



Hon Tony Kelly MLC  
Minister for Planning  
Minister for Infrastructure  
Minister for Lands  
Deputy Leader of the Government in the Legislative Council  
Leader of the House in the Legislative Council

## MEDIA RELEASE

Wednesday, 21 April 2010

### **West Yamba land release delivers housing security on mid North Coast**

The NSW Government has approved a residential rezoning at West Yamba to meet identified housing supply demands on the Mid North Coast, following changes to improve environmental outcomes.

Minister for Planning Tony Kelly said he had approved the council's rezoning, which includes:

- Around 124 hectares of land zoned urban residential with the potential to deliver in the order of 1200 lots;
- Approximately 60 hectares of land zoned rural residential with the potential to deliver around 110 lots; and
- 116 hectares of land zoned for environmental protection purposes.

"It is the last available land release for the Yamba area and will assist with housing affordability in the local region," Mr Kelly said.

"West Yamba has been designated for residential use in Council's strategic planning since 1995, and is also identified as a release area in the NSW Government's Mid North Coast Regional Strategy."

Mr Kelly said some cleared floodplain land at West Yamba would be filled to allow development, following a highly detailed examination and commissioning of studies into this issue, namely the:

- Lower Clarence River Flood Study;
- Yamba Floodplain Risk Management Study; and
- Yamba Floodplain Risk Management Plan.

"Due to the extremely large size of the floodplain around the development site, it is expected that any filling would have a negligible or no impact on local flooding patterns," Mr Kelly said.

"Furthermore, as part of the rezoning, development has been prohibited along an identified drainage corridor, which will assist water flow across the site."

To ensure that this remains the case, Council will have to prepare a development control plan (DCP) to set out the scope of any future development in West Yamba, requiring compliance with the Yamba Floodplain Risk Management Plan.

This plan is in line with State policies regarding the management of flood liable land, and also meets the NSW Government's policy on sea level rise.

Mr Kelly said he had made amendments to the council's plan to help protect the local environment.

"I have introduced a 10 hectare minimum subdivision standard for the residential habitat environmental protection zone – up from the council's proposed two hectare minimum subdivision size," Mr Kelly said.

"This will ensure there is improved protection for key environmental areas, such as sensitive paperbark forest and remnant rainforest areas," Mr Kelly said.

Mr Kelly said that following preparation of a DCP, individual development applications would need to be lodged and approved by a consent authority prior to any building works commencing on site.

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