

Legend

LEP 1996 - Zoning

WARNINGS

Warning - Contaminated Land at this address

Warning - Dialysis Machine at this address

Current Land Parcels

Standard Lot

Strata Lot

Strata Unit

Valuation Lot

Proposed Lot



Date: 06-Mar-2020
Projection: GDA_1994_MGA_Zone_56

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























Bulga Proposed Zoning

Legend

 Bulga Deferred Matter

ProposedLZN

Zone

-  B1 Neighbourhood Centre
-  B3 Commercial Core
-  B4 Mixed Use
-  B5 Business Development
-  B6 Enterprise Corridor
-  E1 National Parks and Nature Reserves
-  E2 Environmental Conservation
-  E3 Environmental Management
-  E4 Environmental Living
-  IN3 Heavy Industrial
-  R1 General Residential
-  R2 Low Density Residential
-  R5 Large Lot Residential
-  RE1 Public Recreation
-  RE2 Private Recreation
-  RU1 Primary Production
-  RU2 Rural Landscape
-  RU3 Forestry
-  RU4 Rural Small Holdings
-  RU5 Village
-  SP2 Infrastructure
-  SP3 Tourist
-  W2 Recreational Waterways
-  DM Deferred matters

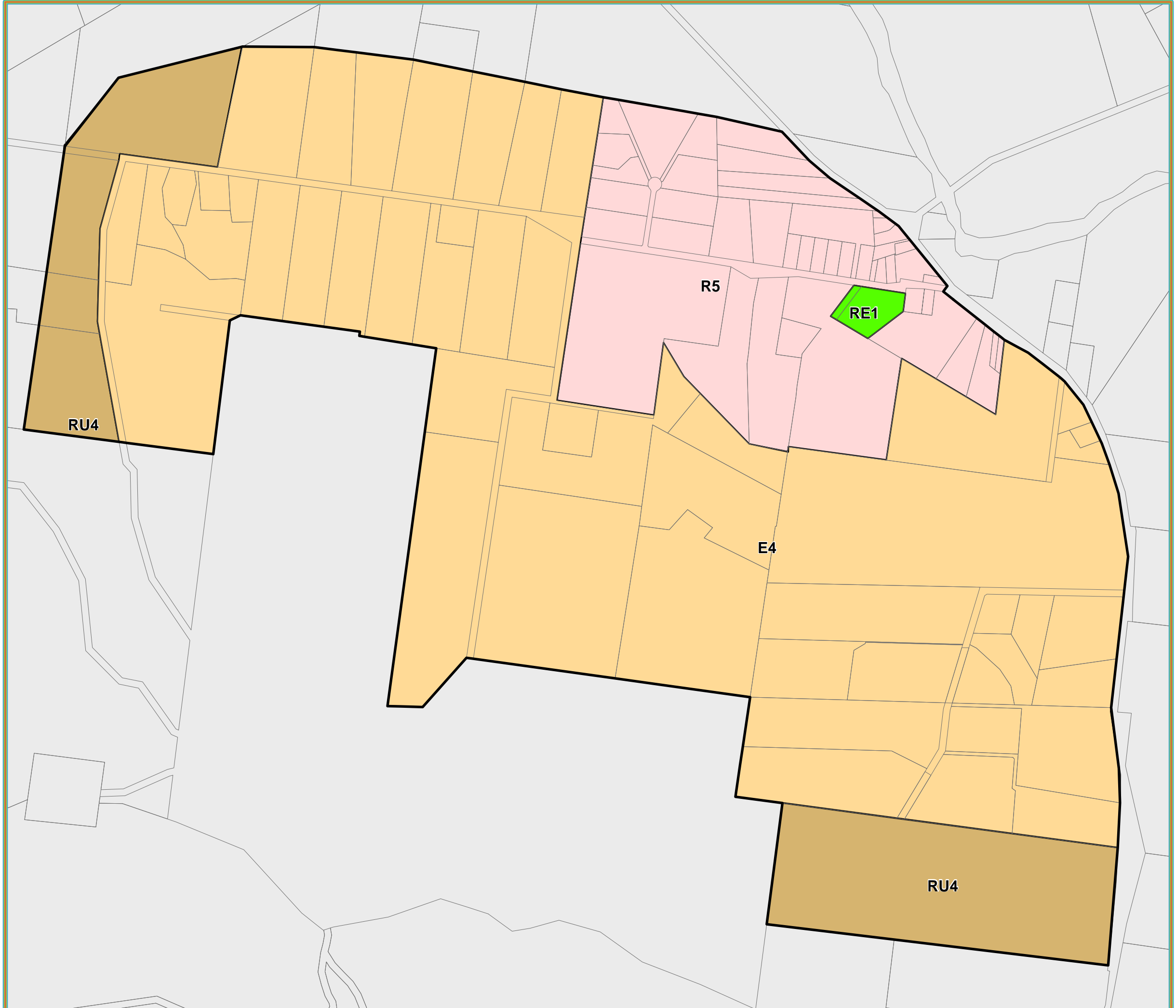


0 200 400 Metres
Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Document Name: Bulga_Proposed_Zone
Author:
Document Created By: atinlin 6/03/2020 3:24:28 PM

Document Path: T:\Angela\Bulga\Bulga_Proposed_Zone.mxd





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Bulga Proposed Minimum Lot Size

Legend



Bulga Deferred Matter

Minimum Lot Size (sq m)



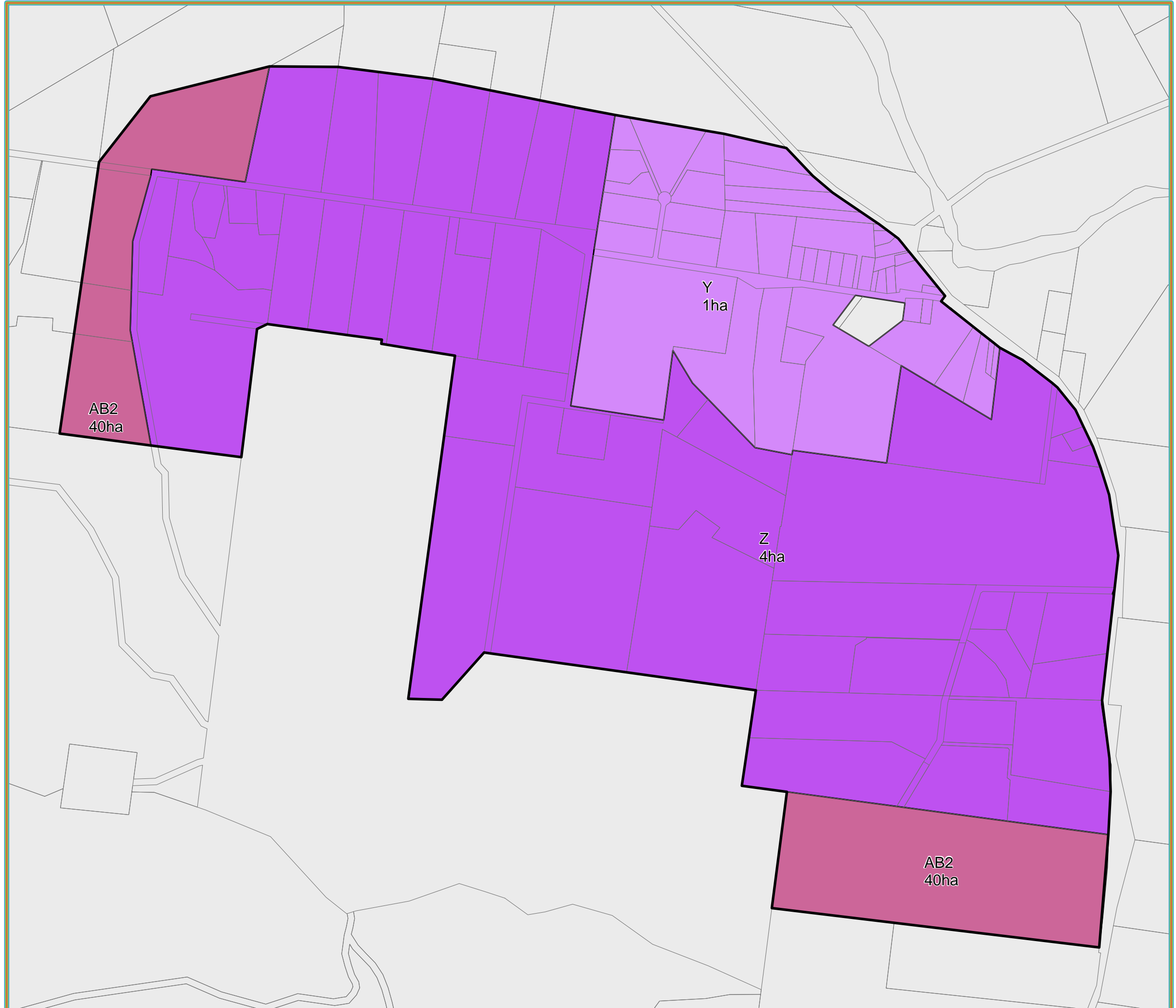
Y 1ha



Z 4ha



AB2 40ha





0 200 400 Metres
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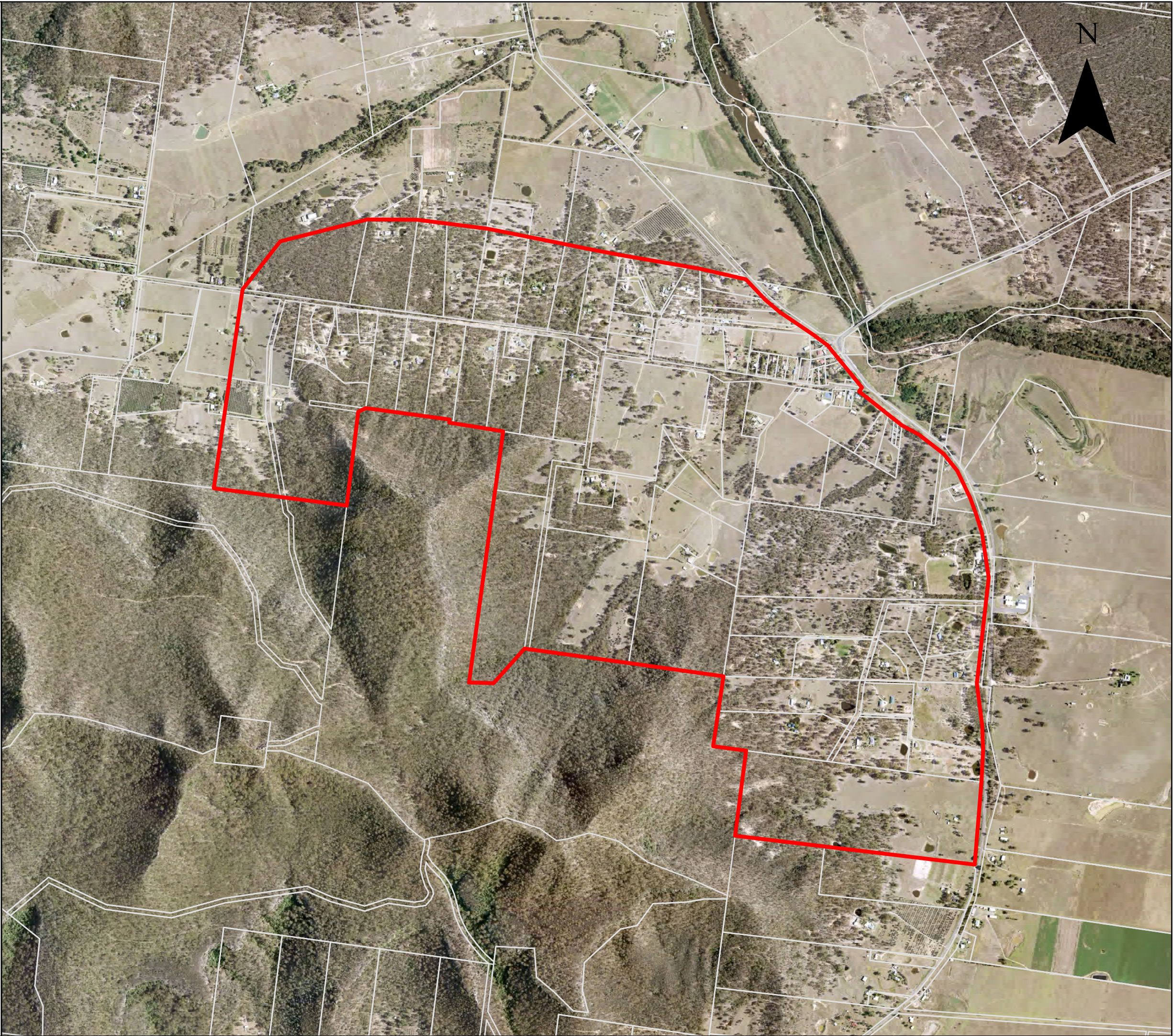
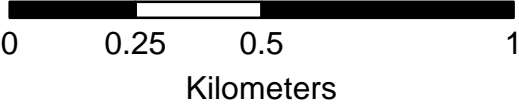
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MGA Zone 56

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Author:
Document Created By: atinlin 6/03/2020 3:37:21 PM

**Bulga Deferred Matter
Aerial Map**

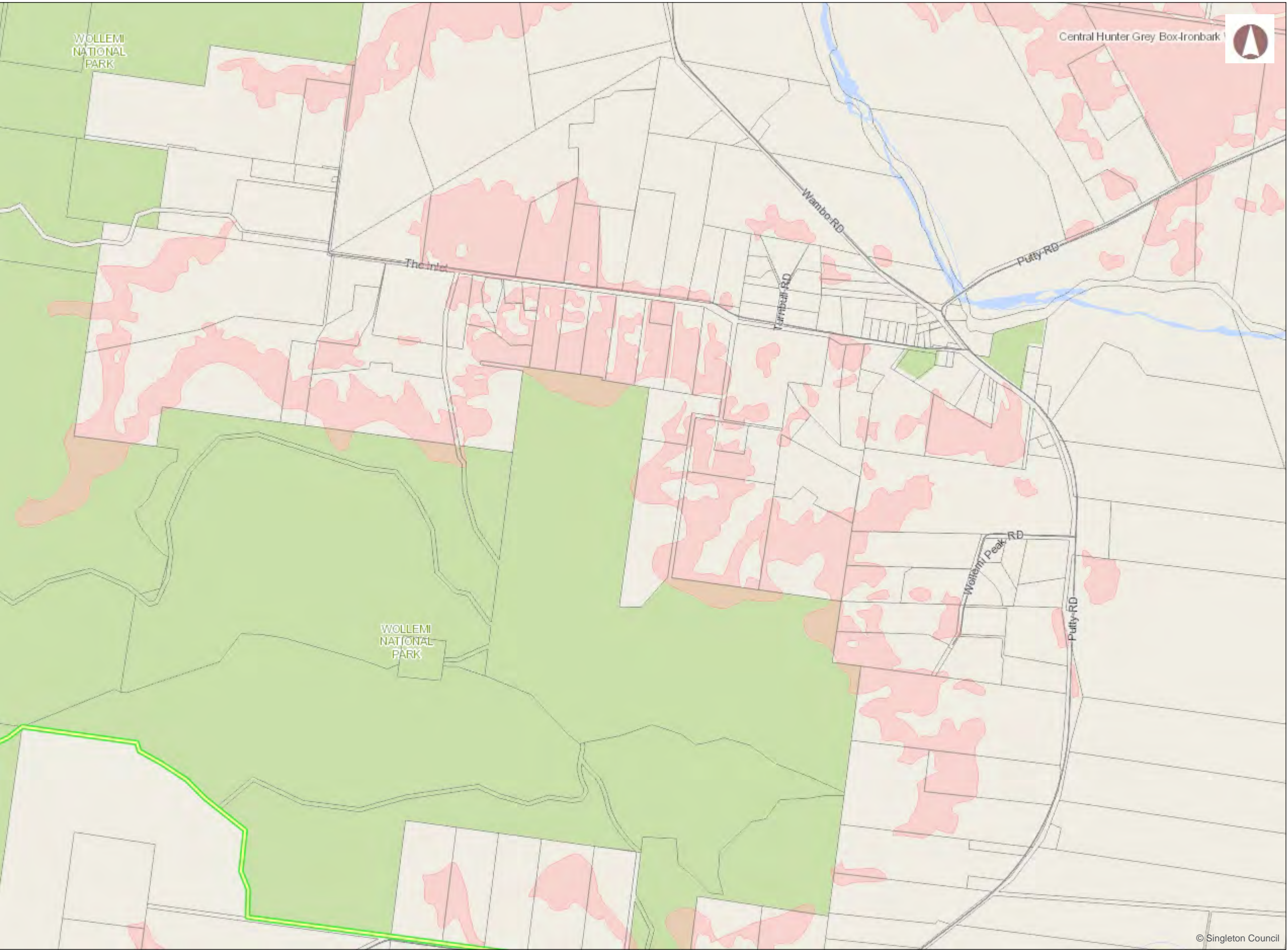
Legend

-  Bulga Deferred Matter
-  Cadastre



Legend

- LEP Cadastre
- Endangered Ecological Communities Map
- Central Hunter Grey Box-Ironbark Woodland
- Central Hunter Ironbark-Spotted Gum-Grey Box Forest
- Freshwater wetlands on coastal floodplains
- Hunter Lowland Redgum Forest
- Hunter Lowland Redgum Forest
- Hunter Valley Footslopes Slaty Gum Woodland
- Hunter Valley Vine Thicket
- Hunter Valley Weeping Myall Woodland
- Lower Hunter Spotted Gum - Ironbark Forest
- Lower Hunter Valley Dry Rainforest
- River-Flat Eucalypt Forest on Coastal Floodplains
- Swamp Oak Floodplain Forest
- WARNINGS
- Warning - Contaminated Land at this address
- Warning - Dialysis Machine at this address
- Line_Road_over5Kto200K
- Singleton LGA
- Other LGA
- Road_Label_5Kto200K
- Railway
- National Parks
- Parks and Reserves
- State Forest
- Rivers Creeks Streams
- Waterbodies
- Other LGA
- Ocean



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924.6 0 462.32 924.6 Meters

Date: 03-Mar-2020
Projection: GDA_1994_MGA_Zone_56

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Legend

LEP Cadastre

Endangered Ecological Communities Map

Central Hunter Grey Box-Ironbark Woodland

Central Hunter Ironbark-Spotted Gum-Grey Box Forest

Freshwater wetlands on coastal floodplains

Hunter Lowland Redgum Forest

Hunter Lowland Redgum Forest

Hunter Valley Footslopes Slaty Gum Woodland

Hunter Valley Vine Thicket

Hunter Valley Weeping Myall Woodland

Lower Hunter Spotted Gum - Ironbark Forest

Lower Hunter Valley Dry Rainforest

River-Flat Eucalypt Forest on Coastal Floodplains

Swamp Oak Floodplain Forest

WARNINGS

Warning - Contaminated Land at this address

Warning - Dialysis Machine at this address

Line_Road_over5Kto200K








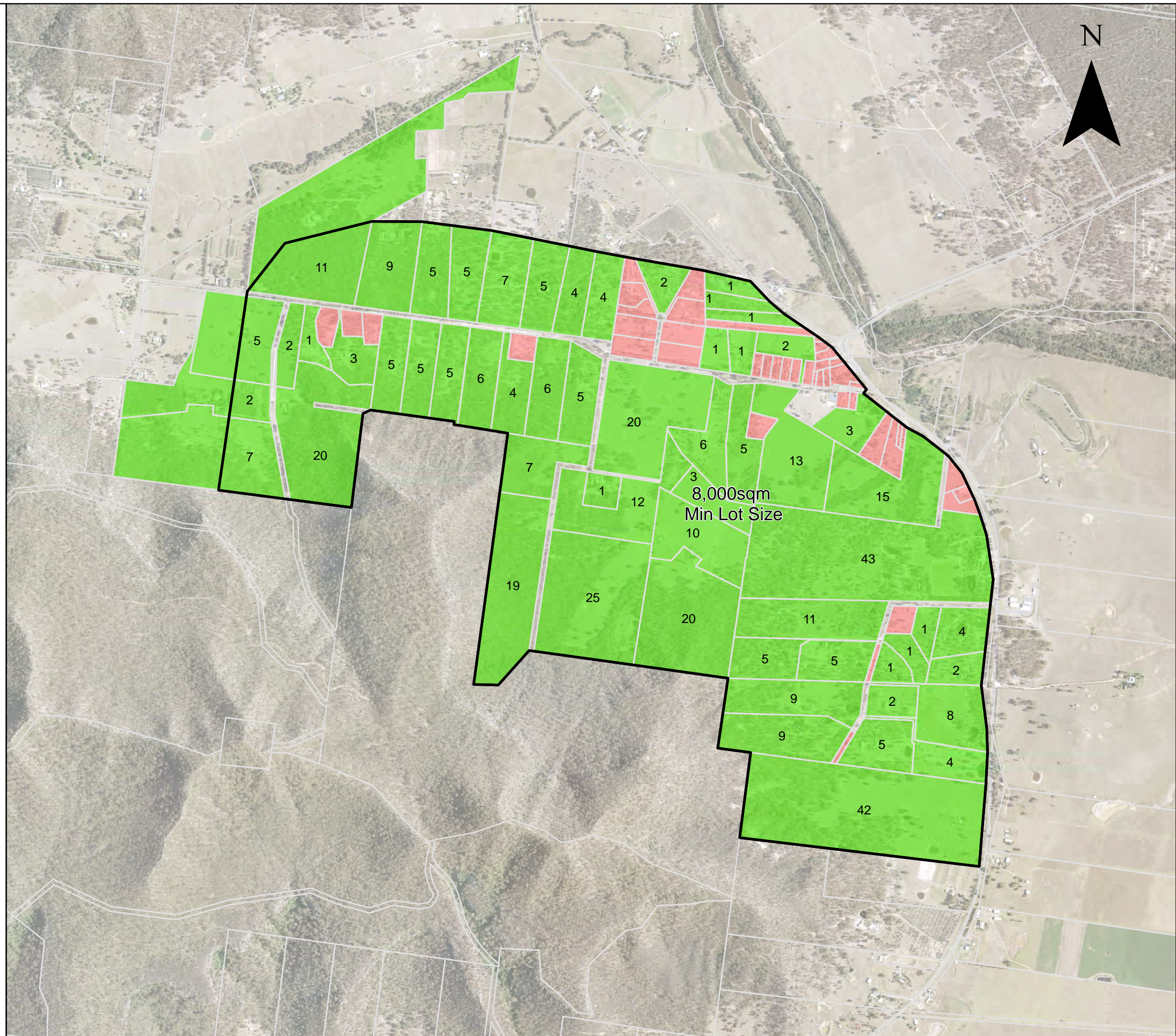
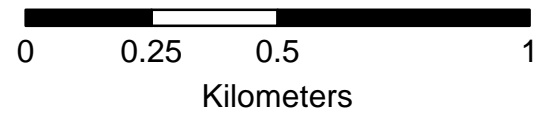
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Maximum Subdivision Potential under Singleton LEP 1996




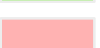
Legend

-  Bulga Deferred Matter
-  Cadastre
-  Subdivision Potential - Yes
-  Subdivision Potential - No
-  Existing Lot Size




**Maximum Subdivision
Potential under
Proposed Amendment**

Legend

-  Bulga Deferred Matter
-  Cadastre
-  Subdivision Potential - Yes
-  Subdivision Potential - No

Proposed Lot Size

-  1Ha
-  4Ha
-  40Ha

