

APPENDIX 21

January 2026

Wingham Urban Release Area 1



PRE-LODGEMENT MEETING MINUTES



Planning Proposal Pre-Lodgement Meeting – 28 September 2023

Property: Wingham Urban Release Area 1 (URA 1)

Site:	Lot 11 DP1240421 (Wingham Road, Wingham NSW 2429)
Landowner:	MPT Farms Pty Ltd

Attendees:	
Proponent representatives:	Tim Colless (Hampstead Property) Peter Colless (Hampstead Property) Dan Williams (Torrent Consulting) Darren Lyons (Torrent Consulting)
Council representatives:	Michael Griffith – Senior Land Use Planner Sue Calvin – Senior Land Use Planner Rebecca Underwood – Land Use Planner Scott Nicholson – Manager Transport Assets Stewart Hamilton – Senior Development Engineer Evan Vale – Team Leader Coast Flooding and Drainage Michael Millang – Senior Coastal and Flooding Engineer Mano Manohara – Water Assets Planning Coordinator Lorenzo Sposito – Coordinator Water Development and Assessment Phillip Tyrie – Senior Water and Sewage Technical Officer Gerard Tuckerman – Manager Natural Systems and Acting Manager Land Use Planning Mathew Bell – Senior Ecologist Prue Tucker – Water Quality and Estuary Management Program Coordinator Ryan Fenning – Coordinator Environmental Health and Food Safety Bruce Moore – Coordinator Major Assessments
Agency representatives:	Paul Maher (Department of Planning and Environment) Liz Smith (Transport for NSW) Phillip Buchanan (Biodiversity Conservation Division)

Documentation provided by Proponent representatives:

- Scoping Proposal for Cedar Creek Estate, Wingham Road dated September 2023 and prepared by Hampstead Property (*230913 CCE Scoping Proposal.cleaned.pdf*)
- Flood Slides for Cedar Creek Estate prepared by Torrent Consulting (*230928 CCE Pre-lodgement meeting Flood Slides – Torrent.cleaned.pdf*)

Overview:

- The Scoping Proposal identifies that the area is an extension to Wingham and can be serviced for residential purposes.
- The proposal is known as Cedar Creek Estate, which is located on the outskirts of Wingham, and approximately 10 minutes from the regional centre of Taree. Cedar

Creek Estate is bordered by Cedar Party Creek and Wingham Road. Wingham Road is considered a Classified Regional Road and provides an important connection between the centres and outlying rural areas. The surrounding character is a mixture of rural land and houses on small rural lots.

- The site is predominately modified with managed grassland and scattered pockets of vegetation.
- The land is currently zoned RU1 Primary Production under Greater Taree Local Environmental Plan 2010.

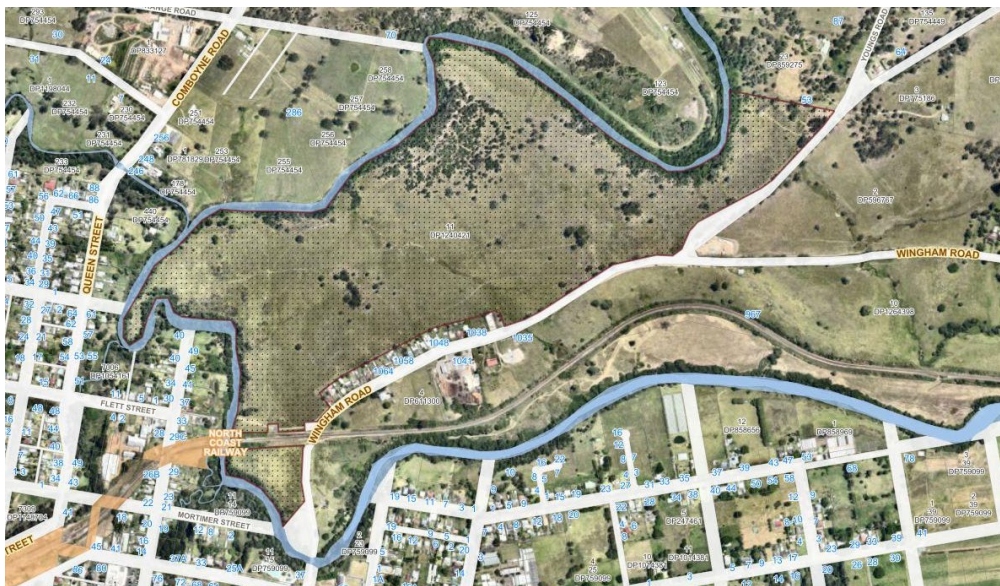


Figure 1: Aerial image showing the location of Lot 11 DP1240421 in proximity to Wingham Road



Figure 2: Proposed extent of the residential zoning as shown in the Scoping Proposal

Strategic Merit:

- The MidCoast Urban Release Areas Report 2021 identifies this site as being an urban release area for rezoning in the medium term (6-10 years and between 2028-2032) for inclusion in the R2 Low Density Residential zone. It should be noted that the R2 Low Density Residential zone is currently not utilised in the Greater Taree Local Environmental Plan 2010, though it is recommended that the zone is utilised in the draft MidCoast Local Environmental Plan.
- The proposed zoning map included in the Scoping Proposal shows residential land outside of the area identified as Wingham Urban Release Area 1 in the MidCoast Urban Release Areas Report 2021.
- The MidCoast Rezoning Application Policy 2022 identifies that all land in an Urban Release Area should be rezoned at the one time.
- The MidCoast Housing Strategy (page 37) identifies the site as an area that could be included in the R1 General Residential zone subject to a rezoning. As per the Housing Strategy, the R1 General Residential zone will apply to undeveloped residential land to enable the flexibility to achieve a range of residential outcomes. This proposal should seek to change the zoning to the R1 General Residential zone rather than the R2 Low Density Residential zone outlined in the Scoping Proposal.
- Figure 10 of the Hunter Regional Plan 2041 identifies this site as 'Housing investigation land'. Inclusion in this Plan supports the strategic merit justification to proceed with processing this Planning Proposal. The Scoping Proposal identifies residential land outside of the area identified as 'Housing investigation land', and this inconsistency with the Hunter Regional Plan 2041. The Planning Proposal should be amended to include only the area shown in the MidCoast Urban Release Areas Report 2021 and Hunter Regional Plan 2041.
- In particular, it is important that any future Planning Proposal adequately addresses the Hunter Regional Plan, MidCoast Local Strategic Planning Statement and MidCoast Housing Strategy.
- It is important that any future Planning Proposal outlines consistency (or inconsistencies) with the State Environmental Planning Policies and outlines consistency (or inconsistencies) with the section 9.1 Ministerial Directions, particularly Direction 5.4 Shooting Ranges.

Ecology:

- **A Biodiversity Assessment Report will be required for this Planning Proposal.**
- A Biodiversity Assessment Report (BAR), and possibly comprising a Biodiversity Development Assessment Report (BDAR) will be required for this Planning Proposal. The BAR will need to address the provisions of the Biodiversity Conservation Act (and Biodiversity Assessment Method), as well as relevant applying SEPPs, policies and guidelines.
- The Report and Planning Proposal will need to demonstrate adherence to the "avoid - mitigate - offset" hierarchy of decision-making. If biodiversity offsets are required, local opportunities must be sought and discussed in the BAR. Opting to pay into the Biodiversity Offset Fund for offset responsibilities is not preferred. If required, local

offsets in the form of advanced protection and / or compensatory planting should also be investigated for undeveloped areas of the site that could be set aside and managed for conservation.

- Biodiversity constraints and opportunities across the site will need to be considered in the proposed zoning arrangement (and any development concept or masterplan). Records published on the NSW BioNet database identify the known presence of several threatened species on or adjacent to the land, including the Grey Headed Flying Fox, Southern Myotis, and Koala.
- Previous biodiversity assessments for the locality along with studies undertaken for the proposed replacement of Cedar Party Bridge are to be sourced and summarised in the required BAR. Previous assessments have identified threatened flora and fauna species. Relevant and applicable species should be considered as site species and adequately surveyed for and evaluated, together with other species considered to be potential inhabitants of the land.
- The Report and Planning Proposal will need to be informed by targeted ecological findings. The biodiversity assessment will need to consider and report on all of the direct, indirect and related impacts of any development facilitated by the proposal including but not limited to; clearing, the disturbance of flora and fauna, light, noise, edge effects, pollution, alteration of water flows, alteration of water characteristics, traffic upgrade and traffic generated from development, land-forming activities, litter generation, increased domestic cats and dogs, pest animals, etc.
- The assessment should consider any watercourses that traverse the site and address any potential impacts that may occur. While not identified in the Scoping Proposal, there is a 1st order watercourse mapped through the centre of the site which connects to Cedar Party Creek. Details should be provided on how this will be protected and managed.
- The Planning Proposal should show opportunities to improve the habitat and creek connectivity. The Scoping Proposal notes “enhancement of landscaped riparian corridors”. Detail should be provided as to how these will be protected, enhanced and managed. Detail should also be provided as to what is intended for the rural land, will it remain managed grassland or be revegetated?
- While the site is largely modified, there are several patches of grassy open woodland (with large native trees) as well as regenerating woodland / shrubby forest. Design principles for any development facilitated in the proposed rezoning should commit to the survey and maximising the protection of mature native trees. There is the potential presence of threatened flora species, such as *Eucalyptus glaucina* and *Diuris flavescens*. The presence of these species will need to be investigated by a competent person.
- There is an Endangered Ecological Community associated with the riparian zone of Cedar Party Creek. This area is also important for aquatic species, such as platypus and Australian bass. Details should be provided on how the Endangered Ecological Community / riparian zone and aquatic habitat of Cedar Party Creek will be protected, enhanced, and managed for the benefits they provide. The rezoning should facilitate a positive outcome for biodiversity, and the conservation and condition / function of Cedar Party Creek.
- Enhancing the roadside amenity / landscape would be valuable for the portion of the site fronting Wingham Road.

Water and Sewer:

- **A Water and Sewer Servicing Strategy will be required for this Planning Proposal.**
- The Water and Sewer Servicing Strategy will require sewer and water modelling along with detailed hydraulic plans. This additional detail would be submitted to Council after a Development Application is approved and when the developer submits an application for a Section 68 approval for water services.
- Upgrades to existing water and gravity mains may be required at the Development Application stage. Some sewer and water infrastructure may also require relocation including the removal of an existing abandoned trunk. Additional comments will be provided once a Development Application has been lodged. The Water Development and Assessment team would assess this following an approved Development Application when the Section 68 application is submitted to Council.
- It is still to be determined if augmentation will be required to service the development. If necessary, this cost is to be borne by the developer.

Development Considerations / DCP:

- **A Economic Impact Assessment will be required for this Planning Proposal.**
- **A Aboriginal Cultural Heritage Assessment will be required for this Planning Proposal.**
- Economic, social and cultural impacts need to be adequately addressed in the Planning Proposal. In particular, discussion is needed about the potential impacts on the proposed new community from being separated from the existing township of Wingham.
- Determine whether a Letter of Offer for a Planning Agreement is required and provided appropriate documentation with the Planning Proposal.
- The Planning Proposal will need to provide details about the site-specific Development Control Plan (DCP) chapter. The DCP Chapter could include the masterplan detail as outlined in the Scoping Proposal, including the connecting cycle paths and pedestrian links, the alignment of streets and proposed lots achieve good solar access and provide more detail about how the design of Cedar Creek Estate will embrace Wingham's history of heritage buildings. It can be beneficial undertaking the DCP Chapter with the Planning Proposal in terms of consulting with the community and time efficiencies from undertaking both processes at the one time
- The Planning Proposal should include a conceptual landscaping plan. This is to ensure the proposal ensures an "*entry and arrival statement from Wingham Road with wide verges*".
- The Planning Proposal should provide additional details on how initiatives like the Design Review Panel, financial incentives and the refundable compliance bonds outlined in the Scoping Proposal will be implemented.
- Consideration needs to be given to the intended use of the rural lands that form part of the lot and the urban and rural interface. Details should be provided on how the site transitions from residential into a rural environment. A road separating the rural and

urban areas would be beneficial. Screening opportunities may need to be explored and incorporated into the conceptual landscaping plan.

Stormwater / Water quality / Flooding:

- **A Concept Water Management Strategy (water quantity and quality) will be required for this Planning Proposal.**
- **A Flood Impact and Risk Assessment will be required for this Planning Proposal.**

Stormwater / Water Quality:

- The Concept Water Management Strategy must comply with the current requirements of the GTCC Development Control Plan and Council's Site Stormwater Design Guidelines.
- A Concept Water Sensitive Design Strategy (completed by a suitably qualified consultant) to demonstrate that future development will be able to meet the NorBE water quality target. The strategy must be consistent with the overarching requirements in Council's Guidelines for water sensitive design strategies and include:
 - Confirmation of the overarching water sensitive urban design principles to guide water management in future stages of design;
 - Documentation of environmental conditions and constraints including sub-catchments, soils, topography, ecology, groundwater, flooding, riparian zones and sensitivities of the receiving waterways;
 - Suitable water quality treatment measures taking into consideration identified site conditions and constraints. For the removal of fine particulates and dissolved pollutants biological systems such as bioretention are the preferred treatment approach. Proprietary devices are not an accepted method of nutrient removal;
 - Indicative treatment areas and location required to achieve Council's water quality targets including a plan showing estimated footprint of treatment measures and typical sections. Should On Site Detention be required, consideration to how On Site Detention and Water Quality treatments can be situated to complement each other; and
 - MUSIC model accompanied by a summary of the key assumptions the model input parameters are based on (e.g. the assumed pre and post development site configuration). Modelled predevelopment conditions for this site would be a mix of rural and modified vegetation and should represent the predominate land use for the last five years. The relative areas of rural and modified vegetation shall be agreed with Council prior to preparing the model. The MUSIC model is to be prepared in accordance with both Council's Guidelines and the NSW MUSIC Modelling Guidelines 2019, ensuring the correct rainfall parameters and soil type are used. Also ensure MCC's rainfall template has been used, which is available on Council's website.
- The Planning Proposal should demonstrate, early in the process, that there is enough space to accommodate water sensitive design features and achieve water quality outcomes across the site.
- Greenfield sites provide a good opportunity to incorporate water sensitive design measures as a development feature.
- Stormwater draining to Cedar Party Creek could be a problem given the erosion of the soils. This needs to be considered in the Concept Water Management Strategy.

Flooding:

- A Flood Impact and Risk Assessment will be required in accordance with NSW Flood Risk Management Manual 2023 and other related documents.
- There are significant evacuation issues associated with this site, and consideration should be given to evacuation options. Evacuation options need to account for local flooding as roads can be cut earlier by localised flooding.
- Wingham Road towards both Taree and Cedar Party Bridge gets cut off relatively early during floods. Youngs Road to the north of the Urban Release Area also gets cut off. There is no opportunity to leave the site when larger flooding commences as it is completely isolated.
- A referral to the NSW State Emergency Service (SES) will be required during the consideration of any future Planning Proposal. Initial comments from the SES include:
 - The SES will not accept shelter in place as an option to address flooding,
 - The Flood Impact and Risk Assessment will have to address evacuation from the site and will have to consider the principles of the NSW Flood Risk Management Manual 2023, the principles of the Flood risk management guideline EM01 (Support for emergency management planning) and other related documents, and
 - Consideration of all events up to the Probable Maximum Flood (PMF) will be required.

Environmental Health:

- **A Preliminary Site Investigation (PSI) Contamination Assessment (and Detailed Site Investigation and Remediation Action Plan, if required by the PSI).**
- **An Acoustic Report and Acid Sulfate Soils Assessment/Management Plan will be required for this Planning Proposal.**
- It must be determined if the site has any contamination issues. An appropriate level of contamination assessment is required to determine if the land is suitable (or can be made suitable following remediation) for the proposed use. Any assessment will need to be undertaken in accordance with NSW Environment Protection Authority guidelines and Council's Contaminated Land Policy and be prepared (or reviewed and approved) by a certified consultant.
- The site adjoins land that is identified as Contaminated Land, in particular the former service station site. The proposal will need to establish if this site and any others identified have been remediated or if they affect the suitability of the site for residential land use.
- Acoustic measures need to be considered for Wingham Road and the nearby railway line. Following the completion of the Traffic Impact Assessment, an Acoustic Report should be prepared to demonstrate how acoustic impacts associated with traffic and rail could be addressed. The Acoustic Report should also consider any potential impacts on the residential development from the adjacent gun club.
- The Acoustic Report is to be prepared by a suitably qualified and experienced acoustic consultant having regard to the NSW Environment Protection Authority's Noise Policy for Industry and NSW Road Noise Policy and the Development Near Rail Corridors and Busy Roads – Interim guideline.

- The Planning Proposal needs to identify whether the site is located on land having a probability on containing Acid Sulfate Soils.
- Local Planning Direction – 5.4 Shooting Ranges needs to be addressed as the site adjoins the Wingham Clay Target Club.
- Consideration should also be given to the Manning Model Aero Club that operates on the Wingham Racecourse Reserve.

Bushfire:

- **A Strategic Bush Fire Study will be required for this Planning Proposal.**
- Parts of the Lot are identified as Bushfire Prone. The Strategic Bush Fire Study will need to be prepared to the satisfaction to the NSW Rural Fire Service and in accordance with Planning for Bush Fire Protection 2019.
- A road along the edge of the development may be required for bushfire related purposes to provide a buffer and allow access to houses. The NSW Rural Fire Service will need to be consulted regarding this.

Open Space and Recreation:

- Council recently finalised the Open Space and Recreation Strategy. Any Planning Proposal will need to be consistent with this Strategy, including the provision of open space, recreation areas and infrastructure like playgrounds.
- Details should be provided in the Planning Proposal about how the through-site pedestrian and cyclist links will be provided, and the destination of these links. It is important that the proposed new links connect to an existing network, and the Precinct Plan included in the Scoping Proposal shows the cycle path ending at Wingham Road. There isn't any existing footpaths or cycle paths in this location, which could result in people using the road.
- Council does not currently require additional parks for inclusion in the open space and recreation network that Council would be responsible for. The two proposed park areas as detailed in the Indicative Plan, would need to be provided, managed and maintained by the developer given the predominant benefit is for the future residents of the estate. There is an adequate provision of existing public recreation areas within Wingham which would also be accessible to this future community.

Development Engineering and Transport:

- **A Traffic Impact Assessment will be required for this Planning Proposal.**
- **A Geotechnical Report will be required for this Planning Proposal.**
- The Traffic Impact Assessment must account for the future growth of Wingham.
- All works including the roundabout and entry and exit lanes must comply with the current version of Austroads, AUSPEC and any requirements of Council and TfNSW.
- The design must account for the future Cedar Part Creek bridge replacement.
- A scoping report for the Traffic Impact Assessment should be provided to Council and TfNSW for review prior to this assessment being undertaken to ensure that there is

agreement on the criteria and inputs. Traffic counts and modelling must be provided with the Traffic Impact Assessment.

- Consultation needs to be undertaken with Australian Rail Track Corporation (ARTC) to ensure the adequacy of the level crossing is assessed and that the proposal can be undertaken in accordance with the relevant Australian Standards.
- Concern is raised regarding the potential number of lots created that will adjoin a Classified Regional Road, and the number of lots that will require direct access to the road. The purpose of the Classified Regional Road is to act as an arterial road, and any impact to the function of the road needs to be adequately justified.
- In relation to the proposed intersections there is concern regarding southern access being in close proximity to the railway crossing and the proposal needs to ensure it is satisfactory to enable movement. Intersection design will likely need to be channelised.
- Consider perimeter roads and investigate the potential to design the backs of blocks to front Wingham Road and incorporate screening along the boundaries.
- A shared path should be provided to Wingham's town centre. Consider how to get pedestrians/cyclists safely across the road and rail crossing.

NSW Department of Planning and Environment (DPE):

DPE feedback from the meeting is summarised below and this feedback should be considered in preparing the Planning Proposal:

Hunter Regional Plan 2041:

The Planning Proposal should address the following sections of Hunter Regional Plan 2041.

- Part 1 – Council needs to be comfortable that the development can be efficiently serviced, and residential lots brought to the housing market. The infrastructure first and place based delivery framework sets out how to consider development proposals within the context of the sequence of growth opportunities in the MidCoast.
- Objective 3 – 15 minute neighbourhood
 - Performance outcomes – car dependency
 - Strategy 3.5 – Local strategic planning should consider strategies to ensure 90% of houses are within a 15-minute walk of open space, recreation areas or waterways
- Objective 5 – Plan for nimble neighbourhoods
 - Performance outcomes – provide a mix of lots
 - Regional context – general suburban
 - Strategy 5.2 Housing density and Diversity
 - 15 dwellings/ha
- Objective 6 – Council also needs to be satisfied that any biodiversity impact can be avoided, minimised or offset at a cost that does not render the development unviable.
- Barrington District
 - Planning priority 1: housing diversity
 - Planning priority 5: enhance character – it is noted that elements of the proposal seek to be sympathetic to Wingham's character

9.1 Directions:

The proposal is inconsistent with the following Directions:

- Direction 1.4 Site Specific Provisions – indicative subdivision plan
- Direction 4.1 Flooding – review and assess
- Direction 5.4 Shooting Ranges – as it adjoins a shooting range
- Direction 9.1 Rural Zones – inconsistent, and DPI Agriculture will need to be consulted regarding the inconsistency with this Direction and the Planning Proposal should provide justification for the inconsistency.
- Direction 9.2 Rural Lands – inconsistent, and DPI Agriculture will need to be consulted regarding the inconsistency with this Direction and the Planning Proposal should provide justification for the inconsistency.

LEP Making Guidelines

Part 3 – Justification of strategic and site-specific merit

Proposals need to demonstrate environmental, social and economic impact on the site and surrounds, and ability to be accommodated within the capacity of the current and/or future infrastructure and services.

Address social impacts including how the proposed will address being separated from the town via road, rail and creek. Methods of integration need to be investigated to mitigate the isolation from the remainder of the Wingham community.

Early consideration should be given as to whether the State Emergency Service should be consulted regarding impacts in association with flooding and potential isolation of future residents.

Government agencies:

- Discussions with the Local Aboriginal Land Council are encouraged, with questions regarding how Connecting to Country can be reflected in the design process.
- Referrals to the following will be required:
 - Biodiversity Conservation Division
 - Transport for NSW
 - NSW Rural Fire Service
 - DPI Agriculture regarding the loss of rural land.

Policy to be considered:

- Integrated Land Use and Transport (DPE)
- Urban Design Guide for Regional NSW (NSW Government Architect)
 - Objectives – respond to local character
 - Sustainability
 - Community
 - Strategies
 - Prioritise walkability and cycling
- Connecting to Country (NSW Government Architect)

Note: DPE wish to assist with resources as a result of the SAPP nomination pilot. In accordance with previous advice from DPE to MidCoast Council, the Regional Team is happy to connect Council officers with appropriate DPE Teams to assist with aspects of the planning proposal process including case management, negotiation with agencies, policy support and

peer review of assessment report. In the interim please contact Paul Maher in the Regional Team to discuss a flexible approach to this support. Paul can be contacted via email on Paul.Maher@planning.nsw.gov.au

Transport for NSW (TfNSW):

TfNSW feedback from the meeting is summarised below and this feedback should be considered in preparing the Planning Proposal:

- Recommend Transport Impact Assessment (TIA) and traffic modelling be prepared and resolved with TfNSW prior to lodgement of the Planning Proposal to ensure safe and efficient access to the site can be achieved.
- A TIA including modelling is required to identify development impacts and any mitigation measures.
- The TIA should justify any design treatment put forward and consider all transport modes including active and public transport facilities and connections.
- The proponent's traffic consultant should prepare a scoping paper for agreement by TfNSW prior to undertaking modelling.
- The scoping paper should identify traffic count data source, assumptions for modelling (volumes, distributions, background growth, etc) and scenarios to be run (existing, existing plus development, existing plus development for 10 year horizon).
- Modelling/TIA and geometric design should give consideration to vehicle types (size/length), including access by higher productivity vehicles within the 10 year horizon (swept paths, parking, weaving movements).
- Geometric design should be prepared in accordance with Austroads Guidelines, Australian Standards and TfNSW Supplements.
- TfNSW are looking for active transport initiatives across the site and need to address additional cycle and pedestrian movements across railway line.
- ARTC will need to be consulted and give approval regarding any crossing of the railway line. For development related matters, ARTC can be contacted by emailing development@artc.com.au
- There will need to be a full assessment of the railway crossing, concern regarding addition traffic movements and queuing over railway line. Potential traffic design measures need to be investigated to address this. The proponent needs to consider Australian Level Crossing Assessment Model (ALCAM), Australian Standard 1742.7, Railway Crossing Safety Series 2011, Plan: Establishing a Railway Crossing Safety Management Plan (NSW Roads and Traffic Authority, 2011) and Safe System Assessment for the level crossing.
- Wingham Road is a Classified Regional Road. Council needs to be satisfied regarding any standards proposed for this road.
- In relation to the speed zone, the proposed works would need to be designed for 10km above the existing speed limit of Wingham Road. Any changes to the speed zone in this area will need to be discussed with TfNSW early to determine if this would be a possibility. Please note that a speed review must be conducted prior to DA lodgement and not part of the development assessment process.

Biodiversity Conservation Division (BCD):

BCD feedback from the meeting is summarised below and this feedback should be considered in preparing the Planning Proposal:

- This proposal will need to be referred to the NSW SES due to flooding.
- Consideration should be given to safe evacuation of the site in the event of a flood. The assessment needs to consider the timing of when the proposed evacuation routes are cut by flooding from the Manning River catchment but also from the local catchment flooding. The local catchment flooding from the Manning tributaries will occur earlier than the mainstream flooding and potential impact the evacuation routes from the proposed development.
- As per NSW SES's position on shelter in place, the planning proposal should not consider shelter in place as an effective emergency management option for the proposal.
- The proposal will need consider climate change impacts to determine an appropriate Flood Planning Level. The design life of the planning proposal landform will be longer than the proposed dwelling. It is recommended that 0.5% and 0.2% AEP events are used as proxies for the 50 and 100 year climate change impacts on the rainfall intensity.
- The Planning Proposal will need to demonstrate consistency with Local Planning Direction 9.1 – s4.1 Flooding

Studies required to support a Planning Proposal:

- Aboriginal Cultural Heritage Assessment
- Biodiversity Assessment Report
- Traffic Impact Assessment
- Geotechnical Report
- Strategic Bush Fire Study
- Concept Water Management Strategy
- Flood Impact and Risk Assessment
- Water and Sewer Servicing Strategy
- Acid Sulfate Soils Assessment/Management Plan
- Preliminary Site Investigation (PSI) Contamination Assessment
- Acoustic Report
- Economic Impact Assessment

Note: It is a requirement that all studies are completed prior to lodgement of the Planning Proposal on the NSW Planning Portal in order to pass the Completeness Check. The Planning Proposal is then able to proceed to a full merit assessment by Council.

Additional information:

- **The Planning Proposal category has been assessed as:** Standard
- **Study specifications:** as each Planning Proposal is different, the information and technical reports outlined will vary depending on the nature, scale and complexity of the proposal and characteristics of the land to which the planning proposal relates. More information is available in MidCoast Council's Planning Proposal Study

Specifications and the NSW Department of Planning and Environment's - Local Environmental Plan Making Guideline August 2023 Attachment C.

- **Council assessment fees:** fees and charges for the processing of planning proposals will be determined based on council's current [Fees and charges](#). Proponents are required to pay for all specialist studies and/or other supporting information in association with a planning proposal. This includes any additional or amended studies required as a result of the application assessment or a Gateway determination.
- **Authorities and government agencies:** additional authorities and government agencies may be involved during the assessment of a Planning Proposal and require further information or supporting studies.
- **Consultation requirements, assessment timeframes and milestones:** as outlined in the NSW Department of Planning and Environment's - Local Environmental Plan Making Guideline August 2023.
- **Project updates:** please keep Council's Land Use Planning Team updated as your project progresses. We also request that you notify Council of your intent to lodge a Planning Proposal on the Planning Portal. This will assist Council to ensure that adequate resources are available to process the application and Planning Proposal.
- **Merit:** it is considered that the proposal has Strategic Merit if the notable constraints and issues can be adequately considered and addressed, and that any future Planning Proposal aligns with the area shown in the Hunter Regional Plan 2041.

