



New South Wales

Singleton Local Environmental Plan 1996 (Amendment No 43)

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*.

SAM HADDAD

As delegate for the Minister for Planning and Infrastructure

2012 No 240

Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 43)

Singleton Local Environmental Plan 1996 (Amendment No 43)

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1 Name of Plan

This Plan is *Singleton Local Environmental Plan 1996 (Amendment No 43)*.

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 at Mirannie Road, Sedgefield, being 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.

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 43)—Sheet 2 Lot Size Map

[2] Clause 9 (1)

Insert in appropriate order in the definition of *the map*:

Singleton Local Environmental Plan 1996 (Amendment
No 43)—Sheet 1

[3] Clause 14G

Insert after clause 14F:

14G Development in Sedgefield Rural Residential Area

- (1) This clause applies to 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)”.
- (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) contain a staging plan that provides for the necessary infrastructure and sequencing to ensure that the 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

2012 No 240

Singleton Local Environmental Plan 1996 (Amendment No 43)

Schedule 1 Amendment of Singleton Local Environmental Plan 1996

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.