

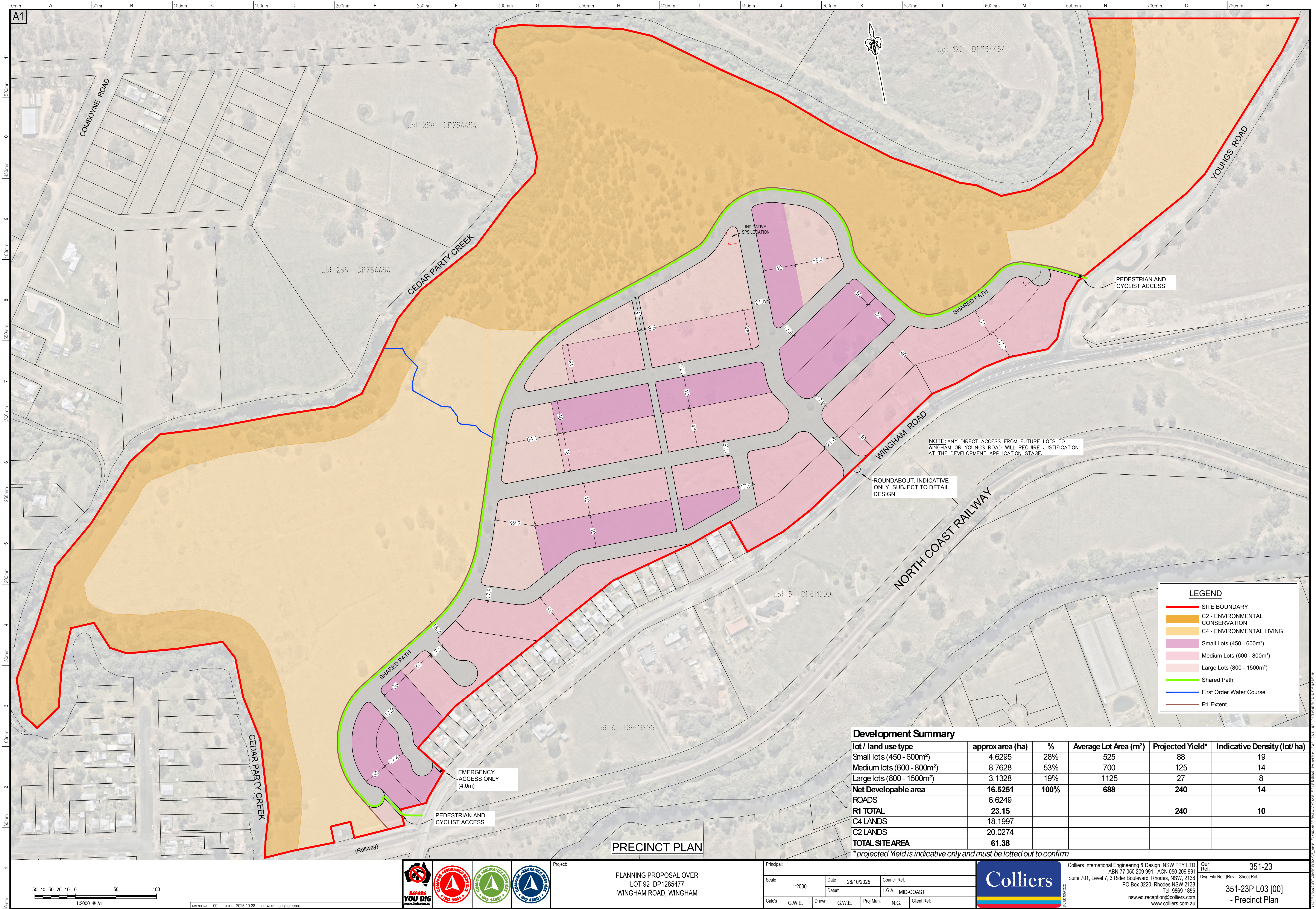
APPENDIX 14

January 2026

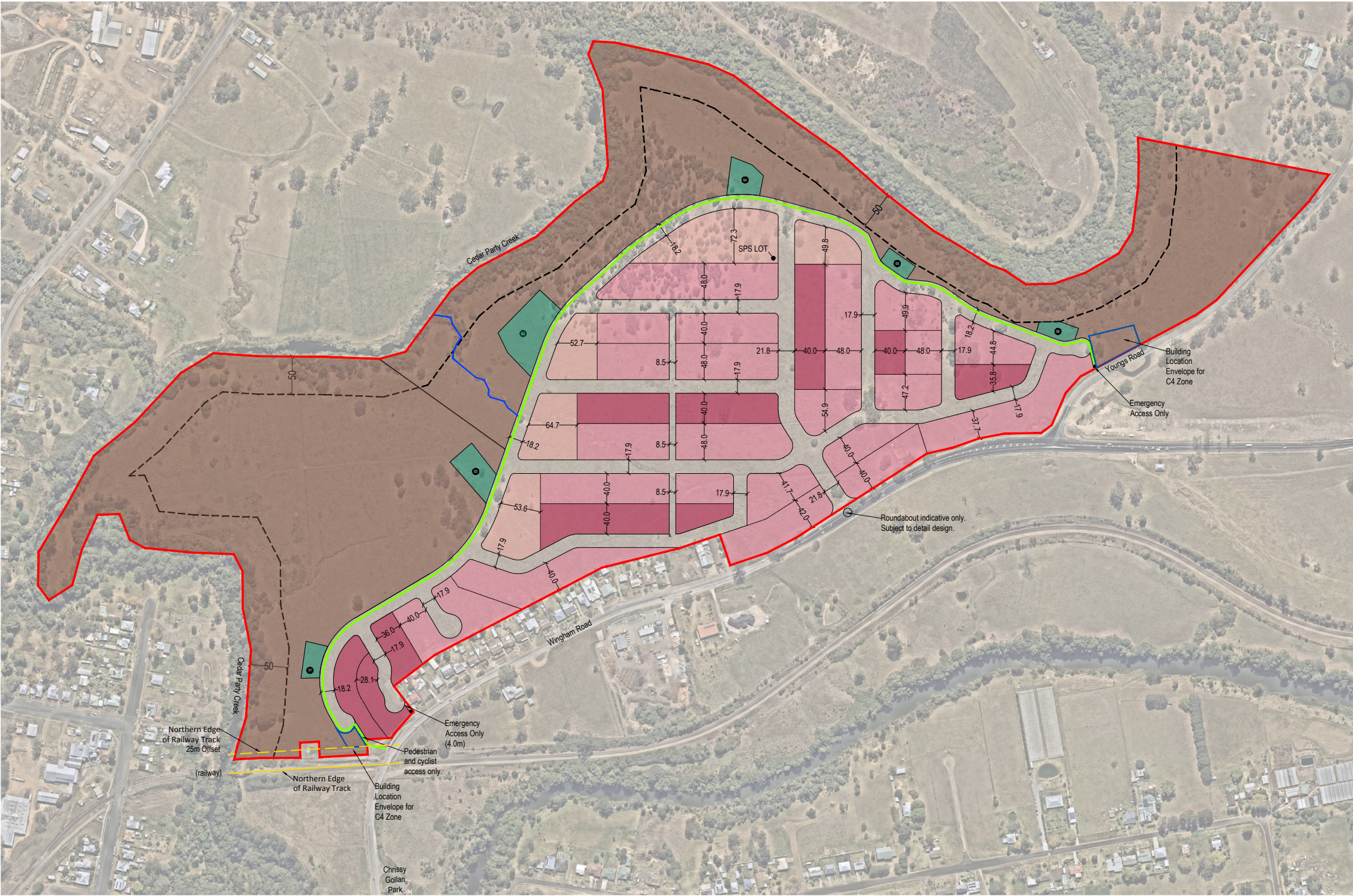
Wingham Urban Release Area 1



AMENDED CONCEPT PRECINCT PLAN



INITIAL CONCEPT PRECINCT PLAN



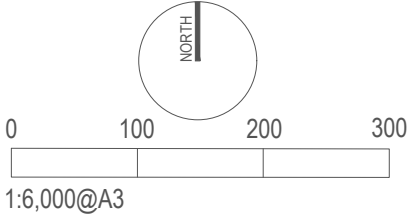
LEGEND

Site boundary	
C4 Environmental Living Lots	
Small Lots (450m ² -600m ²)	
Medium Lots (600m ² -800m ²)	
Large Lots (750m ² -1500m ²)	
Stormwater Management Area	S
50.m buffer (no works within buffer)	
Shared Path	
First order water course	

DEVELOPMENT SUMMARY

Lot / Land Use Type	Approx Area (ha)	%	Average Lot Area (m ²)	Projected Yield*	Indicative Density (lot/ha)
Small Lots (450m ² - 600m ²)	4.25	21%	525	80	19
Medium Lots (600m ² -800m ²)	13	64%	700	186	14
Large Lots (750m ² - 1,500m ²)	3.12	15%	1125	28	9
Net Developable Area	20.37	100%	694	294	14
Roads	8.19				
R1 Total	28.56			294	10
C4 lands	32.8				
Stormwater Management	1.17				
Total Site Area	62.53				

*Projected Yield is indicative only and must be lotted out to confirm.



CLIENT
Hampstead Property

PROJECT
CONCEPT PRECINCT PLAN
(Overall)

Lot 92 Wingham Road, Wingham

AMENDMENTS:	DATE:
A Original	08.04.2024
B Amend layout	01.05.2024
C Amend layout	08.05.2024
D Amend C4 lots and summaries/text	20.05.2024
E Amend summary	21.05.2024
F Amend summary	27.05.2024
G Amend roads	29.05.2024
H Add BLE's	30.05.2024
I RAIL SETBACK & SPS	11-10-2024
DESIGNED: KS	DATE: 11-10-2024
DRAWN: KS , GWE	DATE: 11-10-2024
SCALE: 1:6,000 @ A3	2 of 2

IMPORTANT NOTES:

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This plan remains subject to, but not limited to, authority approval, detail design and final survey.

No relevance should be placed on the information on this plan for any financial dealings involving the land.

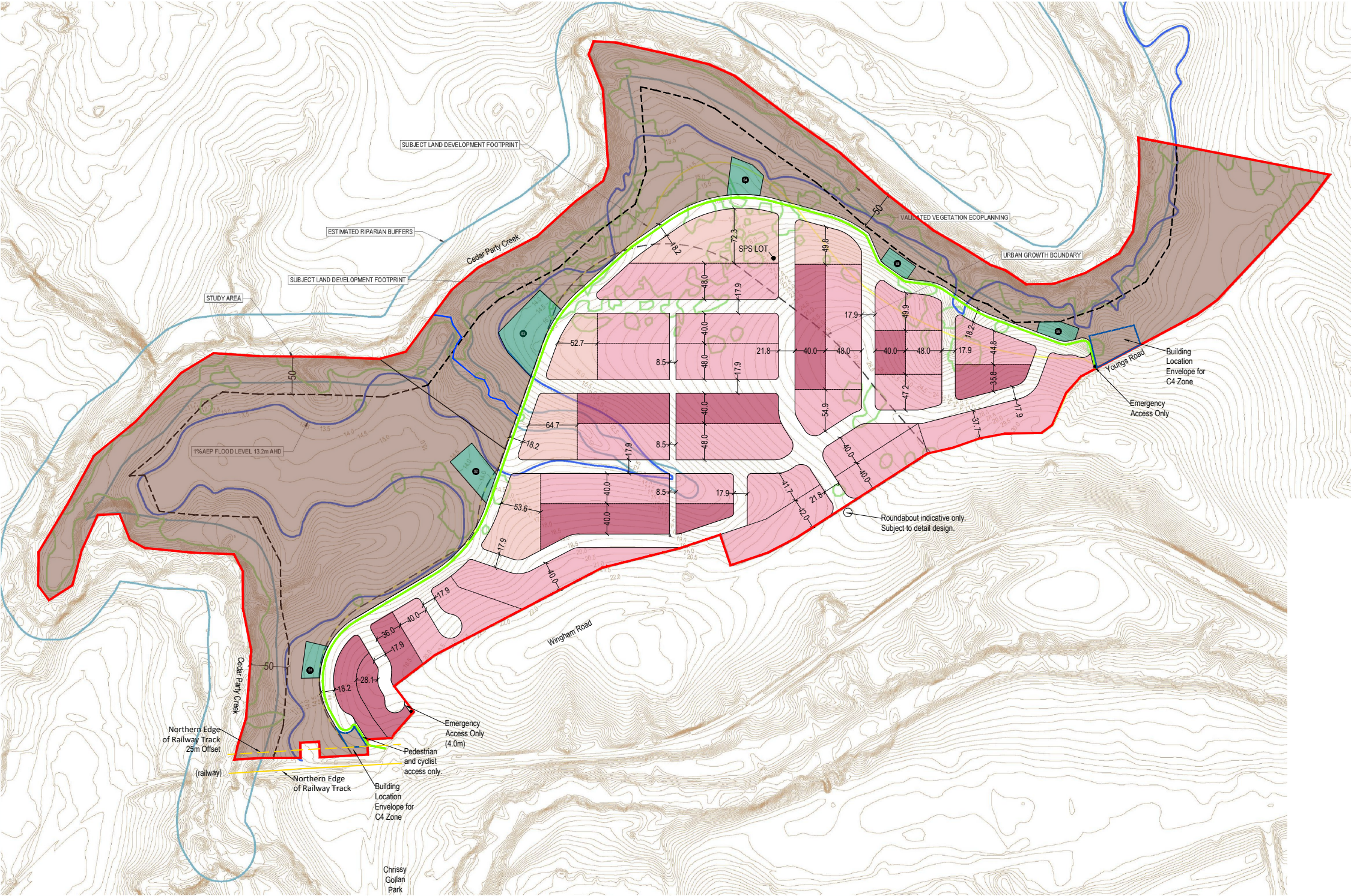
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DRAWING NUMBER:
351-23-00-SK1

ISSUE:
I



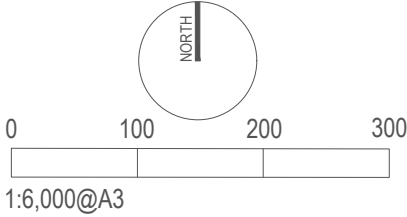
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