able to be retained, preference to be given to retaining Ironbark species	<ul style="list-style-type: none"> <li>This can be covered in the future DCP for the area</li> </ul>
Potential habitat linkages should be promoted between retained habitat on site and extant areas of vegetation off the site	<ul style="list-style-type: none"> <li>Substantial belts of natural vegetation are proposed to be retained, which link to vegetation off site</li> <li>Minimum 2ha lots can achieve grouping of lots to reduce impact on vegetation and promote conservation areas</li> </ul>
Hollow bearing trees should be retained where	<ul style="list-style-type: none"> <li>This can be covered in the future DCP for</li> </ul>

possible to maintain a nesting resource for hollow dwelling species	the area
All drainage and runoff into First Creek should be controlled in terms of flow rates and water quality to ensure the environmental integrity of this area	<ul style="list-style-type: none"> <li>All future construction work will require a Sediment and Erosion Control Plan to be prepared and approved by Council</li> </ul>
To ensure that the proposal will not result in the predation of existing threatened species, the keeping of domestic cats within the subdivision should be prohibited	<ul style="list-style-type: none"> <li>This can be covered in the future DCP for the area</li> </ul>
Retain native vegetation to ensure existing quantity and quality is maintained or improved.	<ul style="list-style-type: none"> <li>Lots have been arranged to show that dwellings including APZ's and roads/services can be created so as not to result in significant vegetation being lost.</li> <li>Areas should be examined for retention for conservation where no development is planned. These can be controlled by dedication or 88B Instruments.</li> </ul>



## SEDGEFIELD STRUCTURE PLAN

### 4.2 Soil Structure

Water and soil are limited resources that must be maintained in order to preserve the environment. The impact of the loss of these resources on the environment is severe with shortages to agricultural land, potable water and food supply resulting from the reduced resources.

Erosion of the soil must be controlled to prevent runoff and silt discharge into the drainage system and waterways. Soil and water systems are strongly linked to the health of the environment and its inhabitants.

Soil stability and contamination are both important considerations for any structure planning process. The geology of the site consists of the Branxton Formation, Muree Sandstone and Singleton Coal Measures, which is characterised by parent rock consisting of mudstone, lithic sandstone, conglomerate, micaceous siltstone, shale and coal seams.

The area falls within the Sedgefield Landscape Unit and consists generally of yellow Solodic Soils on the lower slopes and drainage lines, and Black Sololths occurring on the slopes. Subsurface conditions consist generally of heavy clays overlying bedrock from 0.7m to greater than 2m in depth.



Reports have been prepared by **Douglas Partners Pty Ltd** and **HLA Envirosciences Pty Ltd**, which include an assessment of the topography of the site. The reports were lodged with the Rezoning Submissions and Development Applications for the site.

These reports have found that the chemical composition of the soils does pose some risk of erosion on steeper slopes and this is evident on site. It is considered however, that appropriate actions have

been incorporated into the Structure Plan and supporting Development Control Plan which can assist in decreasing existing erosion on site.

Overall the site is considered **suitable** for urban development subject to these issues being addressed.

#### 4.2.1 Erosion

"The following is an excerpt as provided in the rezoning submission presented by **Harper Somers O'Sullivan**.

*On the upper slopes adjoining tree clumps, a number of 'scalded' areas occur. Such areas will remain bare unless special attention is given to tree establishment, through deep ripping to 'open' the soil surface, and assist in temporarily removing the effects of tree roots from nearby vegetation, thereby giving time for establishment of grasses and tree tubestock.*

*The mid-slopes are generally in good condition and where open grazing lands occurs, slope wash is not a significant contributor to erosion on site. Judicious stocking is essential to prevent over-grazing and erosion of these slopes. Not all allotments as proposed in the indicative concept plan will be suitable for grazing.*

*Where the mid slopes are timbered, there is very little near surface, understorey vegetation, and topsoil is generally very thin, making ground surface management important to minimise soil movement. This also makes the potential of higher volumes of soil movement during storm events more likely. Establishment of native grasses and shrubs in these areas should be encouraged.*

*The gully lines exhibit the most widespread erosion damage. Numerous gully heads occur within each gully and flow line. These will continue to contribute large volumes of soil to the drainage system until treated.*

*Associated with the gullies are the dams, which with the exception of the dam at the front of the property, have all failed as a consequence of tunnelling. This type of erosion, resulting in failure of dams is usually the result of poor construction techniques. Each dam will require specific remediation to return them to full capacity.*

Associated with each dam, is an eroded outlet, the result of outlets from each dam prior to their failure by tunnelling. Each outlet will likewise require specific treatment, generally by way of road grouting, and 'fluming' to prevent erosion once the dams are fully operational again.

### 4.2.2 Salinity

Dryland salinity can occur when the water balance in the landscape is changed and salt is mobilised by groundwater as it rises to the land surface. Groundwater levels rise when the input of water to the groundwater system (recharge) exceeds the amount of groundwater leaving the system (discharge).

If groundwater levels remain static, or rising, then salinisation will persist and may expand. To manage dryland salinity, groundwater levels must be lowered and the equilibrium between water inputs and outputs re-established.

Labels in the diagram include:

- Evaporation
- Transpiration
- Precipitation
- Infiltration
- Groundwater
- Groundwater discharge
- Surface water
- Reservoir
- Ocean

Text in the inset box:

The water cycle is a continuous process that moves water around the planet. It is driven by the sun's energy, which causes water to evaporate from the ocean and transpire from land. The water vapor then condenses into clouds, which release precipitation as rain or snow. On land, some water infiltrates the ground, becoming groundwater, while some flows into bodies of water like rivers and lakes. In the ocean, water evaporates and returns to the atmosphere, completing the cycle.

The soil assessment reports prepared by **Douglas Partners Pty Ltd** and **HLA Envirosiences Pty Ltd**, state that there are some areas of saline soil over the site. The reports state that these soils range from low to moderately saline. The soils are prone to partial dispersion with some susceptibility to erosion and tunnelling.

From this inspection, it would appear that there is a correlation between the drainage lines and areas where salinity issues would need to be considered.

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## SEDFIELD STRUCTURE PLAN

A meeting was also held with the Catchment Management Authority (Tocal Office) in September 2006. The Authority put forward issues that it considered to be of importance in the management of salinity. These have been addressed in the Structure Plan as follows.

The following list illustrates the consequences of not reducing soil and water degradation:

- Loss of natural resources that are non-renewable
- Impacts on agricultural systems through changes to both soil and water conditions
- Pollution of waterways with soil and other materials from runoff during construction
- Downstream impacts from changes to water and soil conditions



It is considered that suitable practices can be included into a future Development Control Plan that will assist in the management of saline soils in the area.

**Plan 6** illustrates the salinity mapping for the Singleton area.

## Response to Structure Plan due to Salinity and Erosion Issues

RECOMMENDATION	RESPONSE IN STRUCTURE PLAN
Maximum retention of native vegetation, particularly deep-rooted vegetation that help prevent the water table from reaching the ground surface with resultant increases with soil salinity	<p>Strategies to address salinity problems should be mainly directed at reducing groundwater recharge. This can be done by introducing changes to land use and land management practices at sites where there is high recharge, for example, the upper reaches of a catchment and the tops of hills.</p> <p>One of the best ways to reduce groundwater recharge is to maintain adequate vegetation cover throughout a catchment, particularly on sites of potentially high recharge. The greater the amount of water that the vegetation intercepts or uses, the more effective it will be in addressing the problem of excessive leakage to the subsurface.</p> <p>Maintaining soil health is also very important as healthy soil can hold more water, allowing less water to leak through to recharge the groundwater.</p> <p>Specific management practices that may be implemented by land managers to prevent dryland salinity include:</p> <p><i>Tree Maintenance</i></p> <ul style="list-style-type: none"> <li>• Protect native vegetation, particularly in areas of high recharge. Areas of high recharge typically occur in the upper parts of a catchment on hills and ridge-tops with thin soils. These areas typically have low land capability and relatively low</li> </ul>

## SEDFIELD STRUCTURE PLAN

	<p>agricultural value if cleared.</p> <ul style="list-style-type: none"> <li>Rehabilitate degraded native vegetation in areas of high recharge. Catchment Management Authorities can provide information for landholders about meeting biodiversity targets and reducing salinity recharge.</li> </ul> <p><i>Pasture Maintenance</i></p> <ul style="list-style-type: none"> <li>Deep-rooted perennial pasture species such as lucerne and phalaris are better for year round water management than shallow-rooted annual species, such as clover-based pastures. Often, a mixture of species, which have different growth habits and climatic requirements, can maximise water use.</li> <li>Improve grazing management to stop overgrazing, which reduces pasture cover.</li> <li>Control pests, such as rabbits, also necessary to maintain ground cover and healthy soil.</li> <li>A minimum ground cover of about 70% is considered appropriate in most areas. Lack of ground cover allows too much water to leak through the soil profile and can lead to erosion, which can expose saline subsoils.</li> </ul> <p><i>Managing discharge sites</i></p> <p>The goal of most reclamation programs is to lower the watertable to a level that is below the root zone of crops and pastures with the expectation that full productivity will be restored. Measures that are commonly recommended to</p>
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	<p>treat salt-affected sites include:</p> <ul style="list-style-type: none"> <li>Restriction of stock from certain areas allowing for maximum vegetation growth.</li> <li>Revegetation with salt-tolerant grasses, herbs, shrubs and tree species, preferably those that have some productive value. Building up mounds so plants can grow above the salt.</li> <li>Using light surface tillage and ripping to assist plant growth.</li> <li>Using gypsum and/or fertilisers to maximise plant growth.</li> <li>Applying mulch to improve soil conditions, reduce evaporation, aid plant growth and protect soil against erosion.</li> <li>Establishing water drainage control works such as contour banks to direct surface water away from a site and prevent erosion.</li> <li>Establishing banks and subsurface drains to intercept shallow subsurface water flow and direct it away from the site to prevent waterlogging.</li> </ul>
The maximum consolidation of drainage lines within single ownership to facilitate management of salinity issues	<ul style="list-style-type: none"> <li>Main drainage lines can be retained in one lot where possible. The proposed lot sizes facilitate this.</li> </ul>
Minimisation of drainage line crossings by access roads	<ul style="list-style-type: none"> <li>Crossing of drainage lines has been kept to a minimum</li> </ul>
Limit impact on existing vegetation	<ul style="list-style-type: none"> <li>Locate development in cleared areas and promote tree preservation and planting through 88B instruments and development control at DCP stage.</li> </ul>

## SEDGEFIELD STRUCTURE PLAN

### 4.3 Bushfire

Detailed Bush Fire Threat Assessments have been carried out over the site and previously lodged with Council with the Rezoning and Development Applications.

These reports have been prepared having regard for the *Rural Fires Act, 1997*, *Environmental Planning and Assessment Act 1979* and *Planning for Bushfire Protection 2006* and provide an assessment of the bushfire protection measures required to be incorporated into future subdivision design to guard against the assessed potential impact of bushfires.

For the purposes of this Structure Plan, it can be established that the overall threat of bushfire is low and that setback requirements **would not be prohibitive to urban development**.

Preliminary bush fire investigations reveal that certain areas of the study area may also be potentially subjected to medium to high bush fire risk. Any future development will need to incorporate appropriate Asset Protection Zones (APZ). The medium bush fire risk is predominately located in areas that are adjacent to existing vegetation on adjoining properties.

Approximately 50% of the site is vegetated consisting of wooded and open forest with poorly developed shrub under storey, generally classifying the vegetation over the site under three classifications. These are outlined as follows and show the required setbacks for each vegetation type:

#### Grasslands

- The calculated (Inner Protection Zone) IPZ for all grassland areas is 10m.

#### Grassy Woodlands (Woodlands)

- The calculated IPZ for all grassy woodlands areas is:
  - Flat – 10m maintained as IPA
  - >0° to 5° downslope - 15m maintained as IPZ
  - >5° to 10° downslope - 20m maintained as IPZ
  - >10° to 15° downslope - 25m maintained as IPZ

#### Dry Sclerophyll Forest (Open Forest)

- The calculated APZ and IPZ for all dry sclerophyll forest areas is:

- Flat – 20m APZ, including 10m IPZ
- >0° to 5° downslope - 25m APZ, including 10m IPZ
- >5° to 10° downslope - 35m APZ, including 15m IPZ
- >10° to 15° downslope - 50m APZ, including 25m IPZ

Retculated Water is not available to the subject site therefore designated fire fighting tanks are recommended to be located in close proximity to each residence (generally 10,000 litre will provide sufficient water to protect a house using a hose).

Future rural residential development is capable of co-existing, however, will need to provide an appropriate protection from bushfire attack, as outlined in *Planning for Bushfire Protection, 2006*. The bushfire assessment undertaken shows that the provision of adequate setbacks and Asset Protection Zones (APZ) can be achieved within building envelopes on future allotments and would ensure that there would be a minimum threat to life and property in times of bushfire attack.

It is considered appropriate to also include the existing roads, that form the bounds of the study area (where applicable), within the protection zone calculations. Such roads would satisfy the requirements of a perimeter trail. The inclusion of these existing roads would assist in mitigating the risk of bushfire threat and would act as a buffer between the bushfire source and existing and future assets.

Any tree clearing, to satisfy the requirements of the bushfire legislation, would need to comply with **the recommendations of the Ecological Assessment**.

Singleton branch of the NSW Fire Brigade would be the first to attend any fire within the Candidate Area. Response time would be approximately 15 minutes.

**Plan 7** illustrates the Bushfire Prone Land for the Sedgefield Candidate Area and surrounds.

Generally the area is open forest and relatively flat. In this case inner protection zones are 10m while total APZ is generally 20m to 25m. Within the outer APZ it is not proposed to remove all trees, only to thin where needed to remove connective canopy. Undergrowth is limited on site due to existing agricultural activity.

## SEDFIELD STRUCTURE PLAN

### Response to Structure Plan due to Bushfire Issues

RECOMMENDATION	RESPONSE IN STRUCTURE PLAN
<b>Roads and Access</b>  All proposed roads and accesses should be designed and maintained in accordance with Planning NSW "Planning for Bushfire Protection 2006".	<ul style="list-style-type: none"> <li>Plan is in accordance with Planning NSW "Planning for Bushfire Protection 2006" and would be subject to full report with DA.</li> </ul>
<b>Fire Fighting Capacity and Bushfire Evacuation</b>  There must be consideration and provision of adequate turning circles for fire tankers to service the area and to facilitate quick and effective action by the brigade.	<ul style="list-style-type: none"> <li>Roads will be adequate for fire fighting equipment</li> </ul>
<b>Vegetation Maintenance</b>  Asset Protection Zones to be incorporated and maintained in accordance with Planning NSW "Planning for Bushfire Protection 2006".  Any tree clearing, to satisfy the requirements of the bushfire legislation, would need to comply with the recommendations of the Ecological Assessment.	<ul style="list-style-type: none"> <li>APZ's in accordance with Planning NSW "Planning for Bushfire Protection 2006". Can be developed for all lots.</li> </ul>

### 4.4 Aboriginal Archaeology

Several Aboriginal Archaeological investigations have been undertaken over the northern and southern portions of the site by *HLA Pty. Ltd.* and *Myall Coast Archaeological Services Pty Ltd*.

The HLA Report covered various lots in the southern portion of the site and found relics on Lot 209 and Lot 204. The four archaeological sites are located in drainage lines and it is recommended that any lot layout be designed to avoid the archaeological sites and drainage line. The report recommended that these relics be fenced to prevent future disturbance.

The report also recommended that more detailed archaeological assessment should be carried out at the subdivision stage and that any lot layout will take into consideration the findings of the study and will be designed to conserve known aboriginal relics or areas of sensitivity. Aboriginal communities will be invited to provide input and visit the site during any detailed archaeological assessment at the rezoning and subdivision stages.

The Myall Coast Report covered various lots in the northern portion of the site and located 3 artefact scatters and 1 isolated artifact. The Myall Coast report has made recommendations which would allow for development to proceed; as long as future development did not impact of the Aboriginal Objects.

The Myall Coast Report makes the following recommendations:

- The site registered should remain undisturbed
- If at some point in the future, a proposed impact threatens these sites, Consent to Destroy, from the Director General of NSW National Parks and Wildlife Service would be required.
- The current archaeological area has the potential to contain more sites and further archaeological assessment will be required.
- Limitations of visibility within the study area have reduced the effectiveness of the current survey. The creekline is particularly sensitive but there is potential for sites anywhere within the subject area, therefore further archaeological assessment will be required. The form of this assessment may vary according to the nature of the proposed impact and the landform to be affected. The following are suggested as a minimum:

## SEDGEFIELD STRUCTURE PLAN

- o Further archaeological work will need to be undertaken for any works likely to disturb areas within 100m of First Creek. This will need to involve strategies for overcoming extreme visibility problems
- o Minor works such as upgrading of existing access roads may only require some archaeological monitoring
- o More substantial works involving ground disturbance may require sub-surface testing

*Plan 8* illustrates the locations of the Aboriginal sites and relics, as outlined in the reports undertaken by *HLA Pty. Ltd.* and *Myall Coast Archaeological Services Pty Ltd.*

## Response to Structure Plan due to Aboriginal Archaeology Issues

RECOMMENDATION	RESPONSE IN STRUCTURE PLAN
Any lot layout will take into consideration the findings of the Aboriginal Archaeological studies and will be designed to conserve known aboriginal relics or areas of sensitivity.	<ul style="list-style-type: none"><li>• The lot layout ensures that the identified archaeological relics / areas of sensitivity are not impacted upon</li></ul>
Further archaeological work will need to be undertaken for any works likely to disturb areas within 100m of First Creek.	<ul style="list-style-type: none"><li>• Future Development Applications within the Area will require further archaeological assessment</li></ul>

## 4.5 Traffic and Transport

An important component of the Structure Plan is traffic and transport. A detailed traffic assessment of the existing local and regional traffic conditions, has been carried out by *Northern Transport Planning and Engineering Pty. Ltd.*

The Sedgefield Candidate Area is well located in terms of road access and *Plan 9* illustrates the existing road network.

The main road running through the centre of the site is Gresford Road, which crosses the area in an east/west direction. Gresford Road provides direct access with the town of Singleton, some 6km to the west and is a dual carriageway main road (MR128), with a sealed width of 6m abutting a gravel, unsealed shoulder of up to 2m. The road pavement is in good condition with minor edge crumbling evident. This road caters for both passenger and heavy vehicles travelling east of Singleton to the localities of Sedgefield, Westbrook, Mirannie and Gresford. The speed limit along this main road is 100km/h east of the Hunter River Crossing.

The Candidate Area is also bounded on the north eastern side by Mirannie Road which intersects with Gresford Road and Ironbark Lane which runs along part of the northern boundary. The southern portion of the area can be accessed by Big Ridge Lane, which intersects with Gresford Road in the centre of the area and runs in a southerly direction through the southern portion of the site. The area is also bounded on the eastern side by Roughit Lane.

Singleton Council monitors traffic movements on Gresford Road and has provided traffic movement details for assessment purposes at two locations. The first location is approximately 2km west of Big Ridge Lane and has an Annual Average Daily Traffic Volume (AADT) of 1520. The second location is 300m west of Mirannie Road (or approximately 1km east of Big Ridge Lane) with an AADT of 929. Whilst Gresford Road is a sealed road, many of the other roads in this area are not and will require some upgrading as part of the development.

The study found that both present and future projected flows on existing local roads within and surrounding the Sedgefield Candidate Area would be reasonably balanced between the local roads.

The major generation for public transport will be children travelling to school. The Blue Ribbon Service stops along Gresford Road. This service transports children to all schools in the Singleton area.

## SEDGEFIELD STRUCTURE PLAN

No current provisions for pedestrian or cyclist facilities along Gresford Road presently exist. The speed limit in this area is 100km and it is considered that pedestrian activity associated with proposed rural residential development would be minimal.

As can be seen from *Plan 9*, the existing residential pattern shows that most dwellings are located with direct access to the current road network.

The overall conclusion from the traffic investigation is that traffic and parking arrangements for the rezoning development proposal are satisfactory and that there is no traffic, pedestrian or parking impediments to the proposed rezoning.

## Response to Structure Plan due to Transport Issues

RECOMMENDATION	RESPONSE IN STRUCTURE PLAN
All proposed roads and accesses should be designed in accordance with Council guidelines	<ul style="list-style-type: none"><li>All lots will be served by sealed roads constructed in accordance with Council's Minor Sealed Rural Roads Standard</li></ul>
Circular road network and eliminate dead ends where possible	<ul style="list-style-type: none"><li>Roads have been provided to create a link to the existing road network.</li></ul>
Need clear road hierarchy	<ul style="list-style-type: none"><li>Upgrade existing road network where required</li></ul>
Maximum retention of native vegetation	<ul style="list-style-type: none"><li>Care has been taken to located roads having regard for the need to preserve vegetation and to avoid prominent ridges.</li></ul>
Minimisation of drainage line crossings by access roads	<ul style="list-style-type: none"><li>Crossing of drainage lines has been kept to a minimum</li></ul>

## 4.6 Services and Infrastructure

The potential to supply adequate services in terms of electricity, and telecommunications were investigated as part of this planning process. The need to provide services in an incremental and cost effective way may influence the staging of the development. The following summary outlines the availability of services and highlights any significant impediments to servicing of this area. Specifically, this section comments on the location, capacity, serviceability and other significant issues relating to:

- water supply;
- effluent disposal;
- electricity supply;
- telecommunications systems;
- natural gas; and
- roads and drainage infrastructure.

### 4.6.1 Water

Town water is not available to the site. Water supply to future dwellings would be by rainwater collected from roof areas and stored in rainwater tanks. The area contains several farm dams, supplying water to livestock and in emergencies such as fire.

The objectives of the Environmental Living Zone under the *draft Singleton Rural Residential Strategy* do not require the provision of town water. The proposed water supply will be via tank water and will be subject to individual dwelling applications.

### 4.6.2 Wastewater

The objectives of the Environmental Living Zone under the *Singleton Rural Residential Strategy* do not require connection to town wastewater. The town sewer is not currently available in the Sedgefield Area and it is proposed that effluent disposal would be by way on a suitable on-site system.

Water is a valuable commodity and the availability to reuse wastewater is an important facet of rural living. This water provides a resource for gardens, laundry, w.c., etc.



## SEDGEFIELD STRUCTURE PLAN

The *Douglas Partners* Report, lodged with the Rezoning Submission for the Hardies land, found that the site is generally suitable for domestic on-site effluent disposal. Given the varying soil composition and depth to bedrock, disposal areas generally vary from 240 to 1112 square metres. This is dependent upon the chemical nature of the soil, depth to bedrock and potential for run-on/run-off.

The report concluded that further onsite testing may be required to determine the soil composition of the locations of the effluent disposal areas once these were determined. To ensure the effluent disposal envelopes are adequately catered for and to reduce the further need to test individual sites, an effluent disposal area of 1112 sqm has been shown on each site which would allow any future landowner to have an adequate disposal area, further details of effluent disposal will be subject to individual DA's from potential future lot owners.

HLA prepared an Assessment of On-Site Wastewater Management Capability for the rezoning of the Greta Estates land. The HLA report concluded that the best option for on-site effluent disposal in this location was by a surface irrigation method.

### 4.6.3 Stormwater and Drainage

Flooding does not affect this site. Current flood levels for the surrounding outlying areas of Singleton are identified on the current constraints map as included in the Rural Residential Strategy. This flood level is taken as a 1 in 100 year flood level. Localised storm flows for the 1% AEP could be contained within the 40m riparian buffer.

There are a number of 1<sup>st</sup> and 2<sup>nd</sup> order ephemeral drainage lines originating in the northern western sector of the candidate area which continue into First Creek. First Creek is a natural ephemeral water course which cuts through the centre of the candidate area.

There are also several intermittent, natural drainage lines in the southern portion of the area. These drainage lines are generally drain to the south east.

*Plan 10* illustrates the drainage paths throughout the Sedgefield Candidate Area.

There are a number of farm dams located throughout the site which are in poor condition. Erosion is present and is commonly found behind failed dams, as shown in the following photograph.



Stormwater runoff is a major source of pollutants entering the water system. This degrades the quality of the water in the system. There is a need to consider the smaller, diffuse sources of pollutants that come from the home, roadways and farms. During construction, issues of soil erosion and runoff from construction sites need to be specifically addressed.

Future subdivisions will be designed and constructed to current engineering standards for council approval at the construction.

As the result of intense landuse activity on site such as land clearing, grazing and poor land management practices, erosion has occurred. These can be seen in the pictures below. The soil composition, steep slopes and existing cleared areas creates further potential for this to continue. Soil

## SEDFIELD STRUCTURE PLAN

and Water Management Plans can be prepared for future subdivision of the area which would allow for the management practices to reduce the further effects of erosion.



Water quality is also considered to be a major issue in respect to the future rural residential development potential for the study area.

The master planning process identifies the necessary stormwater management regimes. The inclusion of appropriate management practices be incorporated into the residential design process will ensure any potential water quality issues and / or hydrological impacts from the proposal are identified and mitigated.

In conclusion, it was found that the study area is suitable for increased rural residential developments and any cumulative water quality impacts are capable of being satisfactorily ameliorated.

The following are the consequences of not managing stormwater

- Pollutants entering the water system causing problems such as nutrient imbalance, excess phosphates causing algal blooms, siltation and sedimentation.
- Litter blocking waterways, causing damage to flora and fauna
- Flooding and damage associated with excess water

Through appropriate installation of stormwater quality control devices on new subdivisions, the existing quality of runoff from the area can be significantly improved.

### 4.6.4 Gas

Natural gas is not available to the site.

### 4.6.5 Electricity

Electricity is available to the Candidate Area.

### 4.6.6 Telecommunications

Telecommunications can be made available to the site

### 4.6.7 Garbage Services

A fortnightly garbage service is provided in the Sedgfield area by Singleton Shire Council

### 4.6.8 Roads

The proposed road layout has taken into consideration existing vegetation, identified constraints and land topography to allow through access roads which would potentially be able to link all future development.

### 4.6.9 Public Transport

The Blue Ribbon Service stops along Gresford Road. This service transports children to all schools in the Singleton area

Once a final master plan is approved, all service (infrastructure and community services) authorities will be notified so that adequate planning can begin. A Section 94 contributions plan can be developed to identify future work associations with new development so that Council costs can be recovered.

## SEDFIELD STRUCTURE PLAN

### Response to Structure Plan due to Servicing Issues

RECOMMENDATION	RESPONSE IN STRUCTURE PLAN
Effluent disposal would be by way of a suitable on-site system.	<ul style="list-style-type: none"> <li>Suitable on-site effluent detention areas are proposed for each building envelope</li> <li>Further geotechnical assessment may be required to determine the soil composition of the locations of the effluent disposal areas for each individual site.</li> </ul>
The proposed water supply will be via tank water and will be subject to individual dwelling applications.	<ul style="list-style-type: none"> <li>Water supply will be via tank water and will be subject to individual dwelling applications.</li> </ul>
With regard to stormwater and drainage, the subdivision will be designed and constructed to current engineering standards for council approval at the construction.	<ul style="list-style-type: none"> <li>Drainage of stormwater will be compatible with the natural environment and will be properly collected and conveyed to an appropriate drainage facility.</li> <li>Stormwater Management Plans to be prepared for future subdivisions at CC stage</li> </ul>
The proposed road layout is to take into consideration existing vegetation, identified constraints and land topography to allow through access roads which would potentially be able to link all future development.	<ul style="list-style-type: none"> <li>The proposed road network takes natural constraints into consideration</li> </ul>
Ensure adequate provision of telecommunications and electricity to the site	<ul style="list-style-type: none"> <li>All proposed future lots to have provision for telecommunications and electricity</li> </ul>
All drainage and runoff should be controlled in terms of flow rates and water quality to ensure	<ul style="list-style-type: none"> <li>Will be addressed at DA/CC Stage.</li> <li>Erosion and Sediment Control Plans to</li> </ul>

that the environmental integrity of this area is maintained	<ul style="list-style-type: none"> <li>be prepared for future subdivisions at CC stage</li> <li>Soil and Water Management Plan to be prepared at DA/CC stage.</li> </ul>
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### 4.7 Community Services

Developing a master plan for the study area requires due consideration of the impact of increased population and the need for additional community services.

Traditionally a rural township, Singleton is still dominated by its rural heritage, but over the past decades has transitioned to become a thriving rural regional centre. Located in the centre of the Hunter Valley, Singleton is surrounded by rural lands, some 18 coal mines, 2 power stations and the Singleton Army Base, as well as expanding vineyards and tourist activities.

Whilst there has been a trend for decline in the population of rural towns (generally less than 5000 people), Singleton, as a more regional centrally located town, servicing a large mining, tourist and defence industry, has enjoyed steady growth in population in recent years.

Singleton enjoys a wide range of community services, well within the requirements of a large rural community. Singleton provides library, swim and fitness, youth and senior citizen and unemployment services. Recreational and education pursuits are also well catered for with numerous churches, charity organisations, schools, and various sporting bodies. The Local Government Area is also well serviced with health facilities, including medical practitioners, dental surgeries, and a hospital.

The master planning process will provide additional rural residential development within the Singleton Local Government Area. From a social perspective, the development of this area is unlikely to have a significant negative impact. The proposal will provide employment, recreational and community opportunities and the opportunity to live within minutes of a major rural centre.

It is expected that the purchasers of future allotments would come from a range of backgrounds, typically local people wishing to live on a small rural holding a short commuting distance from town, and people from further afield, perhaps Newcastle and Sydney, who are looking for space, larger holdings as rural retreats and who may not live on the property all year round. In either case, the composition of residents will be those who elect to enjoy this style of rural living.

## SEDFIELD STRUCTURE PLAN

The proposed structure plan allows for the retention of significant vegetation areas, whilst creating a rural residential environment. The character of Singleton is not likely to be impacted upon, given the desire of Council to support rural residential in the locality.

The structure plan as proposed, aims to retain the rural feel of the site, making it an attractive place in which to live.

Funding for services and facilities can be made available in the form of Section 94 Contributions to Singleton Shire Council. A Section 94 Plan should be developed to examine the provision of these facilities.

The location of the Sedgfield Candidate Area is within a 5 minute drive to the Singleton Town Centre, placing this land in a prime location to provide for rural residential living.

**Plan 11** illustrates the distance from the Sedgfield Candidate Area to social infrastructure.

## 4.8 Natural Resources

The Department of Primary Industries has proposed a buffer zone to a prospective open cut coal reserve at Sedgfield in the shire of Singleton. This arbitrary buffer would sterilize all lots having frontage to Roughit Lane back to the intersection Gresford Road and Miranne Road. This would include a significant number of existing dwellings within this area, refer **Plan 14**.

There are various factors that significantly reduce the potential of this resource, which the Department refuse to consider. The background to this matter is as follows:

- The Sedgfield Candidate Area comprises of an area of 938.1 hectares and has been principally developed for some time. The area was identified in the Singleton Rural Residential Development Strategy 2004 as suitable for further rural residential development, refer **Plans 14 and 15**.
- In February 2006 Singleton Council received written confirmation from the Department of Planning that it would issue a conditional endorsement of the Singleton Rural Residential Development Strategy.
- In July 2006 Council resolved to adopt the Singleton Rural Residential Development Strategy and requested the endorsement from the Department of Planning.

- The Department of Planning generally endorsed the Strategy and requested that a Structure Plan be prepared in regard to the Sedgfield Candidate Area.
- The Sedgfield Candidate Area includes three (3) main areas owned individually and a number of smaller lots that are fully or partially developed. The Structure Plan (**Plan 15**) shows existing extent of development.

We have undertaken a number of meetings with the Department of Primary Industry to resolve this issue, but the Department at this time are not prepared to vary the arbitrary buffer line. Our suggestion was that the logical situation was to move the buffer back to Roughit Lane, whereby the significant number of existing dwellings along Roughit Lane are not disadvantaged and the buffer relates to a physical feature.

The open cut reserve, as shown in **Plan 14**, includes a significant number of properties with dwellings constructed on them. The dwellings are shown in the insert as stars and it would be apparent and very illogical to open cut such an area.

The following reasons generally outline our position that this buffer should be re-evaluated.

- Imposed buffer to the open cut coal reserve shown as a red vertical line on **Plan 14** affects a significant number of existing dwellings.
- Recovery of the open cut coal reserve would require the transportation of the coal to the Port of Newcastle. The reserve defined is only small and the cost of establishing a suitable transport network such as a rail link or conveyor would make the reserve uneconomical. The viability of the reserve therefore is questionable.
- The viability of the reserve needs to take into consideration the considerable number of houses that exist within the open cut mining area, as shown on **Plan 14**.
- The viability of the reserve is also questioned by the significant number of houses that exist within the wider buffer.
- Apparently, no testing has been carried out of the reserve to define its viability or suitability.
- The buffer has been determined on purely arbitrary basis and places a burden on existing residents not the coal development.
- The relocation of the buffer back to Roughit Lane would provide a more realistic outcome.
- It is recommended that Council approach DPI to review the location of their buffer to Roughit Lane, as this is a more appropriate and logical location.

## SEDFIELD STRUCTURE PLAN

### Response to Structure Plan due to Community Services Issues

RECOMMENDATION	RESPONSE IN STRUCTURE PLAN
Ensure adequate provision of telecommunications and electricity to the site	<ul style="list-style-type: none"> <li>Domestic electricity supply to be provided to the boundary of each future allotment created</li> </ul>
Ensure local community facilities are adequate to accept increased population	<ul style="list-style-type: none"> <li>Make provision for payment in accordance with S94 Plan to Council infrastructure.</li> </ul>

### 5.0 The Structure Plan

The Singleton *Rural Residential Development Strategy (Dec 2004)* has been prepared in response to the growing demand for rural residential development within the Singleton Local Government Area (LGA).

Singleton Council has requested the preparation of this Structure Plan for the Sedgfield Candidate Area. The Candidate Area is currently zoned 1(a) Rural. It was proposed to introduce a new Environmental Living Zone, with a minimum lot size of 4 hectares and an average size of 5 hectares (to replace the existing 1(b) Hobby Farms Zone).

As a result of the recommendations of the previous baseline studies, discussions with government departments and consultation with the major landholders in the area, the Structure Plan has been prepared and is illustrated as *Figure 15* of this document, whilst maintaining a minimum average lot size of 5ha and incorporating an absolute minimum of 2ha. It is considered that this Structure Plan also assists in achieving both Council's and CMA's objectives of minimum loss of vegetation by minimising the development footprint.

The Plan presents as concentrated development enclaves, with a reduced development footprint.

The objectives of the Environmental Living Zone under the draft Singleton Rural Residential Strategy do not require the provision of town water. Rain water catchment would be available from roofed area, as is presently the case in this area.

### 5.1 Existing Holdings

A large majority of the area is already developed with residences constructed on properties. Therefore, under the proposed Environmental Living Zone, this is the maximum that many of these lots will be able to achieve. Many of these lots are under 10ha and therefore further subdivision will not be able to achieve the 5 hectare average required, unless combined with adjoining land.

*Plan 12* illustrates the existing holdings over the Sedgfield Candidate Area. This plan illustrates the following:

Areas shown as "Red"	These lots are less than 10 hectares and considered to be fully developed
Areas shown as "Light Pink"	These lots would only be able to achieve one additional lot
Areas shown as "Purple"	These lots would only be able to achieve two additional lots

If the lots that already have residences on them are excluded (properties marked with a \*) the properties that are left are primarily contained within three major ownerships. These remaining properties are those that are considered to have the most development potential. This is outlined as follows:

AREA	OWNERSHIP	SIZE	LOT YIELD (based on Average 5ha lots, with a 2ha minimum)
A	Hardie Singleton Pty Ltd	170ha	34 lots
B	Neely	115ha	23 lots
C	U and J Windt	Area C1 – 53ha	10 lots
		Area C2 – 75ha	15 lots
		Area C3 – 55ha	11 lots

## SEGEFIELD STRUCTURE PLAN

Therefore, theoretically, if the three larger land holdings are subdivided to their full extent under the proposed Environmental Living Zone, they would yield some 93 lots (excluding constraints)

### 5.2 Vegetation and Vegetation Linkages / Corridors

Native vegetation supports native animal and bird species. Even one shrub or a cluster of shrubs can be an immensely important habitat site and locally endemic species are better suited to local animal and bird species having coevolved. Habitat potential increases with the amount of native vegetation and the variety of species. Riparian and wetland areas support an even greater habitat potential than most other vegetation communities whilst corridors and linkages further increase the importance of this native vegetation as they allow for the movement of native animals and some native birds and provides protection from predators.

*Plan 13* illustrates the corridors throughout the Sedgefield Candidate Area. As shown, there are several possible linkages which can be developed. A corridor runs in a north easterly direction, linking vegetation in the north eastern corner. Another corridor cuts through the south eastern corner of the site. It is considered that the retention of these potential habitat linkages, promotes retained habitat on site and extant areas of vegetation off the site. These corridors could be considered as "local corridors" as they are small, less defined linkages that provide local connection of remnant patches of vegetation and landscape features such as creek lines and gullies.

In some cases, these corridors could be less than 50m wide, however, they are an important component in the overall regional landscape conservation framework.

The retention of existing vegetation and improvement where possible can be achieved through location of development such as roads, dwellings and services in existing cleared areas. It has been illustrated in *Plan 15* that this can be achieved. The Concept Layout (*Plan 15*) is by way of concept only and does not propose that this is the only way to achieve this goal. Further work will be carried out as part of the individual DAs for the site.

### 5.3 Corridor Management

Management of a corridor should aim to retain and enhance the existing vegetation cover and wildlife habitats. This should include retaining vegetation and structure including groundcovers, shrub layer and canopy species, and logs on the ground. Where the corridor comprises stepping stones of remnant vegetation (eg: paddock trees) management should aim to enhance and re-vegetate the corridor to increase vegetation cover and make better linkages.

Overall corridor management should aim to ensure the ecological processes and corridor functions are maximized:

- Maintain and increase vegetation cover and habitat quality to maximize connection between larger remnants of vegetation. This will help dispersal of wildlife populations between larger remnants and ensure genetic interchange and seasonal wildlife movement.
- Provide specific habitat resources and ecological needs
- Maximise corridor width and function by re-vegetation and control of weeds and feral animals
- Maximise the protection / linkages of landforms



## SEDGEFIELD STRUCTURE PLAN

### 5.4 The Structure Plan

Various options were considered in respect to the future development of this area created by the fact that Council is now reviewing the standards and were open to suggestions to bring about a better social and environmental outcome.

As previously outlined, most of the Candidate Area has already been fully or partially developed, as illustrated in *Plan 12*. However, there is potential for small lots to be combined with adjoining properties to achieve acceptable subdivision design. It should be noted that battle-axe lots are generally not acceptable.

The remaining three larger holdings have the ability to be subdivided into some 93 lots using a 5ha average and a 2ha minimum.

Only one Endangered Ecological Community (EEC) was identified on the site, that being the Hunter Lowland Redgum Forest. It is considered that this can be adequately protected by 88B instruments and restrictions on the title of lots affected.

The remainder of the forested area is primarily covered by Central Hunter Iron-bark-Spotted Gum Grey Box Forest (CHISGGBF), which is not an EEC. This varies in quality throughout the site, due to past agricultural practices and clearing.

Disturbance of existing vegetation will be restricted to cleared or disturbed areas, generally as shown on the structure plan. These should be located in areas already cleared or disturbed with minimal clearing needed. It should be noted that not all trees within the APZ are required to be removed and the building envelope areas are large enough to allow appropriate location of dwellings with minimal impact. Given the limitation that will be introduced to protect vegetation and remove existing Agricultural activities, it is considered that environmental outcomes will be maintained and improved for the site.

Aboriginal evidence found on site is limited however it is likely that if more sites exist they would be located along the drainage lines. The development as proposed does not encroach within 20m of drainage lines and there are no other topographical features that would identify the site as unique. Impact on Aboriginal Archaeology is considered minimal.

The area has been identified as having low to moderate salinity. Adequate measures are available and can be included in conditions of consent, to ensure that current best practices are used in the construction phase to reduce any risk of disturbance to saline soils.

All building envelopes will include adequate Asset Protection Zones, in accordance with *"Planning for Bushfire Protection 2006"*. Under the 2ha minimum lot size, and given that reticulated water would not be available, grey water re-use is an important and integral part of rural living.

Potable water will be provided by run off from roofed areas, and collected in rainwater tanks. This is a finite resource and yard water is normally provided by the grey water system. Lot sizes will ensure that there is adequate room for appropriate effluent disposal on site.

Although Council's foreshadowed minimum lot size has been put forward as 4ha, with an overall average of 5ha, by implementing a 2ha minimum and maintaining a 5ha average, the development footprint can enable areas of major vegetation retention.

The provision of a range of lots ranging in size from a minimum of 2ha to 4ha (averaging 5ha) gives the flexibility to provide the lifestyle choices demanded by most of the rural residential dwellers.

The development footprint can be minimised if smaller lots are clustered, in an area. Large residue lots can be created with environmental off-sets protected by an 88B Instrument or community title subdivision. It is considered that this concept can significantly increase environmental protection and reduce urban footprint. By utilising the 2ha minimum, the number of lots and residents would not increase, but open space would significantly increase and can be incorporated into large lots under one owner.

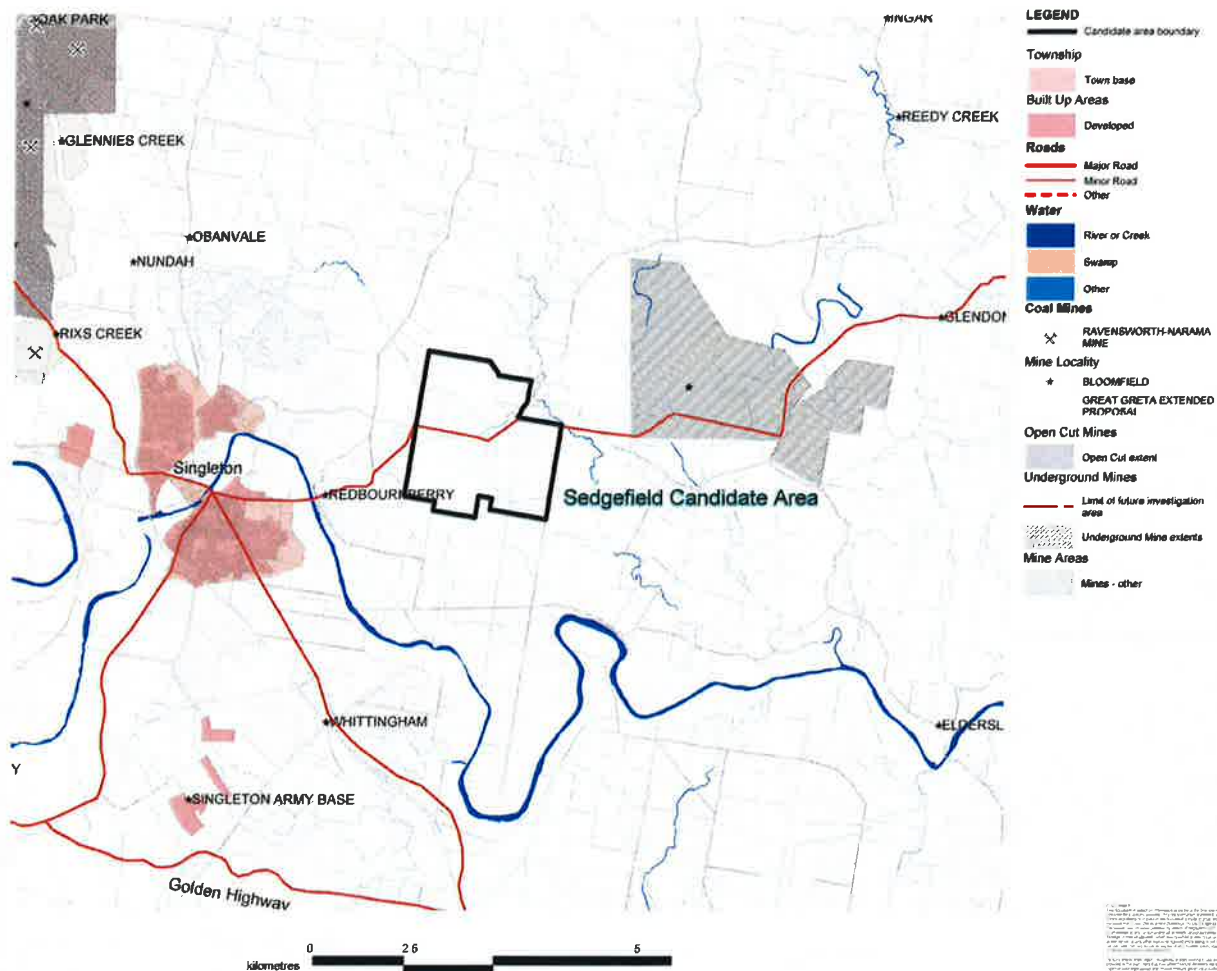
The Sedgefield Candidate Area is currently significantly disturbed and includes an existing large residential base. This is evidenced from the plans within the document showing the location of the existing dwellings (red stars). Many of the sites can not be further developed under Council's standard of a 5 hectare average.

It is considered that the proposed Structure Plan utilises a 2ha minimum, with a 5ha average (*Plan 15*) maintains the same number of lots as under a 4ha minimum, but can reduce the footprint and provides the benefit of concentrating development in certain areas.

## **SEDFIELD STRUCTURE PLAN**

The Department of Primary Industries - Mineral Resources requested buffer on the eastern side of the candidate area will need to be imposed until such time as Council is advised otherwise by the Department.





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**PROJECT**  
RURAL RESIDENTIAL DEVELOPMENT

**LOCATION**  
VARIOUS HOLDINGS  
SEDFIELD, SINGLETON

**CLIENT**  
HARDIE SINGLETON Pty Ltd &  
GRETA ESTATES Pty Ltd

**PLAN**  
PLAN 01 - LOCALITY

DESIGNED BY KGN	DATE 15/02/2007
FILE REF 06/01	VERSION ISSUE A
SCALE	DRAWING NO. 06/01-1
	SHEET NO.



NOTES:  
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2. The area shown is for information only and does not constitute a guarantee of the accuracy of the information.  
3. The plan is subject to change without notice.  
4. The plan is not to be used for any purpose other than the one for which it was prepared.  
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**PROJECT**  
RURAL RESIDENTIAL  
DEVELOPMENT

**LOCATION**  
VARIOUS HOLDINGS  
SEDFIELD, SINGLETON

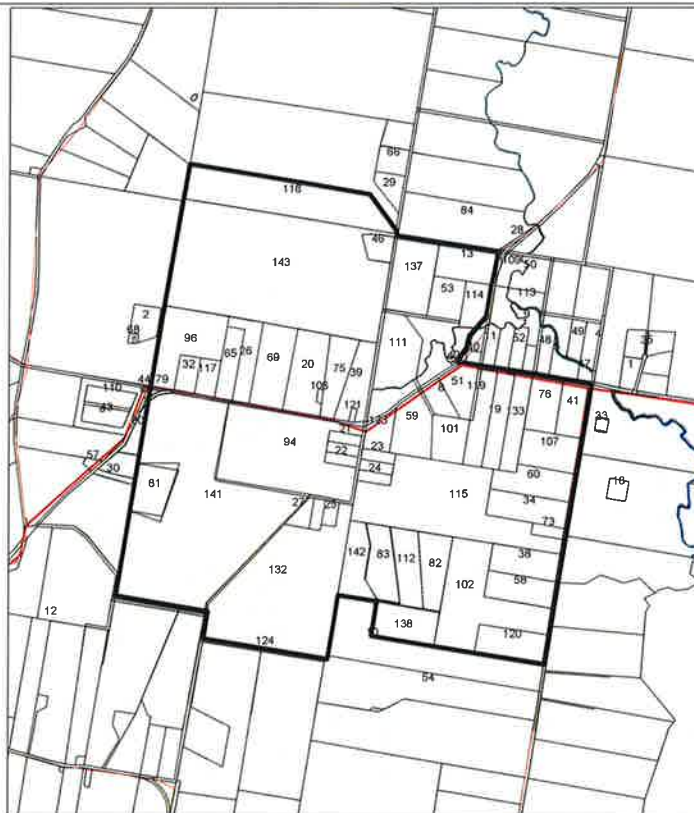
**CLIENT**  
HAROLD SINGLETON Pty Ltd &  
GRETA ESTATES Pty Ltd

**PLAN**  
PLAN 02 - SITE AERIAL

DESIGNED BY	DATE
KGN	16/02/2007
DRAWN BY	DATE
09/01	19/02/07
SCALE	DATE
06-31-2	06-31-2
PROJECT NO.	

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ID	Property_Description	Ratepayer	Property_Name	Address
8	LOT 121 DP 61884	Mr A J & Mrs S E Paul		514 Greshford Road
19	LOT 2 DP 158328	Mr B R Taylor		580 Greshford Road
20	LOT 2 DP 406619	Mr J J & Mrs T M Coomes	Lazy Acres	417 Greshford Road
21	LOT 201 DP 636945	Mr D R & Mrs M L Davis		14 Big Ridge Lane (off E)
22	LOT 202 DP 636945	Mr M P & Mrs D J Vignard		30 Big Ridge Lane
23	LOT 203 DP 636945	Mr H A & Mrs D M Pines		23 Big Ridge Lane
24	LOT 207 DP 636945	Mr S A Hask		31 Big Ridge Lane
25	LOT 210 DP 636945	Mr M W Paine		75 Big Ridge Lane (off E)
26	LOT 211 DP 636945	Mr J W Andrews & Mrs K J Ockenden & N		48 Lennon Ave
27	LOT 212 DP 636945	Mr A P Boston & Mrs J A Beattie		81 Big Ridge Lane (off E)
32	LOT 214 DP 636945	Mr M J & Mrs K E Williams		23 Greshford Road
34	LOT 3 DP 637351	Mr R B & Mrs D A Robinson		94 Roughf Lane
38	LOT 1 DP 108000	Mr M J & Mrs M A Danson		122 Roughf Lane
39	LOT 521 DP 831315	Mr M & Mrs D M Phipps		460 Greshford Road
41	LOT 10 DP 752468	Mr M D & Mrs A B Bailey		CARE 83 John Street
45	LOT 3 DP 1011441	Bangerton Church		P O Box 314
46	LOT 11 DP 108138	Mr P A Shaw		12 John Street
51	LOT 122 DP 830554	Mr E A & Mrs B J Butler		108 Greshford Road
58	LOT 2 DP 106090	Mr P A & Mrs J P Jonsson		148 Roughf Lane
59	LOT 2 DP 830554	Mr R L & Mrs S D B George		P O Box 163
60	LOT 2 DP 633781	Mr H B Neely	Cull - La	
62	LOT 202 DP 636945	Mr D O & Mrs T M Rafter		24 Big Ridge (off E) La
63	LOT 204 DP 636945	Mr R A & Mrs S Perry		77 Big Ridge (off E) La
64	LOT 211 DP 637201	Mr J A & Mrs V M Davis		83 Big Ridge Lane
65	LOT 212 DP 636945	Mr R D & Mrs S A Turner		P O Box 483
69	LOT 3 DP 243558	Mr P J & Mrs A P Rowley		317 Greshford Road
73	LOT 4 DP 817755	Mr N J & Mrs V L Ford		110 Roughf Lane
75	LOT 11 DP 738426	Mr I A & Mrs A M Edwards		435 Greshford Road
76	LOT 10 DP 752468	Mr M D & Mrs A B Bailey		CARE 83 John Street
79	LOT 3 DP 1011441	Roadside		Quarry account
81	LOT 71 DP 1081144	Mr R G Fisher		P O Box 643
82	LOT 1 DP 1056431	Mr L A Barrett		221 Roughf Lane
83	LOT 3 DP 1056431	Mr R A & Mrs S H Harrison		P O Box 734
84	LOT 204 DP 636945	Mr R A & Mrs J Vignard		74/28 Sutherland Street
96	LOT 260 DP 608725	Mr D G Luff	Greyfriars	311 Greshford Road
98	LOT 3 DP 422058	Mr D C & Mrs M L Vignard		148 Sutherland Street
102	LOT 3 DP 860430	Mr P C & Mrs P J Hobbs		22 Portman Street
106	LOT 1 DP 420678	Mr D C & Mrs A Vignard	Darwin	415 Greshford Road
107	LOT 1 DP 633781	Mr G W & Mrs J J Clayton		P O Box 608
111	LOT 1 DP 738426	Mr J M Conlan		485 Greshford Road
112	LOT 2 DP 1056431	Mr G W Vignard & Mrs A J Long		Unit 8 - 8 Simpson Terrace
115	LOT 204 DP 636945	Mr G W Vignard		74/28 Sutherland Street
116	LOT 202 DP 636945	Home Singleton Pty Limited		11 - 106 King Street
117	LOT 1 DP 41823	Mr K Hoak		337 Greshford Road
119	LOT 1 DP 41823	Mr K Hoak		382 Greshford Road
120	LOT 4 DP 860430	Mr J B & Mrs A Burgess		198 Roughf Lane
121	LOT 5 DP 831315	Mr G B Threlkeld		453 Greshford Road
123	LOT 1 DP 422058	Mr D C Davis		Big Ridge Lane
132	LOT 204 DP 636945	Home Singleton Pty Ltd	Tanderson	74/28 Sutherland Street
133	LOT 3 DP 596329	Mr J A & Mrs T J Ockenden		596 Greshford Road
135	LOT 1 DP 596329	Mr K Hoak		562 Greshford Road
137	LOT 2 DP 750420	Mr P C & Mrs D J Robb		P O Box 381
138	LOT 5 DP 1056431	Mr M A McGrath		206 Roughf Lane
141	LOT 72 DP 1041144	Mr R M Fisher & Mrs J M Neely		155 John Street
142	LOT 4 DP 1056431	Mr D C & Mrs J L Fisher		P O Box 187
143	LOT 12 DP 1062338	Home Singleton Pty Limited		11 - 106 King Street
8	LOT 62 DP 752468	Mr K J Cox		550 Greshford Road
10	LOT 86 DP 752468	Mr K J Cox		550 Greshford Road



0 0.5 1  
kilometres

NOTES:  
1. This plan is a copy of the original plan and is not a guarantee of the accuracy of the information contained herein.  
2. The information contained herein is for general information only and should not be relied upon for legal purposes.  
3. The information contained herein is for general information only and should not be relied upon for legal purposes.  
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**PROJECT:**  
RURAL RESIDENTIAL DEVELOPMENT

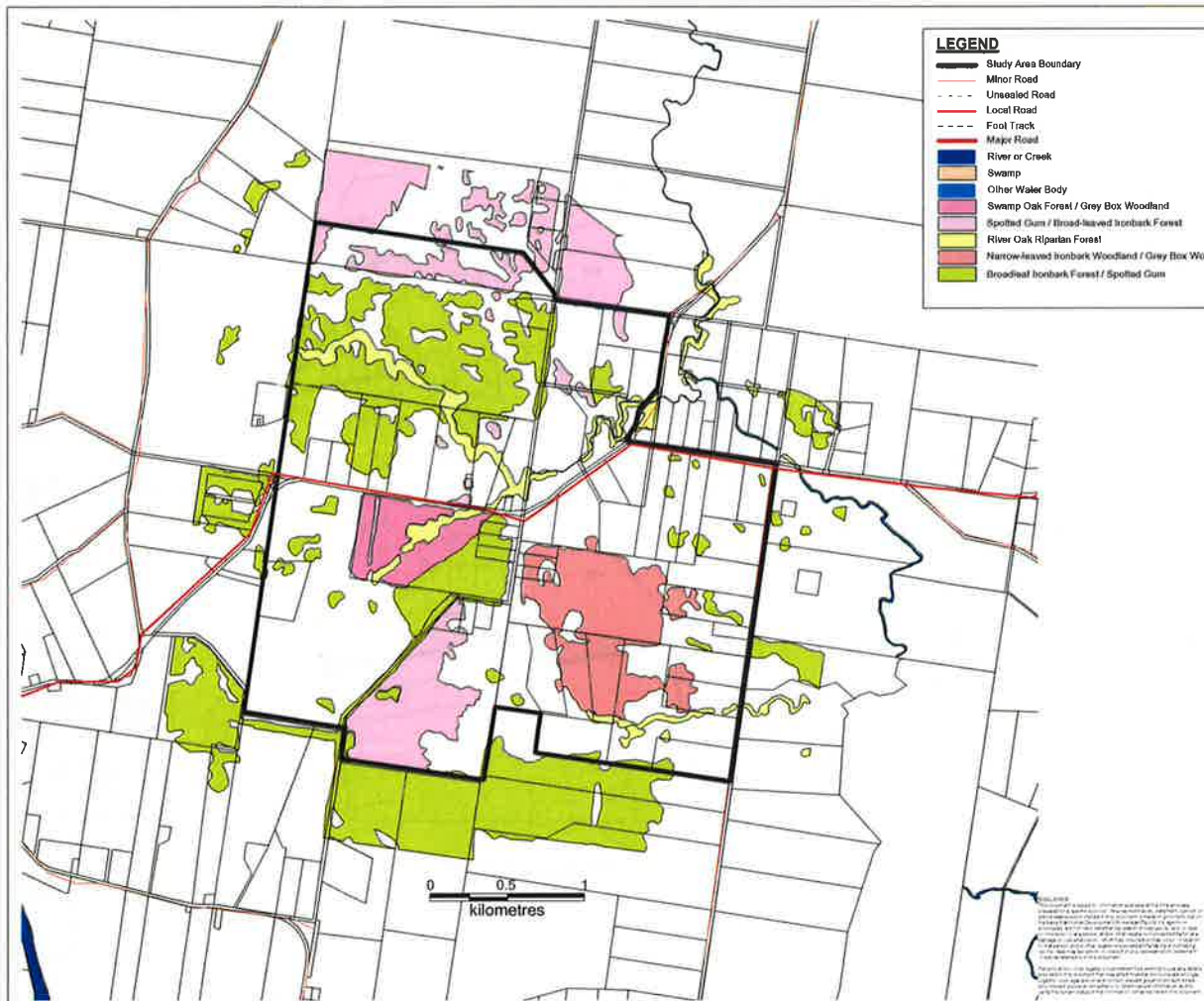
**LOCATION:**  
VARIOUS LOTS  
SHERBROOK, SINGELTON

**CLIENT:**  
HARDIE SINGLETON PTY LTD &  
GRETA ESTATES PTY LTD

**TITLE:**  
PLAN 03 - EXISTING OWNERSHIP

<b>DRAWN BY:</b> RDN	<b>DATE:</b> 19/02/2007
<b>FILE REF:</b> 03/01	<b>VERSION:</b> ISSUE A
<b>SCALE:</b>	<b>DRAWING NO.:</b> 06-31-3
<b>SHEET NO.:</b>	





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TEL: 9532 7833  
www.hdbnsw.com.au

**PROJECT**  
RURAL RESIDENTIAL DEVELOPMENT

**LOCATION**  
VANDERBEEK HOLDINGS  
SERRIERFIELD, SINGELTON

**CLIENT**  
VANDERBEEK HOLDINGS  
CRETA ESTATES PT

**PLAN**  
ROAD 04 - REMS

**DESIGNED BY**  
KGN

**DATE**  
10/02/2017

**PROJECT REF**  
0031

**SCALE**  
DRAWING 1:1

**SHEET NO**  
1



#### LEGEND

- Candidate Area Boundary
- Natural Drainage Lines
- Central Hunter Ironbark Spotted Gum / Grey Box Forest
- Central Hunter Riparian Forest
- Hunter Low Land Redgum Forest (ECC)
- ☆ Existing Dwelling House



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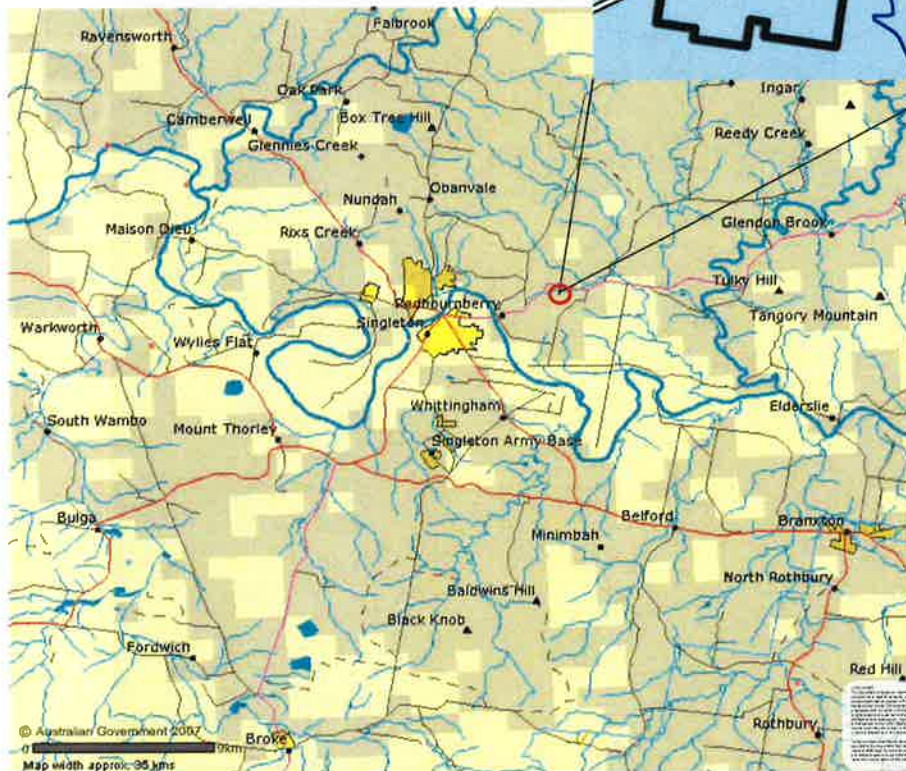
PROJECT	
RURAL RESIDENTIAL DEVELOPMENT	
LOCATION	
VIC/NSW BORDER, BORDERED BRIDLE	
CLIENT	
YARDE DEVELOPMENT PTY LTD & GRETA ESTATES PTY LTD	
REASON	
PLANNING - VEGETATION	
DRAWN BY	DATE
REN	19/02/2007
CHECKED BY	VERSION
ORAT	
SCALE	DRAWING No.
	SHEET No.



# Sedgefield Candidate Area



- State borders
- Localities - 250K
- Mountains
- All other localities
- Surface water monitoring maximum salinity
- Less than 200
- 200 - 1500
- 1500 - 3000
- 3000 - 5000
- 5000 - 32923
- Statistical Local Areas
- Local Government Areas
- Roads - 250K
- Track
- Water road
- Secondary road
- Principal road
- Coastal highway
- Other
- Drainage - 250K
- non-Perennial
- Perennial
- Natural Heritage Trust II boundaries
- Waterbodies - 250K
- Subjects to inundation
- Swamp
- Saline coastal flat
- Waterbodies
- Salinity risk 2000 - detailed
- High hazard or risk
- Built up area - 250K
- Coastline - 250K



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PROJECT  
RURAL RESIDENTIAL  
DEVELOPMENT

LOCATION  
VARIOUS HOLDINGS  
SEDFIELD, SINGLETON

SUBJECT  
HARDIE SINGLETON RIVER &  
ORRATA ESTATES RIVER

PLAN  
PLAN 06 - SALINITY MAP

PROJECT  
K001

DATE  
21/02/2007

FILE REF  
0601

VERSION  
06-01-6

SCALE  
SHEET No.



**1. Introduction**

This paper presents a formal method for reasoning about the correctness of programs in the context of the *lambda* calculus. The approach is based on the use of a type system that is designed to capture the essential properties of the programs. The type system is defined in terms of a set of typing rules, which are used to derive the types of the programs. The types are then used to reason about the correctness of the programs. The method is applied to the verification of a program that computes the greatest common divisor of two numbers. The results of the verification are presented in the form of a proof tree, which shows the steps of the reasoning process. The paper concludes with a discussion of the limitations of the method and some suggestions for future work.

PROJECT	
RURAL RESIDENTIAL DEVELOPMENT	
LOCATION	
VARIOUS HOLDINGS SENSEFIELD SINGLETON	
OWNER	
HARDING SINGLETON Pty Ltd GREY R ESTATES PW LTD	
PLAN	
PLAN 07 - BUSHFIRE	
PROJECT NO	DATE
0001	19/02/2007
REVISION NO	VERSION
0001	
SCALE	DRAWING NO
	06-017
	SHEET NO





★ ABORIGINAL SITES

1:10,000

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**RURAL RESIDENTIAL  
DEVELOPMENT**

**LOCATION**  
VARIOUS HOLDINGS  
SEDOGFIELD, SINGLETON

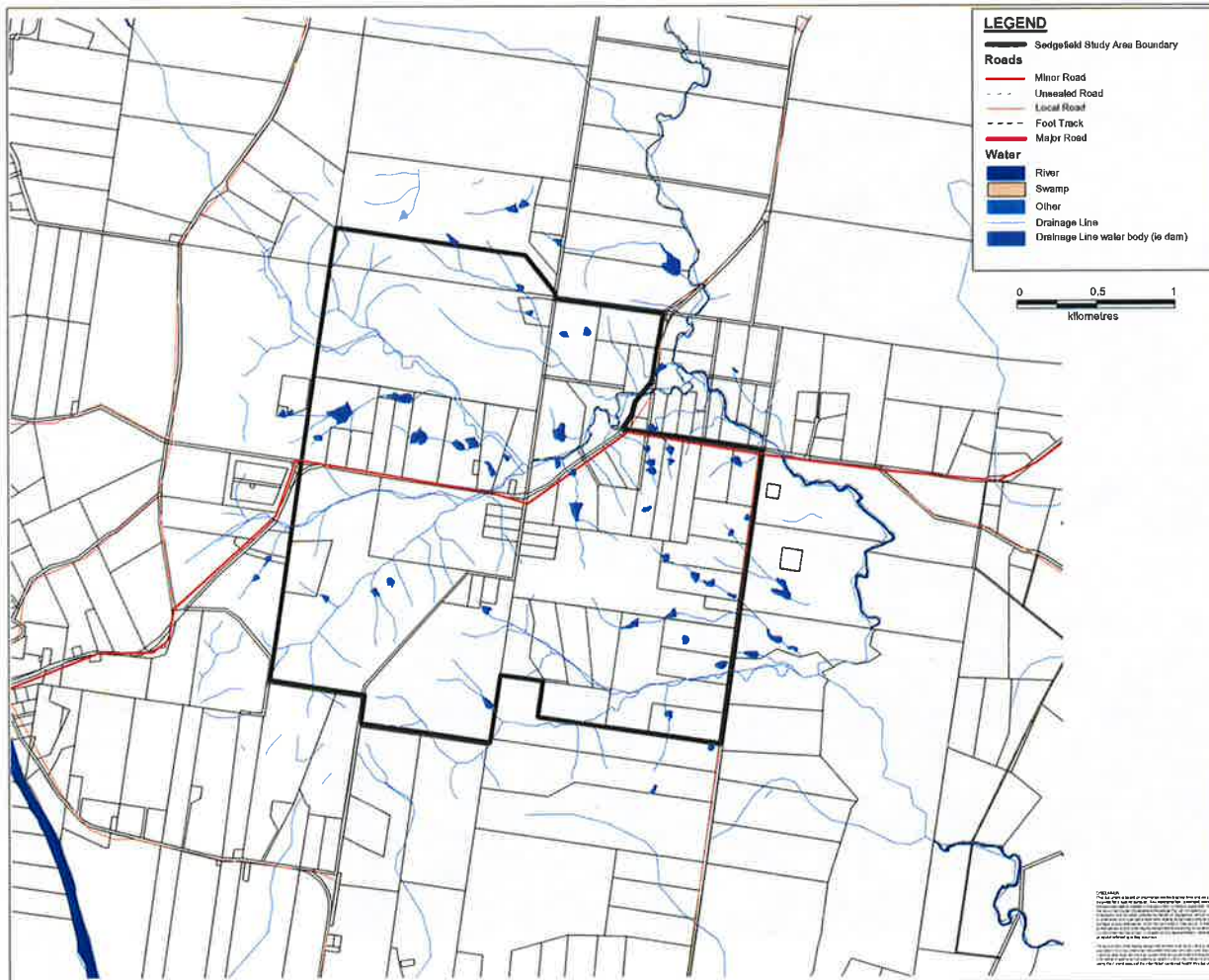
**CLIENT**  
HARDIE SINGLETON Pty Ltd &  
GRETA ESTATES Pty Ltd

**PLAN**  
PLAN 05 - ABORIGINAL SITES

DRAWN BY KON	DATE 19/02/2007
FILE NO 06/01	VERSION 1.0
SCALE AS SHOWN	DATE 19/02/2007







**HDB**  
Rural Planning Design

PO Box 60, Main Road, Sedgefield  
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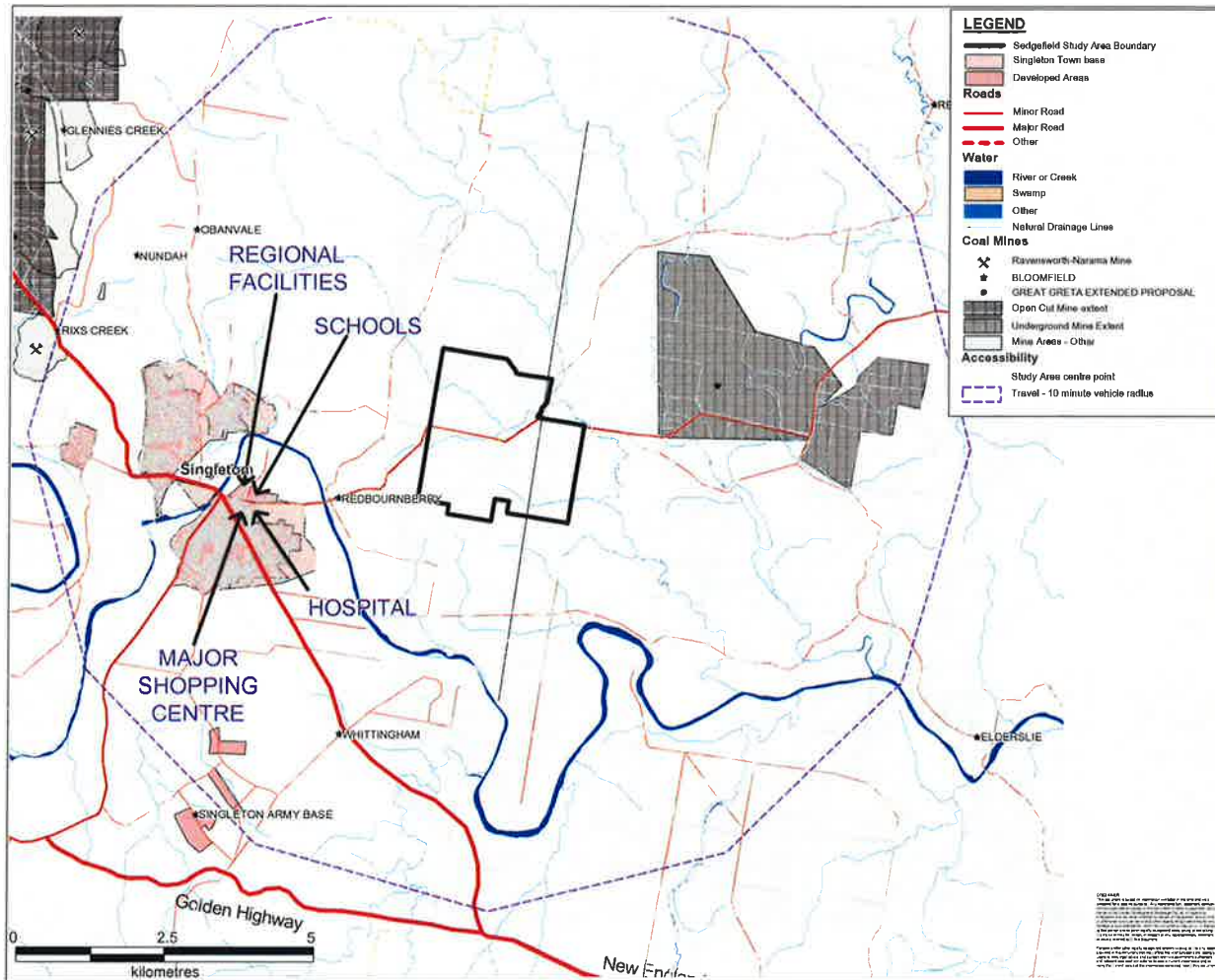
**PROJECT**  
RURAL RESIDENTIAL DEVELOPMENT

**LOCATION**  
VARIOUS HOLDINGS  
SEDFIELD, DINGLETON

**SUBJECT**  
APPROXIMATELY 100 HA  
CRETA ESTATES FVLM

**PLAN**  
PLAN 10 - ORANGEBELLES

DATE	15/02/2007
DESIGN	TRIP
SCALE	1:10000
SHEET NO.	001-10



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PROJECT: RURAL RESIDENTIAL DEVELOPMENT

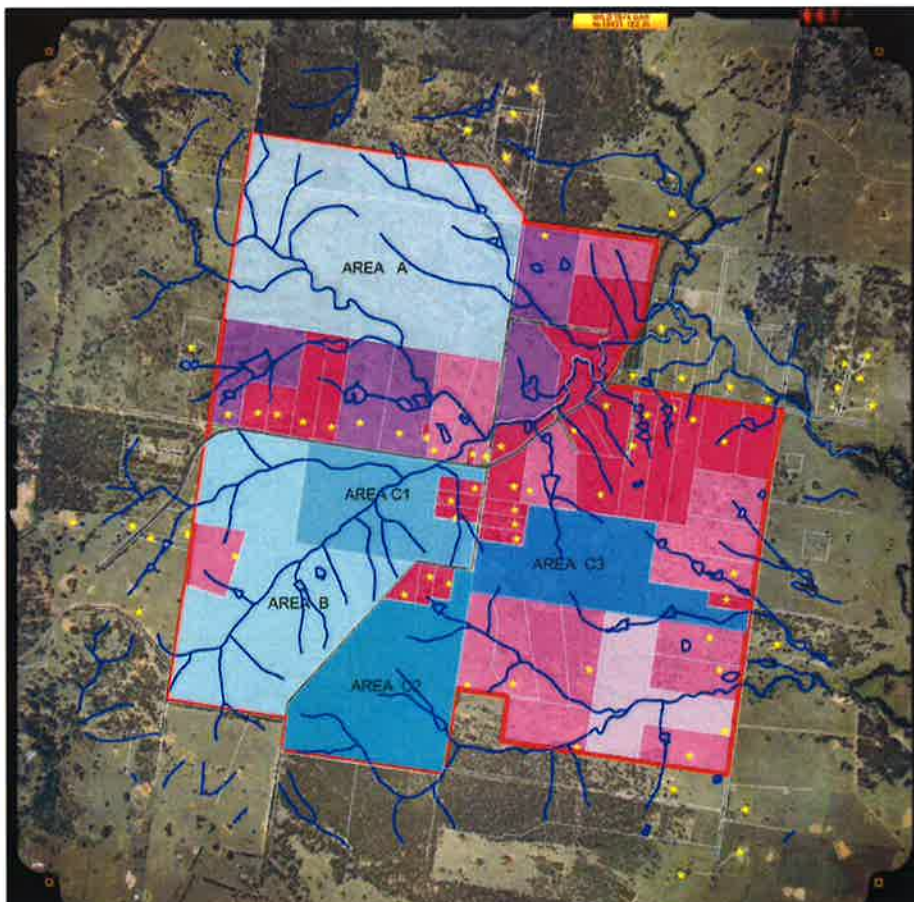
LOCATION: VARIOUS HOLDINGS SEDGFIELD, SINGLETON

CLIENT: NARRIE SINGLETON PTY LTD & GRETA ESTATES PTY LTD

PLAN: PLAN 11 - SOCIAL INFRASTRUCTURE

DATE: 15-02-2007	DATE:
FILE REF: 06/31	VERSION:
SCALE:	DRAWING NO: 06-31-11
	SHEET NO:

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**PROJECT**  
RURAL RESIDENTIAL DEVELOPMENT

**LOCATION**  
VARIOUS HOLDINGS  
SEDFIELD, SINGLETON

**CLIENT**  
HARDIE SINGLETON Pty Ltd &  
GRETA ESTATES Pty Ltd

**PLAN**  
PLAN 12 - PROPERTY HOLDING PLAN

**DRAWN BY**  
KGN

**DATE**  
15/02/2007

**FILE REF**  
06/01

**SCALE**  
AS SHOWN ON MAP

**SHEET NO.**  
1



[illegible]

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F: 02 4933 6633  
[www.falls.com.au](http://www.falls.com.au)

RURAL RESIDENTIAL  
DEVELOPMENT

VARIOUS HOLDINGS  
SEDFIELD, SINGLETON

HARDIE SINGLETON Pty Ltd  
GRETA ESTATES Pty Ltd

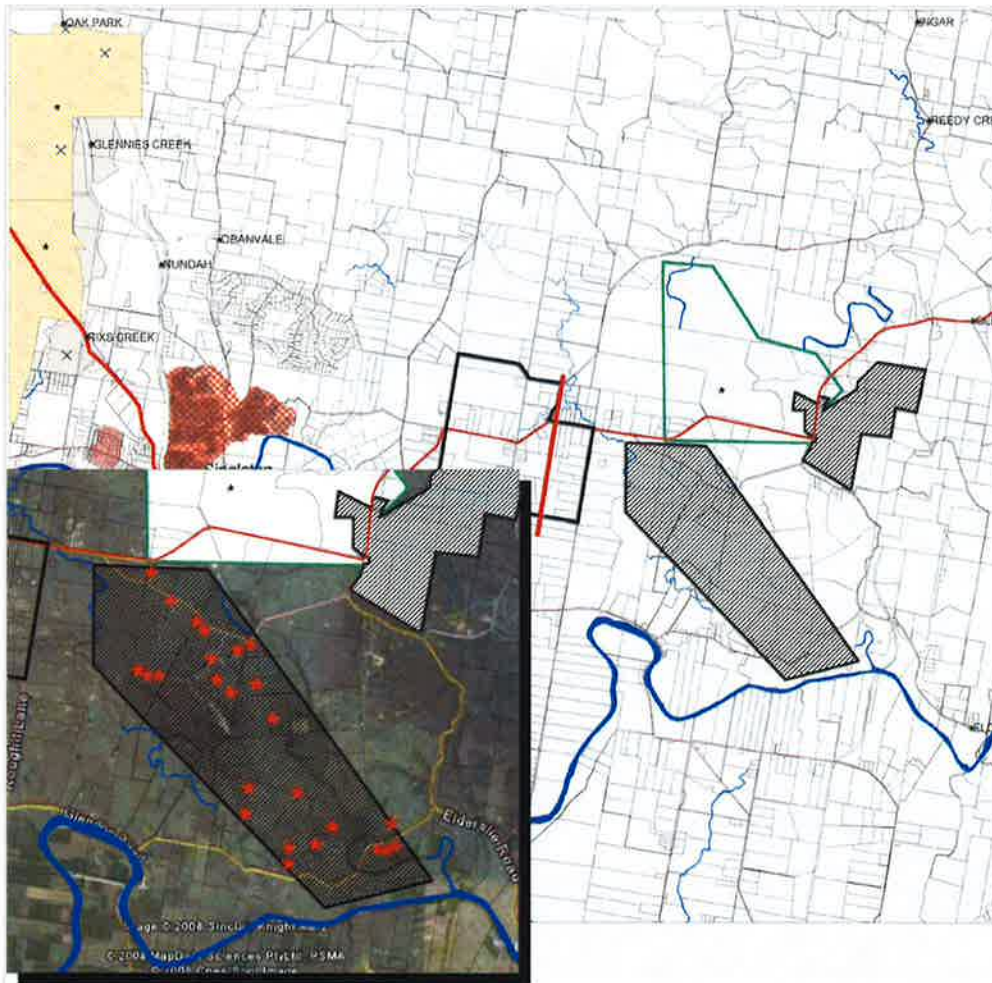
PLAN 13 - CORRIDORS  
PLAN

Cylinder no.	133
W.C.M.	1.4301/2000

[illegible]

0031	15 JUL 88
0032	15 JUL 88

1. The first step in the process of developing a business plan is to conduct a thorough market research. This involves identifying the target market, understanding their needs and preferences, and analyzing the competitive landscape. Market research can be conducted through various methods, including surveys, interviews, and focus groups.



- Township**
- Town base
- Built Up Areas**
- Developed
- Roads**
- Major Road
  - Minor Road
  - Other
- Water**
- River or Creek
  - Swamp
  - Other
- Coal Mines**
- RAVENSWORTH-NARAMA MINE
- Mine Locality**
- BLOOMFIELD
  - GREAT GRETA EXTENDED PROPOSAL
- Underground Mines**
- Limit of future investigation area
  - Underground Mine extents
- Mine Areas**
- Mines - other
  - Open Cut Extent
  - Potential Open Cut Area
  - Suggested cut off boundary (DPI)
  - Current Mine Lease
- Existing Dwelling**
- Existing Dwelling

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**PROJECT**  
RURAL RESIDENTIAL DEVELOPMENT

**LOCATION**  
VARIOUS HOLDINGS  
SEDGEMOUNT, SINGLETON

**CLIENT**  
HARDIE SINGLETON Pty Ltd & TRUST

**PLAN** PLAN 14 - SEDGEMOUNT  
CANDIDATE MINE  
COAL RESOURCES

DATE	21/04/2008
REVISION	ISSUE A
ISSUED BY	05-31-A
ISSUED DATE	1/1





- HOLDING FULLY DEVELOPED  
"DWA"
- HOLDING CAN YIELD  
1 ADDITIONAL LOT
- HOLDING CAN YIELD  
2 ADDITIONAL LOT
- HOLDING CAN YIELD  
3 ADDITIONAL LOT
- HOLDING CAN YIELD  
4 ADDITIONAL LOT
- HOLDING CAN YIELD  
5 ADDITIONAL LOT
- HOLDING CAN YIELD  
6 ADDITIONAL LOT

EXISTING DWELLINGS

The map shows a proposed development site. The map is not a guarantee of the accuracy of the information shown. The map is for informational purposes only. The map is not a guarantee of the accuracy of the information shown. The map is for informational purposes only.



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#### RURAL RESIDENTIAL DEVELOPMENT

VARIOUS HOLDINGS  
SCOTSFIELD, SIMMONTON

HARDY SIMMONTON &  
GRIFFIN ESTATES P.L.

CONCEPT STRUCTURE  
PLAN

DATE	1995
BY	1995
SCALE	1"=100'
PLAN 15	

THIS MAP IS A PRELIMINARY CONCEPT. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE MAP IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE MAP IS FOR INFORMATIONAL PURPOSES ONLY.



## ANNEX F: Correspondence Department of Planning Endorsement - Singleton Land Use Strategy



NSW GOVERNMENT  
Department of Planning

Office Of the Director General

Contact: Amy Blakely  
Phone: (02) 4904 2700  
Fax: (02) 4904 2701  
Email: [Amy.Blakely@planning.nsw.gov.au](mailto:Amy.Blakely@planning.nsw.gov.au)  
Postal: PO Box 1226, Newcastle 2300

Mr Steve McGrath  
General Manager  
Singleton Council  
PO Box 314  
SINGLETON NSW 2330

Our ref: N08/00006-1  
Your ref: 05/0192-3

### Re: DIRECTOR GENERAL ENDORSEMENT OF SINGLETON LANDUSE STRATEGY

I refer to Council's letter of 1 May 2008 requesting endorsement of Council's adopted Singleton Landuse Strategy. Please be advised the Department has reviewed the version of the Landuse Strategy dated 21 April 2008 and generally endorses the document with the following comments:

- Future development needs to maximise the opportunities for infill in Singleton Township, on appropriate flood free land;
- With regard to Rural Minimum Lot Sizes, any changes by way of an LEP will need to have regard to the rural subdivision principles contained in the State Environmental Planning Policy (Rural Lands) 2008; and
- The Department will not support average lot size provisions for rural residential zones within the LEP. Further discussions should be held with the Regional Team to ensure that Minimum Lot Sizes reflect the suitability and capability of the land.

I congratulate Council on producing this document which will assist with achieving sound planning outcomes for the LGA.

If you require any additional information, I have arranged for Miss Amy Blakely, from the Department's Hunter Office to assist you. She can be contacted on 4904 2700.

Yours sincerely

*SHaddad*  
Sam Haddad  
Director General

8/4/2008



## ANNEX G: Correspondence Department of Primary Industries - Mineral Resources and Energy



Gary Pearson  
Singleton Council  
PO Box 314  
Singleton NSW 2330

Dear Gary

### **Sedgefield Structure Plan**

The following comments on the above rural residential candidate area are provided on behalf the Division of Resources & Energy (DRE), NSW Department of Industry. DRE have previously made submissions which do not support the rezoning of the entire proposed area for rural residential development. Instead, DRE have suggested the eastern boundary be moved to the west, and away from areas under coal title. The location of the structure plan proposed area is shown on the attached Figure 1.

Following recent consultation, DRE have reviewed the location and nature of this proposal, and the site geology and other characteristics. DRE no longer believes that a change to the eastern boundary is required, and has no further objections to the structure plan.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steven Palmer'.

Steven Palmer  
Acting Assistant Director  
Coal & Petroleum Geoscience

23 October 2015

## ANNEX H: Correspondence NSW Agriculture



NSW Agriculture

Total, PATERSON, NSW, 2421  
Phone (02) 4939 8942, Fax (02) 4939  
8950

Our Ref: Glenda Briggs

4 September 2001

ERM Pty Ltd  
PO Box 71  
Thornton NSW 2322

Attention: Louise Neville

### Singleton Rural Residential Strategy

Thank you for the opportunity to provide advice on the development of a Rural Residential Strategy for Singleton Council.

The linkages between residential development, the protection of natural resources (including agricultural lands and rural landscapes) and future opportunities / costs are significant. Consequently an integrated approach to the implementation and evolution of rural land use and rural residential strategies is encouraged. This is recognised by the NSW Policy for Sustainable Agriculture which encourages effective communication, and the development of strategic frameworks for sustainable land use decisions. It is also reflected in the objectives of Singleton LEP.

### Agricultural Information

Agricultural activities within Singleton Local government area are important for the rural economy and maintenance of rural landscapes. Agriculture provides 8% of total employment (1996 Census). Accurate information on agricultural production and value, however, is difficult to obtain on a local government area basis.

Although a few agricultural industries such as Dairying complete periodic producers surveys, these figures are aggregated across subregions. The last year in which the Australian Bureau of Statistics (ABS) collected annual statistics on farm production by local government areas was 1996/97 (published in 1999). Recently collected periodic ABS agricultural production data has yet to be released and remains an unknown quantity.

Due to inherent limitations these annual ABS agricultural statistics grossly underestimate the value of agriculture to local and regional economies and the actual income received by the farmer. Despite market changes, including the reduction in the number of dairy farmers the level of milk production remains about the same, consequently ABS figures still underestimate production. Relative comparisons between enterprises and between comparable local government areas are more significant.

R Res Issues

#### ***Agricultural Issues and Needs***

The diverse resources of Singleton LGA support significant agricultural diversity, with 5 major agricultural industries (dairying, beef cattle, poultry, hay and grapes) each reported by ABS as grossing more than \$1.5 mill/yr of produce in 1996/97. Although these industries have diverse resource needs and impacts, two dominant trends are for:

- more efficient production, based on better management, economies of scale and / or the intensification of activities.
- increased diversity in agricultural / rural production.

The harvesting of timber was a traditional diversification for many beef cattle properties, but this has largely ceased due to changing markets and legislation, uncertainty and limited management. Newer options include; rural tourism, farm forestry and value adding through on farm processing or direct marketing to customers.

Adaptation to such changes requires investment in improved operations and often new equipment (and/or animals). This is encouraged by a planning framework which provides certainty, clarity of land use focus and minimises the risk of future conflicts with incompatible neighbours.

The short term (immediate) interests of an individual farmer and the longer term needs of the industry or community are not necessarily aligned. As such it is not always possible to satisfy all needs simultaneously. Nor does open ended subdivision and population growth uniformly equate with sustainable development.

#### ***Current LEP Provisions***

Singleton LEP 1996, provides for 3 rural zones (as summarised in Table 1), however the cumulative effects of past subdivision together with concessional lot provisions and minimum size standards and the limited creation of hobby farm zones has blurred the resultant holdings patterns and land use.

**Table 1 – Current Rural Zones**

Zone	Focus of Objectives	Minimum Lot size
1(a) Rural	Agricultural (both intensive and extensive) and interim mining	40 ha
1(b) Hobby Farms	Lifestyle (Residential plus low impact land use)	10 ha
1(d) Rural Small Holdings	Lifestyle - Residential	0.8 ha

As a result the current Rural 1(a) zone does not provide the necessary surety or encouragement for capital and resource investment, vital for increased production and diversification. NSW Agriculture also queries the,

- actual distinction between the Rural Farmlets and Rural Small Holdings zone since both provide for rural residential opportunities and both prohibit Intensive Agriculture and Intensive Livestock Keeping activities.
- sustainability and effectiveness of the current minimum lot size for Hobby Farms Zone.
- actual demand for the Hobby Farm zone given that there is no maximum size limit for the Rural Small Holdings zone.

R. R. R. R. R.

"Hobby farms" is a confusing term which usually reflects personal circumstances rather than actual land use or holding size. The vast majority of agricultural properties across NSW and especially in the Hunter, rely on some form of external income and are frequently managed on a part time basis.

"Viability" is similarly open to widespread interpretation and can reflect management / lifestyle choices rather than the properties inherent potential or enterprise sustainability. It also ignores the potential for market changes and future opportunities.

#### ***Sustainable Development***

The level of current fragmentation and distribution of natural resources as well as access to water, and other critical needs such as isolation or accessibility are all important for agricultural productivity and future opportunities. Rather than the traditional focus on prime agricultural land a more sustainable outcome is the protection of the diversity of agricultural resources (such as land types, holding size, water and accessibility) and hence future opportunities within clearly identified focus areas.

Ongoing rural fragmentation creates smaller and typically more uniform lots. It also increases capital costs and overheads per unit area and decreases future capacity to recombine holdings. This reduces longer term economic sustainability, unless more intensive production, diversification or a switch to high quality and / or scarce products occurs. Access to necessary resources for sustainable production are critical for such change (along with the capacity to effectively market the product).

Intensive and specialist agricultural enterprises also need sufficient area to provide buffers to adjoining holdings, provide for necessary farm infrastructure and natural resources (eg drainage lines, steeper slopes, remnant vegetation) rather than restricting the potential of adjoining lots or requiring third party intervention to resolve disputes. Depending on the configuration and property features a minimum lot size of 20 - 40 ha is required for environmental sustainability. For sustainable returns from grazing enterprises significantly larger property sizes are required to provide access to a balance of land types and natural resources.

Dispersed rural residential and lifestyle development risks significant additional land use conflict, entrenches the expectation and demand for such opportunities and further inflates rural land prices, all of which decrease longer term agricultural sustainability.

Clustering rural residential growth in target areas increases the scope for achieving infrastructure improvements (water supply, sewerage, electricity and fixed phone line reliability as well as mobile phone / television coverage, data quality). It also enables a better standard of service to be provided at reduced cost than if residential growth is dispersed across broad areas.

#### ***Recommendations:***

Council can significantly contribute to agricultural sustainability via planning policies which:

- Provide increased surety to encourage investment in agriculture (and more sustainable management) by increasing the distinctions between different zones.
- Identify separate zones for;

R Res Issues

- *Rural residential / lifestyle development* with lot sizes reflective of residential needs. These should be focused on suitable sites which have limited agricultural potential either as a result of existing fragmentation and land use and / or inherent natural resource constraints.
- *Niche / intensive agricultural development* in strategic zones with a 20 – 40 ha minimum. Key features for such a zone include access to water, services and markets and prime agricultural land as well as compatible levels of existing development (not residential) and moderate fragmentation.
- *Less intensive (grazing based) agriculture* focused on suitable, less fragmented areas with substantial minimum lot sizes to reduce the pressure for premature subdivision
- Facilitate the monitoring of strategy outcomes
- Integrate with the strategies and as relevant build on the experience of adjoining Local Councils.

As an integral and important component of developing its Rural Residential strategy Council is requested to;

- Identify existing patterns of fragmentation and land use in conjunction with natural resources and land use and assess the appropriateness of land as currently zoned.
- Identify the costs of rural residential development and reflect this in respective development contributions and constraints
- Establish clear criteria for the provision of more sustainable rural residential opportunities (eg distance from community facilities, impact on remnant bushland and avoidance of key agricultural areas with least agricultural constraint).
- Assess the number and spatial distribution of additional lots which might be created subject to such constraints. This should include the an assessment of current lots on the market, turn over and population projections.
- Develop a realistic estimate of projected demand for rural residential / innovative agricultural development as well as the desirability / potential to satisfy this
- Establish strategies for rezoning and subdivision (including staged development) which avoid prematurely reducing agricultural opportunities.

Yours faithfully



Glenda Briggs

Agricultural Environmental Officer, Hunter Region

A Rex Hunter



## ANNEX I: SEPP (Rural Lands) 2008 Assessment

SEPP (Rural Lands) applies to rural land within the Singleton LGA and the site, respectively. It applies rural planning and subdivision principles to development in rural areas.

The *Rural Planning Principles* are outlined below with discussion about how the proposal would be consistent:

- **Principle (a)** – *The promotion and protection of opportunities for current and potential productive and sustainable economic activities within rural areas.*

The proposal would provide for land uses permissible under the *E4 Environmental Living Zone* (low-impact residential development) and be in accordance with the (then) *Singleton Rural Residential Development 2005*, *Singleton Land Use Strategy 2008* and *SSP*.

The E4 zone would provide for a small amount of growth, similar in form and nature to the surrounding settlement pattern (Refer to Figure 1 Site Identification Map, Figure 2 Site Locality Map and Figure 7 Sedgefield Candidate Area). Application of the E4 zone is not expected to have adverse impact on potential productive and sustainable economic activities on the site, particularly given the site is being used for environmental living purposes and was identified as being suitable for those purposes.

The site is located within the *Sedgefield Candidate Area (SCA)*, which provides for rural residential development. It would retain its rural characteristics and continue to provide for environmental lifestyle living within a rural context.

- **Principle (b)** – *Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area. Region and State.*

The planning proposal recognises the importance of rural land and the changing needs of agriculture. Land within the site is marginal for agricultural purposes. The size of the site (16.99 hectares) also places limitations on agricultural production levels. Loss of productive agricultural land would be negligible. During preparation of the (then) *Rural Residential Settlement Strategy*, NSW Agriculture advised that “depending on the configuration and property features a minimum lot size of 20-40 hectares is required for environmental sustainability. For sustainable returns from grazing enterprises significantly larger property sizes are required to provide access to a balance of land types and natural resources”. People inside and outside the Singleton LGA, are seeking alternate lifestyle options. Rezoning and subsequent development of the site would cater, albeit on a small scale, to growing trends and demands for lifestyle accommodation in close proximity to Singleton CBD. The site was identified as being suitable for the proposed land use by the *SSP* and *SLUS 2008*.

- **Principle (c)** – *Recognition of the significance of rural land uses to the State and rural land uses to the State and rural communities, including social and economic benefits of rural land use and development.*

The site is located in a rural context, with an existing environmental living/ rural settlement pattern. Application of the *E4 Environmental Living Zone* is considered to be appropriate for the site, particularly as it is located within the SCA (Refer to Figure 7 Sedgefield Candidate Area). The small scale of development achievable on the site would help ensure that the rural and broader Singleton community could continue to grow and develop in accordance with the SSP and *SLUS 2008*. Singleton is identified as a *Strategic Centre* under the *Hunter Regional Plan 2036*. Given the site is located within 6km of Singleton CBD and identified as a Candidate Area suitable for rural lifestyle development, the proposal would facilitate rural living that also provides social and economic benefits to Singleton.

- **Principle (d)** – *In planning for rural lands, to balance the social, economic and environmental interests of the community.*

Application of the proposed *E4 Environmental Living Zone* is based on the requirements of the SSP. The proposal would provide for a small amount of growth in the SCA (Refer to Figure 7 Sedgefield Candidate Area). Environmental values of the site would be protected by ensuring that any future subdivision and development is well designed, with building envelopes sited to minimise/ mitigate and manage any adverse impacts. This would help ensure that any lots developed within the site have the capacity to accommodate on-site effluent dispersal, which would reduce impacts on soil, water and the environment.

The proposal would provide for environmental living on the site and be consistent with adjoin and adjacent land use.

As the site is located within the SCA, and more broadly, has been identified as being suitable for future rural residential development in accordance with the (then) *Singleton Rural Residential Development Strategy 2005* and *Singleton Land Use Strategy 2008*, the proposal is considered to be capable of achieving a balance between social, economic and environmental interests of the community.

- **Principle (e)** – *The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.*

The proposal is unlikely to have any adverse impacts on natural resources, biodiversity and native vegetation or water resources. Historically the site has been used for agricultural purposes (i.e. grazing) and is predominantly cleared grassland with scattered trees. A small isolated stand of *Swamp Oak Floodplain Forest - EEC* (approximately 3614.42m<sup>2</sup> with a perimeter of 269.86m) and dam are located in the north-eastern corner of the site. As proposed, any future building envelopes should be designed and sited away from the existing EEC and dam.

The site is not currently serviced by reticulated water supply. It uses on-site water storage tanks to service the existing residence. Any future development of the site would need to ensure that adequate on-site water storage tanks are provided. Impacts on water resources, erosion and sedimentation, and water quality controls must be addressed through the development application process.

- **Principle (f)** – *The provision of opportunities for rural lifestyle, settlement and housing that contributes to the social and economic welfare of rural communities.*

The proposal provides for environmental living within a rural context. Proposed land uses align with land uses on neighbouring and surrounding properties within the area (Refer to Figures 1 Site Identification Map, Figure 2 Site Locality Map and Figure 7 Sedgefield Candidate Area). No significant adverse impacts on the welfare of the local community have been identified.

- **Principle (g)** – *The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.*

The proposal would provide for environmental living within a rural context. It is unlikely to have any adverse impacts on infrastructure and services. The site is located within the SCA and is considered to be suitable for any future low-impact residential development. Services in terms of electricity and telecommunications are connected to the site and have the capacity to be provided to any future development at the owner's expense. Broadband services are not yet available in the area or broader Singleton LGA. Town water and sewer supplies are not available to the site or broader Sedgefield area. The site would rely on rainwater storage tanks and on-site waste management systems. Gresford Road is a sealed road that provides direct access to the site. Lots created by the proposed rezoning and subsequent subdivision should be accessed for safety purposes from Roughit Lane not Gresford Road. Infrastructure servicing is a standard consideration at development application stage. Section C provides further infrastructure assessment for the site.

- **Principle (h)** – *Ensuring consistency with any applicable regional strategy of the Department of Planning and any applicable local strategy endorsed by the Director-General.*

The proposal is considered to be consistent with past and current local strategies including the (then) *Singleton Rural Residential Development Strategy 2005* and *Singleton Land Use Strategy 2008*. The proposal is also considered to be generally consistent with *Hunter Regional Plan 2036* and *Upper Hunter Strategic Regional Land Use Plan 2012* and is discussed further in Part 3, Section B.

The *Rural Subdivision Principles* are outlined below with discussion about how the proposal would be consistent:

- **Principle (a)** – *The minimisation of rural land fragmentation.*

The site is located within the SCA, which is highly fragmented rural land and therefore considered suitable for environmental living (Refer to Figure 7 Sedgefield Candidate Area). Minimum lot size requirements for development are 5 hectares, which would further help ensure that any future development of the site is undertaken in an appropriate manner in accordance with the SSP. Figure 7 Sedgefield Candidate Area demonstrates that the SCA is already highly fragmented and being used for purpose of rural lifestyle.

- **Principle (b)** – *The minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses.*

Given the existing environmental living settlement pattern throughout the SCA, the proposal would be consistent with the rural character, context and surrounding land uses. Existing properties in the area are generally being used for rural lifestyle purposes (Refer to Figure 1 Site Identification Map, Figure 2 Site Locality Map and Figure 7 Sedgefield Candidate Area).

Provisions under the *Singleton Development Control Plan 2014* are expected to help minimise any potential for land use conflict. Land use conflict between properties could also be managed by providing for a level of separation between buildings and encouraging adequate setbacks to provide a measure of privacy and amenity between neighbouring properties.

- **Principle (c)** – *The consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands.*

The site is located in the SCA. The *Sedgefield Structure Plan*, *Singleton Rural Residential Strategy 2005* and *Singleton Land Use Strategy 2008* all identify the SCA as being suitable for rural residential development. Land surrounding the site is used predominantly for environmental living and would be compatible with the proposed land use. Larger holdings to the west of the site are agricultural holdings predominantly being used for rural lifestyle and grazing (i.e. equine, beef etc.). Given the small scale of the proposal and surrounding characteristics of the locality, the proposal is unlikely to have any adverse impacts (Refer to Figure 1 Site Identification Map and Figure 7 Sedgefield Candidate Area).

- **Principle (d)** – *The consideration of the natural and physical constraints and opportunities of land.*

The proposal takes into consideration the natural constraints of the site, including topography. Any future development on the site could be designed and sited to avoid impacts on the existing EEC, intermittent drainage line and small dam. The proposal

provides for a limited amount of growth, not overdevelopment, which would help ensure that environmental outcomes are taken into consideration, particularly the natural constraints of the site.

- **Principle (e)** – *Ensuring that planning for dwelling opportunities takes account of those constraints.*

The proposal would provide for a small amount of low-impact residential development. Lots would generally be developed in a similar form and nature to the existing rural settlement pattern and in accordance with the SSP.

Any future development of the site should be designed, sited and managed to avoid, minimise/ mitigate any significant adverse site impacts. Provisions under the *Singleton Development Control Plan 2014* would further ensure that site constraints and opportunities are adequately considered when planning for new dwellings on the site.

The site is considered to provide minimum opportunity for productive and sustainable agricultural development, given the size of the land and associated residential activities.

The proposal could provide for the creation of around 3 lots in total (one additional lot). An existing residence and associated infrastructure would be located on one lot, and the remaining two lots would be developed for low-impact residential purposes. The limited amount of development potential on the land through application of a 5 hectare minimum lot size would also help ensure that ecological and aesthetic values are maintained.

According to the *Singleton Land Use Strategy (SLUS) 2008* and *Sedgefield Structure Plan (SSP) 2009*, the site has been identified as a candidate area for rezoning for environmental living purposes. Given the demand for lifestyle accommodation in close proximity to Singleton CBD, throughout the Singleton LGA and general Hunter region, application of the E4 zone would be appropriate.

Development of the site is not significantly constrained by native vegetation or biodiversity impacts. The low density and permissible land uses within the E4 zone are unlikely to result in any significant adverse impacts on water resources. Demand and impact on existing services and infrastructure would be minimal.

