

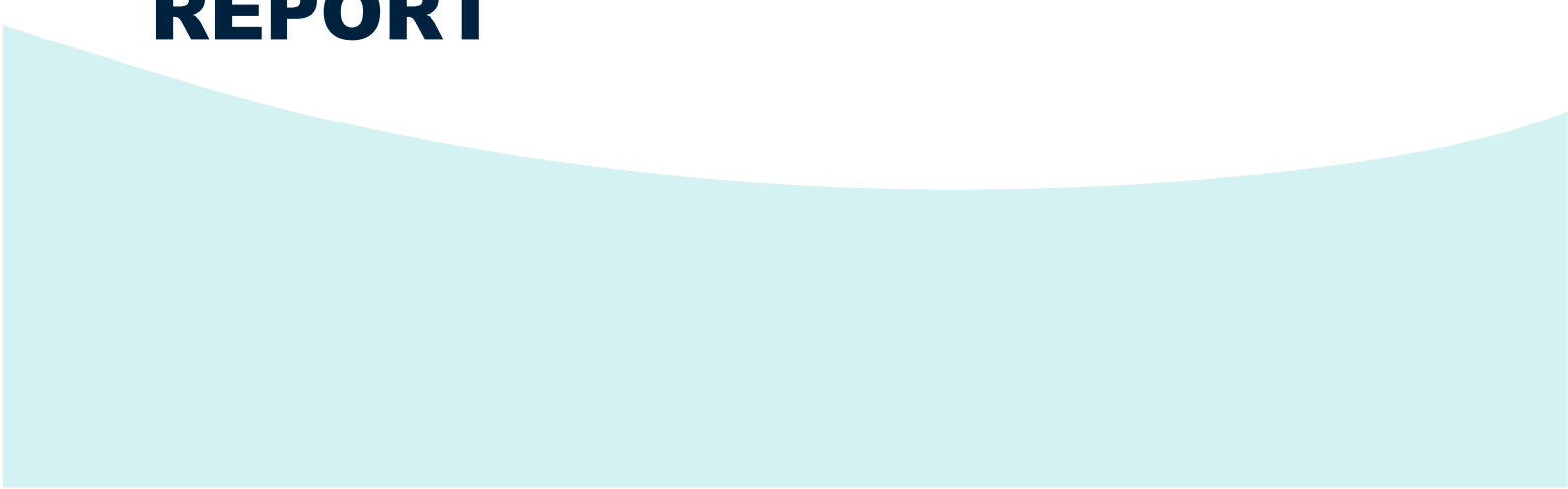
APPENDIX 15

January 2026

Wingham Urban Release Area 1



ADDENDUM LETTER - URBAN DESIGN VISION REPORT



Background

In March 2025, Council submitted a Planning Proposal (PP-2024-2365) to the NSW Department of Planning, Housing and Infrastructure (DPHI) seeking a Gateway Determination which was to Council seeking further amendments and assessment to address potential concerns.

DPHI met with Council, relevant government agencies, as well as the proponent, to discuss these issues and the required additional information to support re-lodgement.

Council and the proponent addressed the issues raised regarding the initial proposal in the current Planning Proposal (PP-2025-2132) by reducing the R1 General Residential (R1) footprint to address the issues raised, in particular flooding and biodiversity concerns. The area proposed to be rezoned to R1 was reduced by 5.41hectares to 23.15hectares.

The former R1 boundary is shown with a dashed brown line on the current amended Concept Precinct Plan in *Figure 1* below.

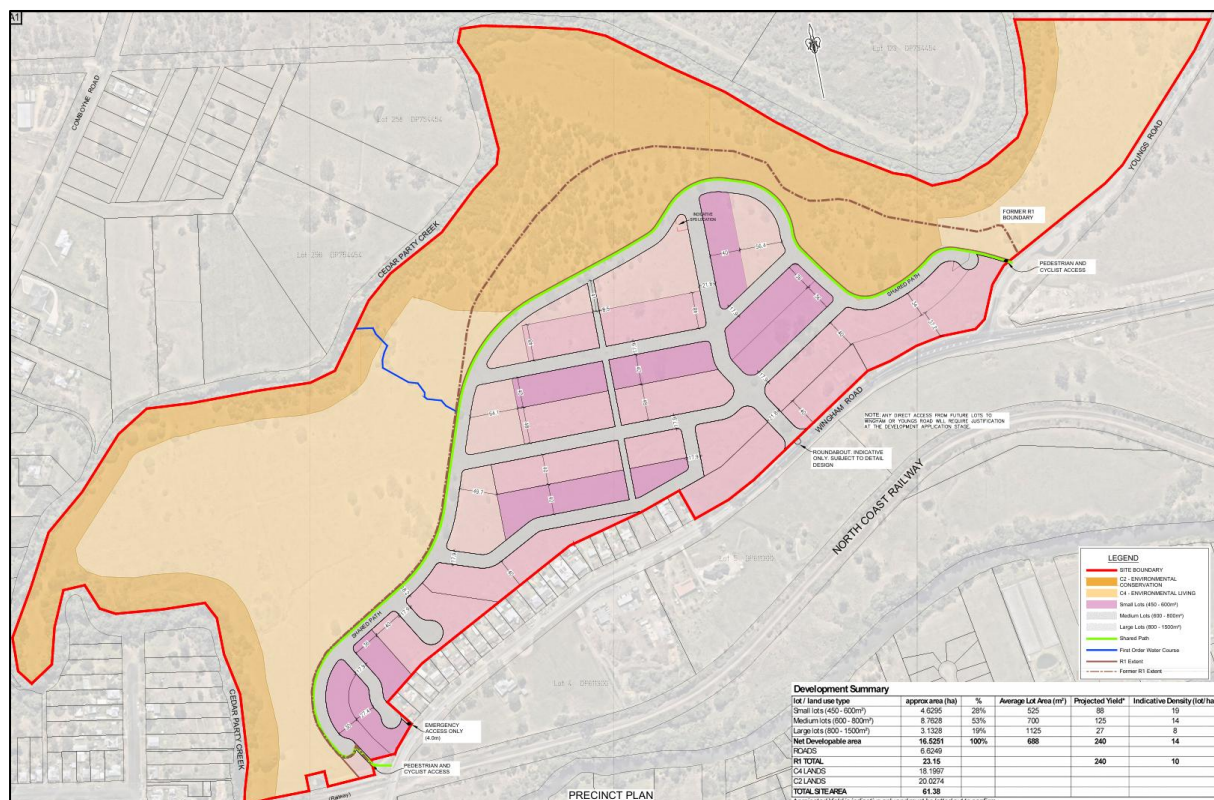


Figure 1: Draft Concept Precinct Plan

The Urban Design and Landscape reports were not required to be updated following the change of the R1 footprint due to the retention of the principles, a reduced environmental impact and that these assessments provide only a concept to demonstrate how the site could be developed if rezoning is approved, there are no works approved as part of this rezoning application. The specific details of the Urban Design Vision Report and Concept Landscape Masterplan are indicative to show the potential development only.

In review of the exhibited Planning Proposal (PP-2025-2132), the following changes to the Urban Design Vision Report should be considered.

Urban Design Vision Report Document (Issue A), prepared by Colliers and dated June 2024

#	PAGE	CHANGES TO THE PLANNING PROPOSAL
1	03	Rezoning to SP2 Infrastructure is no longer proposed.
2	03	Land proposed to be rezoned to C2 Environmental Management (C2) and C4 Environmental Living (C4) is now proposed to have a minimum lot size of 20 hectares rather than 15 hectares.
3	03	The Biodiversity Assessment Report has been updated with a Preliminary Biodiversity Development Assessment Report.
4	06	The portion of land proposed for R1 lots in the Site Plan has reduced. Connections to Wingham are unchanged.
5	06	The “C4 Environmental Living Lots” is amended to “Lot” as only one C4 lot would be permitted under the planning proposal.
6	07	The proposed R1 footprint in the images has been reduced however the Design Principles are unchanged.
7	09	Change to the proposed R1 area identified in the plan however all Concept Master Plan details are unchanged.
8	10	Change to the proposed R1 area identified in the plan however the Land Use and Road Hierarchy are otherwise unchanged. The location of Stormwater Management Areas is subject to further investigation and assessment.

URBAN DESIGN VISION REPORT



Urban Design Vision Document

Lot 92 Wingham Road,
Wingham

June 2024 - Issue A

00:

Document Contents:

01: Introduction.	03
02: Site Description.	04
03: Site Constraints.	05
04: Site Opportunities.	06
05: Design Principles.	07
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01: Introduction:

Purpose

Colliers International Engineering & Design have been engaged by MPT Farms Pty Ltd to prepare an Urban Design Report and Concept Master Plan that will assist with a Planning Proposal which seeks to amend the Greater Taree Local Environmental Plan 2010 as it relates to the subject site to:

- Change the zoning from RU1 Primary Production to:
 - o R1 General Residential
 - o C2 Environmental Management
 - o C4 Environmental Living
 - o SP2 Infrastructure
- Make associated amendments including:
 - o Amend the Lot Size Map from 40 ha to:
 - 450 m2 (for land to be zoned R1)
 - 15 ha (for land to be zoned C2)
 - 15 ha (for land to be zoned C4)
 - o Amend the Height of Buildings Map from no maximum building height to 8.5m for the portion of the Site proposed for R1 zoning.
 - o Amend the Urban Release Area Map to include the portion of the Site proposed for R1 zoning.

The Planning Proposal seeks to:

- Facilitate the creation of a high-quality residential community that is cohesive with the town of Wingham and, in doing so, contributes to increasing the supply and diversity of housing in Wingham.
- Provide for the retention and conservation of areas of high environmental value within the Site.

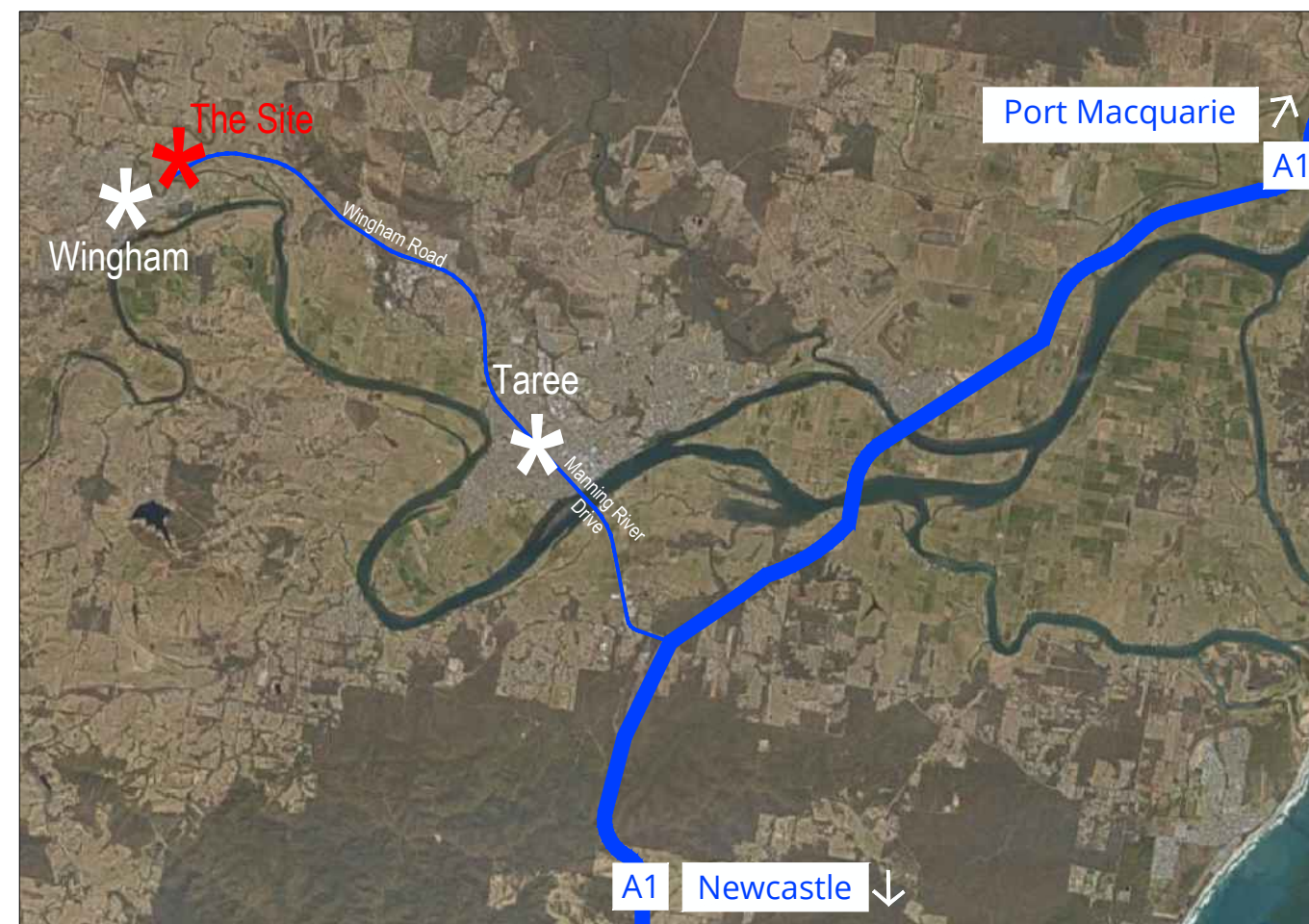
This report should be read in conjunction with the suite of documents accompanying this Planning Proposal, in particular:

- Biodiversity Assessment Report - EcoPlanning
- Flood Impact and Risk Assessment - Torrent Consulting
- Strategic Bushfire Study - Peterson Bushfire
- Aboriginal Cultural Heritage Assessment Report - McCardle Cultural Heritage
- Noise Impact Assessment - Amenity Acoustics
- Traffic Impact Assessment - Intersect Traffic
- Concept Landscape Masterplan - Terras Landscape Architects
- Civil and Stormwater Package - DRB Engineers

Objectives

The objectives of this report are to:

1. Review and identify opportunities to implement the aims and directions of applicable strategic plans, including:
 - o The Hunter Regional Plan 2041
 - o MidCoast Council Local Strategic Planning Statement (LSPS) 2020
 - o Urban Design for Regional NSW guidelines
2. Conduct site analysis to identify:
 - a. Key site constraints and opportunities
 - b. Areas suitable for residential development
 - c. Areas of environmental, scientific or cultural significance which are not suitable for development.
3. Identify key design principles that will inform the desired future character of the area from strategic and local context.
4. Identify areas of the Site best suited to accommodate smaller, medium and larger residential lots to ensure a mix of lot types and facilitate housing diversity.
5. Deliver a Concept Master Plan responding to the above.



Context Map (nts)

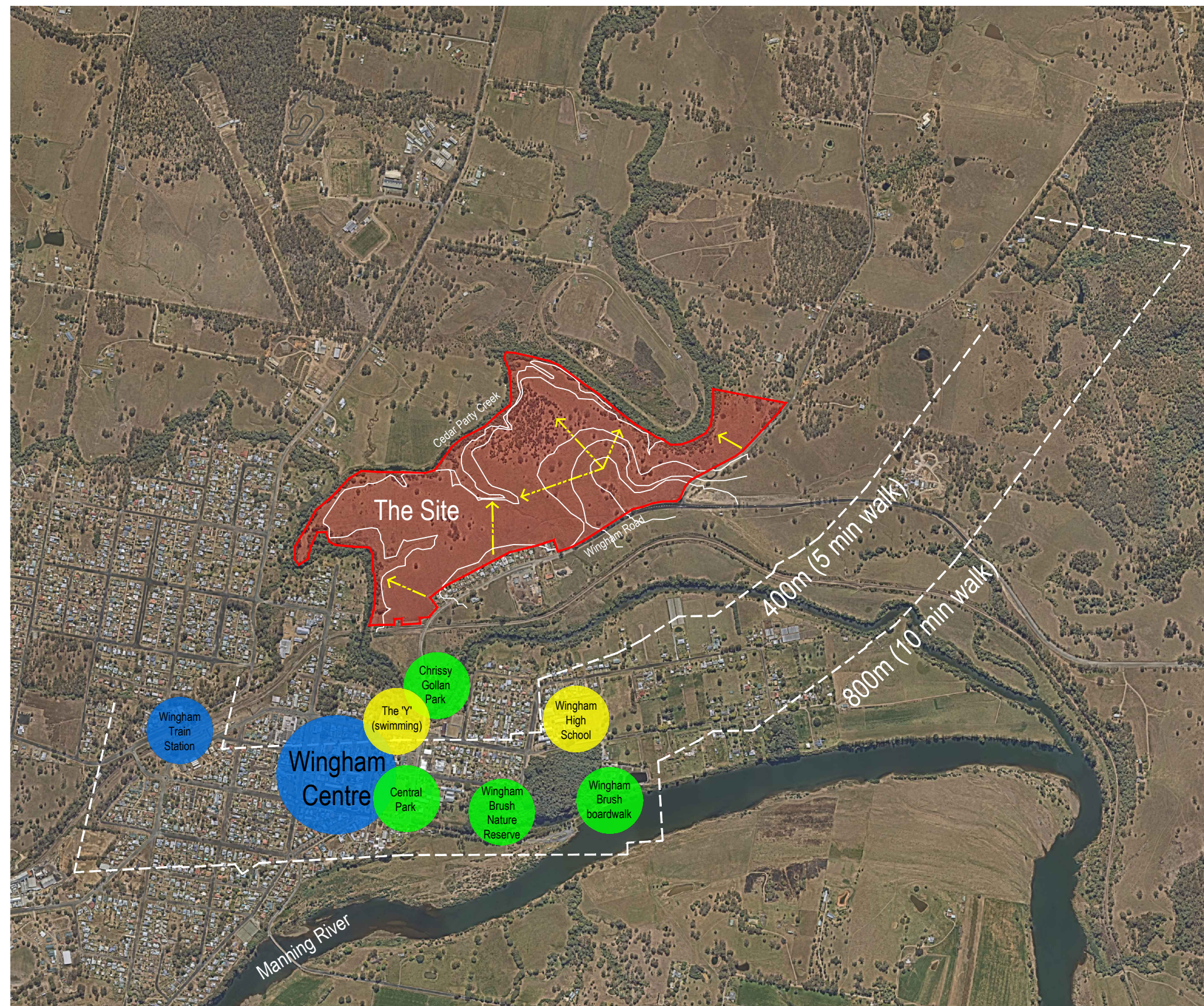
02: Site Description:

The Site is irregular in shape and has a total land area of approximately 63.5 hectares. It is identified as Lot 92 in DP 1285477 and is located on Wingham Road, Wingham.

The Site is located within the MidCoast Council Local Government Area, on the urban edge of the existing town of Wingham. It is:

- approximately 500m north of the Wingham Town Centre at its closest point.
- Approximately 9 KMs north-west of the Strategic Centre of Taree.
- Bounded by:
 - o Cedar Party Creek on its northern and western boundaries
 - o Wingham Road on its eastern boundary
 - o The North Coast Rail Line on its south-west boundary

The Site is presently zoned RU1 Primary Production under the Greater Taree LEP 2010. It is largely clear of vegetation and was previously used for grazing although this use has now ceased. It slopes gently from Wingham Road towards Cedar Creek with an average slope of between 1 and 2%.



Site Plan (nts)

Legend

Contour

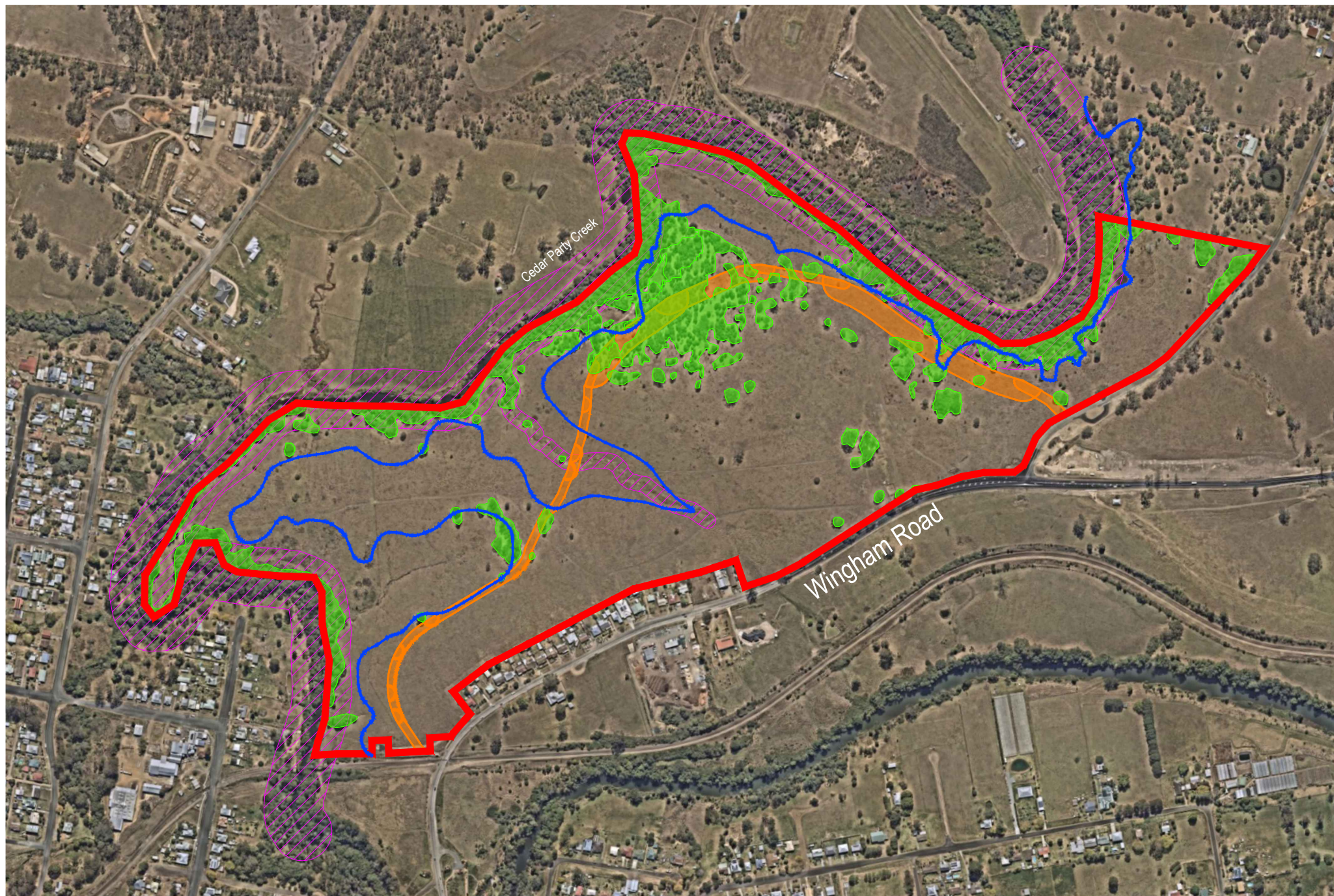
Fall



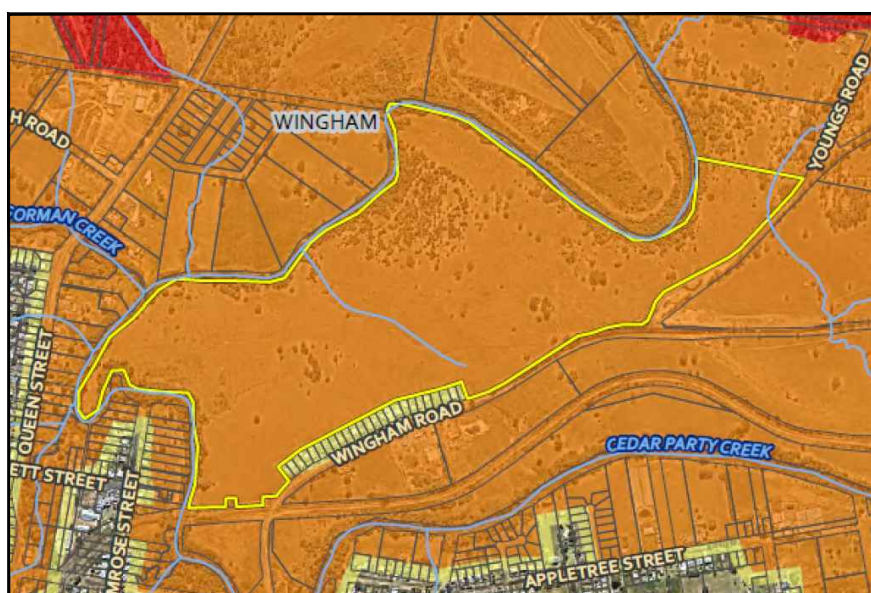
03: Site Constraints:

A number of overlays relevant to the site required consideration when developing the Master plan.

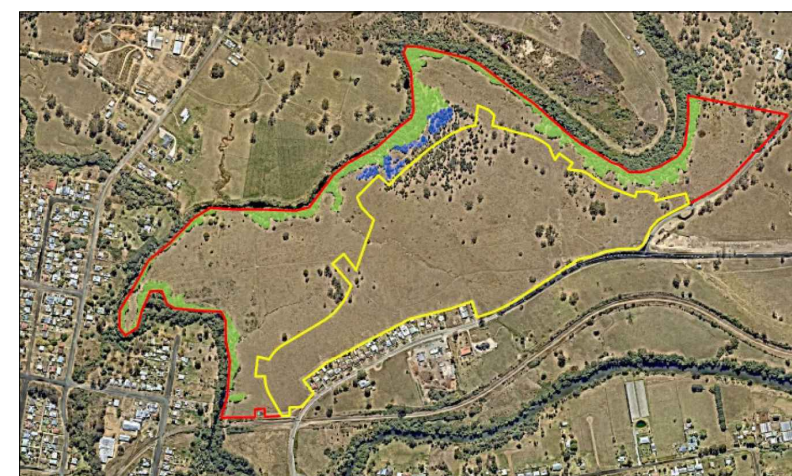
- Flooding: 1% AEP Flooding. Rezoning area to be minimum 17.8 AHD for flood evacuation purposes.
- Heritage and Riparian: The residential rezoning footprint is proposed a minimum of 50 metres from Cedar Party Creek.
- Ecological: Minimise impacts on validated vegetation mapping by ecologist.
- Bushfire: APZ's at the peripheries. This will complement decreased densities at the northern and eastern peripheries.



Constraints Plan (1:7,500)



Bushfire Prone Land (nts)



Threatened Ecological Communities only slightly encroached (nts)

Legend

1% AEP Flood Level 13.2m AHD	
Validated vegetation	
Estimated Riparian Buffers	
Proposed Asset Protection Zone	

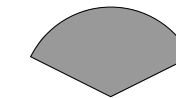
04: Site Opportunities:

The site is a logical expansion of the Wingham urban fabric supported by well established services, open space opportunities and public transport within 10mins walking distance.

The size of the site supports a spatial configuration that allows for a wide range of housing types (frontages and depths), visual connection to the surrounding natural vistas, physical connection within the site and to surrounding uses, whilst delivering best detached housing orientation for passive heating and cooling.

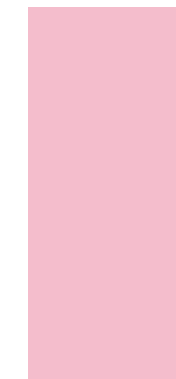
Legend

View sheds



R1 lots:

Opportunity for a range of lot sizes from 450m² to 1,500m² supportive by various frontages and lot depth combinations for Housing Diversity.



Limited vegetation with Developable footprint including very minor impact of TEC's.

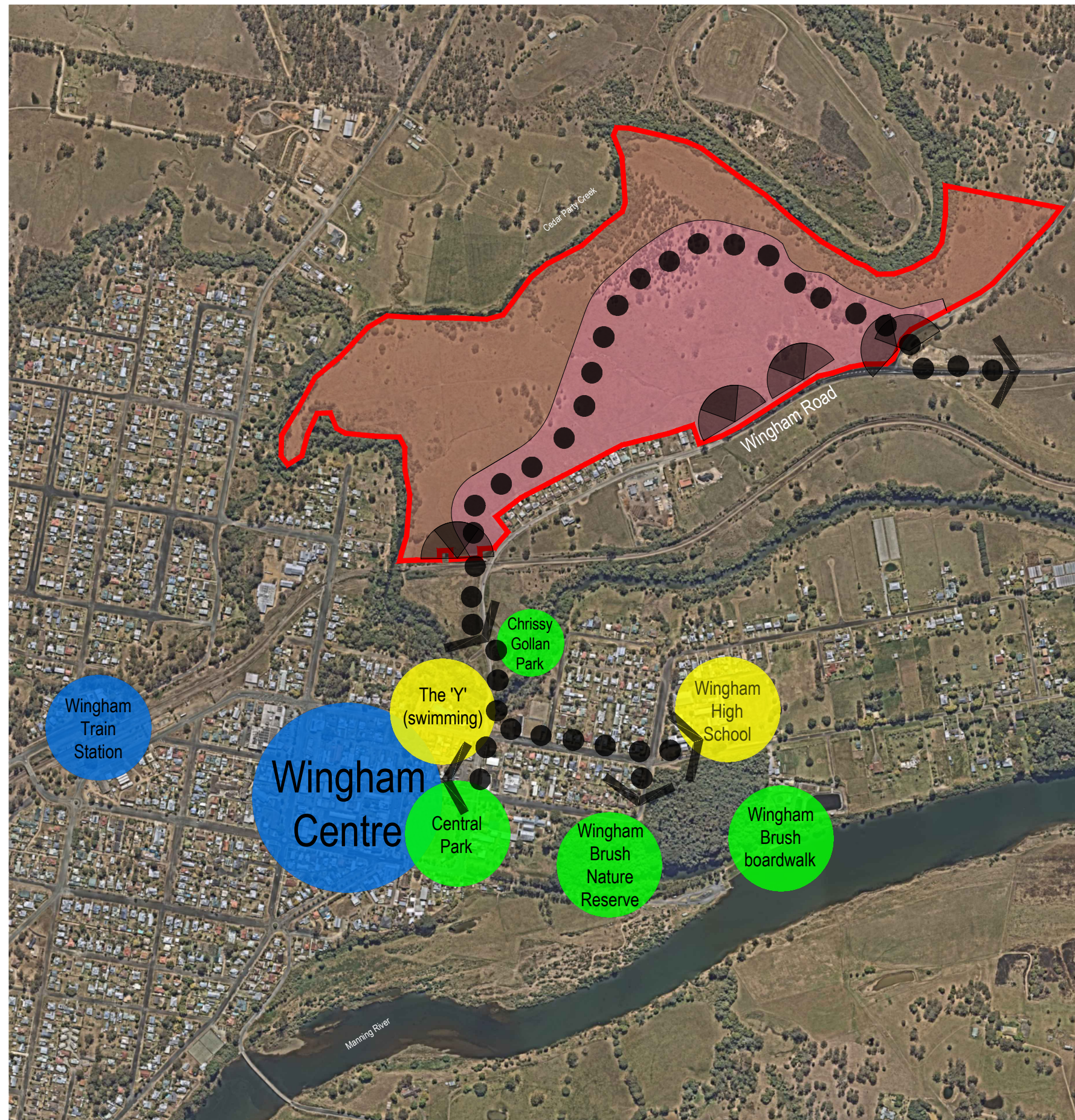
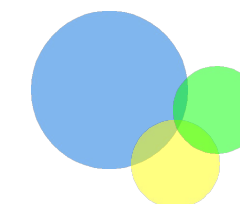
C4 Environmental Living Lots:

Opportunity for Rural 'feel'; lots to frame and allow surrounding views to Brimbin and Wingham.



Surrounding existing uses:

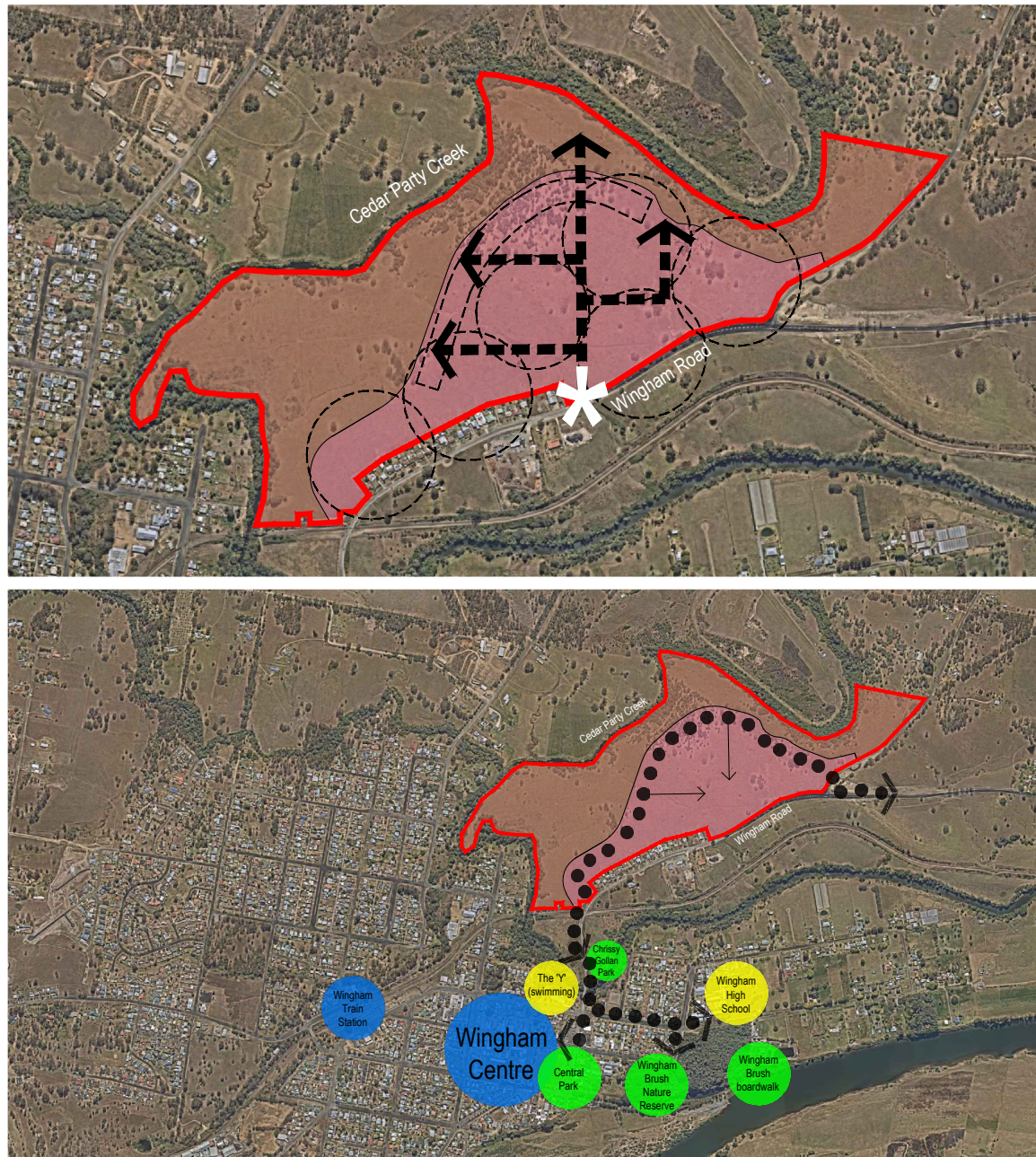
Opportunity to connect within a 10 min walking distance.



Site Plan (1:10,000)

Neighbourhoods + Connectivity:

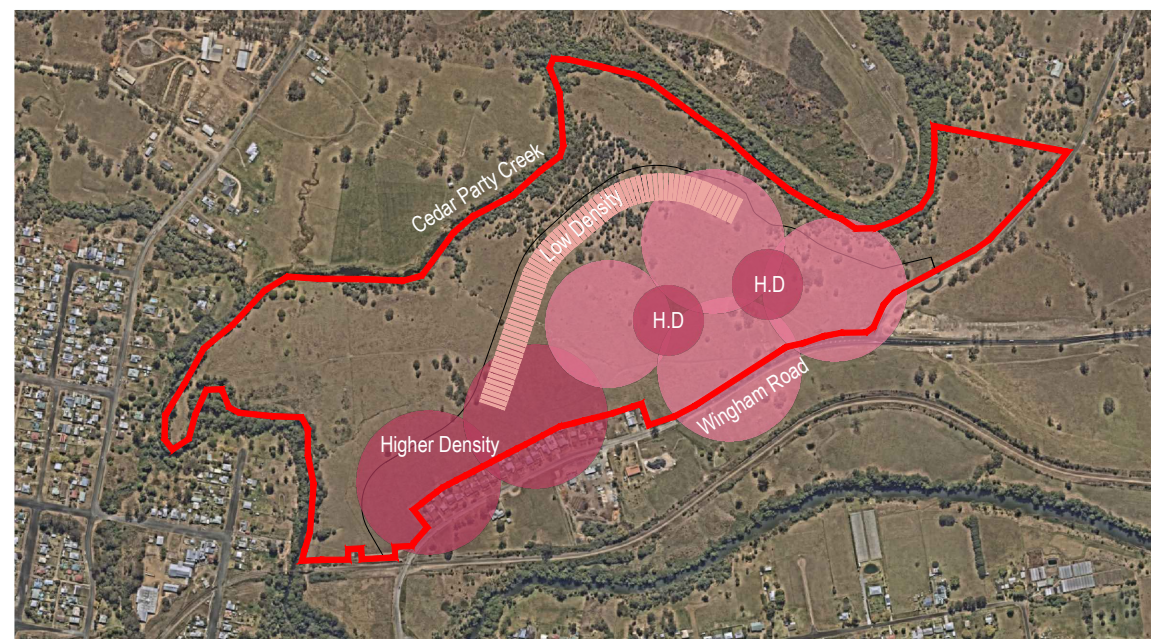
Each Neighbourhood is designed to support, housing choice, site recreational opportunities with upgraded pedestrian connections to Wingham CBD to connect resident to existing community, service and recreational opportunities.



Built Form:

A range of lot frontages have been designed to be distributed amongst lot sizes of 450m² to 1500m² to support a variety of housing types.

A flexible and diverse mix of housing types is envisaged comprising low density detached and dual occupancy dwellings with multiple configurations of rear-loaded and front-loaded garages. Lot sizes will vary with smaller lots and semi-detached housing types generally closer to the existing town centre amenities transitioning to larger lot detached housing typologies on the perimeter of the residential land abutting rural land.



05: Design Principles:

The site has been Master planned with the existing context of Wingham to develop a high quality rural residential community that is cohesive with the village of Wingham by providing:

- An entry and arrival statement from Wingham Road with wide verges and native vegetation.
- A mix of lot sizes (dwelling diversity).
- Surrounding natural beauty and rural vistas; sense of place with rural tone.
- Connectivity within the estate and to Wingham CBD.
- Alignment of streets to achieve positive solar outcomes for future dwellings.

05: Design Principles:

Connection into Wingham:

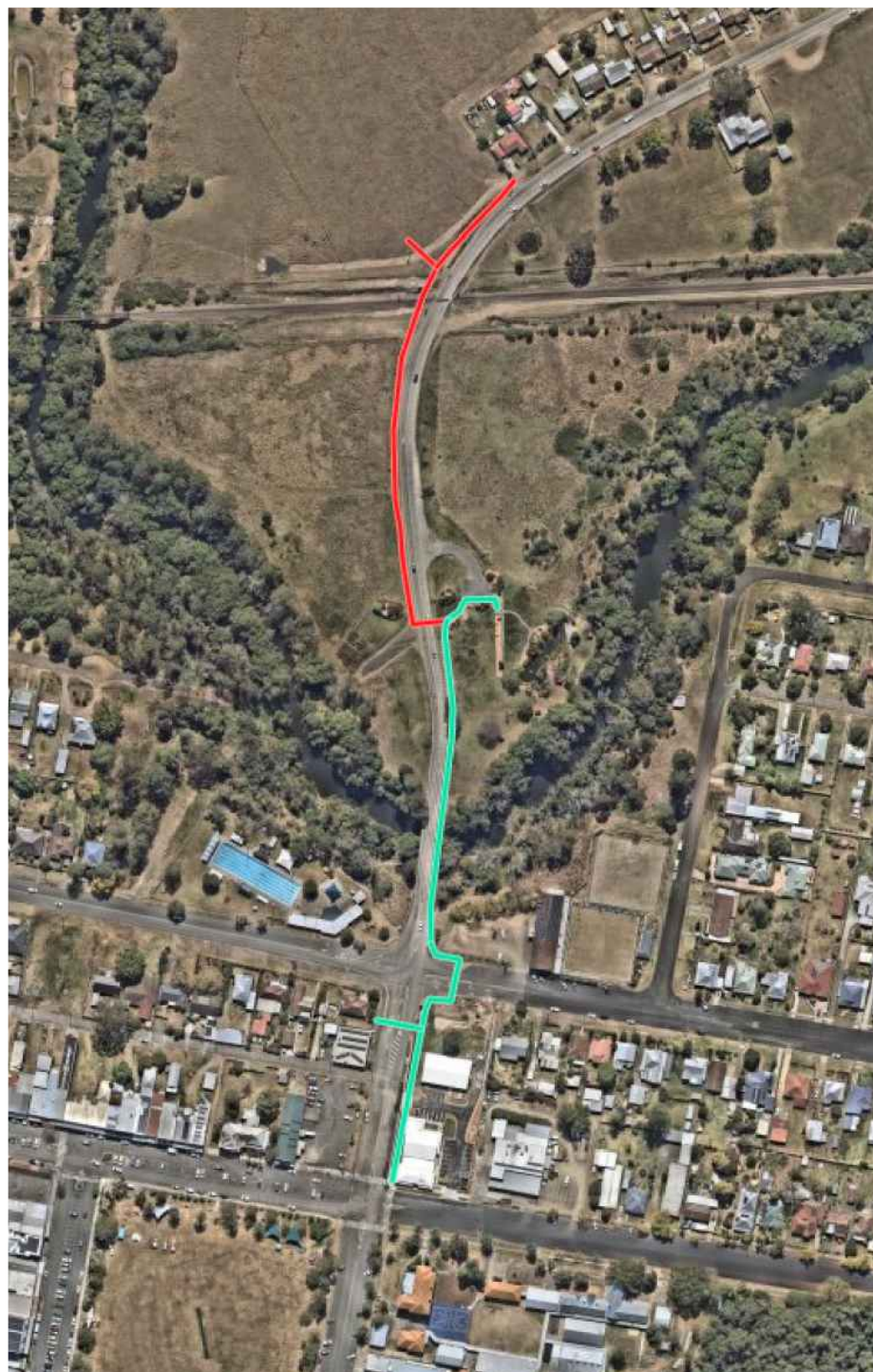
As shown in red below, a proposed path connection from the perimeter road, across the rail line, along the western side of Wingham Road, then crossing Wingham Road to Chrissy Gollan Park.

As shown in green below, the pathway will connect into the existing network (including that which will be re-built as part of the Cedar Party Creek Bridge replacement project which is currently underway which will allow for pedestrian accessibility into the Town Centre and surrounding services, community and recreational opportunities.

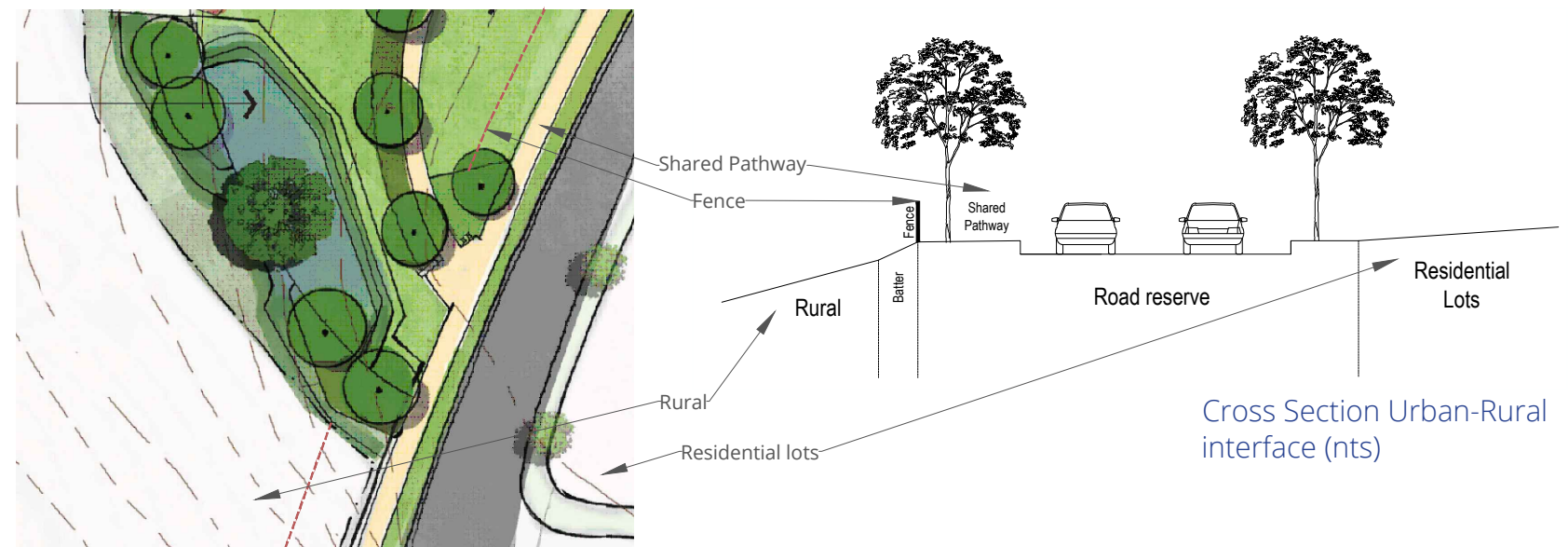
Urban-Rural Interface:

A perimeter road separates the Urban-Rural environment allowing the Rural character to be experienced not only by residents but pedestrian and cyclists using the shared pathway.

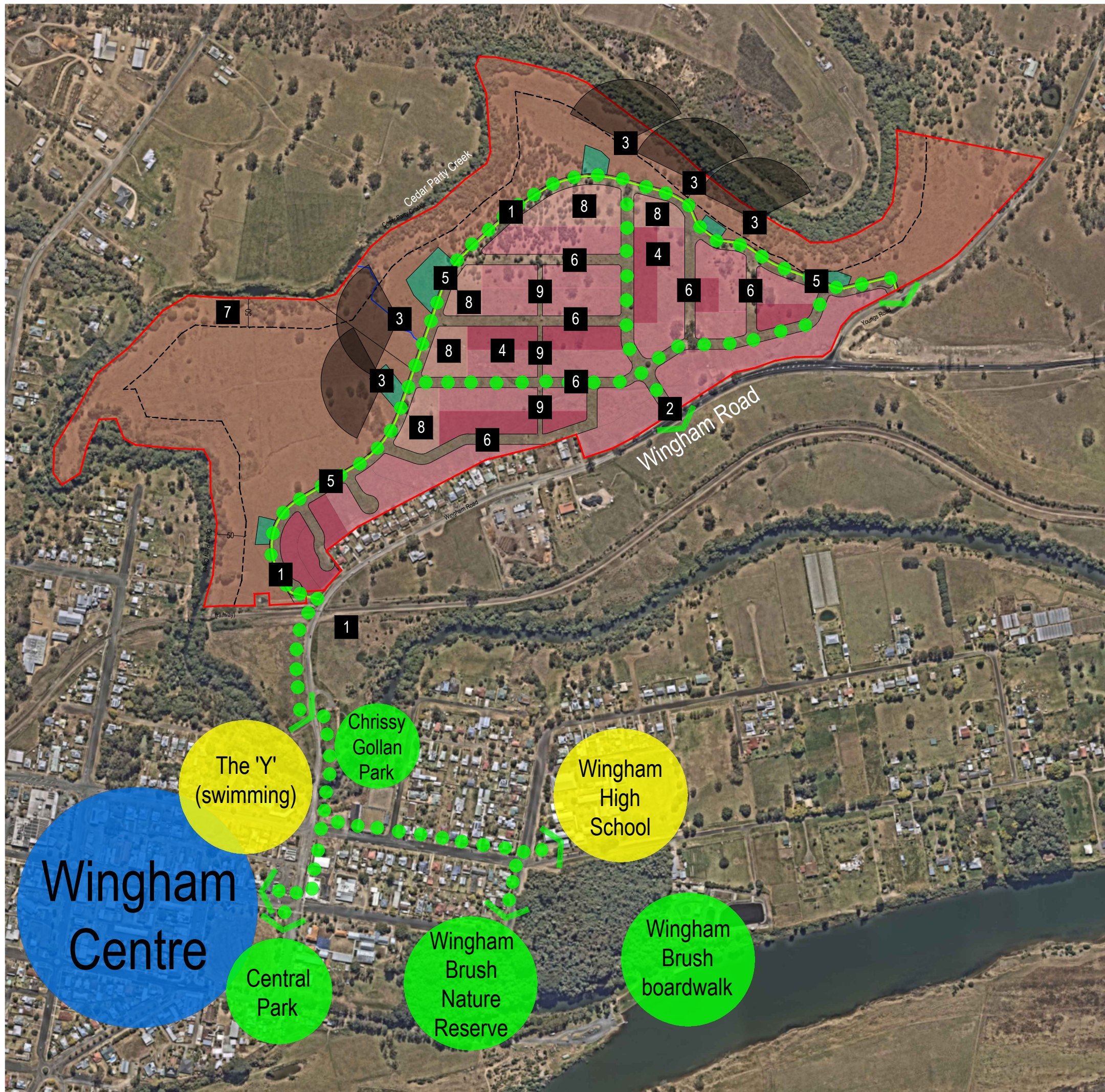
A palette of built form elements have been identified to support and enhance the rural feel such as: fence types; street tree planting with built form locations chosen to allow for uninterrupted views.



Site Plan (nts)



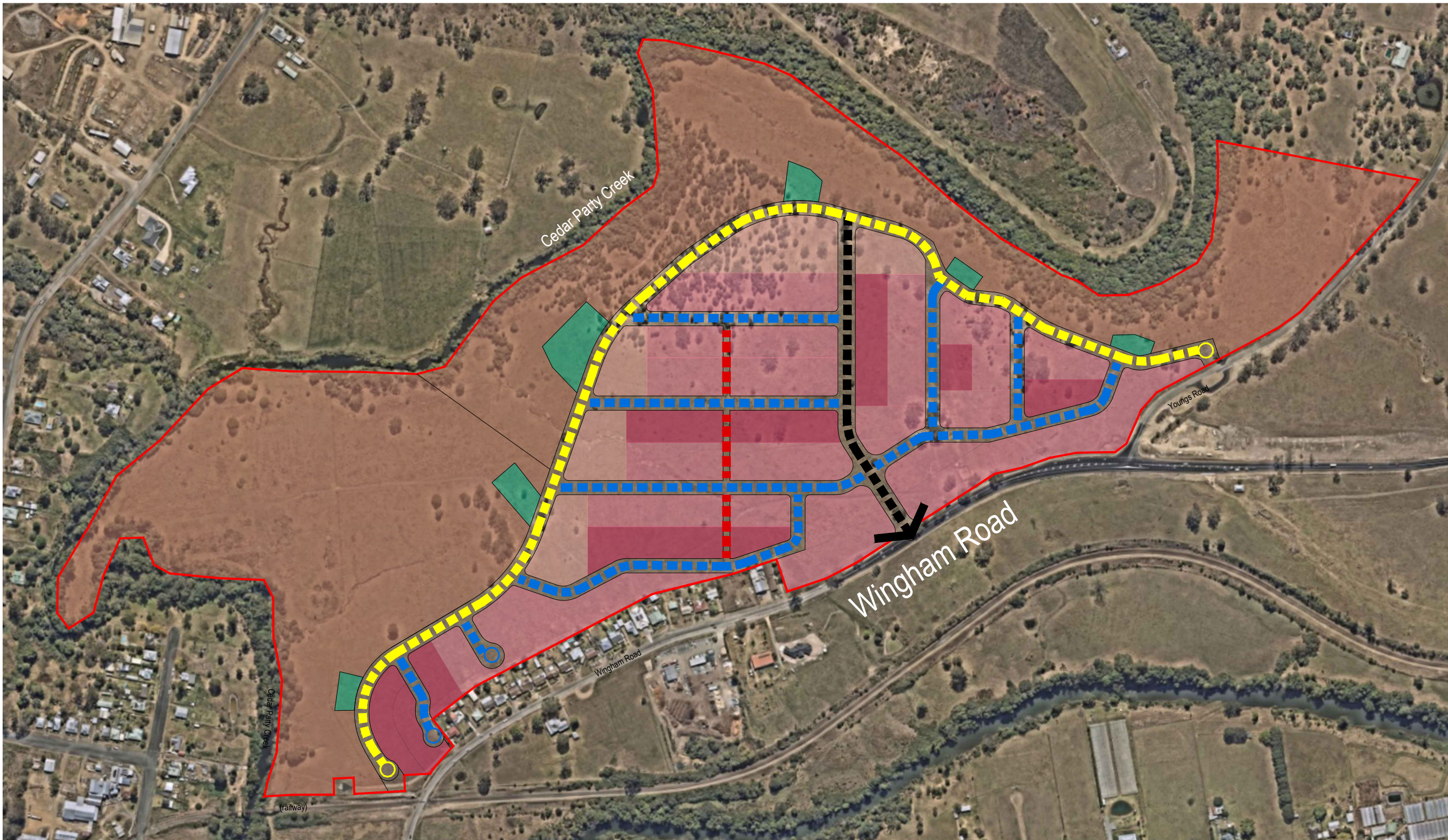
Possible Fencing types Urban-Rural interface.



06: Concept Master Plan:

Legend

- 1** Connectivity within the site and to Wingham CBD, existing open space and community facilities within 5-10min walking distance.
- 2** Entry and arrival statement from Wingham Road.
- 3** Rural vistas.
- 4** A mix of lot sizes and frontage in each precinct (dwelling diversity).
- 5** A perimeter road to transition from rural and urban landscapes whilst supporting bushfire setbacks, shared path whilst optimising views.
- 6** Alignment of streets to achieve positive solar outcomes for future dwellings.
- 7** Enhancement of landscaped riparian corridors including a development buffer of 50m.
- 8** Large lots typically located along perimeter road to transition between the rural and urban landscapes.
- 9** Shareway road reserve located to increase walkability within the site and reduce precinct lengths.



07: Land Use + Road Hierarchy:

Proposed land uses and road typologies are typical of (but not limited to) the following:

Legend

	C4 Environmental Living Lots (min. 15ha)		Perimeter Road: Collector Road typology @ 18.2m road reserve. (on street parking one side + shared path)
	R1 Small Lots (450m ² -600m ²)		Collector Road typology @ 20.0m reserve. (on street parking both sides + pathway)
	R1 Medium Lots (600m ² -800m ²)		Local Street Road typology @ 17.9m reserve. (on street parking both sides + pathway)
	R1 Large Lots (750m ² -1500m ²)		Shareway Road typology @ 8.5m reserve.
	Stormwater Management Areas		



