



New South Wales

Singleton Local Environmental Plan 1996 (Amendment No 40)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (N06/00094/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 178

Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 40)

Singleton Local Environmental Plan 1996 (Amendment No 40)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Singleton Local Environmental Plan 1996 (Amendment No 40)*.

2 Aims of plan

The aims of this plan are as follows:

- (a) to provide a framework for controlling and co-ordinating development of land for urban purposes,
- (b) to ensure the most appropriate and efficient use or management of land and natural resources in areas identified for residential development,
- (c) to ensure that the environmental impact of residential development is adequately assessed, including consideration of alternatives,
- (d) to establish a set of residential development zones (being Zone R1 (General Residential Zone) and Zone R2 (Low Density Residential Zone)) under *Singleton Local Environmental Plan 1996* (the *principal plan*) to:
 - (i) separate incompatible uses, and
 - (ii) minimise the environmental impact of development, and
 - (iii) maximise efficiency in the provision of utility, transport, retail and other services,
- (e) to direct development of land for urban purposes to ensure sensitivity to physical, social and natural environmental values, and environmental heritage,
- (f) to achieve ecological sustainability through harmonious integration of the natural and developed landscape,
- (g) to integrate humans with their environment,
- (h) to provide controls for urban development while protecting the environment,

- (i) to provide controls for the protection of significant aboriginal archaeological sites and potentially significant ecological areas within parts of the land to which this plan applies,
- (j) to rezone parts of the land to which this plan applies to general residential, low density residential, public open space and recreation, private open space and recreation and environment protection and nature conservation, under the principal plan, in accordance with the aims set out above,
- (k) to provide for a separate Lot Size Map on which is to be shown the minimum lot sizes applying to subdivision of any land shown on that map that occurs after the commencement of this plan.

3 Land to which plan applies

- (1) To the extent that this plan rezones land under *Singleton Local Environmental Plan 1996*, it applies to the following land:
 - (a) the “Gowrie Links Urban Release Area”, being Lot 1221, DP 599260 and Part Lot 4, DP 873262, as shown edged heavy black on sheet 2 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 40)”, deposited in the office of Singleton Council,
 - (b) the “Huntergreen Urban Release Area”, being Lot 41, DP 592143, Lot 2, DP 622782, Lots 162, 163 and 165, DP 752455 and Lot 1, DP 815280, and the “Bridgman Ridge Urban Release Area”, being Part Lot 196, DP 752455 and Part Lot 61, DP 1097141, as shown edged heavy black on sheet 3 of that map.
- (2) Otherwise this plan applies to all of the land to which *Singleton Local Environmental Plan 1996* applies.

4 Amendment of Singleton Local Environmental Plan 1996

Singleton Local Environmental Plan 1996 is amended as set out in Schedule 1.

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Schedule 1 Amendments

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(Clause 4)

[1] Clause 9 How are terms defined in this plan?

Insert in alphabetical order in clause 9 (1):

Lot Size Map means the *Singleton Local Environmental Plan 1996 Lot Size Map*, as amended by the maps (or specified sheets of maps) marked as follows:

[2] Clause 9 (1), definition of “the map”

Insert in appropriate order:

Singleton Local Environmental Plan 1996 (Amendment No 40)

[3] Clause 11 What general subdivision controls apply?

Insert after clause 11 (2):

- (3) Subclause (4) applies to a subdivision of any land shown on the Lot Size Map (not being land to which clause 12, 13, 14 or 18 applies) that requires consent and that is carried out after the commencement of *Singleton Local Environmental Plan 1996 (Amendment No 40)*.
- (4) The size of any lot resulting from a subdivision of land to which this subclause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

[4] Clause 14A

Insert after clause 14:

14A What provisions apply generally to development in the Huntergreen, Bridgman Ridge and Gowrie Links Urban Release Areas?

- (1) This clause applies to the following land:
 - (a) the “Gowrie Links Urban Release Area”, being Lot 1221, DP 599260 and Part Lot 4, DP 873262, as shown edged heavy black on sheet 2 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 40)”,

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- (b) the “Huntergreen Urban Release Area”, being Lot 41, DP 592143, Lot 2, DP 622782, Lots 162, 163 and 165, DP 752455 and Lot 1, DP 815280, and the “Bridgman Ridge Urban Release Area”, being Part Lot 196, DP 752455 and Part Lot 61, DP 1097141, as shown edged heavy black on sheet 3 of that map.
- (2) Development consent must not be granted for any development on land to which this clause applies unless a development control plan has been prepared for the land in accordance with subclause (3) and approved by the Council.
- (3) The development control plan must:
- (a) contain a staging plan that makes provision for necessary infrastructure and sequencing, and that includes a detailed water and sewer servicing plan, to ensure that development occurs in a timely and efficient manner, and
 - (b) provide for an overall movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists, and
 - (c) contain an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain, and
 - (d) provide for a network of passive and active recreational areas, and
 - (e) contain stormwater and water quality management controls, and
 - (f) provide for amelioration of natural and environmental hazards, including bushfire, flooding, land slip and erosion, and potential site contamination, and
 - (g) contain detailed urban design controls for significant development sites, and
 - (h) contain measures to encourage higher density living around transport, open space and service nodes, and
 - (i) contain measures to accommodate and control appropriate neighbourhood commercial and retail uses, and
 - (j) contain measures to conserve identified European and Aboriginal heritage, and

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Schedule 1 Amendments

- (k) provide for suitably located public facilities and services, including provisions for appropriate traffic management facilities and parking.

[5] Clause 15 What zones apply in this plan?

Insert after the matter relating to Zone 2 (Residential Zone):

Zone R1 (General Residential Zone)—identified by heavy black edging and lettered “R1”.

Zone R2 (Low Density Residential Zone)—identified by heavy black edging and lettered “R2”.

[6] Part 4 Urban residential development

Insert after the matter relating to Zone 2 (Residential Zone) in the Residential Zoning Table:

Zone R1 (General Residential Zone)

1 Objectives of zone

- (a) to provide for the housing needs of the community,
- (b) to provide for a variety of housing types and densities,
- (c) to enable other land uses that provide facilities or services to meet the day to day needs of residents,
- (d) to maintain and enhance the character and amenity of residential areas, to promote good urban design and to retain heritage values,
- (e) to allow uses normally associated with residential development together with other development servicing and needs of the community, including schools, public utilities, professional chambers, churches and the like,
- (f) to ensure that development does not have an unacceptable effect on adjoining land by way of shading, invasion of privacy, noise and the like,
- (g) to control development and impose minimum floor heights for dwellings in flood prone areas.

2 Without development consent

Exempt development.

3 Only with development consent

Development not included in item 2 or 4.

4 Prohibited

Development for the purpose of:

bulk stores; business premises; caravan parks; car repair stations; extractive industries; hazardous industries; hotels; industries; institutions; intensive livestock keeping establishments; junk yards; light industries; liquid fuel depots; mines; motor showrooms; offensive industries; refreshment rooms; road transport terminals; rural industries; sawmills; service stations; shops; stock and sale yards; truck depots; warehouses.

Zone R2 (Low Density Residential Zone)

1 Objectives of zone

- (a) to provide for the housing needs of the community within a low density residential environment,
- (b) to enable other land uses that provide facilities or services to meet the day to day needs of residents,
- (c) to provide a transition environment between urban environments and rural residential development,
- (d) to conserve land or items of special environmental significance,
- (e) to allow development or land management activities only where these will not interfere with the conservation of land or items of environmental significance,
- (f) to maintain and enhance the character and amenity of residential areas, to promote good urban design and to retain heritage values,
- (g) to control development and impose minimum floor heights for dwellings in flood prone areas.

2 Without development consent

Exempt development.

3 Only with development consent

Development not included in item 2 or 4.

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Schedule 1 Amendments

4 Prohibited

Development for the purpose of:

bulk stores; business premises; caravan parks; car repair stations; extractive industries; hazardous industries; hotels; industries; institutions; intensive livestock keeping establishments; junk yards; light industries; liquid fuel depots; mines; motor show rooms; offensive industries; refreshment rooms; residential flat buildings; road transport terminals; rural industries; sawmills; service stations; shops; stock and sale yards; truck depots; warehouses.

BY AUTHORITY
