



New South Wales

Singleton Local Environmental Plan 1996 (Amendment No 55)

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*. (09/03711-1)

TONY KELLY, MLC
Minister for Planning

2010 No 261

Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 55)

Singleton Local Environmental Plan 1996 (Amendment No 55)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Singleton Local Environmental Plan 1996 (Amendment No 55)*.

2 Commencement

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

3 Land to which Plan applies

This plan applies to land to which *Singleton Local Environmental Plan 1996* applies.

**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 *Lot Size Map* in clause 9 (1):

Singleton Local Environmental Plan 1996 (Amendment
No 55)—Sheet 2 Lot Size Map

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

Insert in appropriate order:

Singleton Local Environmental Plan 1996 (Amendment
No 55)—Sheet 1 Zoning Map

[3] Clause 9 (1), definition of “utility installation”

Omit the definition.

[4] Clause 11 What general subdivision controls apply?

Omit clause 11 (3). Insert instead:

- (3) Subclauses (4) and (5) apply to a subdivision of land shown on the Lot Size Map (not being land to which clause 12, 14 or 18 applies) that requires consent.

[5] Clause 11 (5)

Insert after clause 11 (4):

- (5) The average size of the lots created by a subdivision of land to which this subclause applies is not to be less than the minimum average size (if any) shown on the Lot Size Map in relation to that land.

[6] Clauses 14A (3) (j), 14B (9) (j) and 14C (3) (e)

Omit “European and Aboriginal” wherever occurring.

[7] Clause 14D

Insert after clause 14C:

14D Development in the Standen Drive Environmental Living Estate

- (1) This clause applies to Lots 3 and 4, DP 237936, Lot 52, DP 787775 and the eastern part of Lot 512, DP 1096873, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 55)”.

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Schedule 1 Amendment of Singleton Local Environmental Plan 1996

- (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).
- (3) The development control plan must, to the satisfaction of the Council:
 - (a) contain a subdivision layout plan that provides for the conservation, enhancement and regeneration of areas of native vegetation with significant biodiversity value (including riparian corridors), and
 - (b) contain provisions to conserve, enhance and encourage the regeneration of areas of native vegetation with significant biodiversity value (including riparian corridors), and
 - (c) 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
 - (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 heritage.

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

Insert after the matter relating to Zone 7 (Environment Protection Zone):

Zone 7 (b) (Environmental Living Zone)—identified by heavy black edging and lettered “7 (b)”.

[9] Part 5 Commercial and industrial development

Omit “farmstay” from item 4 of the matter relating to Zone 4 (b) (Heavy Industrial Zone) in the Industrial Zoning Table.

Insert instead “farmstays”.

[10] Parts 6 and 7

Omit “; utility installations (other than gas holders or generating works)” from item 3 of the matter relating to Zone 5 (Special Uses and Reservations Zone) in the Special Uses and Reservations Zoning Table in Part 6 and Zones 6 (a) (Public Open Space and Recreation Zone) and 6 (b) (Private Open Space and Recreation Zone) in the Open Space and Recreation Zoning Table in Part 7.

[11] Part 8 Environment protection and nature conservation

Insert after the matter relating to Zone 7 (Environment Protection Zone) in the Environment Protection Zoning Table:

Zone 7 (b) (Environmental Living Zone)

1 Objectives of zone

- (a) to provide for low-impact residential development in areas with special ecological, scientific or aesthetic values,
- (b) to ensure that residential development does not have an adverse effect on those values,
- (c) to ensure development maintains and contributes to the character of the locality and minimises disturbance to the land,
- (d) to protect, enhance and manage riparian corridors to facilitate species movement and dispersal and maintain the integrity of banks of watercourses,
- (e) to encourage rehabilitation and conservation of environmentally important land.

2 Without development consent

Development for the purpose of:
environmental buffer areas; home activities; roads.
Exempt development.

3 Only with development consent

Development for the purpose of:
agriculture; bed and breakfast accommodation; bushfire hazard reduction; craft establishments; dual occupancy-attached; dwelling-houses; farmstays; home based child care establishments; recreation establishments; tourist facilities.

4 Prohibited

Development not included in item 2 or 3.