



New South Wales

Singleton Local Environmental Plan 1996 (Amendment No 64)

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*. (10/06020)

TONY KELLY, MLC
Minister for Planning

2010 No 776

Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 64)

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1 Name of Plan

This Plan is *Singleton Local Environmental Plan 1996 (Amendment No 64)*.

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 the land shown edged heavy black on the map marked "Singleton Local Environmental Plan 1996 (Amendment No 64)" deposited in the office of Singleton Council.

Schedule 1 Amendment of Singleton Local Environmental Plan 1996

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

Insert in alphabetical order in clause 9 (1):

designated State public infrastructure means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds:

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) land required for regional open space,
- (d) land required for social infrastructure and facilities (such as land for schools, hospitals, emergency services and justice purposes).

public utility infrastructure includes infrastructure for any of the following:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage.

urban release area means the area shown edged heavy black on sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 64)”.

[2] Clause 9 (1), definition of “Lot Size Map”

Insert in appropriate order:

Singleton Local Environmental Plan 1996 (Amendment No 64)—Sheet 3

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

Insert in appropriate order:

Singleton Local Environmental Plan 1996 (Amendment No 64)—Sheet 2

[4] Clause 14B Development in the Whittingham Industrial Estate

Omit the definitions of *designated State public infrastructure* and *public utility infrastructure* from clause 14B (12).

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[5] Clause 14E

Insert after clause 14D:

14E Development in Radford Park Rural-Residential Release Area

(1) **Application**

This clause applies to land in the Radford Park Rural-Residential Release Area.

(2) **Objective**

The objective of this clause is to ensure that development on land within the Radford Park Rural-Residential Release Area occurs in a logical and cost-effective manner, in accordance with a staging plan, and only after a development control plan including specific controls has been prepared for the land.

(3) **Development control plan required**

Development consent must not be granted for development on land in the Radford Park Rural-Residential Release Area unless a development control plan that provides for the matters specified in subclause (4) has been prepared for the land.

(4) The development control plan must, to the satisfaction of the Council:

- (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) 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
- (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 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
- (e) provide for amelioration of natural and environmental hazards, including bushfire, flooding, landslip and erosion, and potential site contamination, and

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- (f) contain measures to conserve any identified heritage, and
 - (g) contain stormwater and water quality management controls, and
 - (h) contain measures to minimise the potential for land use conflict.
- (5) In this clause:
- Radford Park Rural-Residential Release Area* means Lot 13, DP 595347, Lot 22, DP 861508, Lot 121, DP 682116 and Lot 140, DP 619407, as shown edged heavy black on sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 64)”.

[6] Part 11

Insert after Part 10:

Part 11 Urban Release Areas

39 Arrangements for designated State public infrastructure

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
- (2) Development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area, unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that lot.
- (3) Subclause (2) does not apply to:
 - (a) any lot identified in the certificate as a residue lot, or
 - (b) any lot created by a subdivision previously consented to in accordance with this clause, or
 - (c) any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utility undertakings, educational facilities or any other public purpose, or

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- (d) a subdivision for the purpose only of rectifying an encroachment on any existing lot.
- (4) This clause does not apply to land in an urban release area if the whole or any part of it is in a special contributions area (as defined by section 93C of the Act).

40 Public utility infrastructure

- (1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.
- (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.