

planning explained

West Yamba

URBAN RELEASE AREA

Balancing the need for housing, environmental protection and sustainable development outcomes in West Yamba.

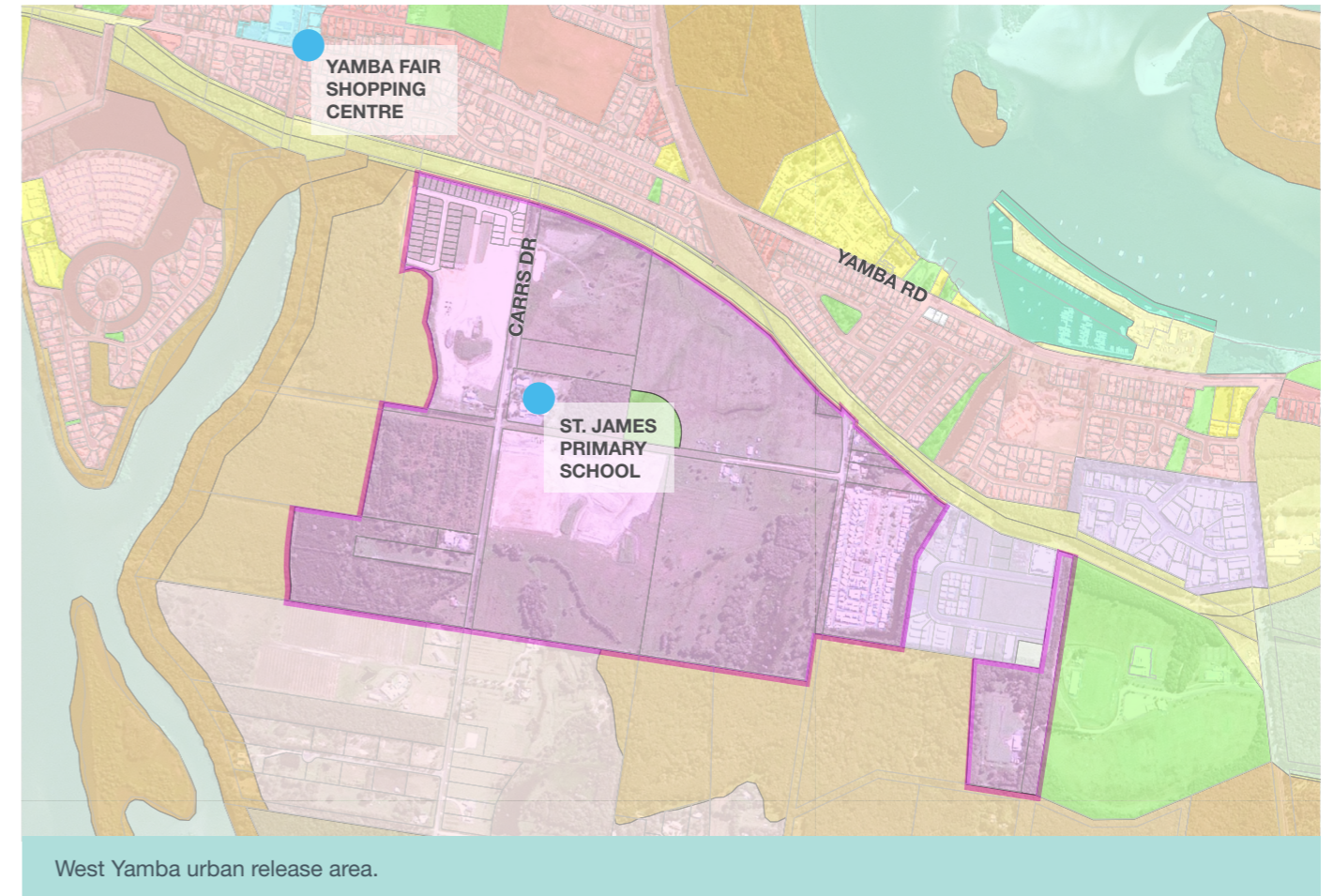
Yamba has been a sought-after place to live and visit for many decades, with demand for housing increasing dramatically in the last few years.

Planning for this population growth began in the 1990s. Numerous environmental, social, economic, cultural and feasibility studies followed, combined with peer reviews and consultation with state government agencies, environmental groups, First Nations people and the community to assess the suitability of the land for urban growth and ensure that environmentally sensitive land was protected.

After consideration of this strategic planning, Council and the State Government approved land in West Yamba to be rezoned in April 2010 with an amendment to the Maclean Local Environmental Plan 2001. This provided for 121 hectares of land zoned for housing and supporting facilities,

an additional 60 hectares for rural residential development and also set aside 116 hectares designated for environmental protection.

The Maclean Local Environmental Plan 2001 included a specific zone for urban residential areas to be low scale in response to community feedback. Council requested a specific zone for West Yamba to carry forward these controls in the Clarence Valley Local Environmental Plan 2011, however including specific controls to limit lot sizes or residential densities is not possible under the State Government's planning policy for residential growth areas. West Yamba's residential areas are now zoned R1 General Residential with objectives to provide for housing needs and diversity.



CURRENT PLANNING AND DEVELOPMENT FRAMEWORK

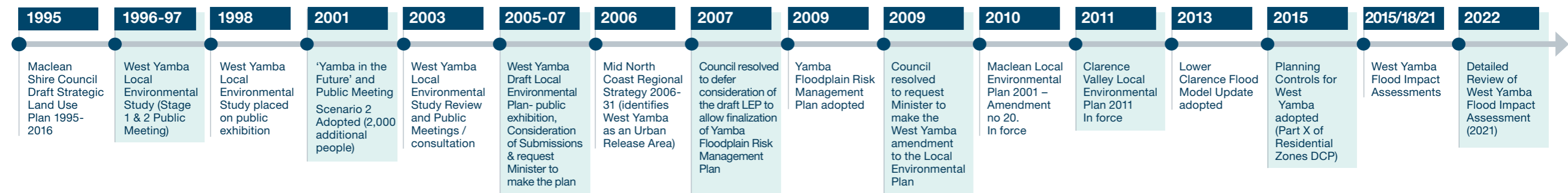
The main plans that guide development in the West Yamba Urban Release Area are the Clarence Valley Local Environmental Plan 2011 (the LEP) and the Clarence Valley Residential Zones Development Control Plan 2011 (Residential DCP). These plans have been developed in accordance the Environmental Planning and Assessment Act 1979.

Part 6 “Urban Release Area” of the LEP requires that prior to consent being granted for subdivision and development of land for urban purposes the land must have a development control plan (DCP) prepared detailing specific controls for the urban release area, and that the land must also be appropriately serviced with public infrastructure and development must occur in a logical, cost effective manner.

The Part X “Urban Release Area Controls” of the Residential DCP was adopted by Council in 2015 to meet the LEP Part 6 “Urban Release Area” requirements, with Part X “Schedule X1- West Yamba Urban Release Area” detailing the specific controls which guide development. This land is currently zoned R1 General Residential under the LEP to provide for a variety of housing types and densities to meet the changing housing needs of the community.

The map ‘**Planning objectives and controls for West Yamba Urban Release Area**’ summarises the main planning considerations detailed within Part X of the Residential DCP and the LEP.

The timeline below summarises the significant milestones in the planning and rezoning process, including recent studies that guide development in the West Yamba Urban Release Area.



PLANNING OBJECTIVES AND CONTROLS FOR WEST YAMBA URBAN RELEASE AREA

Environmental protection - Important vegetation is protected in the Conservation Zones. Development proposals must minimise impacts on all endangered ecological communities and include rehabilitation for areas of ecological significance.

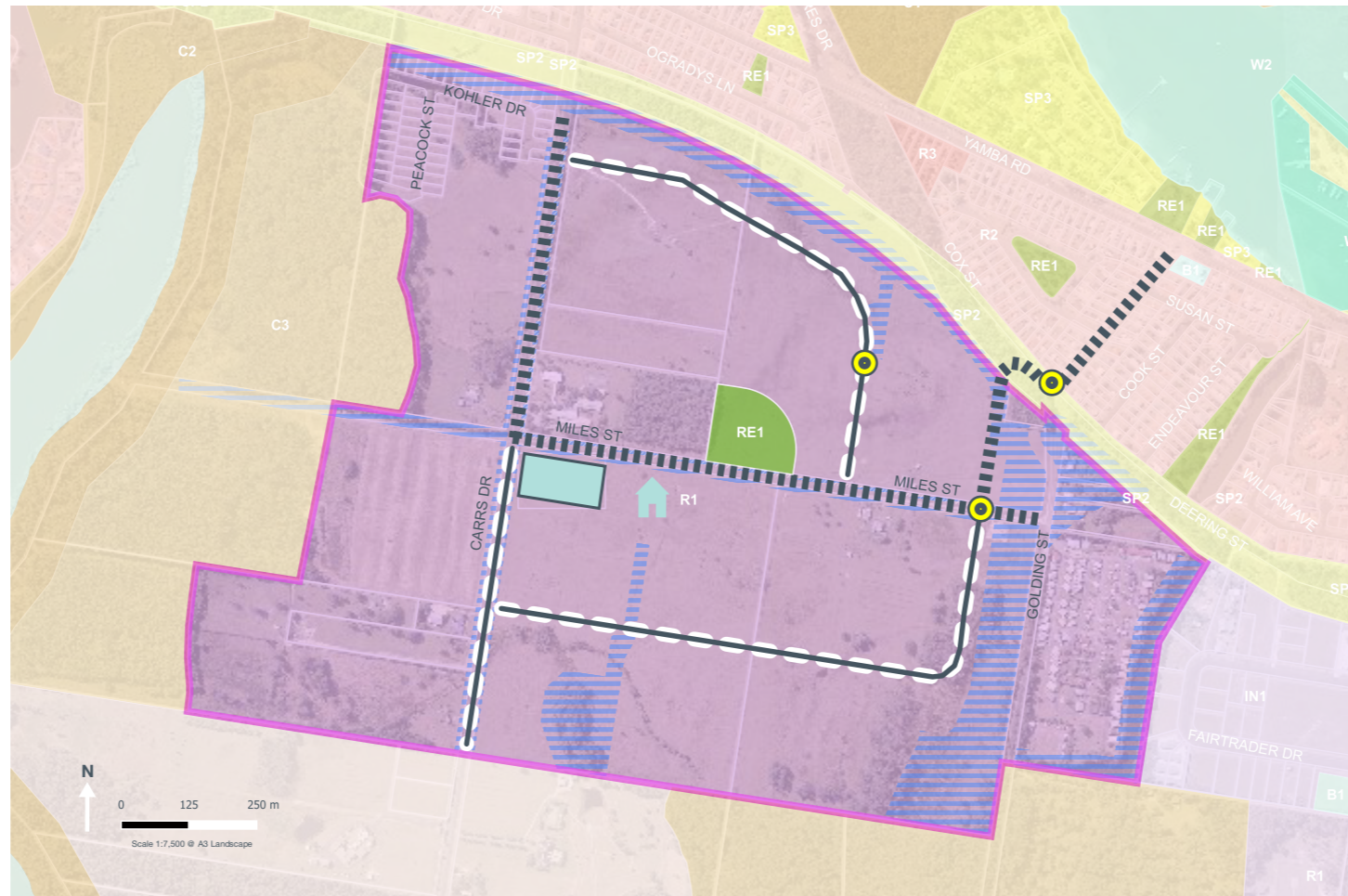
Aboriginal Cultural heritage - No Aboriginal objects or places of cultural significance were found in the residential zone during field inspections or consultation with Birriagan Gargle Local Aboriginal Land Council in 2011. Ongoing consultation with First Nations People and due diligence assessments are required for all new developments to ensure ongoing protection of Aboriginal cultural heritage.

Landscaping strategies and vegetation management plans (inclusive of Freshwater Wetland Management Plans and Habitat Restoration Plans where needed) are required for new development. Landscaping is to be designed considering existing vegetation, drainage lines, stormwater, biodiversity, streetscape and provision of suitable shade trees in throughout new subdivisions. Attractive street-tree corridors are required along Carrs Drive and Miles Street.

Open space and recreation – Residential subdivisions are required to provide well located, accessible and connected areas and provide for passive recreation, environmental, ecological and drainage management functions. Open Space is to be integrated with pedestrian and cycle linkages and stormwater management throughout West Yamba.

Urban design – All development must consider siting, local character and identity and streetscapes to provide for a mix of lot sizes, residential densities and housing types. New streets should include water sensitive urban design and create a walkable, connected community.

A Neighbourhood centre is required to be located on the corner of Carrs Drive and Miles Street, which can provide for local services like a corner store, café and childcare centre. The aim is to create a focus for West Yamba, with high quality urban design and a sense of community.



Flooding impacts are a critical consideration when assessing development across the area. Council's flood planning includes predicted sea level rises that conservatively accommodate for climate change. All new dwellings will be well above the required flood planning level, and new developments are required to demonstrate that they do not cause new detrimental flooding impacts on surrounding properties and the wider area. Flood Evacuation and Flood Emergency Management Plans are required for all development, in consultation with SES, to ensure safe occupation and evacuation during flood. Planning controls also require an accessible refuge to cater for extreme floods within West Yamba (up to 3.8 metres).

Earthworks and filling – A significant amount of fill is required to ensure new dwellings are above the flood planning level. All fill must meet EPA standards and must not adversely impact drainage patterns, soil stability, watercourses, environmentally sensitive areas and other properties. Earthworks Management Plans are required for all development. These plans include the amount of fill, engineering design detail, finished survey levels, design and locations of all stormwater drainage corridors, overland path to reach drainage reserves / floodways and waterways, and licensing approvals to consider acid sulphate soils, flooding and drainage impacts. Overall, the DCP includes provisions that require integrated planning across West Yamba. This means that a consortium of developers needs to work together to demonstrate the cumulative impacts of their developments are acceptable.

Stormwater management and water quality must generally comply with a conceptual stormwater plan in the DCP and mitigate adverse impacts on new and existing housing. Stormwater must be managed within development sites to ensure a no worsening or beneficial outcome for both stormwater quantity and quality after a site is developed. Stormwater management outcomes must be integrated with flood modelling across West Yamba and are to maintain existing hydrological, groundwater and water quality outcomes, protecting nearby natural waterways.

The provision of infrastructure for West Yamba is to be delivered in accordance with a **staging servicing strategy** to ensure logical, orderly, staged, and cost-efficient release of residential lots across the urban release area.

The **Indicative Road Hierarchy** in the DCP details the proposed collector and local street layout. Carrs Drive is the primary access with secondary access from Miles Street to Golding Street. These roads will be constructed to 1 in 20 year flood level. A transport management plan/traffic study is required for all development including pedestrian, cycling and public transport networks and integration where feasible with stormwater management areas, open space and infrastructure, and aim to ensure connectivity with existing networks to provide a safe connected road / pedestrian network for the community.

KEY

 General Residential	 Public Recreation
 Large Lot	 Local Road
 Conservation Zone	 Collector Road
 Medium Density Housing	 Roundabout
 Neighbourhood Centre	 Floodway / Stormwater

In addition to Part X of the Residential DCP there are other legislation, policies and guidelines that need to be considered when determining whether development is suitable in the West Yamba Urban Release Area. State government agencies also assess proposed developments when required, with key triggers including traffic generation, certain environmental impacts, impacts on waterways and bushfire. More detailed information on the planning rules can be found here: at www.clarence.nsw.gov.au/dcps

How to have your say about future planning decisions in West Yamba

The community can keep up to date and be involved with development applications at West Yamba via the notification and advertising methods detailed in Council's Community Participation Plan, such as Council's online 'Noticeboard' and 'On Exhibition' webpage. In addition, Council will be providing quarterly updates about development applications, construction and other information relevant to ongoing development in this area. You can stay connected by subscribing to Council's online Noticeboard www.clarence.nsw.gov.au/connect-with-us