Fact Sheet: Area 5 – Holbrook / Plumpton Road, Rowan

The area is identified as ‘Potential Urban Land’, having potential to be rezoned from a rural zoning to a residential zone to allow for residential development in the area. The area will provide for large lot residential / rural small holding lifestyle development.

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<th>Potential Urban Areas:</th>
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<td><strong>Area 5 – Holbrook / Plumpton Road, Rowan:</strong></td>
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The subject area is in the vicinity of a ‘potential road connection’ identified on the Transport Map. The rezoning of this land should be done in conjunction with the planning and investigation of the identified ‘potential road connection’.

The subject area is partially bush fire prone land and contains a significant ridgeline. The zone and minimum lot size will be considered after the outcomes of the residential study are known. The land will provide for Large Lot Residential / Rural Small Holding lifestyle blocks.

Run off as a result of development in this area needs to be controlled to ensure it doesn’t affect existing residences in the area.

Overland flow flooding affects part of this area and any intensification in this area will not be supported on land affected by overland flow flooding.

What does this mean for land owners: The area is in the vicinity of a ‘potential road connection’ and rezoning will be done in conjunction with the planning for the identified road corridor. Prior to any development of the area studies will be undertaken to determine appropriate lot sizes. It is anticipated that progress will occur between 5 and 15 years time.

Any progress on developing this area will be consulted with land owners and adjoining neighbours.

WAGGA WAGGA SPATIAL PLAN.