



New South Wales

Grafton Local Environmental Plan 1988 (Amendment No 27)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(G98/00248/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

2001 No 513

Clause 1 Grafton Local Environmental Plan 1988 (Amendment No 27)

Grafton Local Environmental Plan 1988 (Amendment No 27)

1 Name of plan

This plan is *Grafton Local Environmental Plan 1988 (Amendment No 27)*.

2 Aims of plan

This plan aims:

- (a) to rezone that part of the subject land that is zoned Rural 1 (a) to Living Area 2 (a) zone under the *Grafton Local Environmental Plan 1988* and to retain that part of the subject land that is zoned Rural (Flood Liable) 1 (d) in the same zone, and
- (b) to allow, with consent, the land to be subdivided for residential purposes, subject to consideration of:
 - (i) potential soil contamination issues, and
 - (ii) public access to the Clarence River and riparian zone, and revegetation of the public access corridor to the River and riparian zone, and
 - (iii) the location of any sewage treatment works.

3 Land to which plan applies

This plan applies to land being Lot 12 DP 849490, Kirchner Street, Grafton, as shown by distinctive colouring and edged heavy black on the map marked “Grafton Local Environmental Plan 1988 (Amendment No 27)” deposited in the office of the Council of the City of Grafton.

4 Amendment of Grafton Local Environmental Plan 1988

Grafton Local Environmental Plan 1988 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Definitions

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

Grafton Local Environmental Plan 1988 (Amendment No 27)

[2] Clause 41

Insert after clause 40:

41 Land in Kirchner Street, Grafton—restrictions on development

- (1) This clause applies to land being Lot 12 DP 849490, Kirchner Street, Grafton as shown by distinctive colouring and edged heavy black on the map marked “Grafton Local Environmental Plan 1988 (Amendment No 27)” deposited in the office of the Council.
- (2) Consent must not be granted for development on land to which this clause applies unless the Council is satisfied that:
 - (a) the land does not contain chemical residues in soil exceeding the acceptable thresholds for residential habitation of that land, and
 - (b) a continuous corridor of land at least 50 metres wide has been identified for use for the general public to gain access across the subject land to the Clarence River, and
 - (c) arrangements are in place to revegetate that corridor of land with suitable endemic riparian vegetation, and
 - (d) any residential development will be located at least 400 metres from any sewage treatment works.