



PLANNING CERTIFICATE
ISSUED UNDER SECTION 10.7(2 & 5)
ENVIRONMENTAL PLANNING & ASSESSMENT
ACT 1979
and
ENVIRONMENTAL PLANNING & ASSESSMENT
REGULATION 2021

InfoTrack Pty Limited
GPO Box 4029
SYDNEY NSW 2001

Applicants Reference
0736

CERTIFICATE DETAILS

CERTIFICATE NUMBER: 10039
DATE OF CERTIFICATE: 29/04/2026

PROPERTY DETAILS

ADDRESS: 44 Lawson Avenue SINGLETON HEIGHTS
NSW 2330
TITLE: Lot: 45 DP: 239655
PARCEL NO.: 2584

BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

Local Environmental Plan

Singleton Local Environmental Plan 2013

State Environmental Planning Policies

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Sustainable Buildings) 2022

NOTE: Some SEPPs only apply to particular development and some may or may not apply due to site specific or development specific considerations.

Development Control Plans

Singleton Development Control Plan 2014

Huntlee Development Control Plan 2013

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject to community consultation or public exhibition under the Act that will apply to the carrying out of development on the land.

Proposed Local Environmental Plans

Nil

Proposed State Environmental Planning Policies

Nil



2. Zoning and land use under relevant planning instruments

Singleton Local Environmental Plan 2013

a) The identity of the zone:

The land is zoned R1 General Residential under the provisions of Part 2 in the Singleton Local Environmental Plan 2013.

b) The purposes for which development in the zone:

i. may be carried out within the zone without the need for development consent:

Home occupations

ii. may not be carried out in the zone except with development consent:

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in b) (i) or (iii)

iii. is prohibited:

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Service stations; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

c) Whether additional uses apply to the land



Schedule 1 Additional permitted uses in the Singleton Local Environmental Plan 2013 lists those properties where additional uses apply.

d) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed

No development standard applies to the land.

e) Whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

There is no land in the Singleton Local Government area which has any area of outstanding biodiversity value.

f) Whether the land is in a Conservation area, however described

The land is not identified in Schedule 5 of the Singleton Local Environmental Plan 2013 and on the Heritage Map as being within the Singleton/Jerrys Plains Heritage Conservation Area.

g) Whether an item of Environmental Heritage, however described, is situated on the land

The land is not identified in the Singleton Local Environmental Plan 2013 as containing an item of environmental heritage.

3. Contributions plans

The following development contributions plans apply to the land:

Singleton Development Contributions Plan 2025

4. Complying Development

Complying development may or may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code

Under the provisions of the Housing Code, complying development MAY be carried out on the land.

Rural Housing Code

Under the provisions of the Rural Housing Code, complying development MAY NOT be carried out on the land.



Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code MAY be carried out on the land.

Pattern Book Development Code

Complying Development under the Pattern Book Development Code MAY be carried out on the land.

Greenfield Housing Code

Complying Development under the Greenfield Housing Code MAY NOT be carried out on the land.

Inland Code

Complying Development under the Inland Housing Code MAY be carried out on the land.

Housing Alterations Code

Under the provisions of the Housing Alterations Code, complying development MAY be carried out on the land.

General Development Code

Under the provisions of the General Development Code, complying development MAY be carried out on the land.

Industrial and Business Alterations Code

Under the provisions of the Industrial and Business Alterations Code, complying development MAY be carried out on the land.

Industrial and Business Buildings Code

Under the provisions of the Industrial and Business Buildings Code, complying development MAY NOT be carried out on the land.

Container Recycling Facilities Code

Under the provisions of the Container Recycling Facilities Code, complying development MAY NOT be carried out on the land, or part of the land.

Subdivisions Code

Under the provisions of the Subdivisions Code, complying development MAY be carried out on the land.



Demolition Code

Under the provisions of the Demolition Code, complying development MAY be carried out on the land.

Fire Safety Code

Under the provisions of the Fire Safety Code, complying development MAY be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying Development under the Agritourism and Farm Stay Accommodation Code MAY NOT be carried out on the land.

Note: If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*) applies, complying development may be carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that Policy.

5. Exempt Development

Exempt development may or may not be carried out on the land under each of the following codes for exempt development, to the extent and for the reasons stated under the provisions of clauses 1.16 (1) (a) to (d), (1A), (1B), (1C), (2) and (3) (a) and (b) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

General Exempt Development Code

Under the provisions of the General Exempt Development Code, exempt development MAY be carried out on the land if it meets the requirements for that exempt development.

Advertising and Signage Exempt Development Code

Under the provisions of the Advertising and Signage Exempt Development Code, exempt development MAY be carried out if it meets the requirements for that exempt development.

Temporary Uses and Structures Exempt Development Code

Under the provisions of the Temporary Uses and Structures Exempt Development Code, exempt development MAY be carried out if it meets the requirements for that exempt development.

6. Affected building notices and building product rectification orders

(1) Whether Council is aware that:



(a) An affected building notice is in force in relation to the land

No

(b) A building produce rectification order given is in force in relation to the land that has not been fully complied with

No

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding

No

(2) In this section:

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act, 2017*.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

None of the land is identified on the Singleton Local Environmental Plan 2013 Land Reservation Acquisition Map.

8. Road widening and road alignment

Whether the land is affected by road widening or road realignment under:

- (a) the *Roads Act 1993*, Part 3 Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the council.

Note: This item relates to Council's road proposals only. Other authorities, including the NSW Roads and Maritime Services may have road widening proposals

No

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.



No

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Unknown

- (3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

The information provided in Item 9 is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood related development controls does not mean that the land is not or may not be subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

10. Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

- (2) In this section:

adopted policy means a policy adopted

- (a) by the council, or
(b) by another other public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council

Landslip

No

Bushfire

No

Tidal inundation

No

Subsidence



No

Acid Sulfate Soils

No

Any other risk (other than flooding)

No

11. Bush fire prone land

Is any of the land bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 103

None of the land is identified as being bushfire prone land as defined by the Environmental Planning and Assessment Act 1979.

12. Loose fill asbestos insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the Register kept under that Division?

No.

13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No

14. Paper subdivision Information

1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Nil

2) The date of any subdivision order that applies to the land.

Nil

3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

15. Property vegetation plans



If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No

16. Biodiversity stewardship sites

Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

No

Note. Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995, Part 7A* that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016, Part 5*.

17. Biodiversity certified land

Is the land biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8?

No

Note. Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995, Part 7AA* that is taken to be certified under the *Biodiversity Conservation Act 2016, Part 8*.

18. Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

No

19. Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

This clause is not applicable to the Singleton Local Government Area because Singleton Council is not a 'coastal council'.

20. Western Sydney Aerotropolis

This clause is not applicable to the Singleton Local Government Area because Singleton Council is not in Western Sydney.



21. Development consent conditions for senior housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applied to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

22. Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the Council is aware, in relation to proposed development on the land?

Council has not been made aware of any valid site compatibility certificate (affordable rental housing), in respect of proposed development on the land.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

Nil

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *Statement Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

Nil

- (4) In this section –
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act-if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No



(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act-if it is subject to such on order at the date when the certificate is issued,

No

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act-if it is the subject of such an approved proposal at the date when the certificate is issued,

No

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act-if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No



Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979*

(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.

ARMY ACTIVITIES

The Singleton Army Firing Range is located within the Singleton Area. Some activities, such as artillery firing and aircraft operations impact on the environment beyond the Firing Range boundaries. These activities may result in noise and vibration impacts being experienced on lands throughout the Singleton Local Government Area.

EARTHWORKS - Singleton Local Environmental Plan 2013

Clause 7.1: Earthworks in the Singleton Local Environmental Plan 2013 applies to the land. This clause requires development consent for earthworks, unless the earthworks are exempt development, or the earthworks are ancillary to other development for which development consent has been given.

This clause applies to all land to which the Singleton Local Environmental Plan 2013 applies.

The above information has been taken from Council's records in good faith. Council cannot accept responsibility for any omission or inaccuracy. Where information has been received from a third party, it is recommended that applicants approach that party (or parties) directly for further information and to confirm its authenticity.

DEVELOPMENT APPLICATIONS DETERMINED IN THE LAST FIVE YEARS

During the preparation of this certificate, some development applications may have been determined within the last five years.

If this is the case they will be listed below.

Note: This list relates to the allotment and deposited plan reference for which the certificate has been prepared and does not include applications submitted for historical parcels. Undetermined development applications for development on the land may still be valid. If confirmation is required please contact Council's Planning & Development Services.

State Significant Development

Singleton Local Government Area has many State Significant Developments, one or more of which may apply to this property. Council suggests a search of the Department of Planning State Significant Development site <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development> to determine if any of the developments may have an impact on this property.



For further information, please contact Council's Development Assessment unit, within the Planning & Infrastructure directorate on 02 6578 7290.

Issued by Amanda Schaffer
Coordinator Planning and Development
Under delegation by the General Manager
Singleton Council



Enquiries to: Customer Service
(02) 6578 7290

Council Reference: 2584

Your Reference: 0736

28/04/2026

InfoTrack Pty Limited
GPO Box 4029
SYDNEY NSW 2001

Dear InfoTrack Pty Limited

**APPLICATION FOR SEWER SERVICE DIAGRAM AT LOT: 45 DP: 239655, 44
LAWSON AVENUE SINGLETON HEIGHTS NSW 2330**

Thank you for your request for a sewer service diagram at the abovementioned property.

Enclosed is a copy of the sewer service diagram.

Also enclosed is a copy of the property's Services Location Diagram.
If you have any further enquiries, please contact Customer Service on telephone
(02) 6578 7290 or email council@singleton.nsw.gov.au.

Yours faithfully

Nicole Rindal
Manager Community Experience and Events

SINGLETON MUNICIPAL COUNCIL

PLAN OF SANITARY DRAINAGE

FOR

Detail Plan No. 26109
 Drainage Plan No. 2186/74
 House No. _____
 Fee \$2.00

MR. P. GOULD.
LAWSON AVE. SINGLETON HTS.

Scale—50 ft. to 1 in.

This diagram is the property of the proprietor and is to be returned to him on completion of the work.

RAIN OR SURFACE WATER IS NOT TO BE CONNECTED TO SEWER.

All plumbing and drainage work shown on diagram in connection with this plan must be executed in accordance with Ordinance No. 46 of the Local Government Act, 1919, and to the satisfaction of the Council and no responsibility will be taken for same unless official certificates are obtained by licensed plumbers.

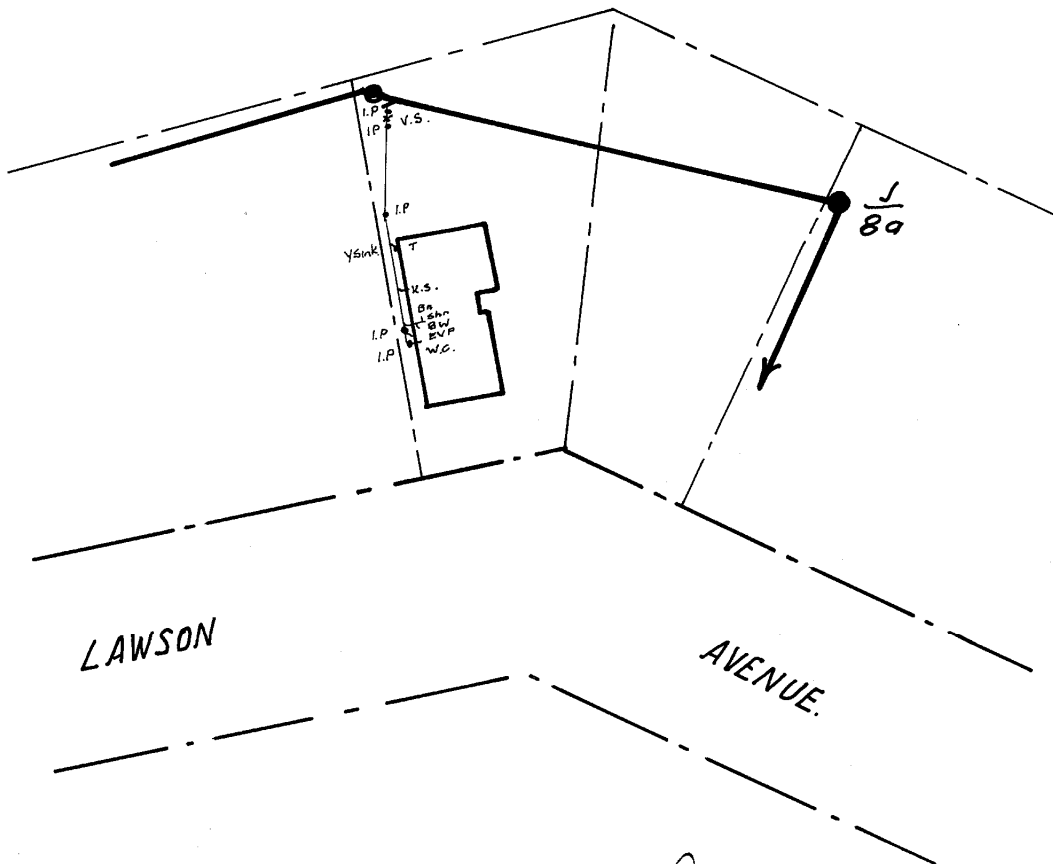
No alteration to drainage to be made unless previous consent is given.

All drainage work must be tested before covering in.

Junction about 146'-9" feet from downstream manhole No. J/8a Approx. depth. 2'-0"

NOTES:

<input checked="" type="checkbox"/>	Boundary Trap.	I.P.	Inspection Pipe.	I.V.P.	Induct Vent Pipe.
<input type="checkbox"/>	Gully.	I.J.	Inspection Junction.	W.C.	Water Closet.
K.S.	Kitchen Sink.	G.D.T.	Gully Disconnector Trap.	S.V.P.	Soil Vent Pipe.
I.B.	Inspection Bend	G.T.	Grease Trap.	E.V.P.	Educt Vent Pipe.



Drawn by B. Perrin.
 Singleton, 26-3-74.

Edwards
 Officer in Charge.

SERVICE LOCATION PLAN

Council Water, Sewer & Drainage Assets

APPLICATION DETAILS

Applicant:	InfoTrack Pty Limited	Application No:	902.2026.00003486.001
Receipt No:		Date:	28/04/2026

SUBJECT PROPERTY DETAILS

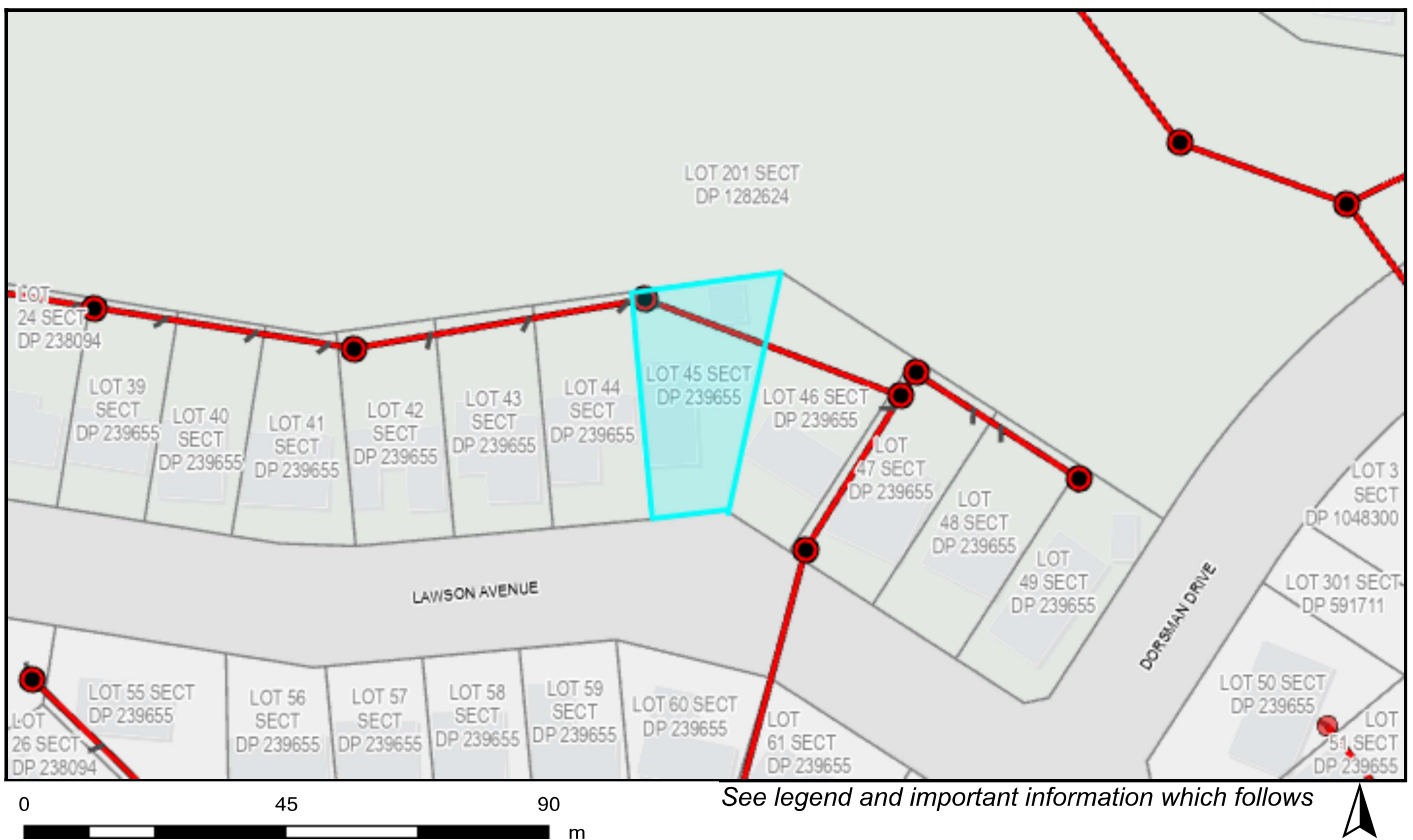
Parcel No:	2584	Property Title:	Lot: 45 DP: 239655
Address:	44 Lawson Avenue SINGLETON HEIGHTS	Assessment No:	26815

DISCLAIMER

ASSET LOCATIONS ARE APPROXIMATE ONLY. While every care is taken to ensure the accuracy of this data, Singleton Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose, and also disclaims all responsibility and all liability (including without limitation, liability in negligence) for any expenses, losses, damages (which includes consequential damage) and costs which you might incur as a result of data being inaccurate or incomplete for any reason.

Any resale of this data is strictly prohibited. Please refer to the details provided in the Important Information section of this Service Location Plan.

SEWER INFRASTRUCTURE



LEGEND				
Hunter Water Corporation Supply				
	Hunter Water Corporation Supply Areas		Service Valve	
Sewer Vents				
	Vent Stack		Sluice Valve	
Sewer Valves				
	Air Valve		Stop Valve	
	Ball Valve		Undetermined	
	Butterfly Valve		POD	
	Cross Valve	Sewer Telemetry		
	Diafragn		Telemetry	
	Isolation Valve	Sewer System Switchboards		
	Non-Return Valve		Switchboard	
	Pressure Reducing Valve	Sewer System Generators		
	Pressure Relief Valve		Generator	
	Pressure Sustaining Valve	Sewer Shafts		
	Scour Valve		Shaft	Sewer Pits
Sewer Pumps				
	Centrifugal Single Stage	Sewer Manholes		
	Conventional		Manhole	Sewer Instrumentation
Sewer Fittings				
	Cap		Instrumentation	
	Bend 11.25	Sewer Manholes		
	Bend 22.5		Manhole	
	Bend 45	Sewer Instrumentation		
	Bend 90		Instrumentation	
	Bypass	Sewer Fittings		
	Dismantling Joint		Cap	
	Flange		Bend 11.25	
	Flushing	Sewer Fittings		
	Gibault		Tee	
	Main Tap		Wye	Sewer Tanks
	Strainer		Unknown	
	Swab Point	Sewer Covers		
	Taper		Cover	
	Tap House or Path	Gravity Sewer Mains		
	Tank		Reticulation Main	
	Well		Unspecified Main	Pressure Sewer Mains
Sewer Pump Stations				
	Pump Station		Reticulation Main	
	Rising Main		Unspecified	

IMPORTANT INFORMATION – SEWER INFRASTRUCTURE

Gravity Sewer Main - Reticulation Mains

If this plan indicates the subject property has frontage to a gravity Sewer Reticulation Main, it is the owner's responsibility to determine if a connection to that main is available and/or feasible.

Pressure Sewer Mains - Reticulation Mains

If this plan indicates the subject property has frontage to a Sewer Pressure Reticulation Main, special connection conditions apply. Developments within these areas must connect to this system to treat their wastewater, additional connection costs and ongoing maintenance fees apply.

A pressure sewer system consists of an onsite storage tank and transfer pump(s) installed within the property which are connected to a network of pressure sewer mains in these areas. Council operates a pressure sewer system in areas where conventional sewer systems are unsuitable and/or cost prohibitive. It is the owner's responsibility to discuss connection requirements and associated costs with Council.

Sewer Connections

If this plan indicates a Sewer Property Connection is available for the subject property, it is the owner's responsibility to determine whether it is practicable to discharge wastewater from all parts of the property to that connection (or junction). Additional costs apply for relocation of the existing sewer junction.

Sewer – Rising Main

If this plan indicates the property has frontage to a Sewer Rising Main, connection to this main is prohibited. Special protection works and prior approval from Council’s Water and Sewer Team may be required for development in the vicinity of this main.

Sewer – Existing Connection

If this plan indicates there is a sewer connection existing, such as in the instances of an existing dwelling, a copy of the Sanitary Drainage Diagram may be provided with this plan (if available).

Sewer – No Assets Available

If this plan indicates there is no sewer infrastructure available to the subject property (either gravity or pressure), an alternate sewage management system is required. If the subject property has an existing dwelling, please contact Council regarding Onsite Sewage Management System requirements.

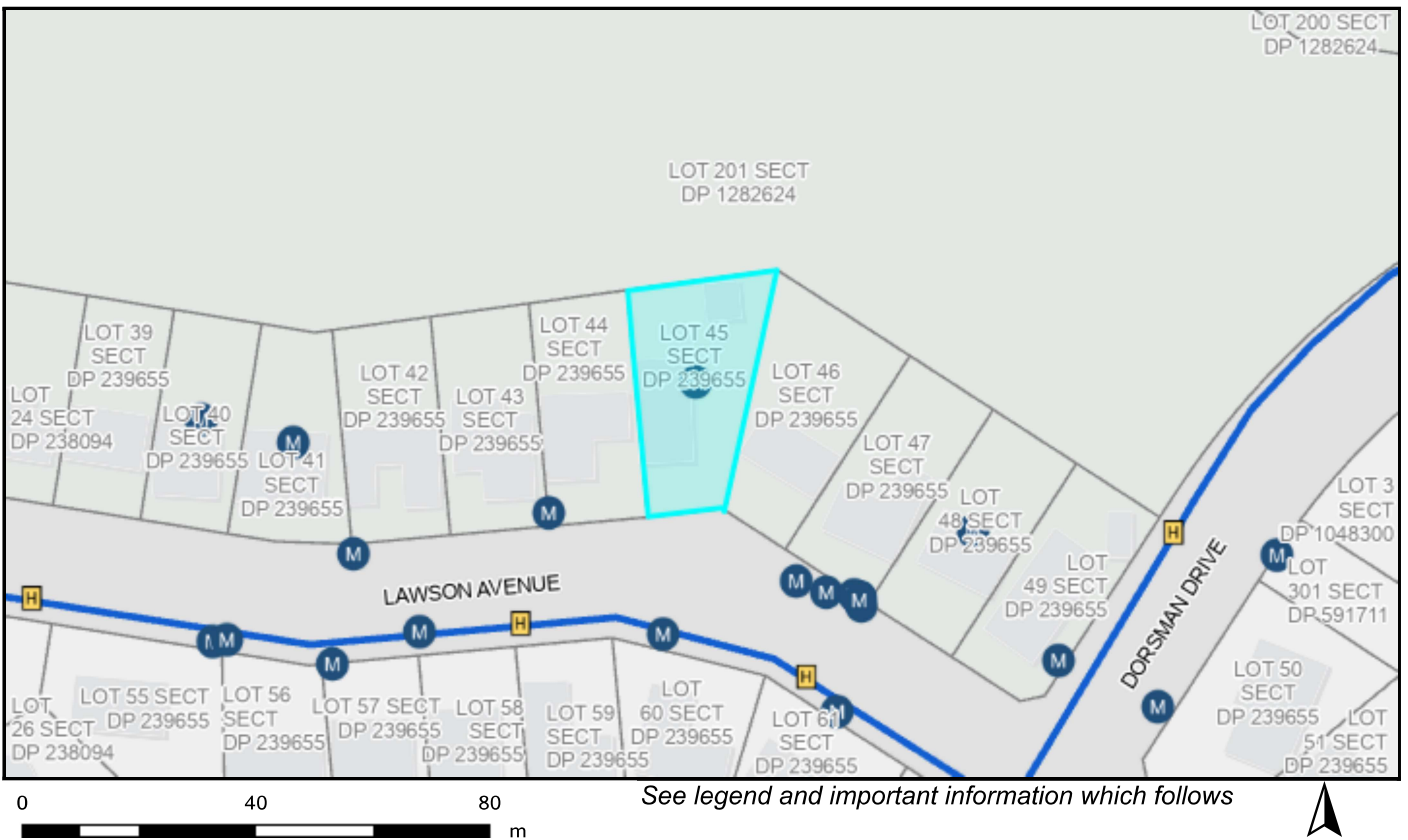
Sewer – Non-Standard Sewer Service








































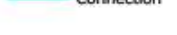





















If this plan indicates the property is serviced by a Non-Standard Sewer Service the property is, or will need to be, connected to Council’s sewerage system by private sewer infrastructure by means other than a direct gravity connection or a Council-owned pressure sewer system. Further information can be found in Council’s Sewer Services Policy or by contacting Council’s Water and Sewer Team. It is the owner’s responsibility to discuss connection requirements and associated costs with Council.

Development in the Vicinity of Sewer Assets

If this plan shows Council sewer infrastructure located within the subject property, any development within the vicinity of the assets could impact upon those assets. Prior approval from Council will be required and may require special protection works to be undertaken. Further information can be found on Council’s website (www.singleton.nsw.gov.au) or by contacting Council on 02 6578 7290.

POTABLE WATER INFRASTRUCTURE



LEGEND									
Hunter Water Corporation Supply			Pressure Sustaining Valve		End Suction Centrifugal Single Stage		Bend 90		Unspecified
			Right Hand Stop Valve		Hose		Bypass	Water Mains	
Water Valves			Scour Valve		Pressure		Dismantling Joint		Trunk
	Air Vent Valve		Service Valve		Submersible		Flange		Reticulation
	Ball Valve		Sluice Valve		Vertical Multistage		Flushing		Abandoned
	Butterfly Valve		Stop Valve		Unspecified		Gibault		Unspecified
	Diaphragm Valve		Zone Valve		Other		Main Tap	Water Service Mains	
	Isolation Valve		Unspecified Valve		Water Meter		Strainer		Conduit
	Left Hand Stop Valve	Water Telemetry			Hydrant		Swab Point		Connection
	Lock Valve		Telemetry	Water Fittings			Taper		Abandoned
	Non Return Valve	Water Pumps			Cap		Tap House or Path		Unspecified
	Pressure Reducing Valve		Centrifugal Single Stage		Bend 11.25		Tee	Water Reservoirs	
	Pressure Relief Valve		Conventional		Bend 22.5		Wye		Reservoir
			Diaphragm		Bend 45		Unknown	Water Pump Stations	
									Pump Station

IMPORTANT INFORMATION – POTABLE WATER INFRASTRUCTURE

Potable Water – Water Main

If this plan indicates the subject property has frontage to a Potable Water Main, it is the owner's responsibility to ascertain whether a connection to that water main is available and/or feasible and to discuss connection requirements and associated costs with Council. If there is an existing connection, details of such a connection may be available on a 603 Certificate issued by Council; or obtained by contacting Council.

Potable Water – Trunk Main

If this plan indicates the subject property has frontage to a Trunk Water Main, connections are not approved under normal circumstances. Prior approval from Council will be required and may require special protection works to be undertaken. Further information can be found on Council's website (www.singleton.nsw.gov.au) or by contacting Council.

Potable Water – Property Water Service

If this plan indicates the subject property has a Water Service available, this is the location of the existing water main tapping and the location of future or existing water meter. It is the owner's responsibility to discuss connection requirements and associated costs with Council. Additional costs apply for relocation of the existing water property service and meter.

Hunter Water Supply Area(s)

This plan does not include water and sewer assets owned by the Hunter Water Corporation. Contact Hunter Water for more information. Council has no water and sewer assets within the Hunter Water Area of Operations.

RAW WATER INFRASTRUCTURE



LEGEND			
Hunter Water Corporation Supply Areas		Right Hand Stop Valve	Bend 90
Raw Water Valves		Scour Valve	Bypass
Hunter Water Corporation Supply Areas	Service Valve	Dismantling Joint	Flange
Air Vent Valve	Sluice Valve	Flushing	Gibault
Ball Valve	Stop Valve	Main Tap	Strainer
Butterfly Valve	Zone Valve	Swab Point	Taper
Diaphragm Valve	Unspecified Valve	Tap House or Path	Tee
Isolation Valve	Raw Water Telemetry		Wye
Left Hand Stop Valve	Telemetry	Cap	Unknown
Lock Valve	Hydrant	Bend 11.25	
Non Return Valve	Raw Water Fittings		
Pressure Reducing Valve	Bend 22.5	Bend 45	
Pressure Relief Valve			
Pressure Sustaining Valve			
			Raw Water Mains
			Trunk
			Reticulation
			Abandoned
			Unspecified
			Raw Water Reservoirs
			Reservoir
			Raw Water Pump Stations
			Pump Station
			Raw Water PAC Plants
			PAC Plant
			Raw Water Chlorination Plants
			Chlorination Plant

IMPORTANT INFORMATION – RAW (NON-POTABLE) WATER INFRASTRUCTURE

Raw Water – Water Mains

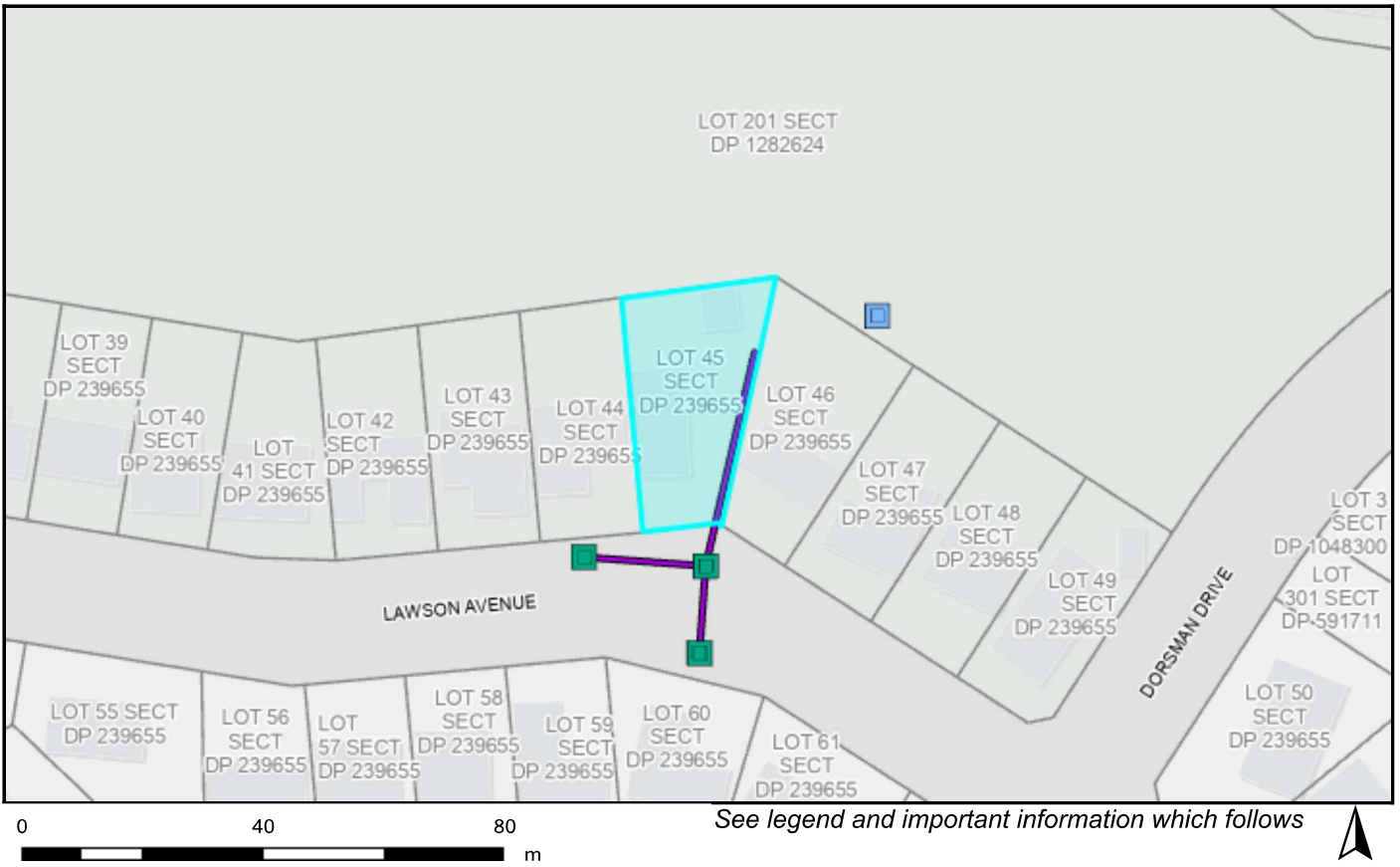
If this plan indicates that the subject property has frontage to a Raw (Non-Potable) Water Main, this water supply is untreated and does not meet the requirements of the Australian Drinking Water Guidelines. Connection to a Non-Potable Water Main is solely for the purpose of irrigation and stock supply.















It is the owner's responsibility to ensure that visitors to your property are advised of this. It is the owner's responsibility to determine if a connection to the water main is available and/or feasible and to discuss connection requirements and associated costs with Council. If there is an existing connection, details of such a connection may be available on a 603 Certificate issued by Council; or obtained by contacting Council's Customer Service Team.

Mt Thorley Raw (Non-Potable) Water Main(s)

If this plan indicates the subject property has frontage to the Mt Thorley non-potable water supply, this is an untreated water supply, which was established and is managed by agreement with large commercial water customers. Connection to this water supply is not available outside this agreement.

DRAINAGE INFRASTRUCTURE



LEGEND		
Stormwater Drainage Pits	Open Stormwater Drains	Stormwater Quality Improvement Areas
 Stormwater Drainage Pit	 Open Drains	 Detention
Stormwater Quality Improvement Devices	 Unspecified	 Rain Garden
 GPT/SQID	Drainage Culverts	 Other
Drainage Headwalls	 Culvert	Stormwater Detention Basins
 Headwall	Drainage Pipes	 Detention Basin
Flood Mitigation Flood Gates	 Pipe	
 Flood Gate	 Subsoil	
	 Unspecified	

IMPORTANT INFORMATION – DRAINAGE INFRASTRUCTURE

Drainage Infrastructure

The drainage infrastructure identified on this plan is limited to public drainage infrastructure recorded in the Council's asset register. Private drainage infrastructure is not included in this plan, including private inter-allotment drainage.

If drainage infrastructure shown on this plan is accessible from the subject site, it is the owner's responsibility to ascertain whether a connection to that drainage is legally and practically feasible; and to discuss connection requirements with Council.