

APPENDIX 1

January 2026

Wingham Urban Release Area 1



HUNTER REGIONAL PLAN ASSESSMENT

Hunter Regional Plan 2041 – Assessment of consistency

Hunter Regional Plan section:	Justification:
OBJECTIVE 1: Diversify the Hunter's mining, energy and industrial capacity	
Strategy 1.1: Planning proposals for mine or power station sites identified as regionally significant growth areas will be supported by a place strategy which demonstrates how the proposal will: • maximise employment generation or will attract visitors to the region • make use of voids and/or site infrastructure such as rail loops, hard stand areas, power, water and road access • support the growth of adjoining industrial areas or settlement areas • enhance corridors within the landscape such as biodiversity corridors or disused infrastructure corridors • complement areas with special amenity value such as critical industry clusters, open space, villages and residential areas • have considered the existing and likely future uses of adjoining land and avoid land use conflict • align with any specific guidance in the district planning priorities section of this plan.	N/A – the Planning Proposal is not for a mine or power station.
Strategy 1.4: Planning proposals for new employment lands will demonstrate they: • are located in areas which will not result in land use conflict • can be adequately serviced and any biodiversity impacts are manageable • respond to the employment land needs identified for that local government area.	N/A – the Planning Proposal does not involve provisions for employment lands.
OBJECTIVE 3: Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities	

Hunter Regional Plan section:	Justification:
Strategy 3.1: Planning proposals that propose a residential, local centre or commercial centre zone will not prohibit the following land uses within urban core, general urban, inner suburban and general suburban contexts: • business premises • restaurants or cafes • take-away food and drink premises • neighbourhood shops and supermarkets • education establishments • early education and care facilities • health service facilities • Markets • Community facilities • recreation areas.	The proposed R1 zone is anticipated to most-closely align with a 'general suburban' context. The R1 General Residential zone in the <i>Greater Taree Local Environmental Plan 2010</i> currently permits all of these land uses with the exception of neighbourhood supermarkets and business premises. It is therefore appropriate to consider the performance outcomes of the objective that are outlined below.
Objective 3 Performance outcomes: Any planning proposal that does not comply with the above strategy must demonstrate how the following performance outcomes will be achieved: 1. Urban settlement patterns maximise the use of existing infrastructure and reduce travel demand, especially by car. 2. Neighbourhoods maximise mobility independence and active and public transport opportunities. 3. Neighbourhoods provide local access to education, jobs, services, open space and community activities. 4. Neighbourhoods encourage healthy lifestyles with opportunities to experience and engage in the cultural, entertainment, sport and recreation, and educational and activities.	The site is appropriate to accommodate residential land uses under the R1 General Residential zoning due to its strategic location adjacent to the existing town of Wingham. 1. The site is located approximately 500m from the existing town centre. A path is proposed under a Planning Agreement that will connect the site to the existing pedestrian network and provide access into town. Existing water, sewer and electricity infrastructure adjoins the site and has capacity to service the proposed development. 2. As above, the proximity to the town centre and pedestrian/cyclist connections will facilitate active transport. The site is approximately 1km from Wingham Train Station and an existing bus route passes the site. 3. The proximity of the site to the town centre will facilitate access to jobs, services and social infrastructure. The site is located approximately 9km from the major centre of Taree. 4. Proximity to the town centre of Wingham and the proposed pedestrian and cyclist connections to nearby social infrastructure will encourage healthy lifestyles and cultural and sporting engagement.

Hunter Regional Plan section:	Justification:
5. Neighbourhoods establish or reinforce local identity. 6. Public spaces are designed to invite community interactions and economic, social and cultural activity. They enable a sense of social inclusion, wellbeing, comfort and belonging. 7. Places are designed to be greener to support the regeneration of and connection to the natural environment.	5. The new neighbourhood will have its own unique identity informed by the unique attributes of the site including the outlook over Cedar Party Creek, the riparian corridor, the topography of the site and cultural heritage. 6. No formal public spaces are proposed. A proposed pedestrian/cycle share path is proposed to facilitate active modes of transport, which will lead to incidental interactions and improve social inclusion and belonging. 7. The proposed zoning boundaries have been determined with regard to the retention of the environmental values of the site. Specifically, the existing riparian zone and associated threatened ecological communities are intended to be retained. Finally, the concept landscape plan accompanying this Planning Proposal demonstrates how a green public sphere could be created which connects to the retained riparian vegetation.
Strategy 3.2: Planning proposals will incorporate: • a small neighbourhood centre if the proposed residential yield exceeds 1,500 dwellings or • a large neighbourhood centre if the proposed residential yield exceeds 4,000 dwellings. The neighbourhood centre will: • support a floor area informed by a local retail demand analysis • have enough developable area to accommodate the uses over one level with at grade parking to reduce costs • be located to maximise its convenience for the vast majority of residents of which it serves • be located in a high profile location (i.e. main arterial road or precinct with strong pedestrian traffic) • be supported by a walkable catchment and pedestrian friendly environment.	N/A – The proposed residential yield is up to 240 dwellings. Therefore, this strategy does not apply.
OBJECTIVE 4: An inter-connected and globally-focused Hunter without car dependent communities	

Hunter Regional Plan section:	Justification:
Strategy 4.10: Planning proposals will: - align with the growth of defence, aeronautics, aerospace, freight and logistics capacity at Williamstown and the Port of Newcastle, taking into consideration the Port of Newcastle Port Master Plan 2040. - maximise opportunities to increase capacity to manage freight through the ports/airports and provide access to new markets; and - protect ports and airports via assessment of the impacts of development on the port/airport to avoid land limiting their future growth.	N/A – The site is not in close proximity to any port or airport, and will not impact on any opportunities for their expansion.
Strategy 4.11: Planning proposals must not undermine the long-term capacity of inter-regional connections to meet future freight and logistics movements.	N/A – It is considered that the Planning Proposal will not impact on inter-regional connections.
OBJECTIVE 5: Plan for ‘nimble neighbourhoods’, diverse housing and sequenced development	
Strategy 5.3: Planning proposals will not prohibit the following housing typologies within residential zones that apply to urban core, general urban, inner suburban and general suburban contexts: - attached dwellings - boarding houses - dual occupancies - group homes - multi dwelling housing - secondary dwellings - semi-detached dwellings.	The proposed R1 General Residential zone is anticipated to most-closely align with a ‘general suburban’ context. The R1 General Residential zone in the Greater Taree Local Environmental Plan 2010 currently permits all of these residential land uses. Therefore, it is considered that the Planning Proposal complies with the strategy and can be considered to achieve the objective.
OBJECTIVE 6: Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments	
Strategy 6.3: Planning proposals will ensure the biodiversity network is protected within an appropriate conservation zone unless an alternate zone is justified following application of the avoid, minimise, offset hierarchy.	The Planning Proposal seeks to contain land identified as having environmental and biodiversity significance within the C2 Environmental Conservation zone and the C4 Environmental Living zone. It is considered that the zoning will help protect the biodiversity network.
Strategy 6.4: Planning proposals should promote enterprises, housing and other uses that complement the biodiversity, scenic and water quality outcomes of biodiversity corridors. Particularly, where	Land uses such as Eco-tourist facilities and Environmental facilities are permissible land uses in the C2 Environmental Conservation zone.

Hunter Regional Plan section:	Justification:
they can help safeguard and care for natural areas on privately owned land.	It is considered these land uses could assist in safeguarding the environmental values of the site, in accordance with this strategy. Further, the proposed minimum lot size within both the C2 Environmental Conservation and C4 Environmental Living zones of 20ha is intended to facilitate: - the future excision of this portion of the Site to create one (1) lot which contains the entirety of the environmental lands as shown on the Concept Precinct Plan (Appendix 14). - a potential future single dwelling to be located in the C4 Environmental Living zoned portion as indicated on the Concept Lot Layout (Appendix 14). - The management and maintenance of the C2 Environmental Conservation and C4 Environmental Living zoned land by the occupant of that dwelling.
Strategy 6.11: Planning proposals will demonstrate that development within a drinking water catchment or sensitive receiving water catchment will achieve a neutral or beneficial effect on water quality.	N/A – The site is not within a drinking water catchment.
OBJECTIVE 7: Reach net zero and increase resilience and sustainable infrastructure	
Strategy 7.5: Planning proposals will protect sensitive land uses from sources of air pollution, such as major roads, railway lines and designated freight routes, using appropriate planning and development controls and design solutions to prevent and mitigate exposure and detrimental impacts on human health and wellbeing.	Air pollution is not considered a significant issue at or around the site.
OBJECTIVE 8: Plan for businesses and services at the heart of healthy, prosperous and innovative communities	
Strategy 8.2: Planning proposals will accommodate new commercial activity in existing centres and main streets unless it forms part of a proposed new community or is an activity that supports a 15-minute neighbourhood.	N/A – no new commercial activities are intended under the Planning Proposal.
Strategy 8.6: Planning proposals to facilitate tourism activities will: demonstrate that the scale and type of tourism land use proposed can be supported by the transport network and complements the landscape setting	N/A – the Planning Proposal does not intend to facilitate tourism activities.

Hunter Regional Plan section:	Justification:
• be compatible with the characteristics of the site and existing and likely future land uses in the vicinity of the site • demonstrate that the tourism land use would support the function of nearby tourism gateways or nodes • be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide if the use is proposed on or in the vicinity of rural zoned lands.	
OBJECTIVE 9: Sustain and balance productive rural landscapes	
Strategy 9.1: Planning proposals will consider the location of mineral and energy resources, mines and quarries and ensure sensitive land uses would not encroach on those operations. A noise study may be required to demonstrate impacts on the operations can be avoided or mitigated.	The site is not in close proximity to any operating mines or quarries. As such no land use conflict is anticipated. Notwithstanding, a Noise Impact Assessment (Appendix 10) has been conducted to consider other potential noise sources. It finds that the site would be suitable for residential use subject to minor acoustic treatments on dwellings closest to Wingham Road.
Strategy 9.6: Planning proposals to expand rural town and village growth boundaries will be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide to limit or avoid conflicts between residential uses and agricultural activities.	N/A – This Strategy is considered not applicable to the proposal as Wingham is not a 'rural town and village' as described under Objective 9. Rather it is defined as a 'Centre' in the Hunter Regional Plan 2041. Further, it is noted that a land use conflict risk assessment is unnecessary as: • The surrounding uses are not likely to create any land use conflicts with nearby agricultural lands. • A significant buffer (in the form of the C2 Environmental Conservation and C4 Environmental Living zoned land) is proposed between the R1 General Residential zone and the surrounding sites. This would ensure a significant distance would exist between any future residences and surrounding agricultural uses. • The site is included in a number of strategic documents as suitable for residential rezoning. In particular the MidCoast Urban Release Areas (URA) Report 2021 identifies the site for rezoning and as having a low level of constraints. Adjacent / nearby agricultural uses (and associated land use conflicts) are a consideration in the URA Report and are identified against several other sites. The subject site is not identified as having any constraints related to nearby rural or agricultural uses. • The Planning Proposal is supported by noise, traffic, landscaping and urban design reports prepared by expert consultants and which have

Hunter Regional Plan section:	Justification:
	considered surrounding land uses and potential impacts. In particular, it is noted: the proposal will facilitate dwellings capable of compliance with noise requirements; no air quality or odour issues exist from surrounding uses; any traffic impacts would be insignificant; the design and layout has built in large buffers between proposed residential and nearby agricultural uses.
Strategy 9.4: Planning proposals for lands within or near critical industry cluster land will demonstrate they are compatible with equine and viticultural activities and: - complements scenic values, visual amenity and local character - provides suitable separation distances for sensitive uses, like tourist accommodation, having regard to spray, noise, and lighting considerations - considers existing and likely future agricultural and rural uses of adjoining lands and the cumulative impact of similar proposals on the locality.	N/A – The site is not within or near a critical industry cluster.

Barrington District
Planning Priority 1: Provide for housing diversity and sequenced development
This priority seeks housing diversity through a combination of infill development, greenfield development and rural-residential housing. This Planning Proposal involves greenfield development and as such, is consistent with this priority. Further, the proposed R1 General Residential zone offers the most flexibility in terms of permissible residential land uses, meaning it is well-suited to facilitating diverse housing forms.
Planning Priority 2: Plan for the new community of Brimbin
N/A – This priority is not applicable to the site as it relates to the Brimbin Urban Release Area.
Planning Priority 3: Support rural enterprises and the agricultural sector
This priority seeks to identify and protect important agricultural lands and include these areas in local plans to avoid land use conflict. The site is undeveloped and is not currently used for intensive agricultural activities. The proposal includes residue land that will sit outside of the residential footprint and is included in both C4 Environmental Living and C2 Environmental Conservation zones with minimum lot sizes of 20ha which assists in providing a buffer to the adjoining rural lands physically and also maintains vegetation along the riparian area which assists in maintaining the rural character of the area.

Barrington District

Planning Priority 4: Enhance tourism and protect scenic and environmental landscapes

This priority seeks to ensure development respects the local landscape and protects biodiversity. The Planning Proposal involves protecting approximately half of the site to ensure views and environmentally sensitive land is protected. It is therefore considered consistent with this priority.

Planning Priority 5: Enhance the character of rural towns and villages

As the site is located on the edge of Wingham and separated from it by Cedar Party Creek and the railway line, no negative impacts are anticipated on the character of the existing town. Further, it is considered that the proposed landscaping and tree planting along Wingham Road associated with the residential development of the site provides the opportunity to enhance the entrance to the township, and this is consistent with this priority.

