

8 June 2021

Mr Andrew Williams
Development Manager
Belford Land

Dear Mr Williams

**RE: PROPOSED PLANNING PROPOSAL RADFORD PARK ESTATE – 94 ALMA ROAD, 285
ELDERSLIE ROAD, 225 ELDERSLIE ROAD, PART LOT 300 IN DP 1248134**

I refer to our meeting on Monday 17 May 2021 in relation to a proposed planning proposal for the abovementioned land. The advice outlined in this letter is offered to assist with the submission of sufficient detail for Council to determine whether a rezoning at the site has both strategic and site-specific merit and can be accepted. Additional matters may be identified in the assessment of a planning proposal which may require the submission of additional information. To note is Council's Local Housing Strategy is still being finalised.

Please note this letter and the information included does not imply or infer a rezoning at the site is supported.

Strategic merit

- Strategic merit should be supported through an independent rural-residential land needs analysis. The analysis should use quantitative and qualitative data and include:
 - i. the need for additional rural-residential land in the Branxton subregion in the context of the Branxton Subregion Land Use Strategy and Structure Plan (June 2016) prepared by City Plan Services. The recommendations at Appendix C of the Strategy state the lots are not required to meet demand for rural-residential dwellings during the life of the Strategy or that owner-initiated planning proposals should only be considered in the medium- to longer-term, subject to availability of lots within existing zoned supply.
 - ii. explanation / justification why the whole of the Expression of Interest area Ref K is not proposed to be rezoned as one to be consistent with the Strategy.

Site specific merit

- The proposed summary of technical studies outlined in the Planning Proposal Appraisal document is supported if a planning proposal is accepted. For a pre-Gateway assessment to principally establish strategic merit for the proposal, it is considered that in addition to the rural-residential land needs assessment the following technical studies / information would be required:
 - i. Agricultural impact
 - ii. Concept plan
 - iii. Hunter Water Servicing Assessment

If it is determined the proposal has strategic merit to proceed and receives a Gateway determination, then it is envisaged that the remaining technical studies as identified would be required including a Draft Development Control Plan. Additional technical studies can be provided pre-Gateway as desired.

Other

Site-specific considerations

- Controls to give effect to the objectives of the planning proposal in terms of future subdivision layout (e.g. minimum lot size) could be determined by Council in consultation with the Department as part of a Gateway determination if the proposal is accepted.
- Retention / re-location of the existing barn to offer community gardens and growing space should be described in a planning proposal in the context of how this would align with the intended outcomes for the site and respond to relevant strategic plans and actions for the area.
- Provision of a walking & cycling path circuit and landscape improvements should be described in a planning proposal in the context of how this would align with the intended outcomes for the site and respond to relevant strategic plans and actions for the area.

Engineering

Below is feedback provided from Council's Coordinator Assets.

- *Onsite stormwater management*
- *Complying with footpath strategy of Singleton Council*
- *Traffic impact management on local roads*
- *Checking with asset department prior to planning for Open space and Reserve assets (Type of assets need to be reviewed by Asset Team)*

Environment

Below is feedback provided from Council's Coordinator Environmental Services.

- *If the PP is referred to the Biodiversity Conservation Division of DPIE under Section 117 Directions 2.1 Environmental Protection Zones then the BCD will expect that stage 1 and 2 of the Biodiversity Assessment Methodology (BAM) are completed as part of the ecological impact assessment.*
- *Work required to address stage 1 and 2 of the BAM is also able to be used for subsequent Development Applications.*
- *Any ecological data collected remains valid for a period of no more than 5 years.*
- *Council's preference is for areas of high biodiversity values be avoided and where this is not possible mitigation measures proposed and implemented.*
- *Any retained vegetation will need to have a management plan developed and a delivery program prepared by the applicant, this will be done as part of the development application for the subdivision.*

Open space

- It is unlikely Council would accept a detention basin area be transferred to Council for ongoing management as an open space asset.

Services / facilities / liveability

- Action 1.1.1 of the Singleton Local Strategic Planning Statement refers to liveability assessments for urban areas of the Singleton LGA to be undertaken by Council. In lieu of these assessments having been undertaken to date, a planning proposal should outline how the proposal responds to liveability against the 15 focus areas for liveability in the Liveability Assessment Tool (2012) developed by Hunter New England Population Health.
- A majority of services and facilities providing for the area are located in the Cessnock local government area. Singleton Council is consulting with Cessnock Council and will respond when feedback is received.



Should you have any enquiries please contact me on (02) 6578 7343.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Rob Drew', with a long, sweeping horizontal line extending to the right.

Rob Drew
Strategic Land Use Planner

