



New South Wales

Singleton Local Environmental Plan 1996 (Amendment No 68)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

TOM GELLIBRAND

As delegate for the Minister for Planning and Infrastructure

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Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 68)

Singleton Local Environmental Plan 1996 (Amendment No 68)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Singleton Local Environmental Plan 1996 (Amendment No 68)*.

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 97 Elderslie Road, Branxton, being Lot 21, DP 861508, as shown edged heavy black on sheet 1 of the map marked "Singleton Local Environmental Plan 1996 (Amendment No 68)".

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 68)—Sheet 2 Lot Size Map

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

Insert in appropriate order:

Singleton Local Environmental Plan 1996 (Amendment
No 68)—Sheet 1

[3] Clause 14F

Insert after clause 14E:

**14F Development in Elderslie Road South Rural-Residential Release
Area**

(1) Application

This clause applies to land in the Elderslie Road South Rural-Residential Release Area.

(2) Objective

The objective of this clause is to ensure that development on land within the Elderslie Road South 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 Elderslie Road South 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

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- (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
 - (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:
- Elderslie Road South Rural-Residential Release Area*** means Lot 21, DP 861508, as shown edged heavy black on sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 68)”.