

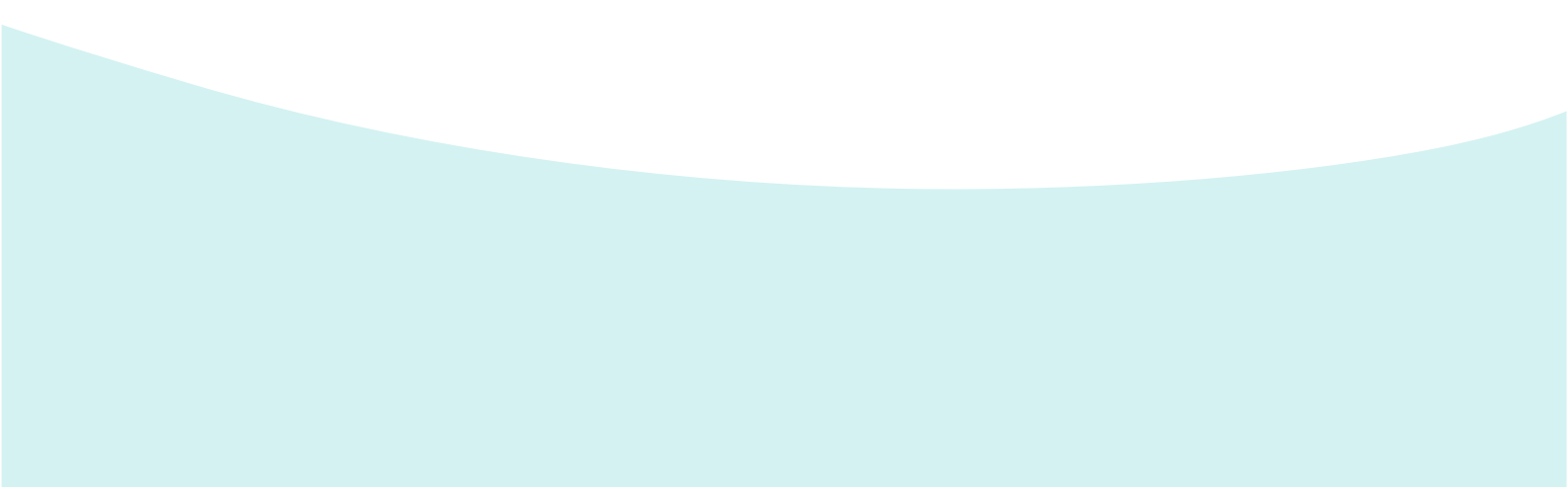
APPENDIX 25

January 2026

Wingham Urban Release Area 1



GATEWAY DETERMINATION LETTER



Our ref: PP-2025-2132/(IRF25/2859)

Mr Adrian Panuccio
General Manager
Mid Coast Council
PO Box 482
Taree NSW 2430
council@midcoast.nsw.gov.au

16 January 2026

PP-2025-2132 - to amend Greater Taree Local Environmental Plan 2010

Dear Mr Panuccio

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 19 December 2025 to rezone Lot 92 DP 1285477 being Wingham Urban Release Area 1 for residential and conservation purposes and amend associated development standards.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 4.5 Acid Sulfate Soils, 6.2 Caravan Parks and Manufactured Home Estates and 9.2 Rural Lands is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 4.1 Flooding, 4.3 Planning for Bushfire Protection, 5.4 Shooting Ranges, 8.1 Mining, Petroleum Production and Extractive Industries and 9.1 Rural Zones. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority in this instance while the Mid Coast Comprehensive LEP is being finalised and the timing of its making is uncertain. The Department will retain local plan making authority functions to ensure that sequencing of LEP amendments and the finalisation of the Mid Coast Comprehensive LEP result in the correct zones being applied to the subject land.

The amending local environmental plan (LEP) is to be finalised on or before nine months from the date of Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and

Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ella Wilkinson to assist you. Ms Wilkinson can be contacted on 6643 6408.

Yours sincerely



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

Encl: Gateway determination

GATEWAY DETERMINATION



Gateway Determination

Planning proposal (Department Ref: PP-2025-2132): Wingham Urban Release Area 1

I, the Director, Hunter and Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Greater Taree Local Environmental Plan 2010 to rezone Lot 92 DP 1285477, Wingham Urban Release Area 1, for residential and conservation purposes and amend associated development standards, should proceed subject to the following.

The LEP should be completed on or before nine months from the date of Gateway determination.

Gateway Conditions

1. The planning proposal is to be updated prior to agency and community consultation to:
 - (a) correctly reflect throughout the proposed rezoning footprint and dwelling numbers;
 - (b) include in the Explanation of Provisions the changes that will be required to the Mid Coast Comprehensive LEP should it be in force before planning proposal PP-2025-2132 is made; and
 - (c) clarify the number of lots sought to be permitted in the C4 Environmental Living and C2 Environmental Conservation zones.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Department of Climate Change, Energy, the Environment and Water (DCCEEW) (Flooding)
 - DCCEEW (Biodiversity)
 - Department of Primary Industries and Regional Development - Agriculture
 - Transport for NSW
 - NSW Rural Fire Service

- NSW State Emergency Services
- Heritage NSW
- NSW Resources
- Purfleet/Taree Local Aboriginal Land Council

Consultation is also required with the following organisations

- Taree Wingham Clay Target Club
- Australian Rail Track Corporation

4. Separate and specifically targeted consultation is required with the following public authorities to determine any potential designated State Infrastructure provision requirements, due to the inclusion as an Urban Release Area (URA) on the URA Map:

- NSW Rural Fire Service
- NSW Police Force
- Fire and Rescue NSW
- NSW Ambulance
- Hunter New England Local Health District
- Department of Education
- Transport for NSW
- Essential Energy
- Transgrid

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 16 January 2026



Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces

