



New South Wales

Singleton Local Environmental Plan 1996 (Amendment No 51)

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*. (N07/00128/PC)

KRISTINA KENEALLY, MP
Minister for Planning

2009 No 402

Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 51)

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1 Name of plan

This plan is *Singleton Local Environmental Plan 1996 (Amendment No 51)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Aims of plan

The aims of this plan are:

- (a) to require a development control plan to be prepared and approved before consent may be granted to development on certain land, and
- (b) to rezone certain land from Zone 1 (a) (Rural Zone) to Zone 2 (Residential Zone), and
- (c) to rezone certain land from Zone 2 (Residential Zone) to Zone 3 (Business Zone).

4 Land to which plan applies

- (1) With respect to the aims referred to in clause 3 (a) and (b), this plan applies to part of Lot 12, DP 192526, 14 Burbank Crescent, Singleton, as shown edged heavy black and lettered "2" on Sheet 2 of the map marked "Singleton Local Environmental Plan 1996 (Amendment No 51)" deposited in the office of the Singleton Council.
- (2) With respect to the aim referred to in clause 3 (c), this plan applies to part of Lot 1, DP 1004916, 6 William Street, Singleton, as shown edged heavy black and lettered "3" on Sheet 1 of that map.

Schedule 1 Amendment of Singleton Local Environmental Plan 1996

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

Insert in appropriate order in the definition of *the map* in clause 9 (1):

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[2] Clause 14C

Insert after clause 14B:

14C Development in the Burbank Crescent residential estate

- (1) This clause applies to the northern part of Lot 12, DP 192526, as shown edged heavy black on Sheet 2 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 51)”.
- (2) Development consent must not be granted for 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 and public transport, and
 - (c) contain stormwater and water quality management controls, and
 - (d) provide for amelioration of natural and environmental hazards, including bushfire, flooding, landslip and erosion, and potential site contamination, and
 - (e) contain measures to conserve any identified European and Aboriginal heritage, and

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- (f) contain provisions to ensure the buffer land between the residential land and the farmland is adequately enhanced and maintained, including the provision of a vehicular access corridor along the southern edge of the residential land, and
- (g) contain provisions for suitable linkage of the residential land to Earribee Reserve.