

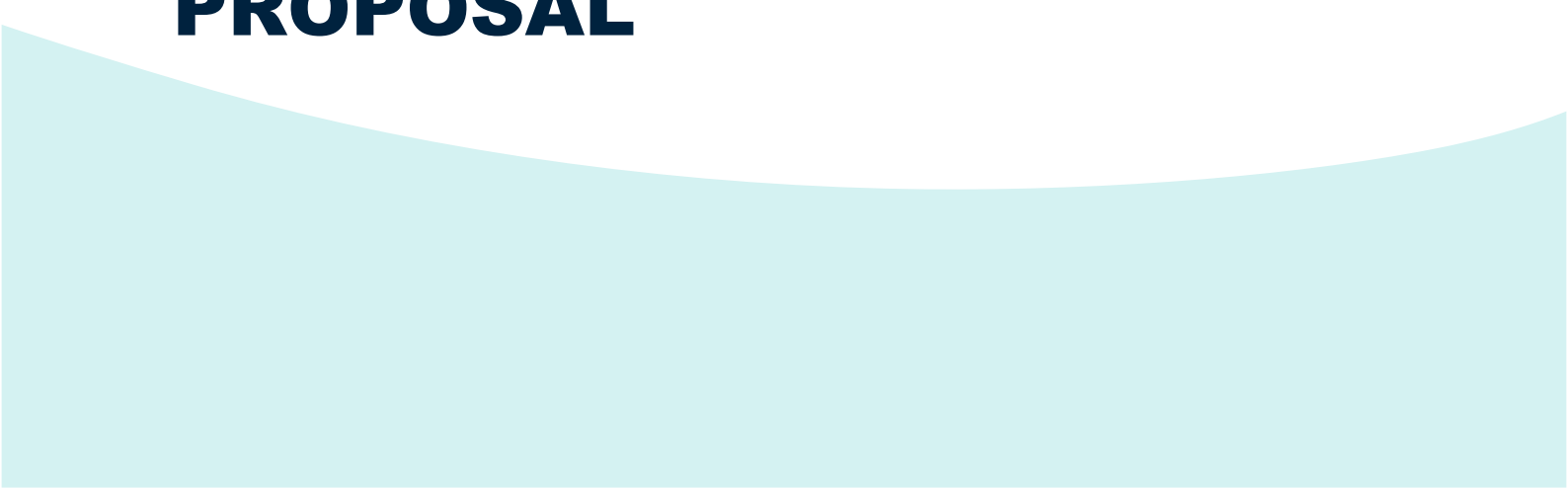
APPENDIX 24

January 2026

Wingham Urban Release Area 1



LETTERS OF SUPPORT FOR INITIAL PLANNING PROPOSAL





PO Box 25 Wingham NSW 2429 | ABN 132 844 650 47 | admin@winghamchamber.com.au

18th December 2019

General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Mr Panuccio,

Re: Proposed rezoning of 967 Wingham Road, Wingham

This letter is provided on behalf of the Wingham Chamber of Commerce (**Chamber**) in support of the proposed rezoning of 967 Wingham Road, Wingham (**Property**).

The Chamber has been approached by Peter Colless of MPT Farms.

The Chamber provides community and business support to assist the town of Wingham to prosper, diversify and grow. Where appropriate, the Chamber aims to stimulate growth and development, support economic and social wellbeing, improve the town environment for locals and tourists and support the local community.

From consultation with MPT Farms, the Chamber understands the following key site attributes of the Property:

- A gateway entrance to Wingham, already vastly improved by the new fence.
- Proximity to town centre, less than 300 metres from the closest boundary.
- The Mid North Coast Regional Strategy 2006-31 identifies a significant portion of the Property as a *Proposed Future Urban Release Area* establishing the strategic merit for planning purposes.
- Located east of the Cedar Party Creek Bridge thereby not exacerbating traffic congestion issues for vehicles commuting to and from Taree, Tuncurry and Forster.
- Large frontage to Wingham Road which is classified as a regional road.
- Proximity to trunk servicing with potable water, waste water, electric and fibre optic services all running through or along the Property.
- No apparent impacts in terms of biodiversity (flora and fauna, ecological communities), heritage (Aboriginal and European) or environmental risks such as contamination.
- No discernible negative impact to neighbours or residents of Wingham.
- Increased diversity of housing and selection of lots.

PRESIDENT
Liz Jarvis

VICE PRESIDENT
Kevin Ellis

TREASURER
Simon Brown



PO Box 25 Wingham NSW 2429 | ABN 132 844 650 47 | admin@winghamchamber.com.au

The Chamber is of the opinion that Wingham would benefit greatly from the proposed residential development, including consultant and contractor jobs and a new development with rural and heritage character representing the town of Wingham. For many years such a development has been lacking in Wingham and residents migrate out of town searching for alternatives. As a result Wingham has experienced only stagnant growth at best, in terms of population and the local economy.

Respectfully, the Chamber suggests that this mindset shows a disregard for any potential future growth of the township. Wingham needs to be given the opportunity to grow and expand and it is unfair to use the restricted growth of the past to burden the potential of the town to grow in the future, particularly when the MidCoast LGA is forecast to grow.

We issue this letter to Council to request that you please give the proposed rezoning of the Property further consideration to allow the future growth of Wingham.

Thank you for considering this submission, if you have any questions I would be more than happy to discuss.

Regards

Liz Jarvis
President
Wingham Chamber of Commerce
0409 570 522

PRESIDENT
Liz Jarvis

VICE PRESIDENT
Kevin Ellis

TREASURER
Simon Brown



THE RIGHT CHOICE
WHEN QUALITY MATTERS.

23 October 2019

The General Manager
MidCoast Council
PO BOX 482
TAREE NSW 2430

By email: council@midcoast.nsw.gov.au

Dear Sir,

RE: LACK OF QUALITY RESIDENTIAL & RURAL RESIDENTIAL LAND IN THE WINGHAM AREA

As a follow up to our attendance at Council's 'Workshop for Strategic Planning' we are writing to make you aware of the daily situation we are still confronted with. It is regarding land availability. We would also like to formally express our strong support for a rezoning application for the parcel of land on the corner of Wingham Road & Youngs Road, Wingham (Lot 11 No 967 Wingham Road, Wingham).

Sorensen & Caldon, a well-established building company, have been operating in Taree since 1981. We are responsible for providing work to approximately 108 contractors on a daily basis and we are finding it increasingly necessary to expand our work area to keep them going. We are now operating well outside the Mid Coast Council region. (Not ideal). The single most difficult task we have is finding land for our clients to build on in the Taree & Wingham areas.

Every day through either our Display homes or Head office we get enquiries for land &/ or house and land packages that we cannot satisfy. It comes down to not having choice of land in the Taree/Wingham areas. We are finding that a very significant number of potential clients do not like the areas that are currently available and as there is nothing better to their liking they move on to the Port Macquarie/Kempsey area's or try to buy an existing home locally which has a very low take up rate.

During our search for what is available we have come across Lot 11 No 967 Wingham Road, Wingham, we are very confident that this Land would offer a very real solution to the choice problem we are facing. The location and its proximity to both Wingham & Taree as well as the sites natural attributes and orientation tick all the boxes. With reasonable attention to design this site has the ability to fix the choice gap.

Sorensen & Caldon Pty Ltd

ABN: 32 114 292 518 ♦ Licence No. 175782C
30 Oxley Street Taree NSW 2430 ♦ PO Box 270, Cundletown NSW 2430
Telephone: 02 6551 0445 ♦ Email: admin@sorcal.com.au
Website: www.sorensenandcaldon.com.au

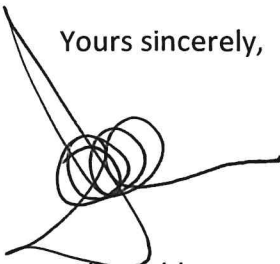
The site is in a similar location to Wingham as Fairview Estate (Marie Avenue) is to Taree. This year Fairview was put to the market and the first stage sold in fourteen days with a waiting list for the second stage. This all happened while there were many lots available in other areas that were not selling as they did not suit the enquiry we consistently receive.

We are aware that the owners of the Wingham Road lot are preparing an application for rezoning and we write this letter in support. It is important to our business, town & contractors that there is a good supply of land that offers choice to prospective buyers. Unfortunately the current stock and the new sites proposed clearly do not fit the bill. There is an argument to say that enough land is zoned already in the area, but it does not address the issue of choice. For example, we get at least three enquiries per week for property in Taree West which does not exist. This enquiry generally goes unsatisfied as the choice of what is available does not suit resulting in lost opportunity for all.

In this instance, with our knowledge of the market and our prospective client's needs, 967 Wingham Road fits the bill for our Wingham enquiry and offers a real choice alternative for Taree enquiry.

Should you wish to speak to me further regarding the above or would like further background information please contact me directly on 0407 956 157 or via email john@sorcal.com.au

Yours sincerely,



John Caldon
Director

15 October 2019

The General Manager
Mid Coast Council



Dear Sir,

Re: Lot 11 DP1240421 Wingham Road, Wingham

Cnr Isabella & Bent Streets
Wingham NSW 2429
t 02 6553 5511
f 02 6557 0515
e wingham@ljh.com.au

The subject lot is literally the entrance to Wingham and is unique in both size, 64 hectares, and landscape, gentle sloping and long frontage to Cedar Party Creek.

In the same ownership for many years until recently the land itself has seen minimal use for grazing and has had very limited improvement.

Due to the location any improvement to the site reflects on Wingham, even the new fence has improved the entry to the town.

A change of ownership is quite often needed to see a change in vision.

I believe the new owners share a vision of Wingham that fits with the future of a boutique country town.

Not everyone can afford, or wants a home by the beach and more budget conscious blocks are required for a local area where the dominant buyers are average income workers.

However this plan allows for a mix of both, with residential lots and semi rural lots fronting the creek.

The majority of the land is within walking distance of the CBD, does not flood, and would not represent a loss of prime agricultural land.

In fact there is nowhere else available this close to the main street.

As a real estate agent for the last 20 years there has always been a shortage of residential blocks available and only recently 17 have been released however they are on the far side of town.

Wingham has also had no rural residential blocks available for several years, and they are always in high demand.

The lack of new homes and growth in Wingham is not a reflection on the town but rather a direct correlation between suitable land available.

In summary I support the proposal, it will attract people and business to Wingham and help ensure a vibrant and prosperous future for the town.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Tim Bale', written over a horizontal line.

Tim Bale
Principal

wingham@ljh.com.au

Tijulen Pastoral Pty Ltd trading as
LJ Hooker Wingham
ABN 32095268081



Licensed Real Estate Agents • Stock & Station Agents
Business Agents • Property Managing Agents • Auctioneers

21st October 2019

The General Manager
Mid Coast Council
Pulteney St
TAREE 2430

Dear Sir,

Re: 967 Wingham Rd Wingham

After discussing with the owner his ideas for developing the above land, I feel compelled to write to support his vision.

I have been a Real Estate Agent in Wingham for thirty years and have seen a few residential developments in that time, all of which are located much further from the town's CBD than the above site. This site is ideally situated at the Gateway to Wingham, only a short distance to shops, clubs, pool and churches. It's location would also mean that any residents doing the daily commute to Taree for work would not be crossing Cedar Party Creek bridge, the rail crossing or travelling along Isabella St or Combined St in Wingham and causing congestion in the busier part of town. Easy access to Taree, the highway and beaches without having to travel through Wingham would be a huge advantage for this site.

Most of the land in this proposed subdivision is gently undulating, which is what buyers like, not like some of the current subdivisions which are steeper, therefore greatly increasing building costs, or low lying. I genuinely believe there is a demand for building blocks of this quality and location in Wingham, and we have received a considerable amount of genuine enquiry to support this.

It is my opinion that the rezoning and subsequent development of this land would be a huge boost for the town of Wingham, bringing new people to town and a much overdue capital investment in the Upper Manning. I support the owner's vision wholeheartedly.

If you would like to discuss this further, please feel free to contact me at Lauders Real Estate' Wingham or call me on 0417 218244

Yours faithfully,

A. J. Lowman
Licenced Real Estate Agent

