



New South Wales

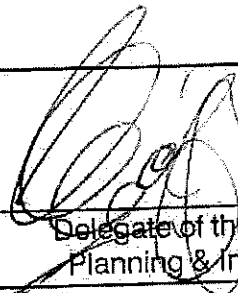
Singleton Local Environmental Plan 1996 (Amendment No 37)

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*.

Minister for Planning and Infrastructure



Delegate of the Minister for
Planning & Infrastructure

29.4.13.

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.

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

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)".

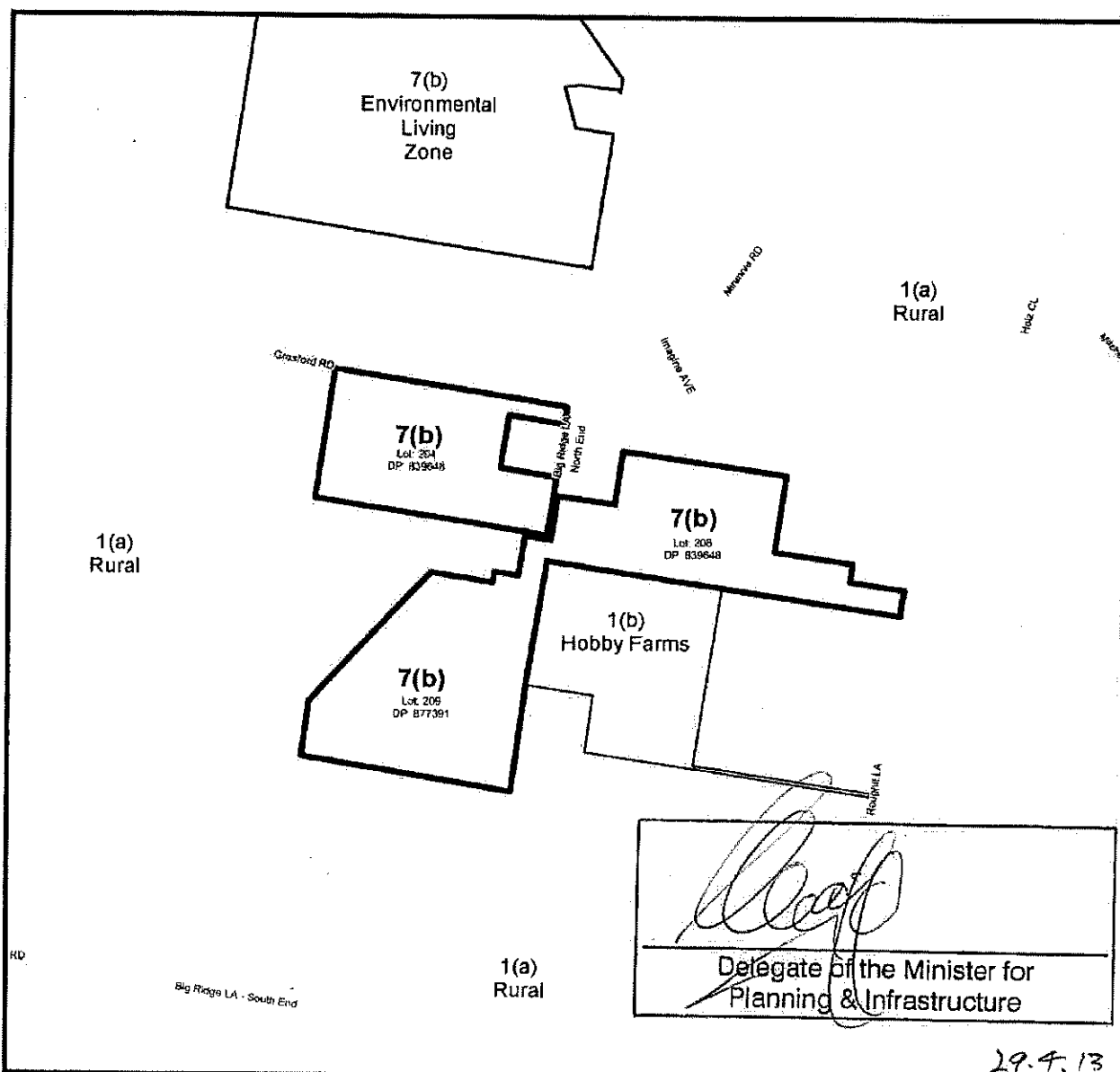
Murray's Rise Environmental Living Estate means Lot 11, DP 844443, part of Lots 12 and 13, DP 1100005, part of Lot 6, DP 247239 and Lots 91 and 92, DP 1138554, as shown edged heavy black on Sheet 5 of the map marked "Singleton Local Environmental Plan 1996 (Amendment No 37)".

Northeast Sedgefield 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 Sedgefield 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 Sedgefield 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)".



ZONING MAP

7(b) Environmental Living Zone 0.5 0 0.5 1
1(a) Rural
1(b) Hobby Farms
Kilometres

LOCALITY SEDGEFIELD

PARISH SEDGEFIELD

COUNTY DURHAM

SHEET 1 of 8

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979

SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 (AMENDMENT NO. 37)

DRAWN BY B. NICHOLSON DATE 18/03/2013

PLANNING OFFICER G PEARSON

COUNCIL FILE NUMBER LA 37/2003

DEPT OF PLANNING FILE PP_2010_SINGL_010_00

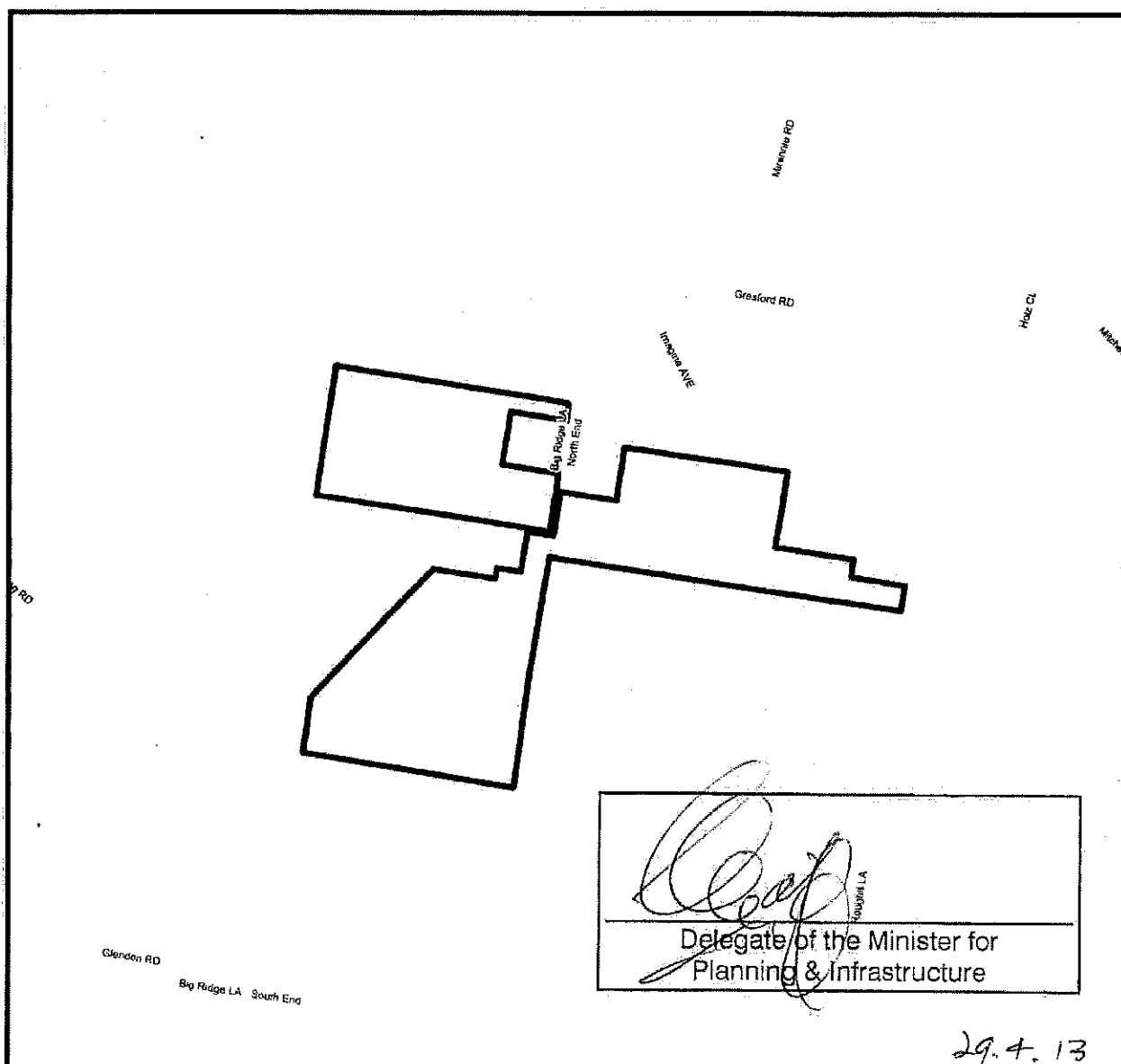
GATEWAY DETERMINATION DATE 21/12/2010

PUBLISHED ON NSW LEGISLATION WEBSITE ON

STATEMENT OF RELATIONSHIP WITH OTHER PLANS
THIS PLAN AMENDS SINGLETON LOCAL ENVIRONMENTAL
PLAN 1996 AS DESCRIBED IN SCHEDULE 1

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT
1979, AND REGULATIONS

KATHORNER 8/4/13
GENERAL MANAGER / DELEGATE DATE



LOT SIZE MAP



2ha minimum lot size with
5ha minimum average lot size

0,5 0 0,5 1

Kilometres

LOCALITY SEDGEFIELD

PARISH SEDGEFIELD

COUNTY DURHAM

SHEET 2 of 8

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979

SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 (AMENDMENT NO. 37)

DRAWN BY B NICHOLSON DATE 18/03/2013

PLANNING OFFICER G. PEARSON

COUNCIL FILE NUMBER LA 37/2003

DEPT OF PLANNING FILE PP_2010_SINGL_010_00

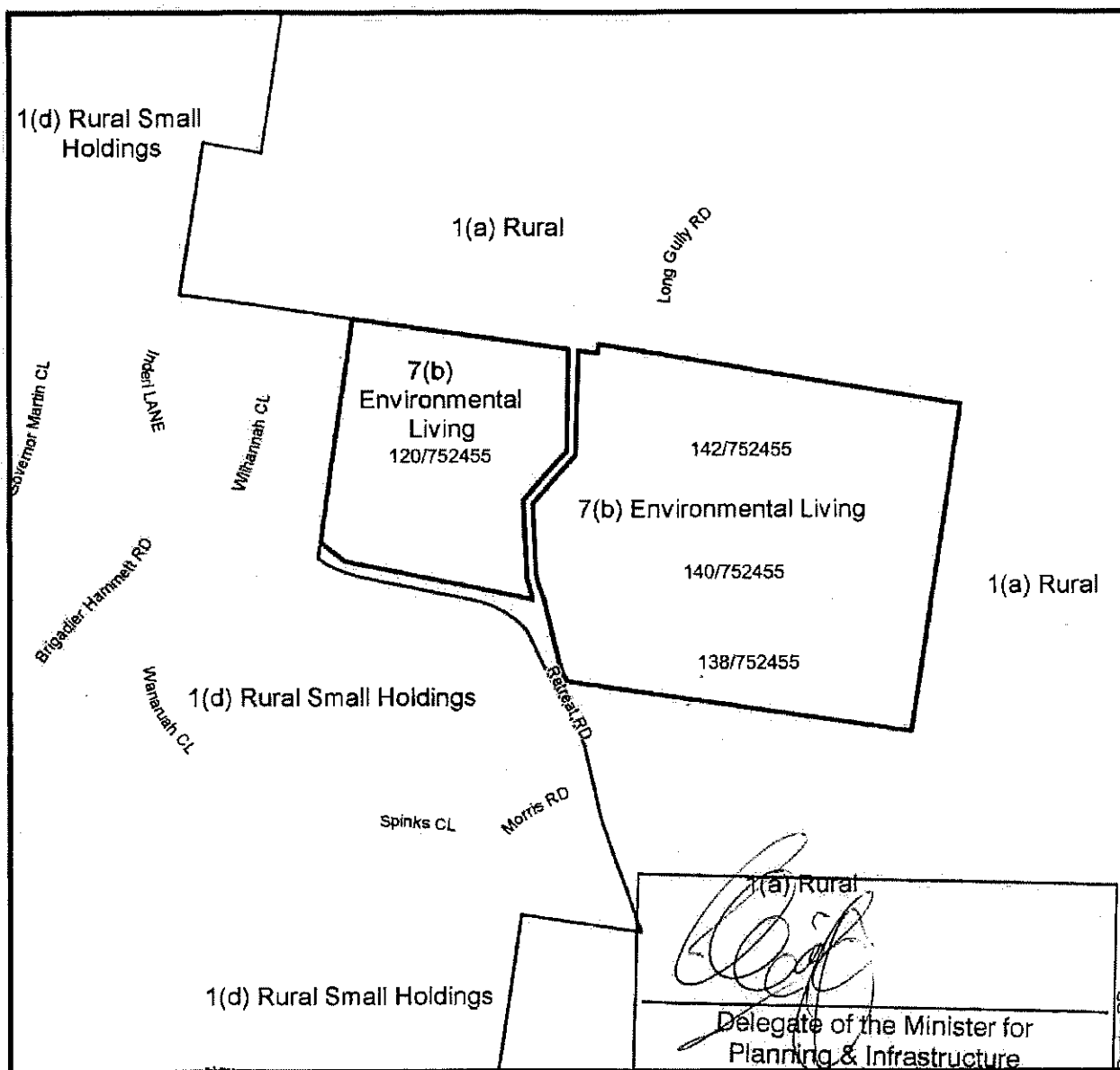
GATEWAY DETERMINATION DATE 21/12/2010

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PLANNING & ASSESSMENT ACT
1979, AND REGULATIONS

KA Horner 8/4/13
GENERAL MANAGER / DELEGATE DATE



ZONING MAP

- 7(b) Environmental Living
- 1(a) Rural
- 1(d) Rural Small Holdings

0.1 0 0.1 0.2
Kilometres

29.4.13

LOCALITY WATTLE PONDS

PARISH DARLINGTON

COUNTY DURHAM

SHEET 3 of 8

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979

SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 (AMENDMENT NO. 37)

DRAWN BY B. NICHOLSON DATE 18/03/2013

PLANNING OFFICER G. PEARSON

COUNCIL FILE NUMBER LA 42/2005

DEPT OF PLANNING FILE PP_2012_SINGL_002_00

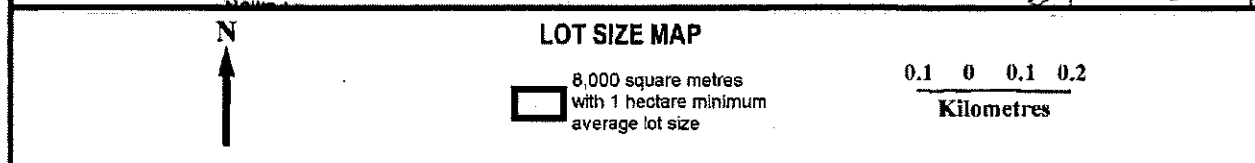
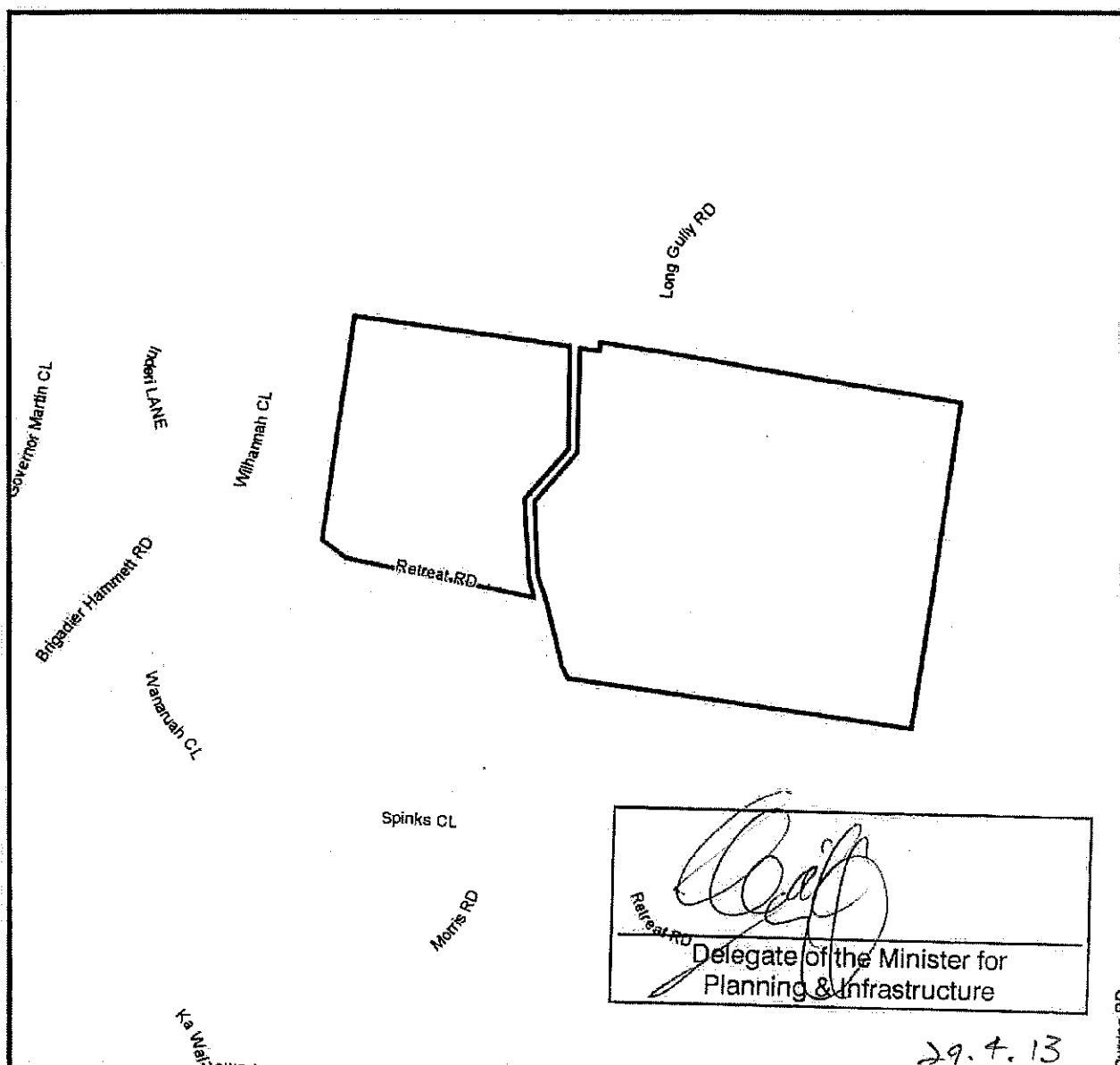
GATEWAY DETERMINATION DATE 03/2/2012

PUBLISHED ON NSW LEGISLATION WEBSITE ON

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WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT
1879, AND REGULATIONS

KA Horner 19/3/13
GENERAL MANAGER/DELEGATE DATE

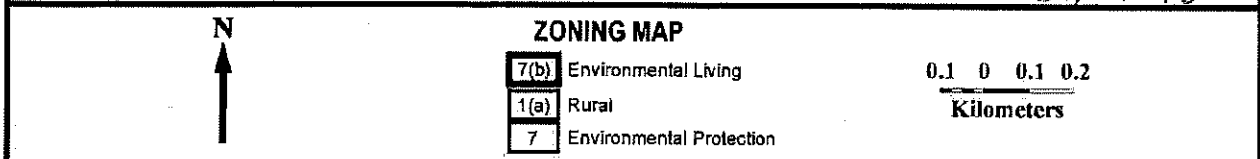
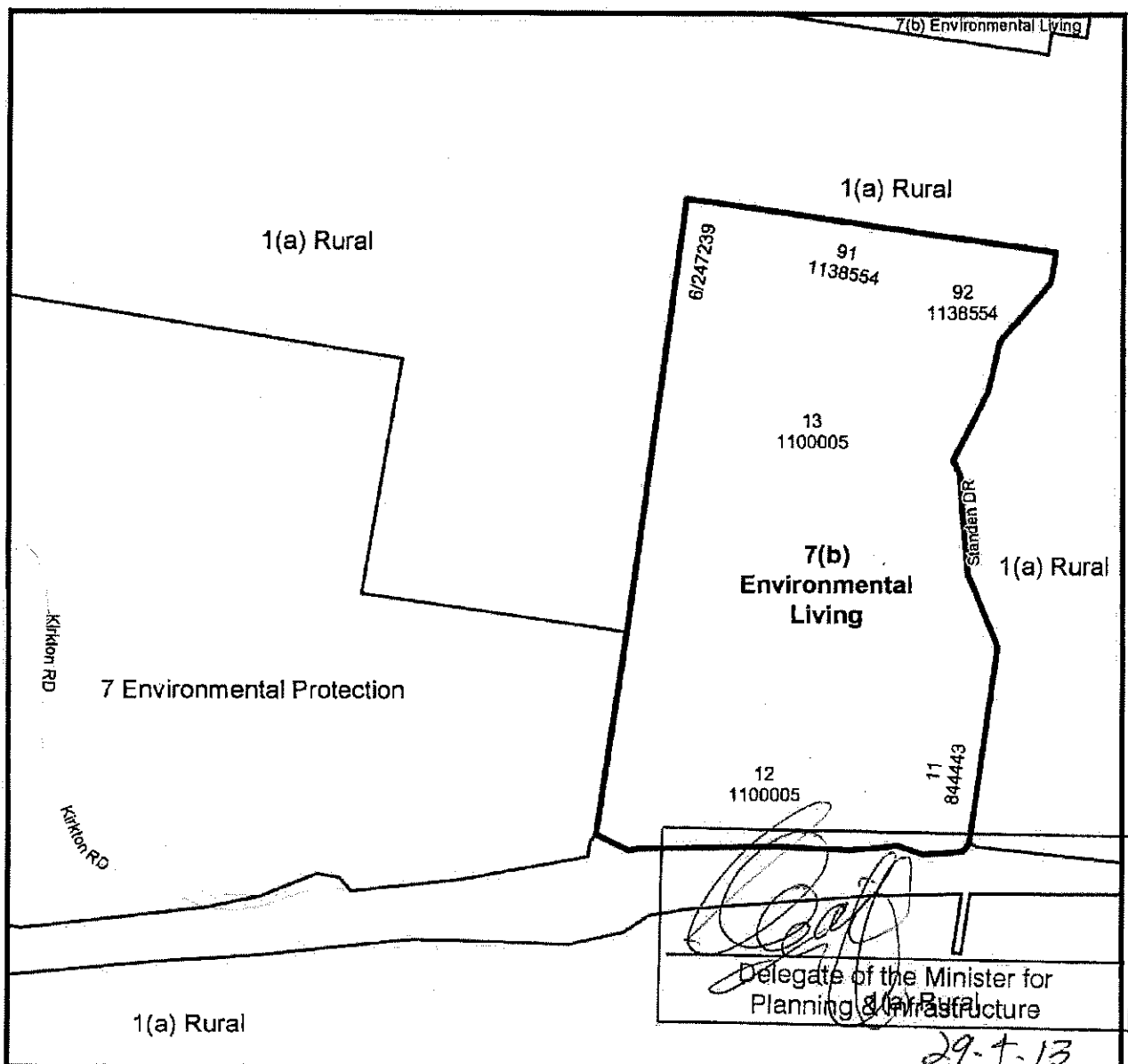


LOCALITY WATTLE PONDS PARISH DARLINGTON COUNTY DURHAM SHEET 4 of 8

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979

SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 (AMENDMENT NO. 37)

DRAWN BY B. NICHOLSON	DATE 18/03/2012	STATEMENT OF RELATIONSHIP WITH OTHER PLANS THIS PLAN AMENDS SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 AS DESCRIBED IN SCHEDULE 1
PLANNING OFFICER G. PEARSON		
COUNCIL FILE NUMBER LA 42/2005		
DEPT OF PLANNING FILE PP_2012_SINGL_002_00		
GATEWAY DETERMINATION DATE 03/2/2012		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS
PUBLISHED ON NSW LEGISLATION WEBSITE ON		
		<i>K.A. Horner</i> 19/3/13 GENERAL MANAGER/DELEGATE DATE

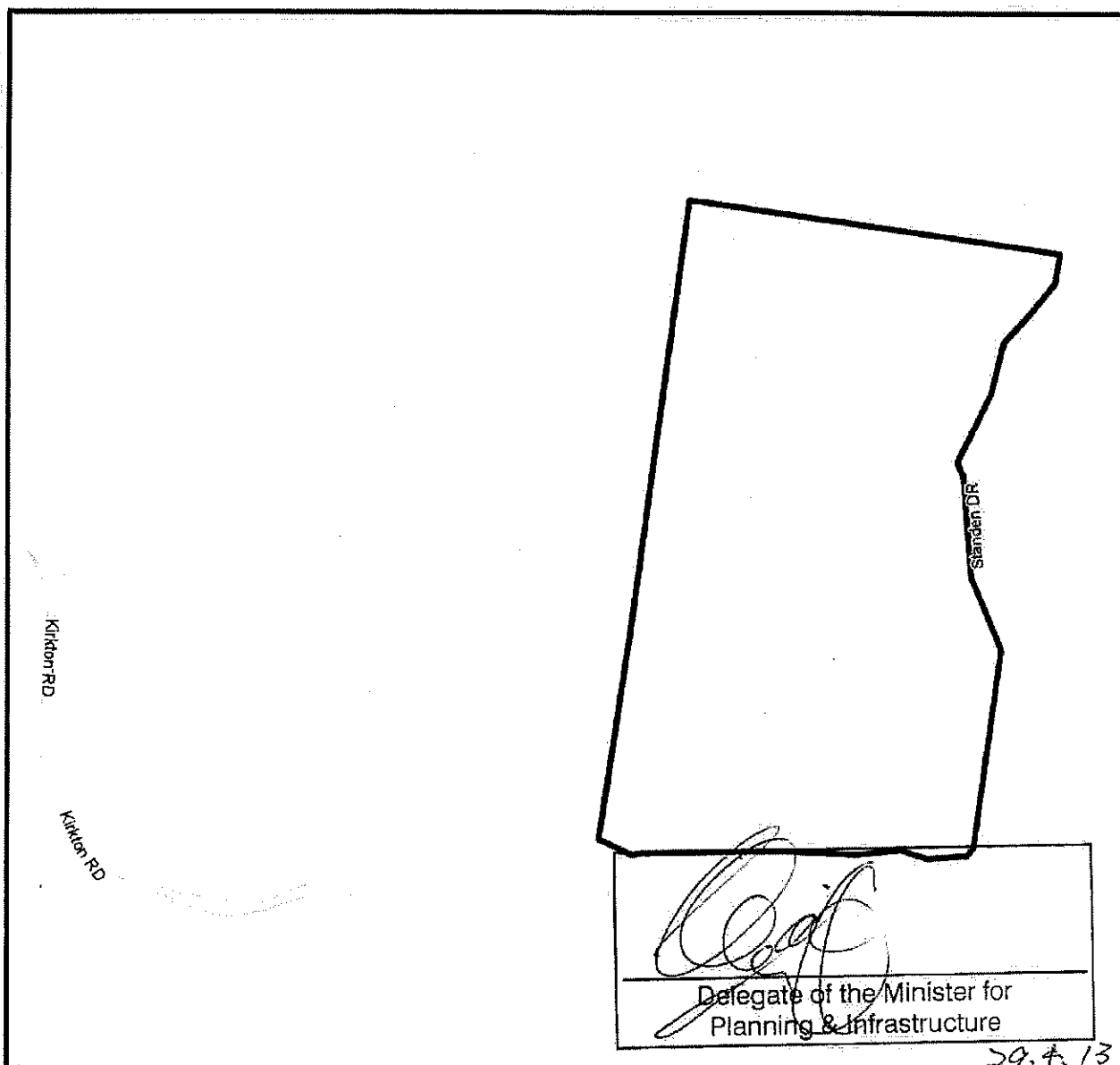


LOCALITY BELFORD PARISH BELFORD COUNTY NORTHUMBERLAND SHEET 5 of 8

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979

SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 (AMENDMENT NO. 37)

DRAWN BY B. NICHOLSON	DATE 18/03/2012	STATEMENT OF RELATIONSHIP WITH OTHER PLANS THIS PLAN AMENDS SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 AS DESCRIBED IN SCHEDULE 1
PLANNING OFFICER G. PEARSON		
COUNCIL FILE NUMBER LA 65/2008		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS
DEPT OF PLANNING FILE PP_2010_SINGL_011_00		
GATEWAY DETERMINATION DATE 17/12/2010		
PUBLISHED ON NSW LEGISLATION WEBSITE ON		
		KA Horner 19/3/13 DATE



29.4.13



LOT SIZE MAP



8,000 square metres with
1 ha minimum average
lot size

0.1 0 0.1 0.2
Kilometers

LOCALITY BELFORD

PARISH BELFORD

COUNTY NORTHUMBERLAND SHEET 6 of 8

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979

SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 (AMENDMENT NO. 37)

DRAWN BY B. NICHOLSON DATE 18/12/2013

PLANNING OFFICER G. PEARSON

COUNCIL FILE NUMBER LA 65/2008

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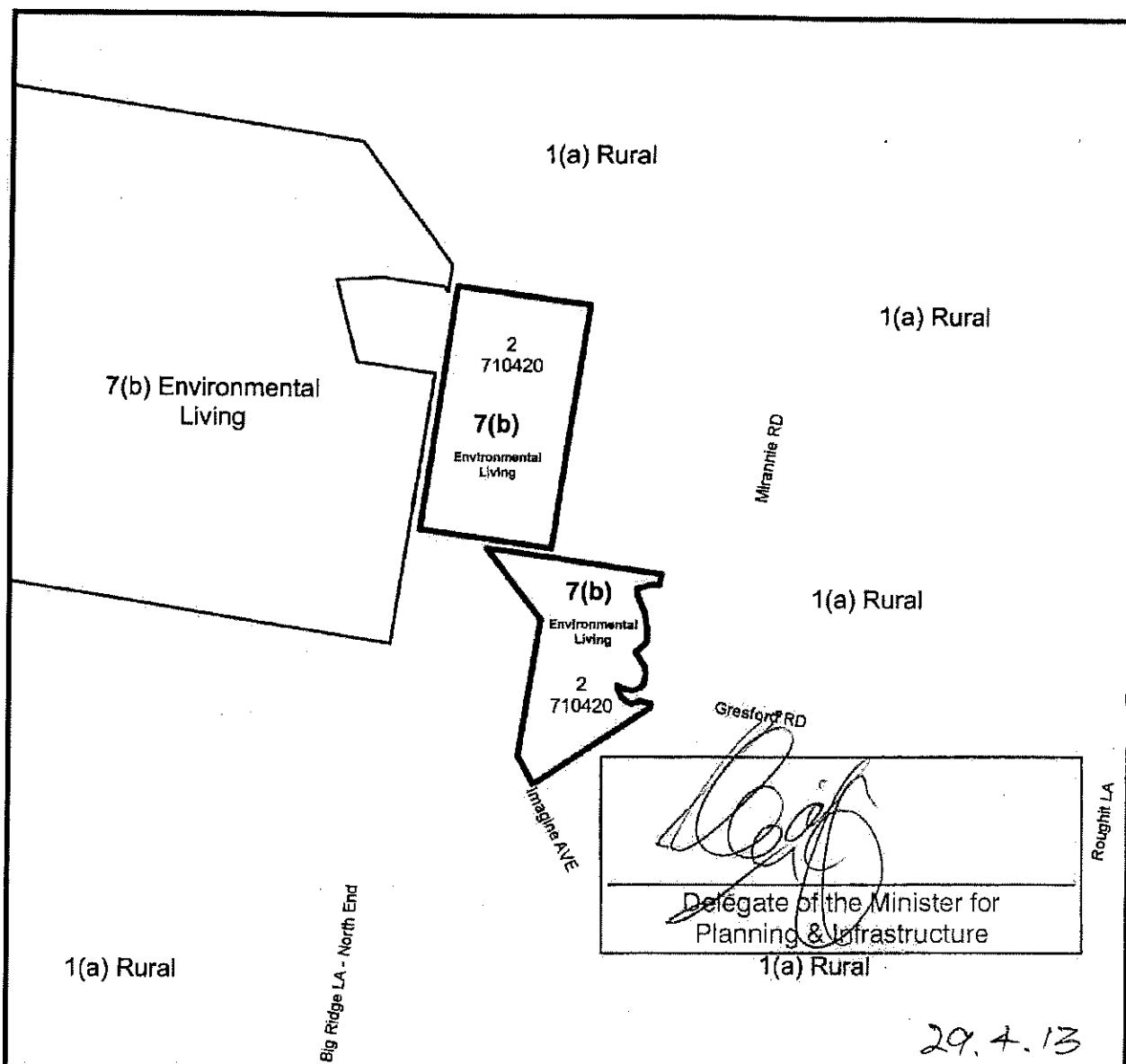
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PLANNING & ASSESSMENT ACT
1979, AND REGULATIONS

KA Horner 19/3/13
GENERAL MANAGER/DELEGATE DATE



ZONING MAP

7(b) Environmental Living
1(a) Rural

0.1 0 0.1 0.2
Kilometres

LOCALITY SEDGEFIELD PARISH SEDGEFIELD COUNTY DURHAM SHEET 7 of 8

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979

SINGLETON LOCAL ENVIRONMENTAL PLAN 1996 (AMENDMENT NO. 37)

DRAWN BY B. NICHOLSON DATE 18/03/2013

PLANNING OFFICER G. PEARSON

COUNCIL FILE NUMBER LA 2/2010

DEPT OF PLANNING FILE PP_2010_SINGL_004_00

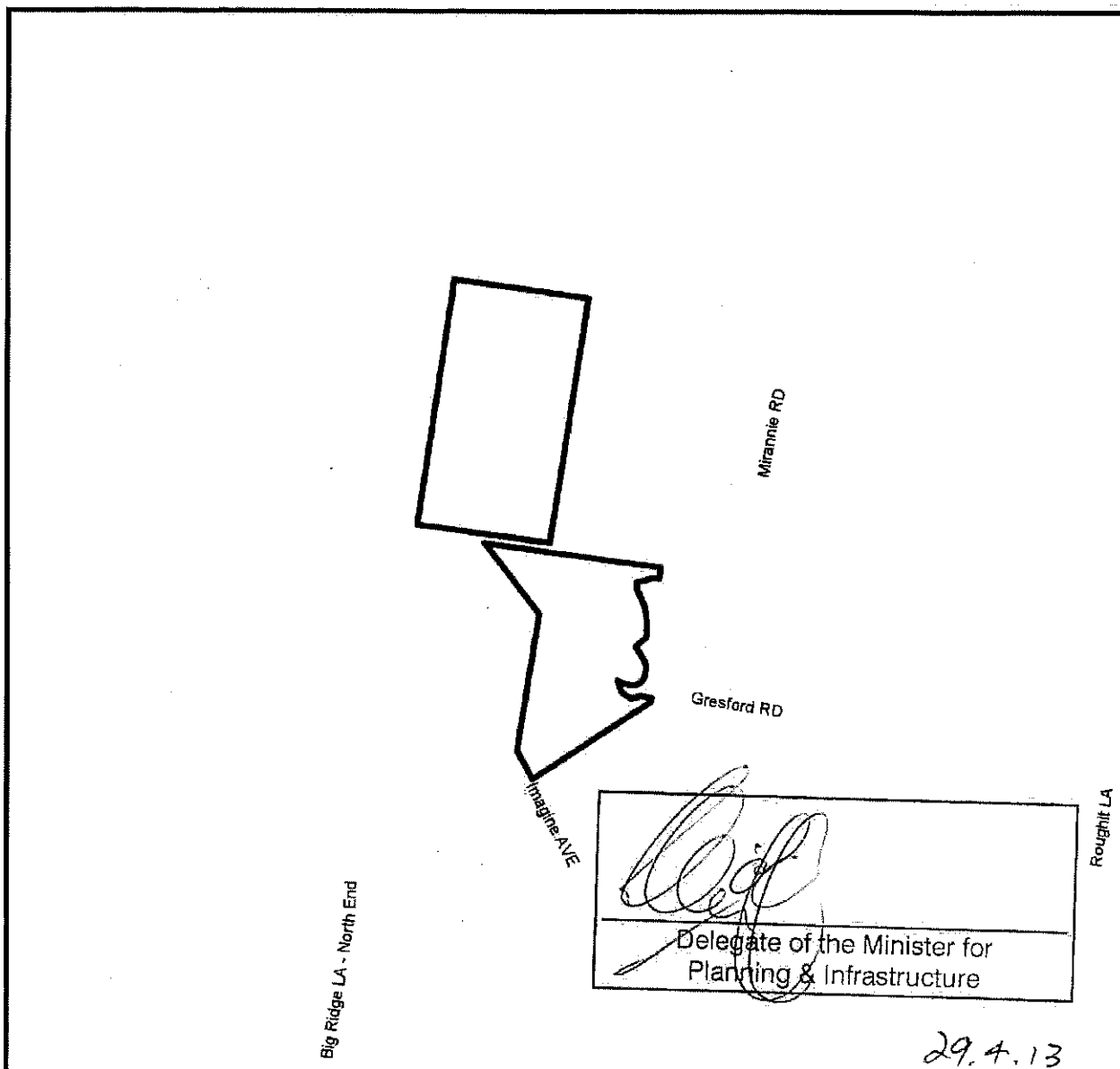
GATEWAY DETERMINATION DATE 02/12/2010

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1979, AND REGULATIONS

K.A. Horner 19/3/13
GENERAL MANAGER/DELEGATE DATE



N

LOT SIZE MAP

0.1 0 0.1 0.2
 Kilometres

LOCALITY **SEDGFIELD** PARISH **SEDGFIELD** COUNTY **DURHAM** SHEET **8 of 8**

ENVIRONMENT PLANNING & ASSESSMENT ACT, 1979
SINGLETON LOCAL ENVIRONMENTAL PLAN 1996
(AMENDMENT NO. 37)

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PLANNING OFFICER G. PEARSON		
COUNCIL FILE NUMBER LA 2/2010		
DEPT OF PLANNING FILE PP_2010_SINGL_004_00		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS
GATEWAY DETERMINATION DATE 02/12/2010		
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		KA Horner 19/3/13 GENERAL MANAGER / DELEGATE DATE