



New South Wales

# Singleton Local Environmental Plan 1996 (Amendment No 41)

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*. (N07/00077/PC)

KRISTINA KENEALLY, MP  
Minister for Planning

## 2009 No 176

Clause 1 Singleton Local Environmental Plan 1996 (Amendment No 41)

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# Singleton Local Environmental Plan 1996 (Amendment No 41)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Singleton Local Environmental Plan 1996 (Amendment No 41)*.

### 2 Aims of plan

This plan aims to amend *Singleton Local Environmental Plan 1996* as follows:

- (a) to introduce a new Zone B1 (Neighbourhood Centre Zone),
- (b) to provide minimum lot sizes for lots resulting from the subdivision of certain land for residential purposes and to correct a reference to an amending Lot Size Map,
- (c) to rezone certain land (currently zoned Zone 1 (a) (Rural Zone)) partly to Zone B1 (Neighbourhood Centre Zone), partly to Zone 6 (a) (Public Open Space and Recreation Zone), partly to Zone R1 (General Residential Zone) and partly to Zone R2 (Low Density Residential Zone),
- (d) to require a development control plan to be prepared and approved before consent can be granted to development on the land to which this plan applies.

### 3 Land to which plan applies

This plan applies to parts of Lot 61, DP 1097141, Wattle Ponds, being part of the land known as the "Bridgman Ridge Urban Release Area", as shown edged heavy black on Sheet 1 of the map marked "Singleton Local Environmental Plan 1996 (Amendment No 41)" 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?**

Omit “Singleton Local Environmental Plan 1997 (Amendment No 57)—Lot Size Map” from the definition of *Lot Size Map* in clause 9 (1).

Insert instead:

Singleton Local Environmental Plan 1996 (Amendment No 41)—Sheet 2 Lot Size Map

Singleton Local Environmental Plan 1996 (Amendment No 57)—Lot Size Map

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

Insert in appropriate order:

Singleton Local Environmental Plan 1996 (Amendment No 41)—Sheet 1 Zoning Map

**[3] Clause 14A What provisions apply generally to development in the Gowrie Links, Huntergreen and Bridgman Ridge Urban Release Areas?**

Omit clause 14A (1) (b). Insert instead:

- (b) the “Huntergreen Urban Release Area”, being Lot 41, DP 592143, Lot 2, DP 622782, Lot 12, DP 733261, Lots 159, 162, 163 and 165, DP 752455 and Lot 1, DP 815280, as shown edged heavy black on Sheet 3 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 40)”,
- (c) the “Bridgman Ridge Urban Release Area”, being:
  - (i) part of Lot 196, DP 752455, Lot 3, DP 1091619, part of Lot 336, DP 1092882 and part of Lot 61, DP 1097141, as shown edged heavy black on Sheet 3 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 40)”, and
  - (ii) the remaining part of Lot 61, DP 1097141, Wattle Ponds, as shown edged heavy black on Sheet 1 of the map marked “Singleton Local Environmental Plan 1996 (Amendment No 41)”.

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Singleton Local Environmental Plan 1996 (Amendment No 41)

Schedule 1 Amendment of Singleton Local Environmental Plan 1996

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### [4] Clause 15 What zones apply in this plan?

Insert after the matter relating to Zone R2 (Low Density Residential Zone):

Zone B1 (Neighbourhood Centre Zone)—identified by heavy black edging and lettered “B1”.

### [5] Part 5 Commercial and industrial development

Insert before the matter relating to Zone 3 (Business Zone) in the Business Zoning Table:

#### Zone B1 (Neighbourhood Centre Zone)

##### 1 Objectives of zone

To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

##### 2 Without development consent

Exempt development.

##### 3 Only with development consent

Development for the purposes of:

advertising; business premises; child care centres; general stores; neighbourhood shops (as defined in the *Standard Instrument (Local Environmental Plans) Order 2006*); places of assembly; public buildings; recreation facilities; roads; service stations; shops.

##### 4 Prohibited

Development not included in item 2 or 3.