

# APPENDIX 16

January 2026

Wingham Urban Release Area 1



# **ADDENDUM LETTER – CONCEPT LANDSCAPE MASTERPLAN**



## 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.

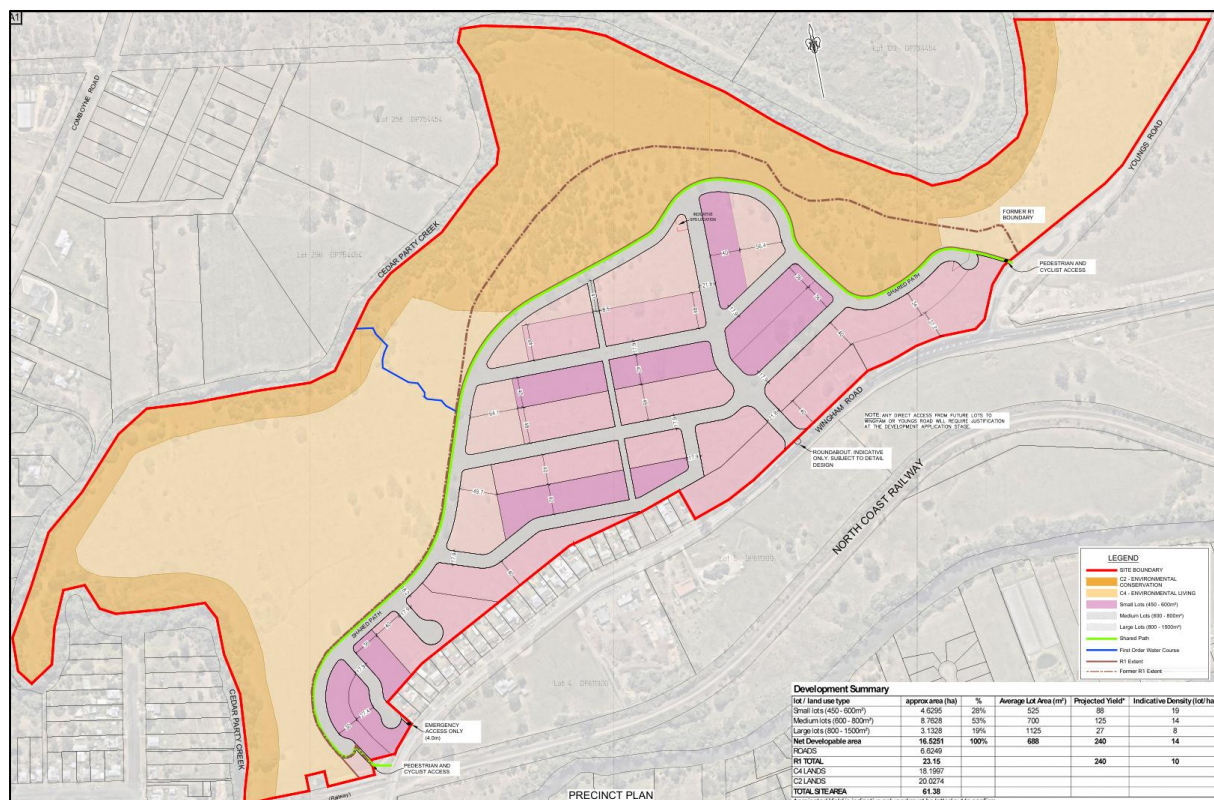


Figure 1: Draft Concept Precinct Plan

The Concept Landscape Masterplan was 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 Concept Landscape Masterplan is indicative to show the potential development only.

In review of the exhibited Planning Proposal (PP-2025-2132), the following changes to the Concept Landscape Masterplan should be considered.

**Conceptual Landscape Masterplan prepared by Terras Landscape Architects and dated 30 May 2024**

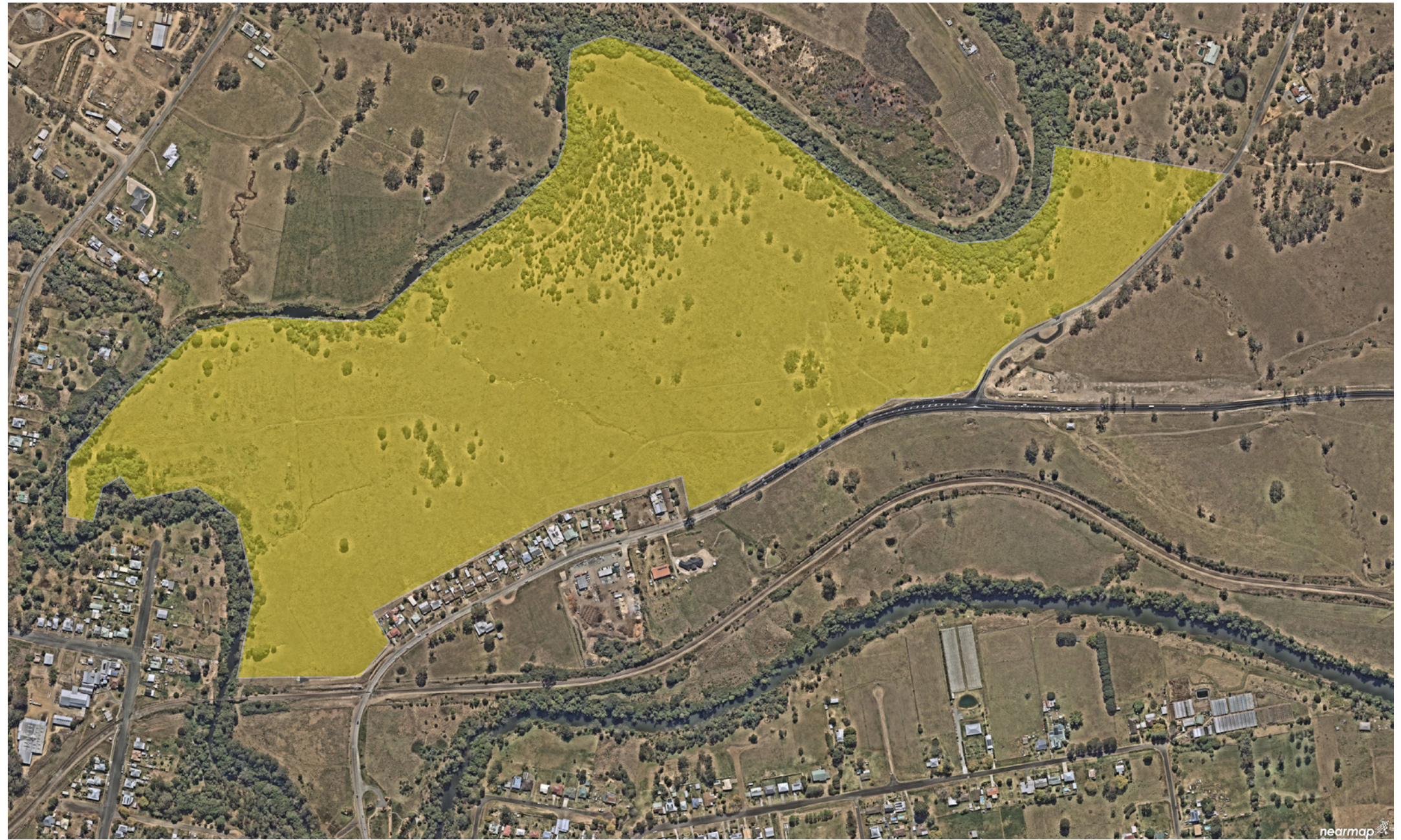
| # | PAGE | CHANGES TO THE PLANNING PROPOSAL                                                                                                                                                                                                                                                                                                                                                                                    |
|---|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | All  | The detail in the Landscape Masterplan is indicative only and not proposed for development under the planning proposal                                                                                                                                                                                                                                                                                              |
| 2 | L02  | The proposed R1 footprint in the images has been reduced however the Local Context and Site Analysis is unchanged.                                                                                                                                                                                                                                                                                                  |
| 3 | L03  | The proposed R1 footprint in the images has been reduced however the wind assessment is unchanged.                                                                                                                                                                                                                                                                                                                  |
| 4 | L04  | <p>Changes include:</p> <ul style="list-style-type: none"><li>• The proposed R1 footprint in the image has been reduced.</li><li>• Only one (1) C4 lot will be permitted under the revised planning proposal.</li><li>• The location of Stormwater Management Areas is subject to further investigation and assessment.</li></ul> <p>The components of the Sketch Landscape Masterplan are otherwise unchanged.</p> |
| 5 | L09  | The proposed R1 footprint in the plan has been reduced; fencing detail is conceptual only and not proposed for development under the planning proposal.                                                                                                                                                                                                                                                             |
| 6 | L013 | The proposed R1 footprint in the plan has been reduced. The detail of landscape streets is conceptual only and not proposed for development under the planning proposal.                                                                                                                                                                                                                                            |



# **CONCEPT LANDSCAPE MASTERPLAN**







# Conceptual landscape masterplan

HAMPSTEAD PROPERTY  
Cedar Creek Estate  
Wingham Road, Wingham, NSW  
Biripi country





01

### ANALYSIS

*Study of the existing*



Local context

02

### VISION

*Study of the proposed*



Landscape vision

Materials

03

### MASTERPLAN

*We have a plan*



Landscape Masterplan

Entry Statement

Pocket Park

04

### STRATEGIES

*Study of plan*



Street Tree Planting

Fencing & letterbox

Planting Palette

|     |          |                    |
|-----|----------|--------------------|
| B   | 30/05/24 | concept masterplan |
| A   | 15/05/24 | concept masterplan |
| REV | DATE     | COMMENTS           |

PROJECT:  
**Cedar Creek Estate**

DRAWING:  
**Conceptual landscape masterplan**

SITE:  
**Wingham Road, Wingham, NSW**

CLIENT:  
**Hampstead Property**

DRAWN: MA/SR DATE: 30/05/2024 SCALE: 1:200@A3  
JOB NUMBER: 15275.5 PHASE: SD DWG No: L01 REV: B

#### Acknowledgement of Country

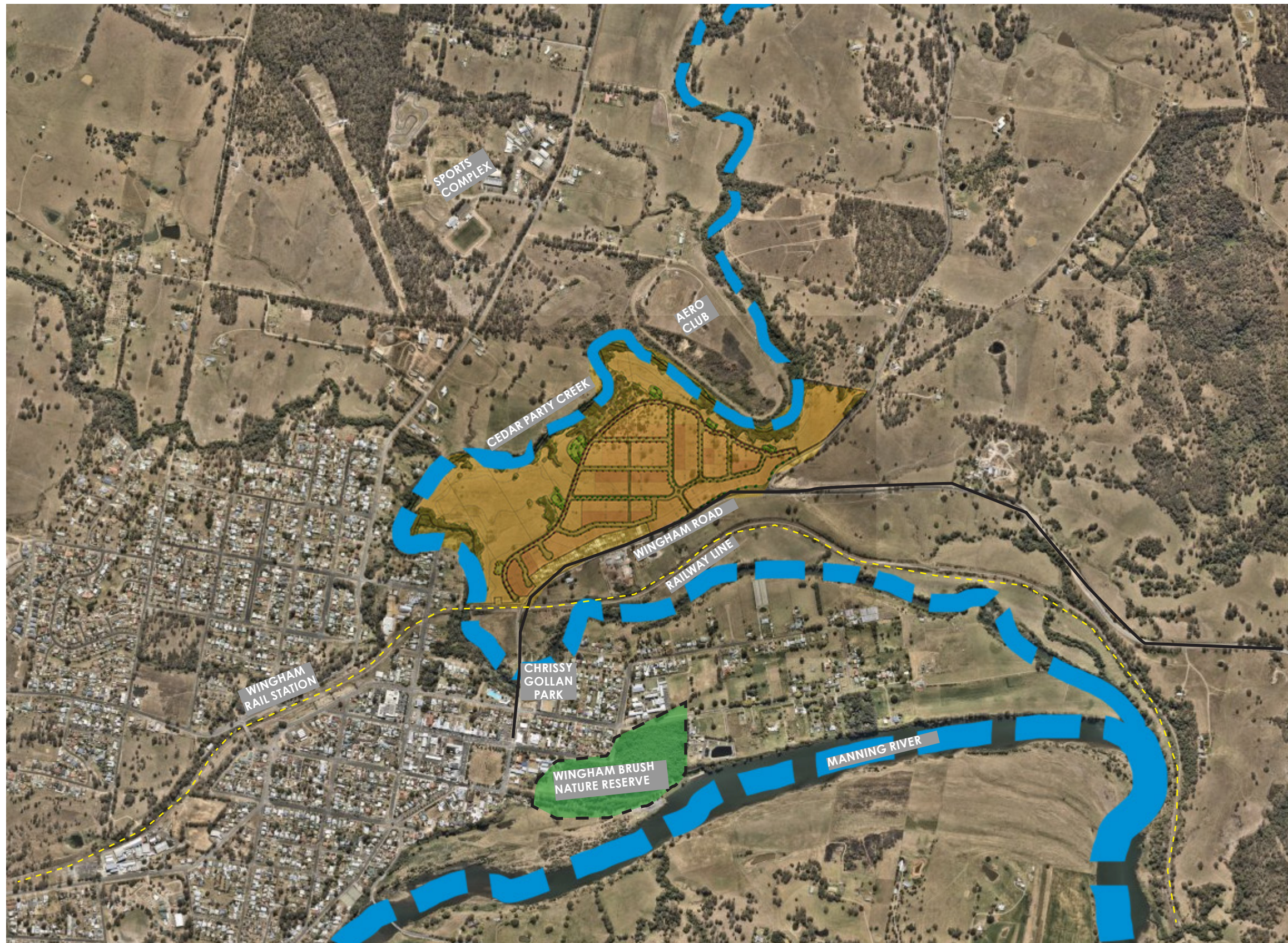
Terras acknowledge the Traditional Custodians of the lands on which we work and live. We pay our respects to the elders, past, present and emerging and recognise their continuing connection to country and contribution to this land.





# concept | L02

## local context & site analysis



|     |          |                    |
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JOB NUMBER: 15275.5 PHASE: SD DWG No: L02 REV: B





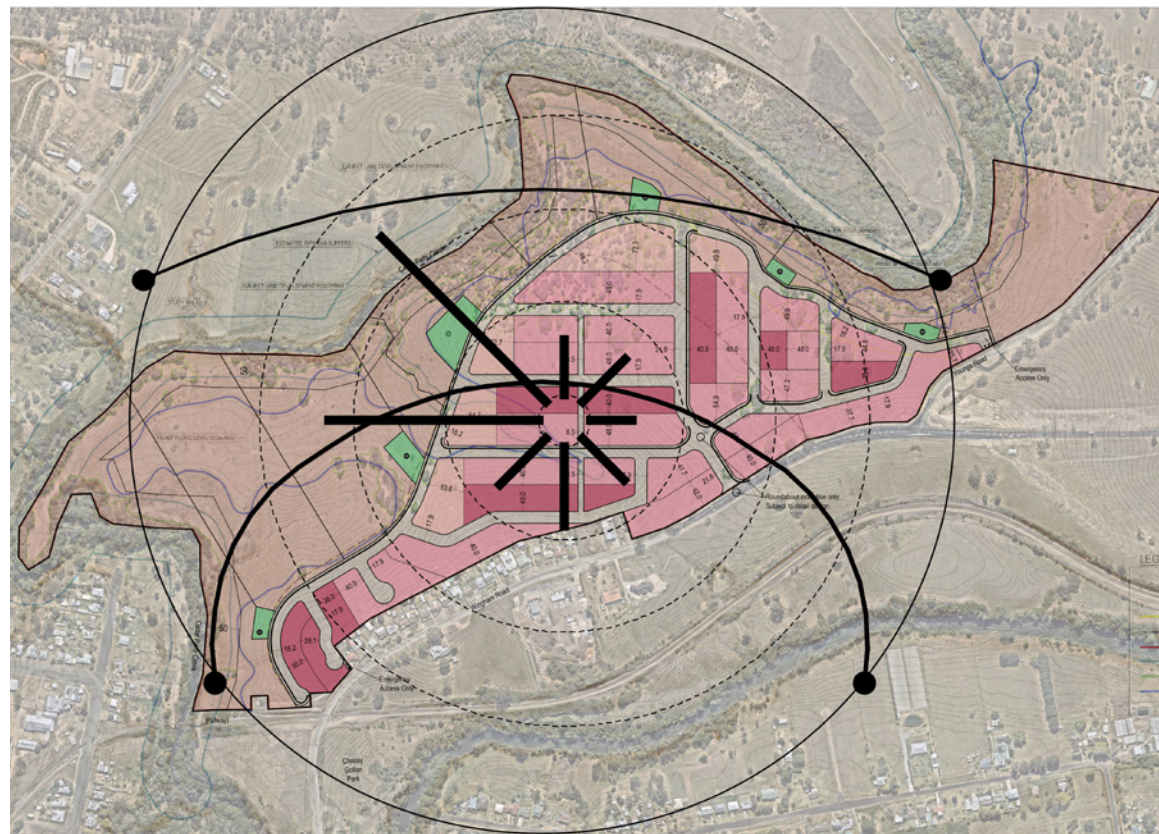
# concept | L03

## local context & site analysis



The landscape masterplan has been inspired by two very significant local landscape feature.

1. Cedar Party Creek which is surrounding the whole site.
2. The distinct buttress roots of Moreton bay fig from local Wingham nature reserve, a rare example of sub tropical lowland rainforest and is situated on the Manning River.



Wind of the Hunter Region can be largely categorised by its north-western and western direction. Sun calculations demonstrate a low sun angle with shorter days in Winter, making north-eastern to north-western sun access vital during this time. Summer sun is dictated by a higher sun angle with longer days.



The topography of the land can be seen to be to a large majority, sloping towards Cedar party Creek.

|     |          |                    |
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JOB NUMBER: 15275.5 SD L03 B

**terras**  
landscape architects  
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300  
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069





## sketch landscape masterplan



|     |          |                    |
|-----|----------|--------------------|
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concept | L05

entry statement- plan



- Trees at entry boulevard
- Feature colorbond fence and massplanting along the entry
- Planted median at entry
- Wall pushed inside boundary to create space for entry statement and background planting
- Entry statement 1
- Native low height groundcover at entry statement base: no maintenance required

- Entry statement 1
- Entry roundabout

|     |          |                    |
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JOB NUMBER: 15275.5      PHASE: SD      DWG No: L05      REV: B





corten steel planter in curve  
depicting the Buttress Roots  
of local Moreton Bay Fig from  
Wingham Brush

corten steel sheets in curve  
depicting the Cedar Party  
Creek formation

The entry signage has been inspired by Cedar Party Creek surrounding the whole site. The design intent is to create movement and flow. The use of sandstone and timber elements draw upon the site's history with the addition of corten as a naturally weathering material.

Planting behind the wall are endemic to the site to provide vertical accent with swathes of native grasses on the ground plane to reinforce the connection to country specific to the site. Curved corten planters create interest depicting the unique movement and flow of Moreton Bay fig roots.

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JOB NUMBER: 15275.5 SD L06 B





# concept | L07

## entry statement



**Note:** The content herein represents our vision and direction for the project. It is not a detailed, finalized design. Detailed concept design work will occur during the DA stage.

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CLIENT:  
**Hampstead Property**

|                               |                              |               |
|-------------------------------|------------------------------|---------------|
| DRAWN:<br>MA/SR               | DATE:<br>30/05/2024          | SCALE:        |
| JOB NUMBER:<br><b>15275.5</b> | PHASE: DWG No: <b>SD L07</b> | REV: <b>B</b> |





# concept | L08

## entry statement



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CLIENT:  
**Hampstead Property**

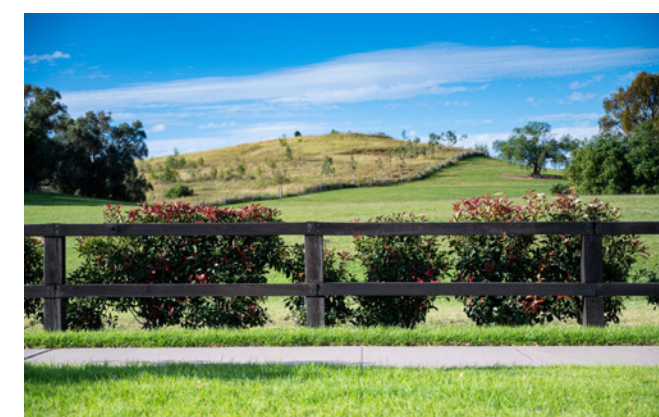
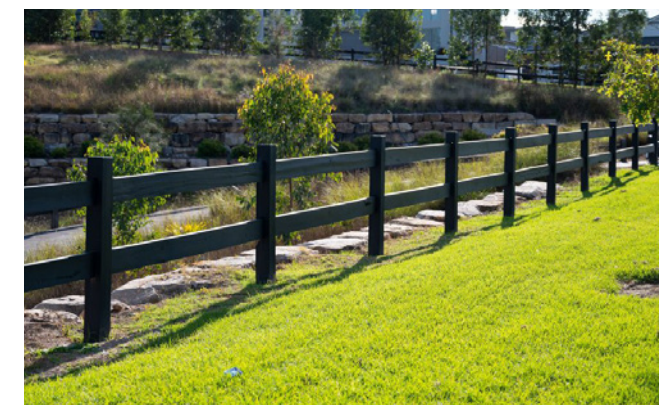
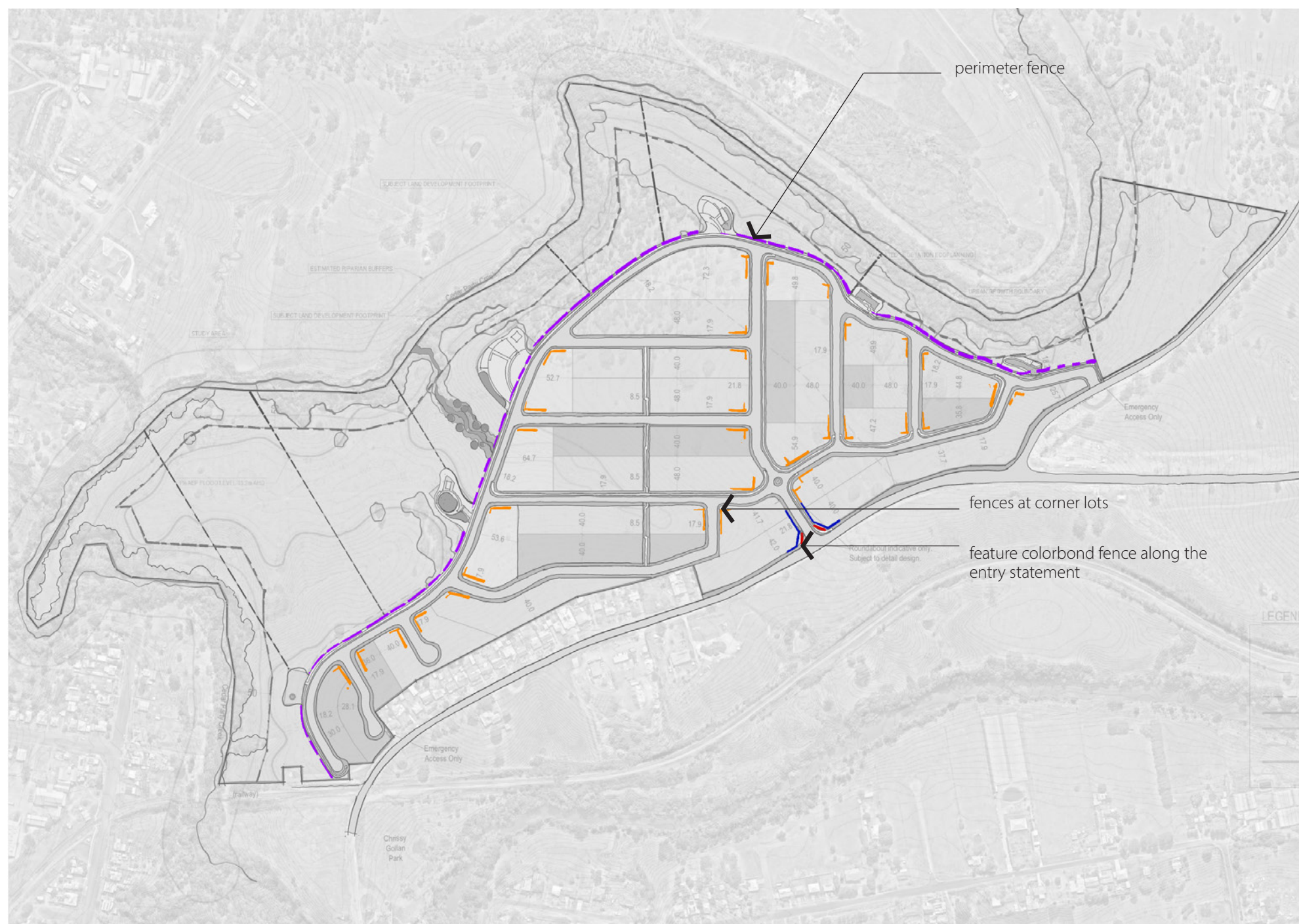
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|----------------|------------|--------------|
| DRAWN:         | DATE:      | SCALE:       |
| MA/SR          | 30/05/2024 |              |
| JOB NUMBER:    | PHASE:     | DWG No:      |
| <b>15275.5</b> | <b>SD</b>  | <b>L08 B</b> |





# concept | L09

## other fences



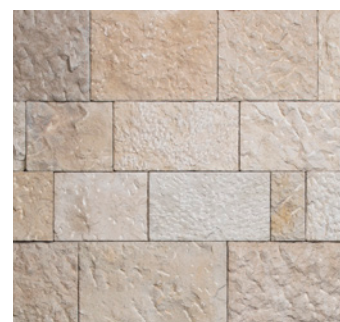
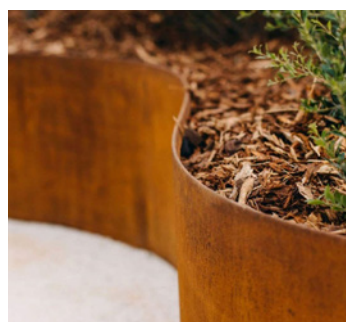
Open rural style fence and low vegetation along the perimeter road to allow the stunning views towards the hills



Timber fence for lots , retaining wall base where required



Materials for entry statement wall & fence



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JOB NUMBER: 15275.5 SD L09 B PHASE: DWG No: REV:



concept | L010

fence and letterbox: corner lots



feature letterbox

native planting in front of corner walls

1200-1500 mm high lapped and capped fence on top of charcoal block retaining wall : total height 1800 mm

street tree

tall shrub/small tree along the back of the fence

300-600 mm high base wall retaining wall in slope lots



feature letterbox

feature timber and metal posts depicting the wingham brush

|     |          |                    |
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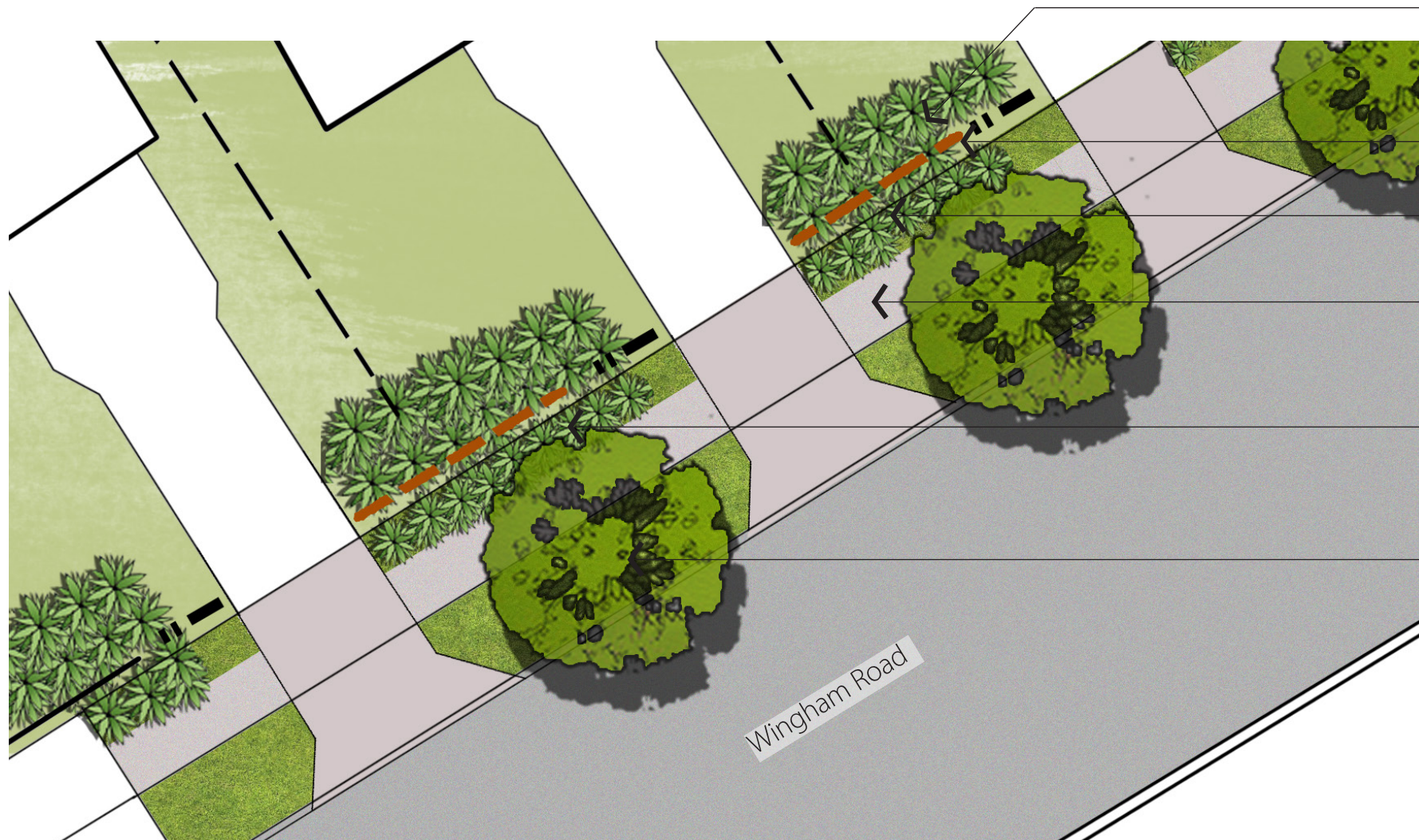
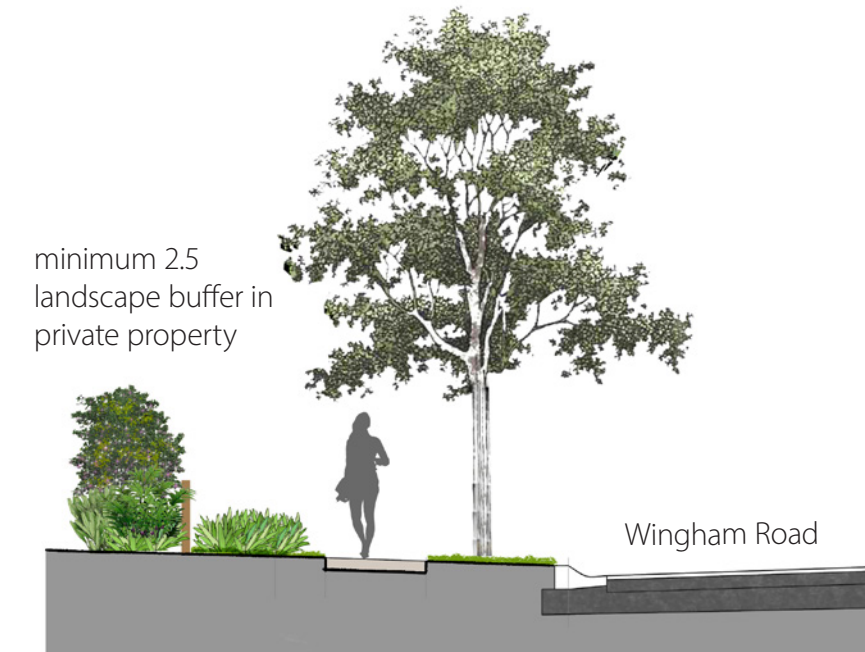
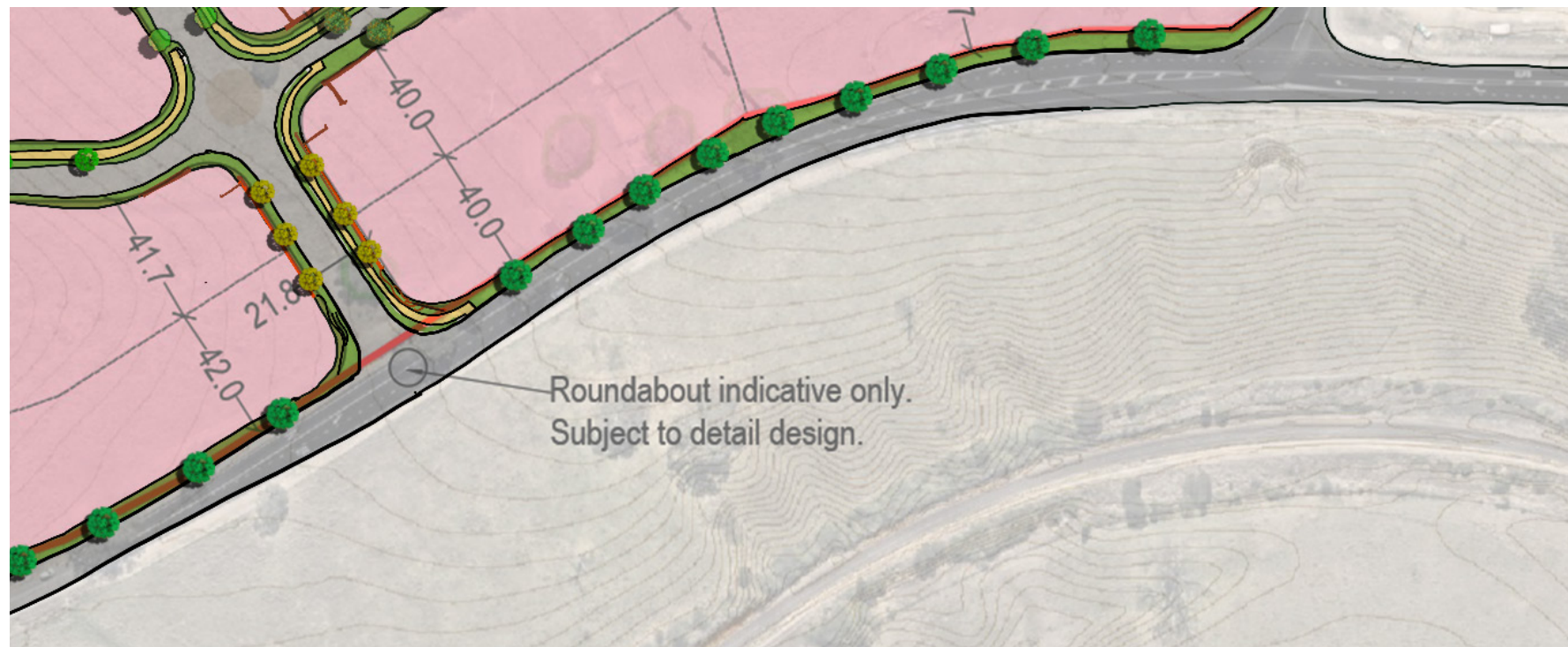
CLIENT:  
**Hampstead Property**

DRAWN: MA/SR      DATE: 30/05/2024      SCALE:  
JOB NUMBER: 15275.5      PHASE: SD      DWG No: L010      REV: B





## Streetscape along Wingham Road



minimum 2.5 landscape buffer in private property

fence along the property

mix of native shrubs to screen

potential footpath

landscape buffer of minimum 1.5 meter along Wingham road

native tree along the wingham road

|     |          |                    |
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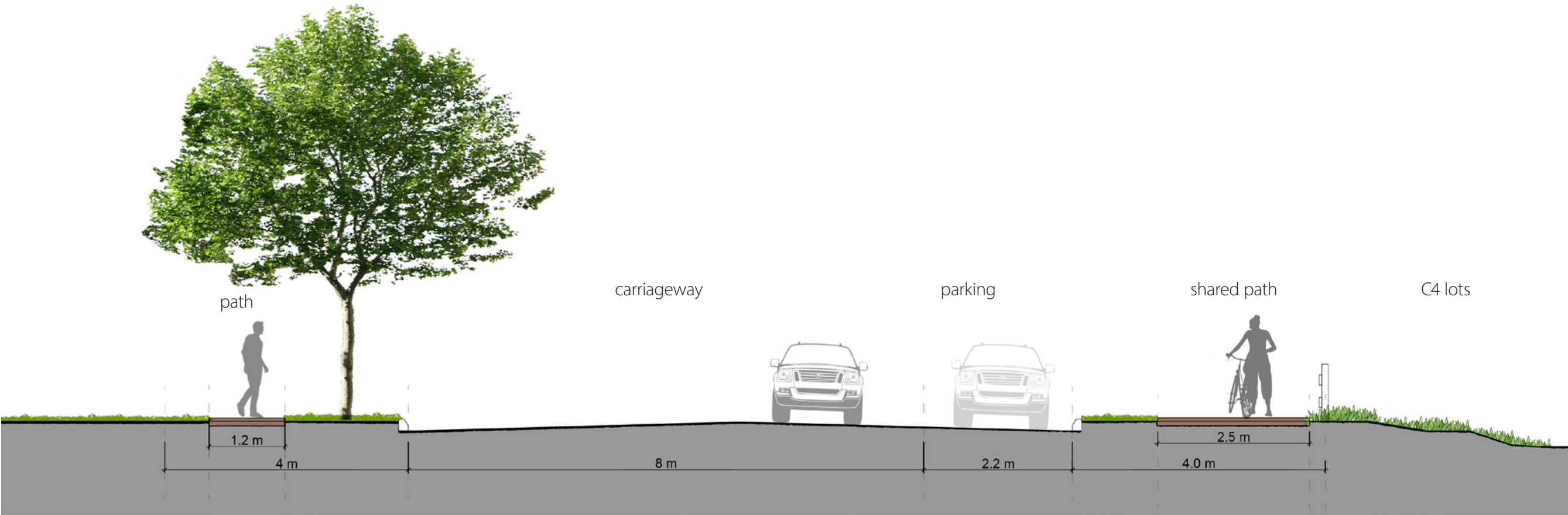
DRAWN: MA/SR DATE: 30/05/2024 SCALE:  
JOB NUMBER: 15275.5 SD L011 B





concept | L012

Streetscape along perimeter road



|     |          |                    |
|-----|----------|--------------------|
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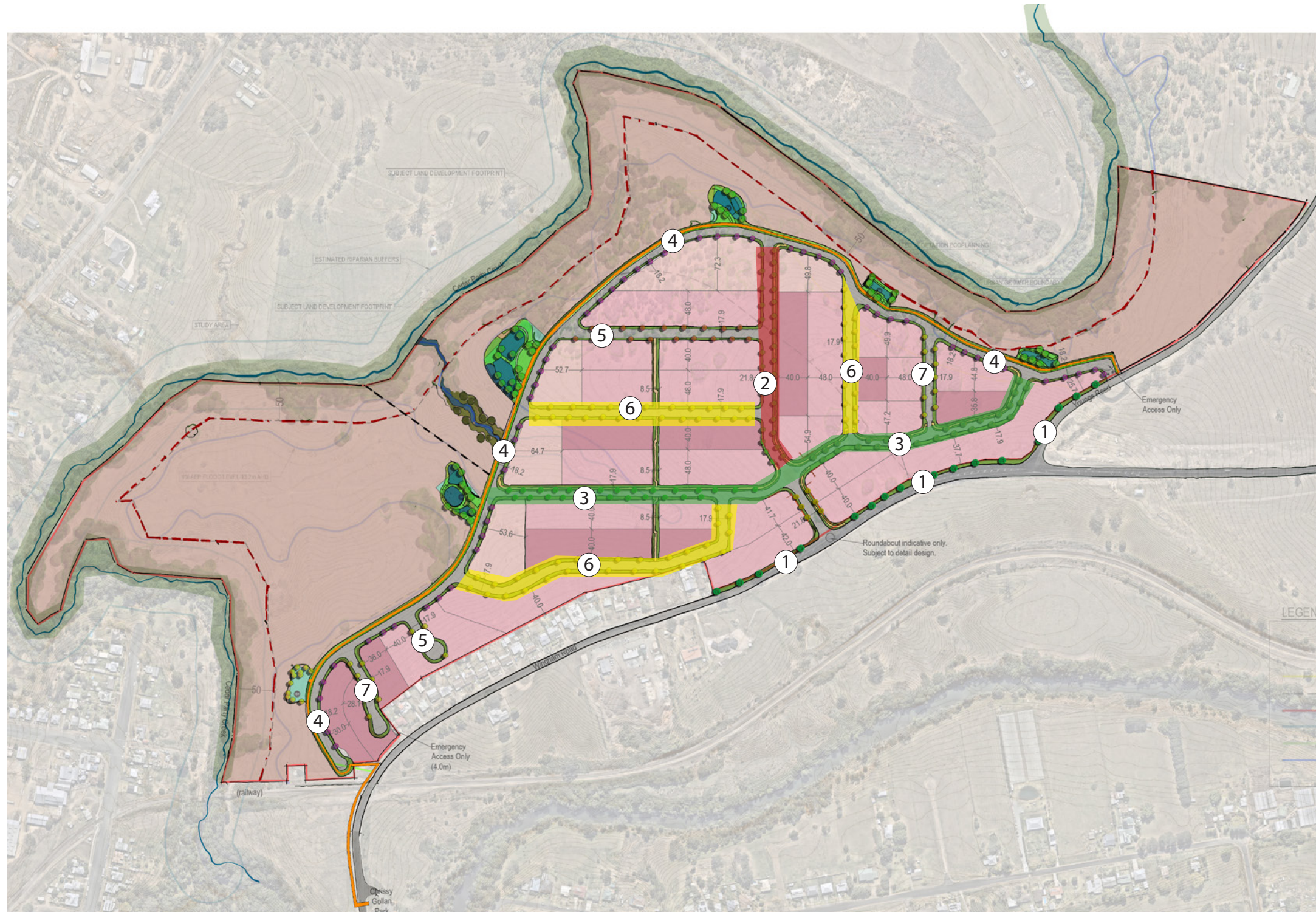
CLIENT:  
**Hampstead Property**

DRAWN: MA/SR DATE: 30/05/2024 SCALE:  
JOB NUMBER: 15275.5 SD L012 B





## Landscape streets: significant tree avenue



- 1 *Angophora costata/Corymbia maculata*
- 2 *Brachychiton acerifolius*
- 3 *Melia azedarach*
- 4 *Cupaniopsis anacardioides*
- 5 *Glochidion ferdinandi*
- 6 *Waterhousea floribunda*
- 7 *Elaeocarpus reticulatus*

|     |          |                    |
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## Landscape open space: local parks



Potential to include passive recreation space with stormwater management space subject to detailed design and consultation at DA stage.



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JOB NUMBER: 15275.5 PHASE: SD DWG No: L014 REV: B



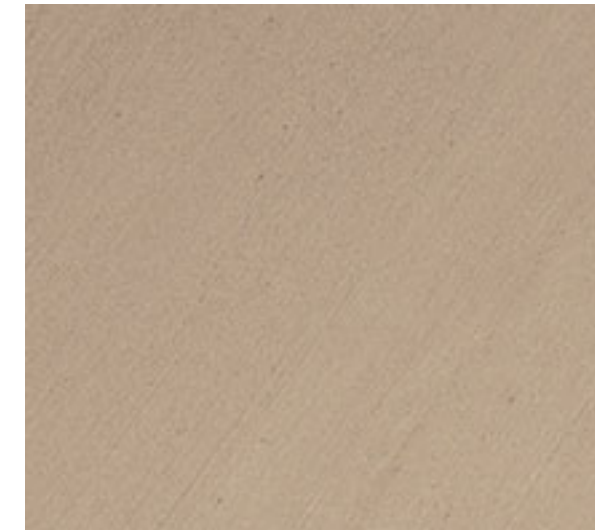
path and seating nodes in park





# concept | L015

## material palette



colour concrete

driveway inside lot boundary as per the lot owners

colour concrete in driveway and pathway stops at lot boundary

feature letterbox and planting at boundary

|     |          |                    |
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*Angophora costata*



*Brachychiton acerifolius*



*Hymenosporum flavum*



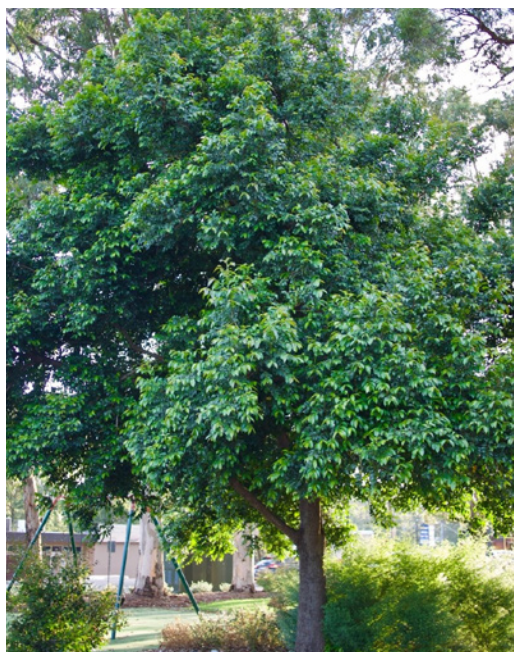
*Livistona australis*



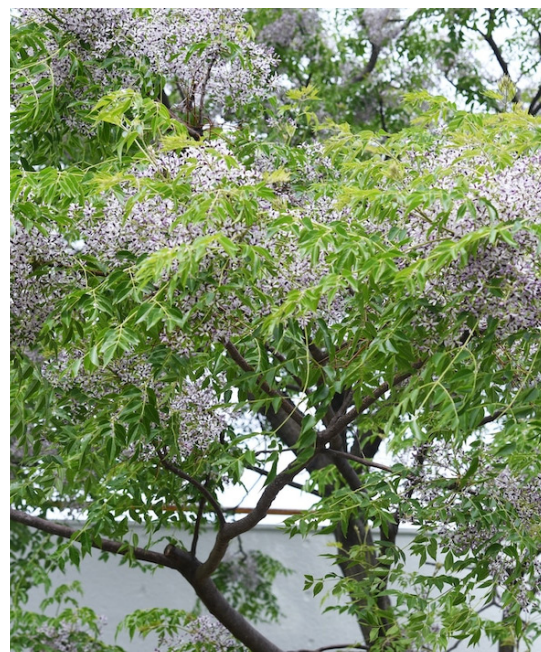
*Eucalyptus microcorys*



*Elaeocarpus reticulatus*



*Glochidion ferdinandi*



*Melia azedarach*



*Waterhousea floribunda Green Avenue*



*Cupaniopsis anacardioides*



*Corymbia maculata*

### Trees : streetscape and open spaces

- |    |                                            |                     |
|----|--------------------------------------------|---------------------|
| 01 | <i>Brachychiton acerifolius</i>            | Illawara flame tree |
| 02 | <i>Glochidion ferdinandi</i>               | cheese tree         |
| 03 | <i>Waterhousea floribunda Green Avenue</i> | Weeping Lilly Pilly |
| 04 | <i>Melia azedarach</i>                     | White Cedar         |
| 05 | <i>Cupaniopsis anacardioides</i>           | Tuckeroo            |
| 06 | <i>Elaeocarpus reticulatus</i>             | Blueberry ash       |
| 07 | <i>Livistona australis</i>                 | Cabbage Palm        |
| 08 | <i>Hymenosporum flavum</i>                 | Native Frangipani   |
| 09 | <i>Eucalyptus microcorys</i>               | Tallowwood          |
| 10 | <i>Corymbia maculata</i>                   | spotted gum         |

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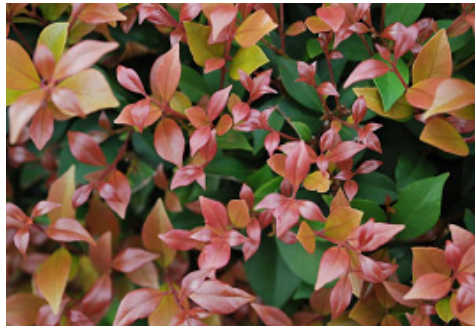
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SHRUBS



*Westringia fruticosa*

*Banksia spinulosa* 'Birthday Candles'

*Acmena smithii* (E & F)

*Casuarina glauca* 'Cousin It'

GROUNDCOVERS



*Trachelospermum jasminoides*

*Poa labillardieri*

*Lomandra confertifolia* (E)

*Lomandra filiformis* (E)

*Ficinia nodosa*

BASINS



*Eucalyptus crebra* (E)

*Melaleuca stypheloides* (E)

*Bursaria spinosa* (E)

*Juncus usitatus* (E)

*Acacia parvipinnula* (E)

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