



Concept Proposal Description

Subdivision of land at Iron Gates zoned R1 General Residential, C2 Environmental Conservation and C3 Environmental Management pursuant to the Richmond Valley Local Environmental Plan 2012.

The land zoned R1 General Residential will be used for residential purposes and subdivided as a community title scheme under the Community Land Development Act 2021. All land zoned C2 Environmental Conservation will be set aside and managed into the future to retain and enhance ecological values of existing and proposed vegetation.

There is one lot proposed for use as a community building. The building will be used for community facilities and enjoyment, and will serve as an emergency refuge from time to time.

Proposed Community Title Subdivision

Stage 1

- 121 community development lots (residential use)
- 1 community property lot (communal use for residents and environmental conservation)
- Land to be dedicated to Council for public purposes:
 - o 1 park (public open space)
 - o 1 infrastructure lot (sewer pump station)
 - o Roads and stormwater infrastructure

Stage 2

- 1 residue community development lot (residential use) – subject to separate Development Application

- Zoning Boundaries
- - - 15m tree protection zone AS 4970-2009
- Residential lots
- Stage 1 boundary
- Stage 2 subject to separate DA
- Lot for new sewer pump station
- Lot for community building
- Midden
- Stormwater infrastructure
- Active open space- park
- Future investigation area (not included in concept application)
- Adjacent land
- Residual land
- Littoral Rainforest

