



1. PRELIMINARY

1.1 Context

This planning proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act, 1979 and the Department of Planning's "A guide to preparing planning proposals" (July 2009). A gateway determination under Section 56 of the Act is requested.

1.2 Subject Land

This planning proposal applies to the following land and is identified in the sketch below (Figure 1).

Lot 40 DP 1105976
Ironbark Terrace
South Grafton



Figure 1 - Locality Sketch

1.3 Current Zoning & Use

The subject land is zoned 1(c) Rural-Residential zone under the Grafton LEP 1988 (refer to Figure 2, below). The 1(c) zone provides a minimum lot size for the purposes of a dwelling-house of 4000m². Hence, current lot potential (theoretical) is five (5) lots. The