YIPPIN CREEK

STRUCTURE PLAN

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## Document status - Yippin Creek Structure Plan

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1. Introduction

The Yippin Creek investigation area contains approximately 160 hectares (ha) of mostly cleared land on the western edge of Wauchope. The character of the area is predominantly rural and rural-residential, with lot sizes ranging between 9,700 square metres (sqm) and 47ha.

The south-western portion of the area has been approved for a manufactured housing estate, known as ‘The Oxley Club’. Adjoining residential land releases include the Timbertown Estate to the south and Glenview Estate to the east. Figure 1 shows the study area in context of Wauchope and Figure 2 provides a more detailed site plan.

The investigation area is identified in the Mid North Coast Regional Strategy 2009 and the Port Macquarie-Hastings Urban Growth Management Strategy (UGMS) 2011. Both strategies indicate that the Yippin Creek area is intended to accommodate projected urban growth around Wauchope to 2031.

This Structure Plan is the result of investigations by Council in consultation with Yippin Creek landowners, State agencies and the community. It is intended to provide a policy framework to inform future rezoning and infrastructure planning for the area.
Specialist studies have been completed in relation to potential ecological constraints. Consultation has included two public exhibition periods, three community meetings and the release of an initial and updated Issues Papers to document the following key issues and constraints:

- Access, roads and pedestrian connectivity
- Flora and fauna values
- Bushfire hazard management
- Flooding and stormwater management
• Water and sewer infrastructure provision
• Visual character and amenity

This Structure Plan is the culmination of the investigations carried out during 2015 and 2016 in conjunction with extensive consultation with relevant stakeholders. More detailed background information about the Plan preparation is available on Council’s website http://haveyoursay.pmhc.nsw.gov.au/yippin-creek
2. Vision for Yippin Creek

A vision for the Yippin Creek study area is summarised as follows:

**Vision**

*Yippin Creek is a well-planned urban community, which respects and reflects it’s unique natural setting, sustains a connected and healthy community and provides a valued addition to the town of Wauchope.*

To achieve the vision for the Yippin Creek Area, the following planning principles have been identified based on State planning requirements and community consultation.

**Natural environment**
- protect, maintain and enhance significant vegetation communities, habitat areas, riparian corridors and wildlife corridors
- protect and maintain water quality in local streams and in downstream receiving waters of the Hastings River
- ensure environmental hazards are avoided and adequately managed.

**Social environment**
- maximise opportunities for sustainable housing to accommodate projected population growth in Wauchope
- ensure the Structure Plan Area provides a range of lot sizes to maintain elements of the rural character of the area
- provide an appropriate road network including walkways and cycleways that provide good connectivity to and throughout the area for future residents
- provide adequate open space for new residents for active and passive recreation to encourage residents to be active.

**Economic efficiencies**
- ensure infrastructure is able to be provided at reasonable cost and in time to serve growth, including efficient road, water, sewerage and stormwater drainage systems
- ensure the provision of infrastructure and services does not place an unreasonable burden on the existing community.

**Governance**
- ensure the process of planning for the Yippin Creek Area is open and transparent
- provide opportunities to engage with all interested stakeholders.
3. Structure Plan

3.1 Overview

A Structure Plan has been developed following consideration on a number of matters in consultation with the community and with Council and State government representatives. The result of these considerations is a Structure Plan summary map (see Figure 3 below).
The key elements in the Structure Plan are summarised below:

**Proposed residential**

Areas identified as potentially suitable for residential development are limited to larger lots that have been extensively cleared. Some of these areas are partially constrained due to tree coverage and hollow-bearing trees, which will require detailed investigations prior to rezoning. Detailed investigations to achieve co-ordinated stormwater drainage outcomes will also be required for land in the central portion of the Structure Plan Area to support a rezoning.

It is estimated that the proposed residential areas, together with the Oxley Club development, have capacity for approximately 1,050 new dwellings, which would house an additional population of almost 2,300 people over the long term. In practice, this would mean development densities similar to those in the adjoining Glenview and Timbertown Estates, with allowance for necessary infrastructure, environmental corridors and open space areas.

**Proposed mixed residential/conservation investigation**

The Structure Plan identifies an area containing native vegetation and partially cleared land across three properties in the central north, which warrants further investigation for residential housing. There is a need to consider the environmental constraints of the land in more detail and it may be necessary to consider vegetation offsets, prior to rezoning for residential purposes.

**Proposed environmental living investigation**

A small area of land adjoining the Yippin Creek corridor in the south is identified for potential environmental living to provide for large lot, low impact residential development within the existing rural landscape. This land is constrained by slope and native vegetation and is outside the area that is expected to be able to be serviced with sewerage infrastructure. A large lot layout would enable retention of trees and will be subject to further investigation and negotiation of suitable servicing and environmental offset outcomes prior to rezoning.

**Existing rural-residential living**

The majority of land in the north-east of the Structure Plan Area is proposed to be retained for low impact rural-residential living. This area has moderate ecological value and a high rural residential amenity for existing residents. It contains a mix of dwellings and associated buildings and is not considered suitable for higher density urban development. A rural residential zone is most compatible with the existing form of development in this area.

**Proposed neighbourhood park**

A potential site for a neighbourhood park of up to 5,000sqm has been identified in the north-west of the Structure Plan Area. Parks in new urban release areas are generally acquired by Council using developer contributions as a normal part of the planning process. The key consideration is that the selected site should be centrally located and easily accessible to future residents.
Council can consider the design of the park in consultation with the local community at the time that the park is constructed. In this case, there may be an opportunity for the park to adjoin stormwater detention areas to provide more extensive open space opportunities and to centralise the areas to be managed by Council.

As development occurs, opportunities will also exist to provide a linear open space network that uses road reserves, drainage channels and other reserve areas to connect residents, including links for walking, cycling and other recreation activities.

**Stormwater detention**
A stormwater detention and water quality treatment area is shown in the centre of the Structure Plan Area due to the need for co-ordinated stormwater outcomes for any future rezoning and residential development. Stormwater issues and a high clay subsoil exist in this area of the site and will need to be addressed in more detailed investigations prior to rezoning.

**Environmental conservation lands**
Areas of high biodiversity value, including wildlife corridors and buffers to significant vegetation and waterways, are identified as environmental conservation lands and are excluded from future development. A street tree corridor along Yippen Creek Road is proposed to encourage movement by highly mobile fauna species and to enhance the visual landscape qualities of the Structure Plan Area.

**Transport network**
The proposed road network provides co-ordinated access for new residential areas to the Oxley Highway in the south and to Beechwood Road in the north. Intersection upgrades will be required in both locations.

The road network provides options for access in the event of bushfire or flooding emergencies and allows for perimeter roads on the fringe of development areas to ensure access for bushfire fighting purposes and to manage edge effects to remnant native vegetation.

The road network also provides access for future public transport to service the area and the opportunity for a local pedestrian and cycleway network, including options for possible future pedestrian links over Yippin Creek to Duncan and Pead Streets.

### 3.2 Implementation
This Structure Plan is intended to provide a framework to guide future more detailed planning investigations for urban development in the Yippin Creek Area. It does not rezone land. Implementation will require the resolution of key issues as outlined in this Plan and the amendment of planning controls to rezone land and to permit future development.

The amendment of planning controls will include changes to the Port Macquarie-Hastings Local Environmental Plan 2011 (PMHLEP), which includes the land zones, minimum lot size, height of buildings etc. applying to the Structure Plan Area. It also includes the
preparation of development control provisions to give detailed guidance to people wanting to develop land and to inform the preparation and assessment of development applications.

The normal process is that Council will work with landowners in stages (or for the study area as a whole) to determine what is needed to meet relevant State and Federal legislation and to put into a place satisfactory arrangements for infrastructure and ongoing environmental management.

Prior to any rezoning, detailed studies will include (but may not be limited to) flora and fauna, stormwater management, traffic, Aboriginal archaeology and bushfire assessments. Landowners generally fund these studies as part of the rezoning process. Strategies will also be required for water and sewer servicing.

Typical arrangements for the co-ordination of infrastructure funding include Section 94 Contributions Plans and Planning Agreements. New sewer and water trunk infrastructure is funded through contributions levied under the Port Macquarie-Hastings Development Services Plan.

Section 94 Contributions Plans will be needed prior to rezoning to specify contributions required from developers towards the cost of the facilities required by the community to service future development (eg new open space, road upgrades, intersection upgrades, pedestrian/cycleway links). Contributions may be in the form of money, land, works, or any combination of these.

Planning Agreements may be used in New South Wales as an alternate means of guaranteeing contributions and to provide certainty for Council and developers regarding future outcomes. Planning Agreements involve negotiations between a planning authority and a developer and may include commitments on matters such as environmental offsets and the co-ordination of essential infrastructure.

**Key infrastructure works**

A number of key infrastructure works have been identified for the long-term development of the Yippin Creek Area. Based on Council’s preliminary assessment of infrastructure needs, it is expected that the following will be required:

**Road network**
- Construction of the proposed road network and upgrade of Yippen Creek Road to a two-lane standard.
- Upgrade of the Oxley Highway intersection.
- Upgrade of the Beechwood Road and Yippen Creek Road intersection.
- Construction of pedestrian and cycleway links over Yippin Creek and connecting to Duncan Street and Pead Street.

As part of the Oxley Club development, the NSW Roads and Maritime Services have approved an upgrade to the Oxley Highway intersection. It is expected that the Beechwood
Road and Yippin Creek Road intersection will require upgrading after approximately 60% of the Yippin Creek Area is developed (i.e. 630 lots).

The co-ordination of funding for major elements of road infrastructure is a normal part of Council’s role as a planning authority.

**Stormwater drainage**
- Construction of single end-of-line detention basins within each sub-catchment.

Developers are responsible for funding stormwater drainage infrastructure to service individual developments. Co-ordinated outcomes will be required to manage stormwater drainage from urban development in the central part of the Structure Plan Area before diverting to Yippin Creek.

Prior to rezoning, a stormwater management plan will be required based on a catchment analysis and modelling to demonstrate that future development will not result in any adverse impacts to downstream waterways or property, that water quality targets can be met, and that requirements for any stormwater detention facilities on a sub-catchment basis are included.

**Local open space**
- Establishment of a neighbourhood park of up to 5,000sqm.

Council will work with landowners to acquire and establish the proposed neighbourhood park using developer contributions levied under a Section 94 Contributions Plan.

**Water supply**
- Construction of a new 450mm water main within the central east-west easement, extending from the Rosewood Water Reservoir in the west.
- Construction of a new 200mm water main extending from the Oxley Club site in the south.
- Construction of a new 300mm water main extending north of the new 450mm main and diverting east to Yippen Creek Road.
- Potential upgrade of the existing Yippen Creek Road trunk main from 100mm to 200mm. **Note:** Final pipe size may be refined based on the density of development.

Construction of the 450mm and 200mm mains extending from the Oxley Club site will be required prior to developing land in the Yippin Creek Area. These mains and the 300mm main are included in Council’s Development Servicing Plan (DSP) for staged construction. Where listed in the DSP, Council funds the construction of trunk mains. The funding of internal reticulation mains to service individual developments is the responsibility of the developer.

Council will need to consult with landowners and developers to prepare a water supply strategy detailing the staging of land release and subsequent water supply work required to support each stage of development.
Sewer

- Construction of a new sewer pumping station within the Oxley Club site and associated gravity carrier mains north and south of Yippin Creek.
- Construction of a new sewer rising main extending from the Oxley Club site to discharge directly to the Wauchope Sewer Treatment Plant.
- Construction of a new sewer pumping station and associated gravity carrier main in the north of the Structure Plan Area.
- Construction of a new sewer rising main to service the northern catchment and discharge directly to the Wauchope Sewer Treatment Plant.

These works will be required to service the south-western and northern portions of the Structure Plan Area. The eastern area can be connected to sewer infrastructure within the adjoining Glenview Estate site. The developer is responsible for funding sewer infrastructure to service individual developments.

Environmental management

A more detailed environmental assessment will need to be undertaken when any part of the Structure Plan Area is being considered for rezoning to demonstrate compliance with relevant State and Federal legislation.

Proposals containing waterways and identified habitat linkages will need to provide for the long-term protection of these areas, including revegetation and buffering in accordance with the Port Macquarie-Hastings Development Control Plan 2013. Development will need to be excluded from these areas.

Planning will also need to take into account high-ranking Hollow Bearing Trees or clusters of other trees or significant individual trees outside of waterways, habitat linkages and buffer areas, as valuable landscape features. In instances where clearing of this vegetation is unavoidable, the significance and condition of the vegetation will need to be assessed and suitable vegetation offsets will need to be provided.

Vegetation Management Plans and Planning Agreements may be used at the development application stage to provide details on how environmental areas will be established and maintained.

Implementation of the Structure Plan is a detailed and complex process and Council will work collaboratively with landowners to achieve co-ordinated development and environmental outcomes.