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4 January 2010

The General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330



Reference: 001/10/MH
Project No: 1900012510
Contact: Ian Hall
Telephone: (02) 6542 9024
Facsimile: (02) 6542 9037
Email: ihall@energy.com.au

Proposed Amendment to Singleton Local Environmental Plan: Elderslie Road, Branxton
Your Reference: LA64/2008

Thankyou for your correspondence dated 17 December 2009 regarding proposed amendment to the Singleton Local Environmental Plan.

The previous comments by Energy Australia are still valid although they did not include Lot 13, DP 595347. Electricity supply to the existing residence and buildings on this lot will need to be reconfigured in conjunction with future subdivision. This was also specified for the other electricity supplies within the proposal area. As also stated in the previous comments, Energy Australia may need to undertake augmentation work to ensure its distribution network has adequate capacity for the proposed development. These issues can be resolved with the developer at the time of subdivision and do not directly impact on this rezoning application.

Energy Australia has no objection to the proposed change in land use zoning of Lot 13, DP 595347; Lot 22, DP 861508; Lot 121, DP 628116; and Lot 140, DP 619407 to rural-residential and/or large lot residential zoning.

Should you require any further information or assistance please do not hesitate to contact me at our Muswellbrook office.

Yours faithfully,

Ian Hall
Distribution Operations & Reliability - Customer Operations
Upper Hunter Region



Hunter Water Corporation
ABN 78 282 513 446
Customer Enquiries 1800 697 697
enquiries@hunterwater.com.au

PO Box 5171
Hwy 1 NSW 2310
35 Honeysuckle Drive
NEWCASTLE NSW 2300

8 March 2010

2009-1553

The General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330

Via email

Att: Gary Pearson

Re: Proposed rezoning – Lot 13 DP 595347, Lot 22 DP 861508, Lot 121 DP 628116 and Lot 140 DP 619407, No. 137, 130A, 211 and 181 Elderslie Road, Branxton

Thank you for your letter of 17 December 2009 regarding a draft amendment to the Singleton Local Environmental Plan for the land described above. I wish to apologise that comments were not provided within the 28 day timeframe of your letter dated 17 December 2009.

Hunter Water values the opportunity to comment on the draft amendment and accordingly offers the following comments.

It is understood that the proposed amendment involves the rezoning of 73.93 ha of land at Elderslie Road, Branxton to allow large lot rural residential development. This will potentially generate a demand/loading of 76 Equivalent Tenements (ET) on Hunter Water's water and sewerage facilities.

Hunter Water has undertaken a preliminary investigation to assess the available capacity of the existing water and sewerage systems to service the proposed development.

Water Supply

The proposed development is located in the Maitland North Rothbury Water Supply System. The development can be serviced from the existing 150 PVC main located in Hill View Road between Wyndham Street and McMullins Road.

Current infrastructure is not capable to service this site. However, a major staged upgrade of the Maitland/North Rothbury Water Supply System is identified in Hunter Water's Forward Capital Works. The proposed development will be able to be serviced once the final stage (Stage 4) of this upgrade is completed in 2014/15.

Due to the size of the proposed rezoning a developer funded water supply servicing strategy will also be required to determine suitable servicing options. The strategy should address, but not be limited to, the following:

- Lot layout
- Staging of development
- Investigation of alternative options
- Identification of least community cost option
- Security of supply
- Minimum pressure requirement
- Fire – fighting flow requirement

Hunter Water notes that a Water Servicing Strategy has been submitted and is currently under review.

Wastewater Transportation

The proposed development is located within the Branxton WWTW catchment. The development site is identified in Hunter Water's Branxton WWTW Transportation System Servicing Strategy with development anticipated in 2029.

The development will be serviced by Branxton 2 WWPS and the likely connection point is Access Chamber (AC) E859 which is located in Elderslie Road near the intersection of Elderslie and William Street. There are some capacity limitations in the wastewater transportation system. The capacity available for this development to connect will need to be assessed at the time of development and will consider other new developments that have occurred in the meantime.

Hunter Water has identified future capital works in the wastewater network to provide additional capacity for growth. The proposed upgrades include;

- 121m parallel 375 Sewer from E859 to E846 due to complete by 2013/2014
- Branxton 2 WWPS upgrade to 85L/s due to complete by 2028/29

It should be noted that the expected dates of upgrade completion are indicative only and may be subject to change at any time. The developer may be required to construct a carrier main, rising main or pump station to connect to the Access Chamber E859 from the proposed development site. For this a developer funded Wastewater Servicing Strategy will be required to determine the infrastructure necessary to service development in the area.

The developer will be required to submit a detailed Wastewater Servicing Strategy addressing, but not limited to, the following:

- Lot layout
- Staging of development
- Accurate loading information
- Proposed Pump Station and infrastructure detail and connection options
- Timing of connection
- Emergency storage
- Surrounding potential future developments

Hunter Water notes that a Wastewater Servicing Strategy has been submitted and is currently under review.

Wastewater Treatment

Branxton WWTW is currently being upgraded and there will be sufficient capacity to cater for the proposed development after the completion of upgrade by February 2011. It should be noted that the expected dates of upgrade completion are indicative only and may be subject to change at any time.

Hunter Water has no objections to the proposed rezoning application; however the developer should continue to liaise with Hunter Water regarding the development.

Summary

- *Water Supply* – The connection point to the water supply system is approximately 1km south of the development site. The current capacity is unable to service most of the proposed development due to the elevation of the site. However, HWC forward capital program will provide capacity when completed in 2014/15. A detailed, developer funded, Servicing Strategy will be required to determine the infrastructure necessary to service development in this area.
- *Wastewater Transportation* – There are some capacity limitations in the wastewater transportation network. Depending on the number of other developments in this area, the proposed development may be able to be serviced prior to the proposed upgrades. A detailed, developer funded, Servicing Strategy will be required to determine the infrastructure necessary to service development in this area.
- *Wastewater Treatment* – The Branxton WWTW will have sufficient capacity to service the proposed development after completion of its upgrade by February 2011.

Conclusion

Hunter Water has no objection to the proposed rezoning provided the timing of Hunter Water's system upgrades is understood. The developer should continue to liaise with Hunter Water regarding the development.

Should you require further clarification or assistance, please do not hesitate to contact me.

Yours faithfully



Malcolm Withers
Senior Account Executive Major Development

Contact: Joe Thompson
Phone: 65424431
Fax: 65434164
Email: joe.thompson@cma.nsw.gov.au

File: Singleton LEP Amendment, Elderslie Rd, Branxton

Mr Gary Pearson
Singleton Shire Council
PO Box 314
SINGLETON NSW 2300

Your Ref: LA64/2008
Our Ref:

19th March 2010.

Dear Mr PEARSON

Subject: Amendment to Singleton LEP, Lot 13, DP:595347.....Lot 140, DP: 619407, Elderslie Rd, Branxton

I refer to your letter dated 17/12/2009 requesting that the Catchment Management Authority (CMA) advise of:

1. Any requirements that it may have for the proposal
2. Specify any matters which it requires to be resolved in relation to the proposal
3. whether it supports or objects to the proposal.

The CMA's response is outlined below.

As this is a rezoning proposal, no clearing of existing remnant vegetation is proposed. As a result, the CMA does not have any particular issue with this aspect of the proposal. We would however like to draw your attention to what we see as constraints to building design in the proposal area.

Appendix C to the rezoning proposal makes mention of the presence of a drainage channel which may have dryland salinity characteristics within the area proposed for development.

The surrounding area is a known saline discharge site with highly saline permian sediments occurring at the surface and within the subsoil. Saline discharge has been observed at the soil surface within drainage channels and adjacent to Elderslie Road. Saline indicator (plant) species are present throughout the development site within drainage lines and flat areas.

Given the presence of highly saline geology and salinity discharge throughout the proposed development site Singleton Council should be aware of the need to ensure future buildings constructed within the proposed development site comply with relevant building codes for saline and waterlogged soils.

Photo 20 of Appendix C shows tunnelling and subsequent failure of a dam wall. CMA staff are of the opinion that this is most likely to be due to the highly sodic and dispersive sediments typical of the geology in the proposed development site.

From Appendix D_ Stormwater and Riparian Assessment, Figure 2 – Aerial Photograph it can be seen that every dam on the western and northern sections of the development site has failed. These dams need to be rebuilt and sealed properly to prevent future failure and possible damage to downstream infrastructure in the future.

Based on a brief desktop review of the information available, the CMA does not oppose the LEP amendment but asks that Council exercise caution when considering subsequent applications for development on the site.

Yours sincerely

Joe Thompson
Catchment Coordinator, Upper Hunter
For
Fiona Marshall
General Manager



Office
of Water

Singleton Council

17 MAR 2010

Strategy and Governance Group
Singleton Council
PO Box 314
SINGLETON NSW 2330

Contact: Mark Mignanelli
Phone: 02 4904 2549
Fax: 02 4904 2501
Email: Mark.Mignanelli@dnr.nsw.gov.au

12 March 2010

Our ref: ER20930
Your ref: LA64/2008

Attention: Gary Pearson

Dear Sir

**Amendment to the Singleton Local Environmental Plan
Lot 13 DP 595347, Lot 22 DP 861508, Lot 140 DP 619407 and Lot 121 DP 628116
Elderslie Road, Branxton**

I refer to your letter of 17 December 2009 advising that Council is in the process of preparing a draft Local Environmental Plan (LEP) in respect of the abovementioned properties at Elderslie Road, Branxton. Effective from July 2009 the NSW Office of Water (NOW) is a separate office in the amalgamated Department of Environment, Climate Change and Water (DECCW).

NOW has reviewed the information provided by Council and in-principle does not object to the proposed amendments to the Singleton LEP to rezone the land for rural residential subdivision purposes. NOW submits the following comments:

- The information provided by Council does not include a concept plan of the proposed rural residential subdivision however documentation refers to a proposed 165 allotments.
- With Section 7 *Riparian Corridors* there is no sketch plan SKC008 on Appendix H.
- There are variances in the Hyder final riparian corridor recommendations. That is, Section 4.3 *Stormwater and Riparian Assessment* - 20m for 1st Order watercourses and 30m for 2nd Order watercourses and in Section 5.1 *Recommendations* - 30m for 1st Order watercourses and 40m for 2nd Order watercourses. NOW recommends referral to the department's *Guidelines for Controlled Activities (February 2008)*
<http://www.water.nsw.gov.au/Water-Licensing/Approvals/Controlled-activities/Controlled-activities/default.aspx>
- There are existing farm dams a number of which have been constructed on-line. Some dams may exceed their Maximum Harvestable Right Dam Capacity (MHRDC). Refer to Farm Dams/ Harvestable Rights
<http://www.water.nsw.gov.au/Water-Licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff/default.aspx>

Department of
Environment, Climate Change and Water NSW



Any proposed subdivision of the land needs to address the issue of farm dams, including any licensing requirements under NSW water legislation, date of construction, size and storage capacity of each dam, calculation of the MHRDC, the integrity of the structures, any proposal for shared use, rights and entitlement of the structures, if the proposed subdivision has the potential to bisect the structures and details of any works to remove the dams.

Should you wish to discuss please contact me on 4904 2549.

Yours sincerely



Mark Mignanelli
Manager Major Projects and Assessment
Newcastle

All communications to be addressed to:

Head Office
NSW Rural Fire Service
Locked Mail Bag 17
Granville NSW 2142

Head Office
NSW Rural Fire Service
15 Carter Street
Lidcombe NSW 2127

Telephone: (02) 8741 5555

Facsimile: (02) 8741 5550

e-mail: development.assessment@rfs.nsw.gov.au



The General Manager
Singleton Shire Council
PO Box 314
Singleton NSW 2330

Attention: Gary Pearson

Your Ref: LA64/2008

Our Ref: LEP/0111
HQ09/3612

12 February 2010

Dear Mr Pearson,

**Re: Draft Amendment to the Singleton Local Environmental Plan 1996
Rezoning of land at Elderslie Road Branxton**

I refer to your letter dated 17 December 2009 seeking the NSW Rural Fire Service (RFS) advice in accordance with section 62 of the *Environmental Planning and Assessment Act 1979*.

It is noted that the area has not been identified as bush fire prone on the Singleton Bush Fire Prone Land Map. Accordingly the RFS raises no concerns or objections to the proposed rezoning.

For any enquiries regarding this correspondence, please contact Garth Bladwell.

Yours sincerely

Mark Hawkins

Mark Hawkins
A/Team Leader, Development Assessment & Planning

For information on *Planning for Bush Fire Protection 2006*, visit the RFS web page www.rfs.nsw.gov.au

402RZ10; I
09/2455
AT



The General Manager
Singleton Council
DX 7063
SINGLETON

Attention: Mr Gary Pearson

**PROPOSED AMENDMENT TO THE SINGLETON LOCAL ENVIRONMENTAL PLAN -
REZONING OF LOT 13 DP 595347, LOT 22 DP 861508, LOT 121 DP 628116 AND LOT
140 DP 619407; 137, 103A, 211, 181, ELDERSLIE ROAD, BRANXTON**

Dear Mr Pearson

I refer to your letter dated 17 December 2009 (Your reference: LA64/2008) regarding the proposed rezoning and amendment to draft Local Environmental Plan (LEP), referred to the Roads and Traffic Authority (RTA) for comment.

The RTA has reviewed the information provided and has no objection to the proposed LEP amendment, subject to satisfactory road infrastructure arrangements being made. It is considered that Council can progress this proposal for inclusion in the Singleton LEP as an amendment.

In terms of the road infrastructure works required to connect to the State Road network, that is the New England Highway / Elderslie Road intersection, the RTA has no requirements. The RTA accepts the findings of the traffic impact assessment by Hyder Consulting Pty Ltd.

Notwithstanding the above, the RTA requires the developer to contribute towards the cost of the broader State Road infrastructure and requests that Council include clauses in the amendment to allow for satisfactory road infrastructure arrangements to be made prior to subdivision of the land.

An example of a similar clause is included in the current *Lake Macquarie LEP 2004* Clause 62 (see attachment A). It is expected that this rezoning proposal will be subject to similar clauses requiring State infrastructure (State roads) provision and satisfactory arrangements. It is requested that this proposed LEP amendment wording / clauses be forwarded to the RTA for review prior to public exhibition.

In addressing the satisfactory arrangements, the RTA will require the developer to enter into a Voluntary Planning Agreement (VPA) / Deed Containing Agreement (DCA) for contributions towards designated State infrastructure (State roads) prior to any development / subdivision proceeding on the site. Until such an agreement is executed, satisfactory arrangements have not been established for State infrastructure contributions.

To facilitate the development of the subject land, Council should advise the proponent to commence negotiations with the RTA regarding the agreement, which must be in place prior to linen plan approval to the subdivision. It is expected that a broader contributions levy in the order of \$10,000 per



residential lot for State road infrastructure will apply, which is consistent with other rezoning proposals in the Lower Hunter Region.

Council should also give consideration to the following prior to determining the proposed draft amendment:

- The developer should take into account Section 117 (2) direction 3.4 (*Integrating Land Use Development and Transport*) under the *Environmental Planning and Assessment Act 1979*, in relation to the provision of adequate access to public transport, especially for the elderly and opportunities for pedestrians and cyclists connections to the surrounding area should be considered.
- The developer should be aware of the potential for road traffic noise to impact on future development of the site. In this regard, the developer, not the RTA, is responsible for providing noise attenuation measures in accordance with the Environmental Protection Authority's (1999) *Environmental Criteria for Road Traffic Noise*, should the developer or subsequent individual land owner seek assistance at a later date.

Should you require any further advice, please contact me on 4924 0688.

Yours sincerely



David Young
Manager, Land Use Development
Hunter Operations & Engineering Services

17 February 2010

Enc. *Lake Macquarie LEP 2004 Clause 62*

CC Regional Director
 Hunter and Central Coast
 Department of Planning

24th December, 2009

Network and Technology
Integrated Network Planning

Gary Pearson
Singleton Council
PO Box 314, Singleton 2330

Eddie Bush
Telephone (02) 49 249 475
Facsimile (02) 49 858 426
Edward.J.Bush@team.telstra.com

Re: LA64/2008

Dear Gary,

Based on the provided information relating to the proposed development located at west off Elderslie Rd, Branxton a review was undertaken of the area and nearby telecommunications infrastructure.

Telstra maintains existing network throughout the land marked for rezoning and development. This network is currently not sufficient to meet the likely demand of this development. Telstra has no objection to the change of zoning of this land.

To accommodate the proposed development, the telecommunications network would require upgrade. To achieve this, Telstra may require additional infrastructure in area.

The technology and services provided would be determined closer to the time of development commencement, depending on Telstra deployment policy and any negotiations based on a commercial agreement.

Telstra will require the protection of/relocation of its telecommunications infrastructure that may be impacted by activities on this site. To minimise risk of liability due to any damage, the Telstra 1100 Inquiry number should be contacted to obtain location of Telstra plant before commencement of construction work.

Further discussions regarding details for network expansion are strongly encouraged once detailed planning for the development is in progress. To inform Telstra of likely commencement of this development, you are requested to register this development on the Telstra Smart Community website: <http://www.telstrasmartcommunity.com>

Please note that Telstra reserves the right to change its decision in relation to network deployment within the development without prior notice.

For future correspondence and enquiries regarding this matter, please contact the undersigned on (02) 49 249 475.

Yours faithfully,



Eddie Bush
Area Planner

Your reference: LA43/2005
Our reference: DOC09/61406; FIL06/927-03
Contact: Karen Thumm, 4908 6829



Mr Scott Greensill
General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330

Attention: Mr Gary Pearson

Dear Mr Greensill

**RE: AMENDMENT TO SINGLETON LOCAL ENVIRONMENTAL PLAN (LEP) 1996 -
SUBMISSION ON REZONING OF LOT 13 DP 595347, LOT 22 DP 861508, LOT 121
DP628116, & LOT 140 DP 619407; 137, 103A, 211, 181 ELDERSLIE ROAD BRANXTON**

I refer to your letter dated 17 December 2009, and the attached Local Environmental Study dated 25 November 2009, seeking advice from the Department of Environment, Climate Change and Water (DECCW) under Section 62 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) on the above matter.

DECCW reiterates its concern that this proposal is for an expansion to rural residential development on the outskirts of Branxton. Rural residential subdivisions are in effect very low-density urban developments. There is a need to take into account the long term and cumulative impacts of this style of development when determining the future use of the proposed area. For example, issues such as accessibility, vehicle dependence and reliance on fossil fuels should be explicitly considered since settlement patterns are enduring and difficult to change once established. These issues have long-term implications for travel demand, energy consumption, greenhouse gas emissions, regional air quality and climate change.

Biodiversity

DECCW supports the recommendation of the Ecological Constraints report prepared by Cumberland Ecology, that the Lower Hunter Spotted Gum Ironbark Forest (LHSGIF), an Endangered Ecological Community (EEC) listed under the *Threatened Species Conservation Act 1995*, should be retained on the property. It is also suggested in the report that the density of housing in the area containing the LHSGIF will be lower than in the other areas. The draft Development Control Plan does not specify the lot size for the road precinct (pages 3 and 4), but states that existing trees are to be retained. Considering the construction of fences at the front to the road as well as between lots and the space required for the bicycle path, the size of lots may need to be increased within this vegetated front area, in order to be able to retain the LHSGIF vegetation as recommended.

The Department of Environment and Climate Change is now known as the Department of Environment, Climate Change and Water

PO Box 488G Newcastle NSW 2300
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Department of **Environment and Climate Change** NSW



How to Prepare a Vegetation Management Plan (Version 4 - DIPNR)

1. **Assess the site and determine constraints:** flora and fauna (previous studies, endangered species & ecological communities/existing vegetation communities, etc.); habitat and corridor values; topsoil/litter layer quality; hydrology/hydraulics (flooding, surface water runoff/drainage, velocities, water table, etc.); frost areas; fire issues; contaminants; acid sulphate soils; salinity, roads and pathways, railways, airfields, service infrastructure (water, sewerage, gas, electricity, communications); archaeological and heritage; stock and herbivore access (rabbits, hares, etc.); shadow zones; drainage; topography (slope, aspect, soils, geology, erosion, deposition); weeds and weed sources, risk of vandalism, public safety issues, etc.
2. **Define project tasks:** describe each task necessary for the implementation of the plan, how each task will be done, the duration of each task, the priority order for each task and who will be responsible for undertaking each task.
3. **Prepare a time frame (e. g. Gantt chart):** address all tasks in the project.
4. **Liaise:** contact council Bushcare Officer, Landcare or Bushcare groups.
5. **Provide details on seed collection and propagation:** local native species only to be used - identify local native seed sources, check on any licences required.
6. **Prepare maps/diagrams and plant species lists:** describe existing vegetation, constraints, vegetation and natural features to be retained, proposed vegetation (species/communities, zonation from water to land, corridors/linkages, spacings, tubestock/virocells/long stems/direct seeding, etc.), sediment and erosion control, stabilisation works, etc.
7. **Provide details on site preparation:**
 - protection of plants to be retained
 - installation of sediment and erosion control devices
 - completion of site works (if any)
 - weed control (techniques and sequences of removal)
 - application of herbicides
 - topsoil/litter layer storage
 - soil remediation
 - surface preparation (levelling, deep ripping, scarifying, mulching etc.)
 - surface stabilisation - (needs to be suitable for the site/vegetation - erosion matting, mulch, brushmatting, sterile cover crops, binding sprays, etc.)
 - site drainage
8. **Describe the planting program and method:** detail how it will be done, staging and also consider the installation of weed mats, mulch, stakes & ties, tree guards and the use of fertiliser types (justify their need), water-retaining crystals, etc.
9. **Describe site and vegetation maintenance:** sediment and erosion control, watering, replacement of plant losses, weed control, disease and insect control, mulch, etc. (Note: minimum of two years maintenance after last plantings completed).
10. **Describe the monitoring and review process:** include a method of performance evaluation, assessing the need for replacing plant losses, addressing deficiencies and six-monthly reporting.
11. **Address other issues:** signage, relevant legislation, planning instruments/guidelines, OH&S, community involvement, how other parts of the site and adjacent areas can be managed to compliment the vegetation strategy (weed control, drainage, etc.), etc.
12. **Prepare a costing:** for the implementation of all stages and all components of the work - show details on unit cost, materials, labour, monitoring/maintenance/reporting, etc.

The recommended zoning does not reflect any difference in treatment between areas on the site. In order to ensure the conservation and management of this EEC in perpetuity, DECCW recommends the use of positive covenants (Restriction as to User) for the area of EEC as depicted in Figure 3.1 of the Cumberland Ecology Ecological Constraints report, Appendix F.

It is recommended that a Vegetation Management Plan (VMP) which includes weed control, the restoration of the EEC and riparian zones, and tree hollow protection is prepared for this site, and that this VMP is linked to the Title Deed of each lot via an 88B covenant. DECCW recommends that a VMP is prepared according to a template such as the one attached at the end of this letter.

Furthermore it is recommended that all landscaping on the site be carried out using native species of local provenance. If impacts to the EEC are avoided and the management of the EEC is ensured, DECCW will be satisfied that a reasonable biodiversity outcome can be achieved.

Aboriginal Cultural Heritage

DECCW has reviewed the Aboriginal Cultural Heritage (ACH) assessment report provided in the Local Environmental Study and acknowledges that the Aboriginal cultural heritage assessment has generally been undertaken in accordance with DECCW's ACH assessment guidelines. DECCW also notes that the proposed development may impact on Aboriginal cultural heritage values, as artefacts were found on the site. We also highlight that it is an offence to move, disturb, damage or destroy Aboriginal sites without an approval from DECCW.

DECCW recommends that Council advises the proponent of their legal obligations to obtain an Aboriginal Heritage Impact Permit (AHIP) in accordance with the *National Parks and Wildlife Act 1974*, in the event that the development will impact on Aboriginal cultural heritage. If an AHIP is required, the applicant will also be required to demonstrate that consultation with the local Aboriginal community has been undertaken in accordance with DECCW's 'Interim Community Consultation Requirements for Applicants (2004)'.

DECCW is prepared to provide further comments regarding the Aboriginal cultural heritage assessment of the subdivision following the determination of the rezoning application, specifically in relation to DECCW's statutory role to provide comments and/or General Terms of Approval for developments being assessed under the 'Integrated Development Application' provisions specified under Part 4 of the EP&A Act.

Your attention is also drawn to the Commonwealth legislation, the *Environment Protection and Biodiversity Conservation Act 1999*. If the proposed LEP affects any species requiring consideration under this legislation then consultation may be required from the the Australian Government, Department of the Environment, Water, Heritage and the Arts.

If you have any enquiries concerning this advice, please contact Karen Thumm, Conservation Planning Officer, on 4908 6829.

Yours sincerely

 11.2.10

RICHARD BATH
Acting Head Planning Unit - Hunter
Environment Protection and Regulation

Encl: VMP template



Industry & Investment

22/02/2010

Gary Pearson
Singleton Council
PO Box 314
Singleton
NSW 2330

Your ref:LA64/2008
Our ref:09/8620

Dear Mr Pearson

**Re: Amendment to the Singleton LEP – Radford Park, Eldersle Road, Branxton.
Lot 13 DP 595347, Lot 22 DP 861508, Lot 121 DP 628116, and Lot 140, DP 619407.**

The Department of Industry & Investment has been formed by the merger of a number of former NSW Government departments and authorities. These agencies include (amongst others) the former Department of Primary Industries (DPI), from which this response is issued. This response reflects the views of the Fisheries Division and Coal Advice. There are no concerns from Fisheries or Forests NSW.

Agriculture related issues

The site is part of Singleton Councils strategic plan for rural residential development and is already fragmented into small lots with dwellings. There are no significant conflicts with adjoining land use provided the horse enterprises to the south are also rezoned as proposed.

Agriculture NSW has no issues with the proposed amendment. If you have any queries relating to agricultural issues regarding the proposed amendment, please contact Glenda Briggs on (02) 4939 8942 or via email at Glenda.Briggs@industry.nsw.gov.au.

Mineral resource related issues

No part of the subject area is subject to an existing Section 117 notification for mineral resource protection. Therefore, the amendment is supported by I&I NSW.

If you have any concerns regarding this, please contact Aidan Barrington on (02) 4931 6667 or at Aidan.Barrington@industry.nsw.gov.au.

MINERALS & ENERGY DIVISION
PO Box 344 Hunter Region Mail Centre NSW 2310
Tel: 02 4931 6666 Fax: 02 4931 6726
ABN 51 734 124 190
www.industry.nsw.gov.au

Regards,

Aidan Barrington

Geological Survey of NSW
New South Wales Department of Industry and Investment
Mineral Resources Division
516 High Street, Maitland NSW 2320