



New South Wales

# Singleton Local Environmental Plan 1996 (Amendment No 37)

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*.

NEIL McGAFFIN

As delegate for the Minister for Planning and Infrastructure

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Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 37)

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# Singleton Local Environmental Plan 1996 (Amendment No 37)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of Plan

This Plan is *Singleton Local Environmental Plan 1996 (Amendment No 37)*.

### 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 following land:

- (a) Lots 204 and 208, DP 839648 and Lot 209, DP 877391, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 37)” deposited in the office of Singleton Council (*the map*),
- (b) Lots 120, 138, 140 and 142, DP 752455, as shown edged heavy black on Sheet 3 of the map,
- (c) Lot 11, DP 844443, part of Lots 12 and 13, DP 1100005, part of Lot 6, DP 247239 and Lots 91 and 92, DP 1138554, as shown edged heavy black on Sheet 5 of the map,
- (d) Lot 2, DP 710420, as shown edged heavy black on Sheet 7 of the map,
- (e) Lot 252, DP 804008 and Lot 12, DP 1062336, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 43)” deposited in the office of Singleton Council,
- (f) Lot 72, DP 1040144, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 79)” deposited in the office of Singleton Council.

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## 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 37)—Lot  
Size Map

**[2] Clause 9 (1)**

Insert in appropriate order in the definition of *the map*:  
Singleton Local Environmental Plan 1996 (Amendment No 37)—  
Zoning Map

**[3] Clause 14G**

Omit clauses 14G and 14H. Insert instead:

**14G Development in certain other release areas**

- (1) For the purposes of this clause, land is in a release area if it is in one of the following areas:
  - (a) Hunter Highlands Environmental Living Estate,
  - (b) Murray's Rise Environmental Living Estate,
  - (c) Northeast Sedgefield Environmental Living Estate,
  - (d) South Sedgefield Environmental Living Estate,
  - (e) Southwest Sedgefield Environmental Living Estate,
  - (f) Wattle Ponds East Environmental Living Estate.
- (2) Development consent must not be granted for development on land in a release area unless a development control plan has been prepared for the area 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) contain a staging plan that provides for the necessary infrastructure and sequencing to ensure that the

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development is completed in a timely and efficient manner, 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 stormwater and water quality management controls, and
- (f) provide for amelioration of natural and environmental hazards, including bushfire, flooding, landslip and erosion, and potential site contamination, and
- (g) contain measures to conserve any identified heritage.

(4) In this clause:

***Hunter Highlands Environmental Living Estate*** means Lot 252, DP 804008 and Lot 12, DP 1062336, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 43)”.

***Murray’s Rise Environmental Living Estate*** means Lot 11, DP 844443, part of Lots 12 and 13, DP 1100005, part of Lot 6, DP 247239 and Lots 91 and 92, DP 1138554, as shown edged heavy black on Sheet 5 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 37)”.

***Northeast Sedgfield Environmental Living Estate*** means Lot 2, DP 710420, as shown edged heavy black on Sheet 7 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 37)”.

***South Sedgfield Environmental Living Estate*** means Lots 204 and 208, DP 839648 and Lot 209, DP 877391, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 37)”.

***Southwest Sedgfield Environmental Living Estate*** means Lot 72, DP 1040144, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 79)”.

***Wattle Ponds East Environmental Living Estate*** means Lots 120, 138, 140 and 142, DP 752455, as shown edged heavy black on Sheet 3 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 37)”.