



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Walgett Local Environmental Plan 2013 (Amendment No 1)

Your ref: Matt Clarkson 17/06629; PP_2016_WALGE_001_00
Our ref: FHG e2017-200.d07

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel

11 September 2017



New South Wales

Walgett Local Environmental Plan 2013 (Amendment No 1)

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.

A blue ink signature of the Minister for Planning, consisting of a stylized 'M' and 'P'.

Minister for Planning

18 OCT 2017
GENERAL MANAGER
WALGETT SHIRE COUNCIL

Walgett Local Environmental Plan 2013 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Walgett Local Environmental Plan 2013 (Amendment No 1)*.

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 to which *Walgett Local Environmental Plan 2013* applies, including the following land:

- (a) certain land in Collarenebri, including the Collarenebri Aboriginal Cemetery, off Gundabloui Road, the Collarenebri Racecourse Stand site, Ridge Street and the Collarenebri Old Bakery Complex, 18 Wilson Street,
- (b) certain land in Lightning Ridge, including 104, 108, 112, 116, 120, 124, 128 and 130 Pandora Street,
- (c) certain land in Walgett, including certain land in Euroka Street, 20, 22 and 24 Keepit Street, 19 Montkeila Street, certain land in Namoi and Pitt Streets, 3 Warrena Street and certain land in Wee Waa Street, including 115 Wee Waa Street.

4 Maps

The maps adopted by *Walgett Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Walgett Local Environmental Plan 2013

[1] Land Use Table

Insert "Residential accommodation;" in alphabetical order in item 3 of the matter relating to Zone RU1 Primary Production; Zone R5 Large Lot Residential and Zone E4 Environmental Living.

[2] Land Use Table, Zone RU1, item 4

Omit "Any development not specified in item 2 or 3". Insert instead:

Boarding houses; Group homes; Hostels; Multi dwelling housing; Residential flat buildings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 3

[3] Land Use Table, Zone R5, item 3

Omit "Group homes;".

[4] Land Use Table, Zone R5, item 4

Omit "Residential accommodation;".

[5] Land Use Table, Zone R5 and Zone E4, item 4

Insert the following in alphabetical order:

Boarding houses;
Group homes;
Hostels;
Multi dwelling housing;
Residential flat buildings;
Rural workers' dwellings;
Seniors housing;
Shop top housing;

[6] Clause 6.2 Flood planning

Omit "land at or below the flood planning level" from clause 6.2 (2).

Insert instead "flood liable land".

[7] Clause 6.2 (5)

Omit the subclause.

[8] Schedule 1 Additional permitted uses

Insert at the end of the Schedule, with appropriate clause numbering:

Use of certain land at Lightning Ridge

- (1) This clause applies to land identified as "2U" and coloured red on the Additional Permitted Uses Map.
- (2) Development for the purpose of an information and education facility (being an observatory) is permitted with development consent.

[9] Schedule 5 Environmental heritage

Insert in appropriate order:

Collarenebri	Collarenebri Aboriginal Cemetery	Off Gundabloui Road	Lot 100, DP 1162159; Lots 63–65, DP 46643	State	I84
Collarenebri	Collarenebri Racecourse Grandstand	Ridge Road	Lot 2, DP 1106775	Local	I85

[10] Schedule 5, Item nos I25 and I80

Omit the matter relating to the items.