

Mr Robert Fish
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7 October 2025

Yippin Creek Structure Plan

Dear Mr Fish

Thank you for your correspondence requesting the Department's approval of the Yippin Creek Structure Plan.

I would like to acknowledge and commend Council for its significant efforts and commitment to strategic planning in preparing the Structure Plan for the Yippin Creek area.

I am pleased to advise that the Structure Plan is approved to allow further investigation into the suitability of potential rezoning for urban purposes, subject to Council noting that any future proposals to rezone the land are to be supported by:

- detailed implementation and infrastructure servicing plans, to ensure efficient and effective delivery of water and sewer services and other critical infrastructure;
- site-specific stormwater modelling to manage downstream impacts;
- flood impact risk assessments that address the flood risk up to and including the probable maximum flood level and which consider flood hazard, isolation and any necessary evacuation in flood events;
- Aboriginal cultural heritage assessments;
- Land contamination investigations; and
- Detail biodiversity assessments, especially for the land identified as "potential mixed residential/conservation".

Any proposal to rezone land outside the Urban Growth Area Boundary of the North Coast Regional Plan 2041 will also need to demonstrate consistency with Urban Growth Area Variation Principles.

In finalising Council's Hastings River Flood Extension Study and Update (2025) and preparing an updated Floodplain Risk Management Plan, or if the flood planning levels are amended in future,

Department of Planning, Housing and Infrastructure

Council should review the suitability of the residential and environmental living investigation areas identified in the Structure Plan and update the Structure Plan as necessary for further assessment and approval by the Department.

Ongoing collaboration with the Department and other key agencies, including the Department of Climate Change, Energy, the Environment and Water; NSW State Emergency Services; Department of Primary Industries and Regional Development; NSW Rural Fire Service; and Transport for NSW, will be essential to the successful implementation of the Plan. I encourage Council to continue proactive engagement with these agencies as it continues its investigations.

Should you have any enquiries, Ms Sandra Bush is available to assist and can be contacted on 5778 1409.

Yours sincerely

A handwritten signature in black ink, appearing to be "Craig Diss".

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support