

SOUTHERN GROWTH AREA ZONE 1

Urban Design Report

Rowan Village – 7066 Holbrook Road, Rowan

Sunnyside Ventures Pty Ltd – 456–474 Plumpton Road, Rowan

Prepared for

DEVCORE & SUNNYSIDE

19 May 2026

FINAL



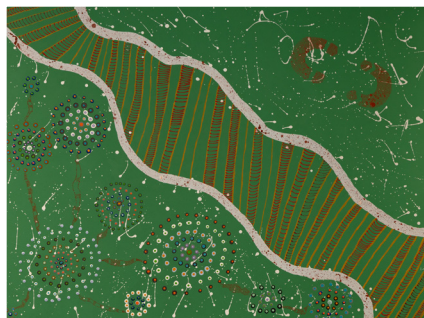
Sunnyside Ventures Pty Ltd

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We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist: Hayley Pigram
Darug Nation
Sydney, NSW

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Project Code	P0037465
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Version	B

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Introduction

This section includes a description and the context of the project as well as a summary of strategic directions, local guidance and statutory planning for the area.



Project Background

The Wagga Wagga Southern Growth Area, Zone 1, represents a transformative opportunity to shape the future new community living in Wagga Wagga by unlocking the potential for approximately 2,900 new dwellings. This Master Plan Vision and Design Guide is a strategic blueprint aimed at fostering a vibrant, inclusive, and sustainable urban environment. The vision is to create a diverse and dynamic precinct that meets the evolving needs of residents while preserving the unique character of the area.

Central to this vision is setting up a framework to deliver a variety of housing options, with a particular focus on smaller housing typologies around the immediate Village Centre. This approach ensures that the new development caters to a broad demographic, including young professionals, families, and downsizers, thereby promoting a balanced and inclusive community. The proximity of these diverse housing options to the proposed Village Centre and future amenities will enhance the liveability and convenience for all residents.

The Master Plan also highlights the importance of active and passive open spaces, which are crucial for fostering community well-being and environmental sustainability. These spaces will provide residents with opportunities for recreation and social interaction, contributing to a high quality of life. Additionally, the plan includes provisions for enabling the provision adequate future school infrastructure, ensuring that educational needs are met as the community grows.

A key aspect of this Master Plan is the coordinated development of the Rowan Village and Sunnyside sites. By ensuring a cohesive and integrated approach, a seamless urban fabric will evolve and support connectivity, accessibility, and a sense of place. This coordination will facilitate efficient infrastructure delivery, optimise land use, and enhance the overall functionality and appeal of the precinct.

In summary, the Wagga Wagga Southern Growth Area, Zone 1, Master Plan Vision and Design Guide is a framework designed to guide the sustainable and inclusive development of this significant precinct. Through thoughtful planning and strategic implementation, the unlocking of this growth area will enable the delivery of a thriving community that meets the needs of today while anticipating the challenges and opportunities of tomorrow.

Purpose of This Report

The purpose of this report is to provide a summary of the Master Plan process for Wagga Wagga Southern Growth Area, Zone 1.

The proposed Master Plan proposes future land uses, infrastructure services, and development objectives for the site. The proposed outcome is a response to the strategic planning context, technical studies, and inputs from stakeholders.

The Southern Growth Area Zone 1 Master Plan is informed by Rowan Village and Sunnyside Master Plans

For ease of understanding, the report is divided into three parts:

- **Introduction**
- **The Master Plan**
- **Proposed LEP Amendments**

1. For the purpose of this report the term Master Plan equates with ILP.

Strategic Location

The site is located between Springvale and Rowan, on the outer suburbs of Wagga Wagga, 11km from the Wagga Wagga City Centre.

The Wagga Wagga airport is located 15km north-east of the site, supporting growth of the freight and logistics industries in the area.

The site is well connected through sub-arterial roads and major transport networks. Sturt Highway runs 8km north of the site providing access to Gundagai city centre to the east and Narrandera city centre to the west.

In terms of regional road network, Hume Highway is further east of the site, as one of the major inter-city national highways providing access into Sydney and Melbourne. Olympic Highway runs further north of the site and provides access to the Central West region. Direct access to Adelaide is provided through the A20 and B12 highway, running further west of the site.

The future inland rail network runs through Wagga Wagga, which will allow future freight connection between

Melbourne and Brisbane via regional Victoria and New South Wales. As under the Wagga Wagga Integrated Transport Strategy, a heavy vehicle bypass is under investigation for construction directly south of the Sturt Highway for increased freight movements within Wagga Wagga.

There are also a number of significant industry clusters and employment hubs within 10-20km from the subject site which provides an opportunity for the subject site to accommodate the residential accommodation requirements of these precincts.

LEGEND

	Rowan Village Site
	Sunnyside Site
	Southern Growth Area Boundary
	Wagga Wagga CBD
	Major Highway
	Train Line
	Railway Station
	Key industry clusters and activity areas
	Major employment land
	Urban area

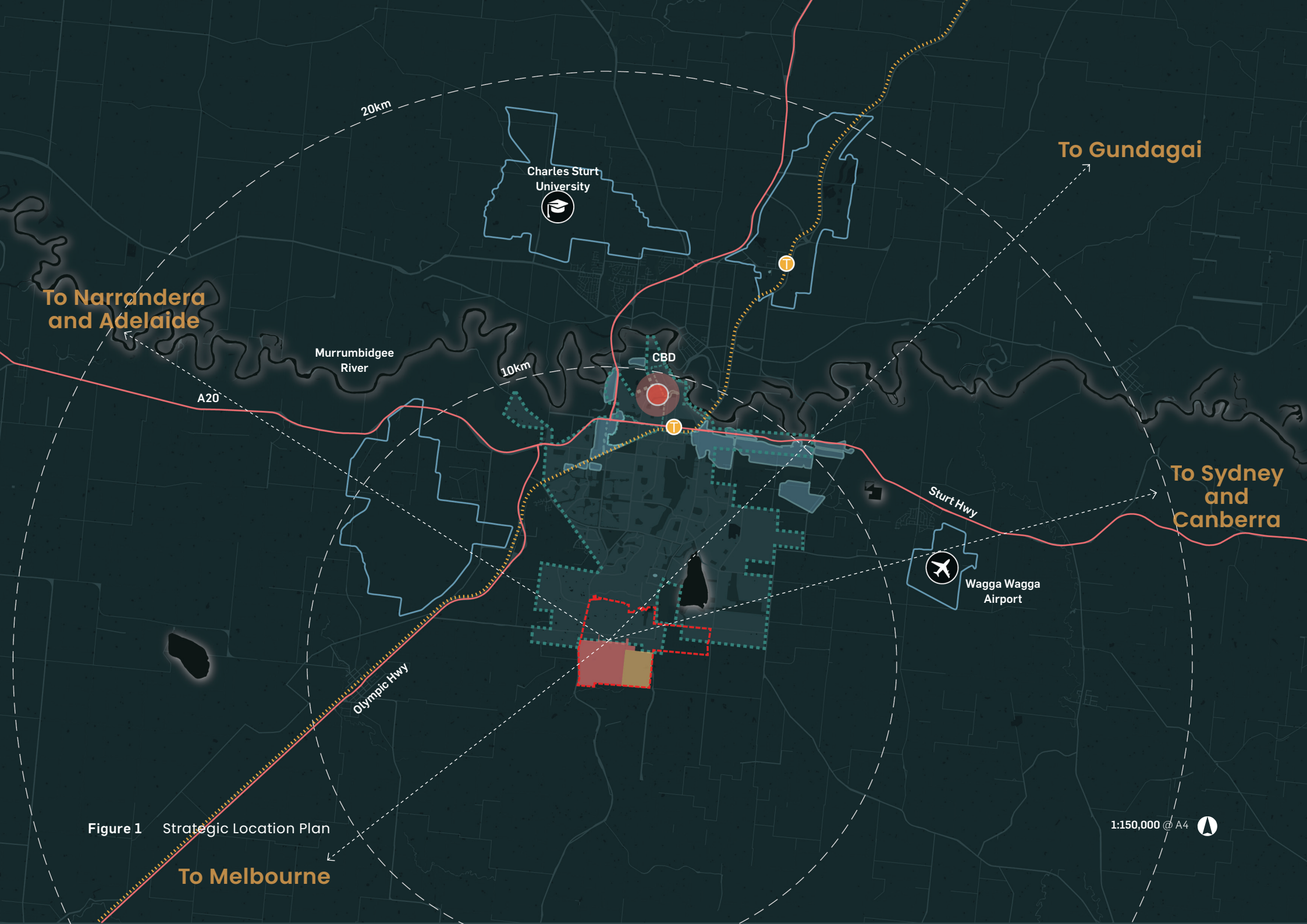


Figure 1 Strategic Location Plan

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20-Year Economic Vision for Regional NSW

Specific to the Riverina-Murray Region is the \$4.2 billion Snowy Hydro Legacy Fund and the \$2 billion Regional Growth Fund, which will provide significant long term economic benefits, with targets priority areas, including the Special Activation Precinct. The Wagga Wagga Special Activation Precinct is estimated to create 6,000 new jobs across various industries specialising in freight and logistics, advanced manufacturing, recycling and renewable energy.

The Planning Proposal identifies this growth in employment opportunities bringing forward a need for housing as people migrate to the regions. The site is located 14km south of the Special Activation Precinct, directly accessible off Holbrook Road. The site is unfragmented, relatively free of major hazards and presents as an ideal land supply opportunity to provide the necessary housing to alleviate the pressures faced by migration to the regions. The proposed redevelopment of the site will therefore provide for a vibrant new residential and mixed-use community, allowing the necessary housing to support the economic growth set out in the economic vision.

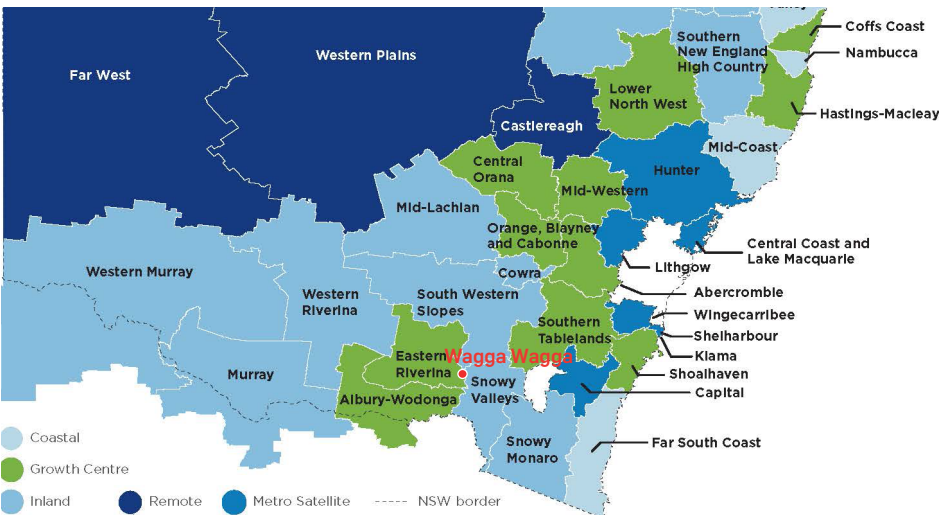


Figure 2 The functional Economic Regions of Regional NSW (Source : 20-Year Economic Vision for Regional NSW)

Wagga Wagga Local Strategic Planning Statement

The LSPS states that the population within Wagga Wagga will grow up to 100,000 by 2038. The city will need to provide an additional 14,000 homes to support the growing population.

The planning proposal identifies the South Wagga Wagga region as an area holding immense opportunity to accommodate new housing, ensuring the housing demand in the region is met. The Planning Proposal, accompanied by the Indicative layout Plan and technical studies demonstrate that the land is suitable for urban purposes, is capable of being serviced by the necessary infrastructure, subject to the required upgrades and that the site is strategically positioned to support high amenity neighbourhoods within the site, connected to open space areas and active uses.

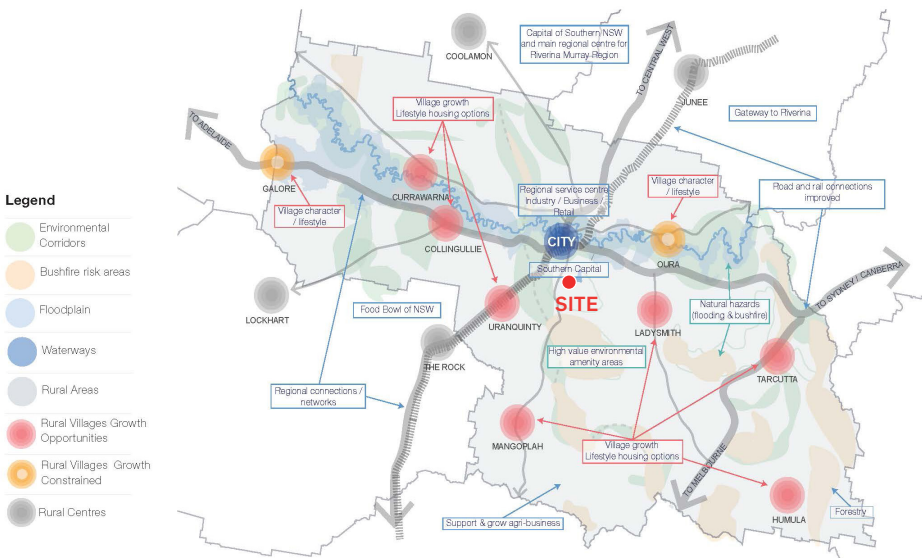


Figure 3 Wagga Wagga Regional and rural characteristics (Source: Wagga Wagga LSPS)

Riverina Murray Regional Plan 2041

The Riverina Murray Regional Plan 2036 states that by 2036, the population is projected to increase by 11,150 people, with Albury, Wagga Wagga and Griffith expected to play an important role in accommodating growth and providing employment, health, education and recreation opportunities to the region's smaller communities.

The Planning Proposal allows for a mix of residential uses and supporting facilities that will serve the needs of the local area. The proposal benefits from the site's proximity to the Wagga Wagga Centre

which will allow future residents to have easy access to jobs and live close to work. The Proposed Master Plan has been informed by technical advice, ensuring a healthy environment is created within the subject landholding and that the future community is not exposed to natural hazards. The proposal is accompanied by a draft DCP including objectives and provisions to ensure resilient and sustainably designed developments are delivered on site in the future.

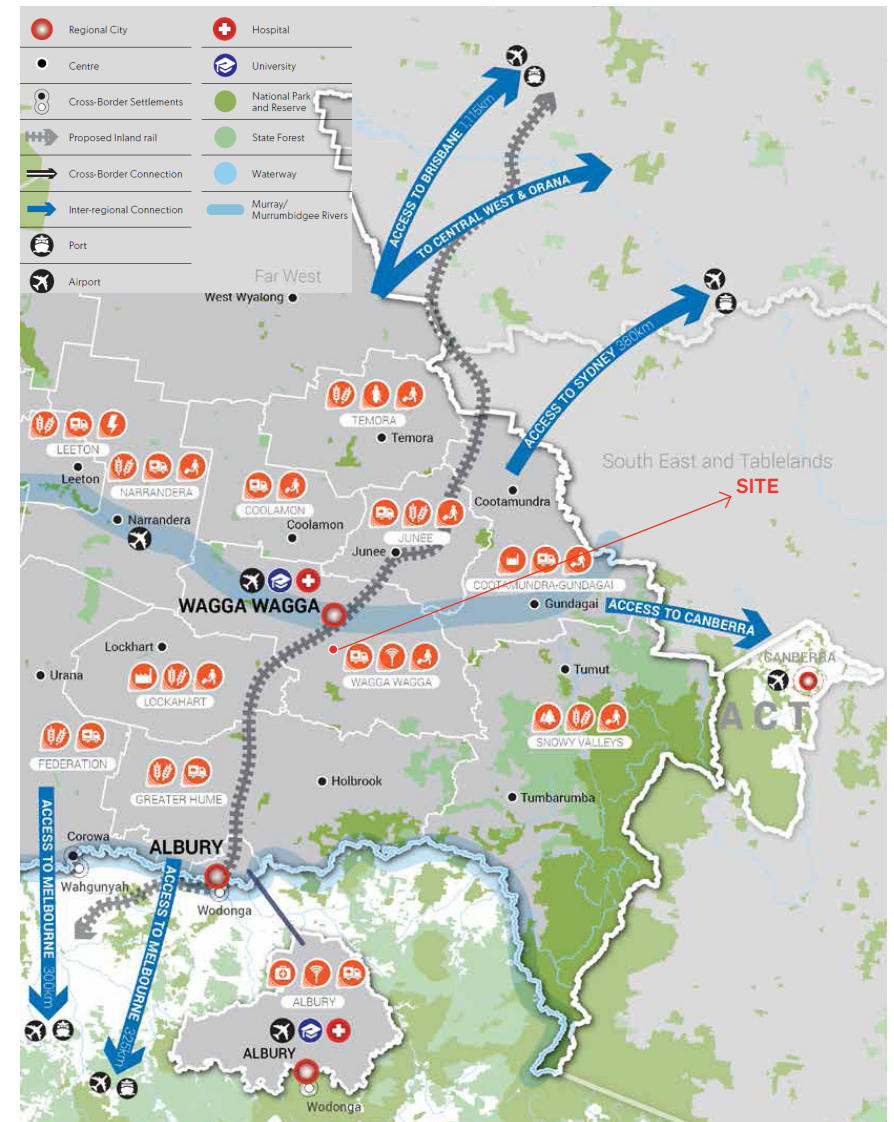


Figure 4 Riverina Murray Regional Plan 2036

Site Relationship with Southern Growth Area

The Rowan Village and Sunnyside sites form part of a regional growth strategy known as the Wagga Wagga Southern Growth Area (SGA). Both sites combine to make-up Zone 1 in the SGA and it is anticipated that this will be the first rezoning and ultimately development activity to be undertaken in the proposed growth area.

Zones 2 and 3, known as Springvale, will be predominantly infill development and occur in a more fragmented development delivery model due to the large number of landholders within the mapped zone areas. Some less fragmented parcels will have the ability to progress earlier than others.

The yield assumptions for the zones were provided by Council and based on a development area within the zone and a 600m² average lot size delivering c. 1000 lots in Zone 2 and c.750 lots in Zone 3. This yield assumption has been used to help determine ultimate infrastructure requirements for the SGA.

Zone 4, known as the Gregadoo development parcel has multiple Development Applications already lodged over the area including the already developed The Grange Retirement Village and the DA proposal over Tallowood Crescent for 120 lots. The timing is unclear on when development for Tallowood Crescent will take place in this zone. Zone 4 contributes only a small component of the total SGA yield (2.5%) given some areas are flood constrained, already developed and the DA proposal is already determined.

The anticipated yield for the SGA Zones are as follows:

- Zone 1 – 2,900 dwellings
- Zone 2 – 1,000 dwellings at 600m² average
- Zone 3 – 750 dwellings at 600m² average
- Zone 4 – 120 dwellings as per existing Development Application approvals

A consistent approach has been undertaken to develop a comprehensive Structure Plan for the entire Southern Growth Area, to maintain:

- The connectivity of the subject site to its immediate surrounding context within the Southern Growth Area.
- The continuity of the main road network, existing vegetation and riparian corridors, and the incorporation of the transmission line.
- The design integrity of the subject site and the Sunnyside Site.
- The relationships between Rowan Village and Sunnyside as a combined precinct.

LEGEND

-  **Zone 1:** Rowan Village & Sunnyside Site Boundary
-  **Zone 2:** Springvale Mixed Greenfield & Infill Dev
-  **Zone 3:** Springvale Infill Dev
-  **Zone 4:** Gregadoo Greenfield Dev

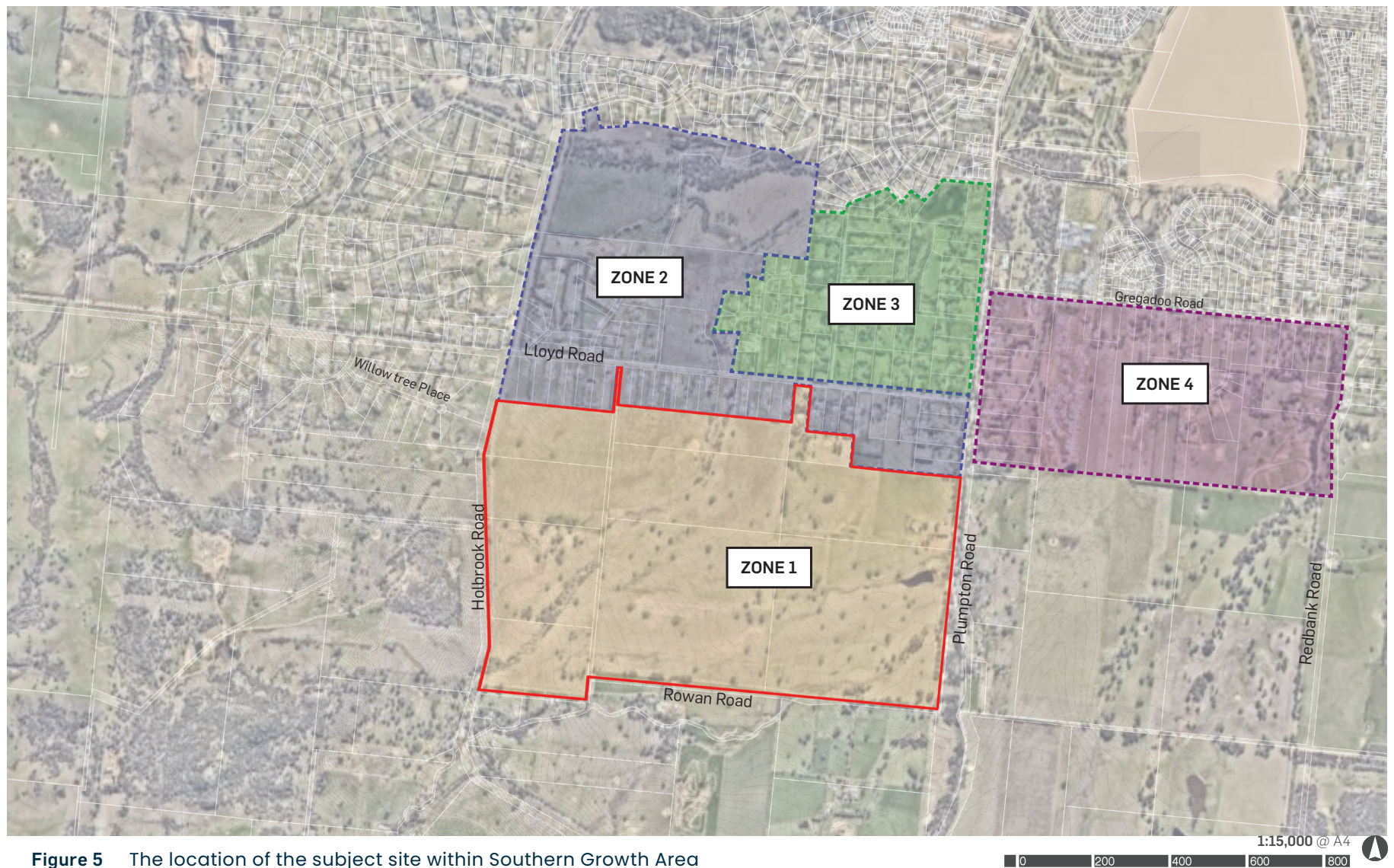


Figure 5 The location of the subject site within Southern Growth Area

Site Context

Site description

The site is located within South Wagga Wagga of the Wagga Wagga City Local Government Area (LGA) and is approximately 11km from the Wagga Wagga City Centre.

The site has an irregular configuration and a total area of 338.60 hectares (as measured on the site survey). 228.21 hectares comprise of the Rowan Village site and 111.39 hectares with Sunnyside.

The key features of the site are summarised below:

- Easements and Restrictions:
 - Easement for electricity purposes.
 - Easement for drainage.
- Site topography:
 - The site grades downward in a south-western to a north-eastern direction.
- Vegetation:
 - The native vegetation has been mostly cleared for agricultural purposes with the exception of trees along roads and drainage lines, and minor remnant stands of vegetation within the landholding.
 - One modified ring tree is located outside the south-western boundary of the site.

Land form characteristics

The site has historically been used for agricultural activities and contains vast grazing lands and livestock. Current improvements on the site consists of a single storey storage shed along the western side of the site.

The site is predominantly cleared of native vegetation, in a location characterised by significant environmental assets, mainly the *White-Box Yellow Box - Blakely's Red Gum Grassy Woodland* (listed as critically endangered community under the *Biodiversity Conservation Act 2016* and *Environment Protection and Biodiversity Conservation Act 1999*). Large areas of exotic pasture and wheat crops are also present on site.

The site occupies a prominent location on the corner of Holbrook Road and Rowan Road. The site has the following frontages:

- Southern frontage: to Rowan Road, an unsealed rural road unsuitable for urban traffic in its present condition, and connected to Plumpton Road to the east and Holbrook Road to the west.
- Western frontage: to Holbrook Road, a two-way road containing moderate speed traffic, and providing access to the Wagga Wagga CBD towards the north and O'Brien Creek Road towards the south.
- Eastern frontage: to Plumpton Road.
- Northern frontage: to Lloyd Road, a local road provides connections to Holbrook Road and Plumpton Road to the city centre.

Existing zoning

The majority of site is zoned RU1 Primary Production. The small portion of the site on the northern boundary (the access handle from Lloyd Road) is zoned R5 Large Lot Residential in accordance with the LEP.

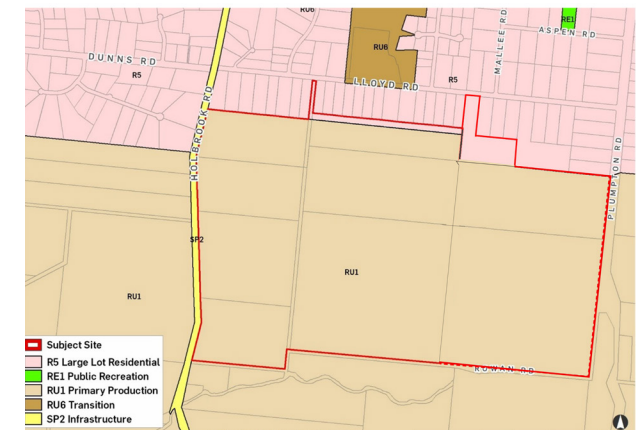


Figure 6 Land Use Zoning (WLEP 2010)

LEGEND:

- Rowan Village and Sunnyside Site Boundary
- 2m Contours
- Electricity Transmission Line
- Easement Buffer

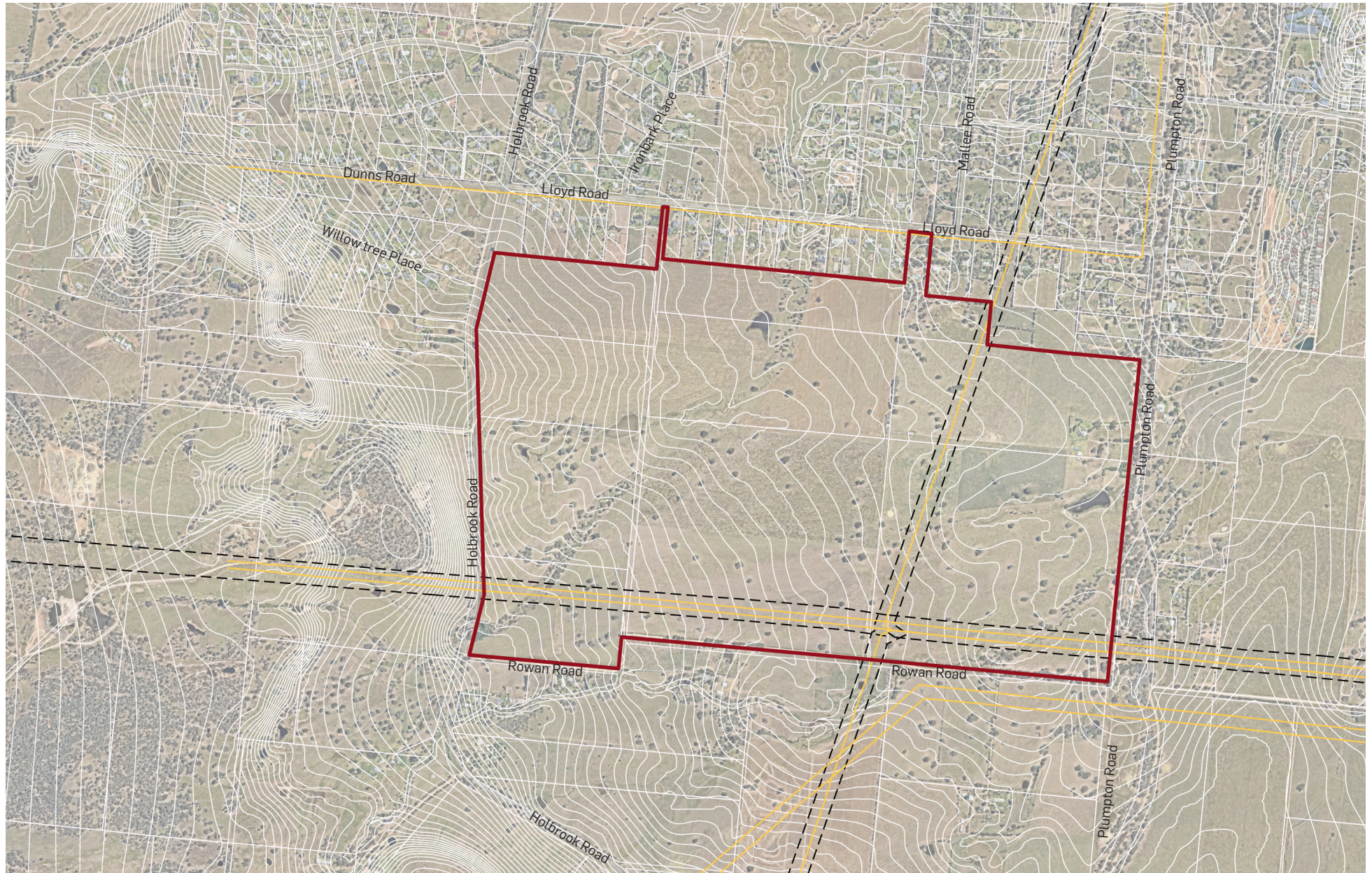


Figure 7 The Subject Site



The Master Plan



This section outlines the principles and design intent that shape Zone 1 Southern Growth Area. It highlights the key elements of the master plan, describing how they work together to achieve the overall vision and meet planning objectives.

The Visions and Design Principles

The vision is to create the best practice example for new community development where both natural and built environments are seamlessly integrated with the socio-cultural values of the past and present.

It will exemplify a thriving community where residents live in healthy and walkable neighbourhoods served by well-maintained public spaces and facilities, such as parks, schools and retail facilities.

The Draft Master Plan is guided by the following four design principles:



Integration with green and blue

Enhancing distinctiveness of the place through the blue and green grids, whilst promoting a healthier, liveable, and sustainable environment for future communities.



Connected and accessible

Enhancing the site connectivity to its surrounding context through an integrated network of local roads and active transport routes, whilst creating a safe, permeable and walkable environment within the site



A well defined and active community hub at the heart of the site (active and liveable)

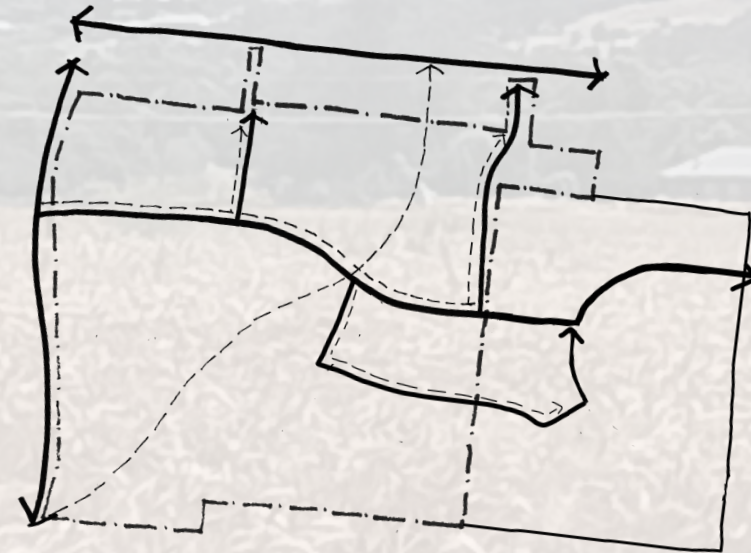
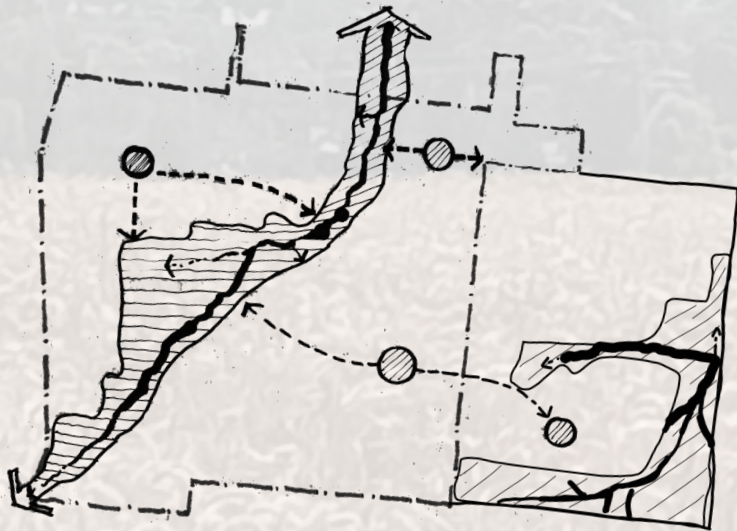
Designing a Village Centre that supports lifestyle convenience, leisure and entertainment, through a vibrant mix of land uses, services and facilities.



Housing diversity and choice

Catering to variety of household types and needs by providing housing diversity and choice.

Key Design Directions

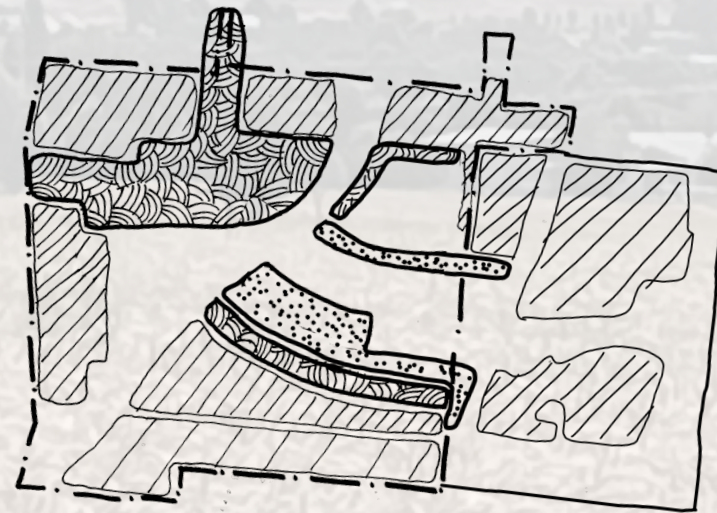
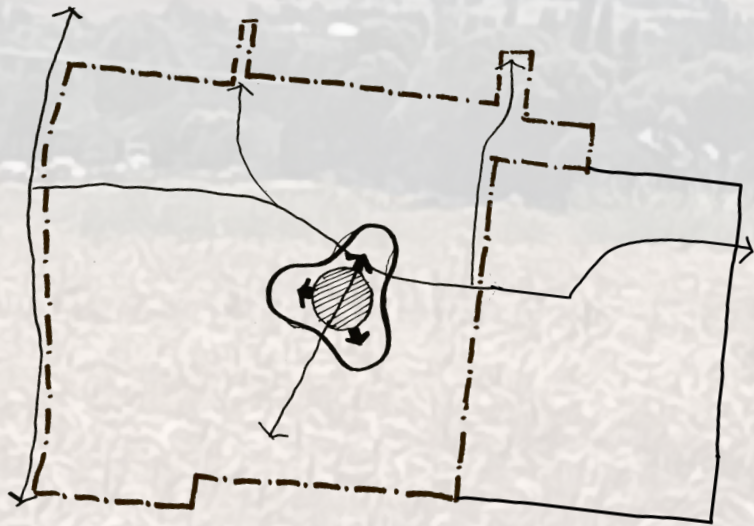


Integration with green and blue

- Protect the significant natural characteristics of the site.
- Incorporate the existing green and blue structure into the primary urban structure of the site.
- Create a range of active and passive recreation facilities within and connected to the natural structure of the site.
- Create a connected network of local/pocket parks within the site.

Connected and accessible

- Provide a series of local streets to connect the site to its surrounding context.
- Create a network of active transport network and pedestrian friendly street to enhance the safety and activation within the site.



Active and liveable

- Create an active hub to enhance the activity/liveability within the site.
- Provide local amenity for the future residents of the site.

Housing diversity and choice

- Support a variety of household types and needs by providing housing diversity and choice.
- Accommodate density in the right location to take advantage of the site amenity.

A Comprehensive Development Approach for Southern Growth Area

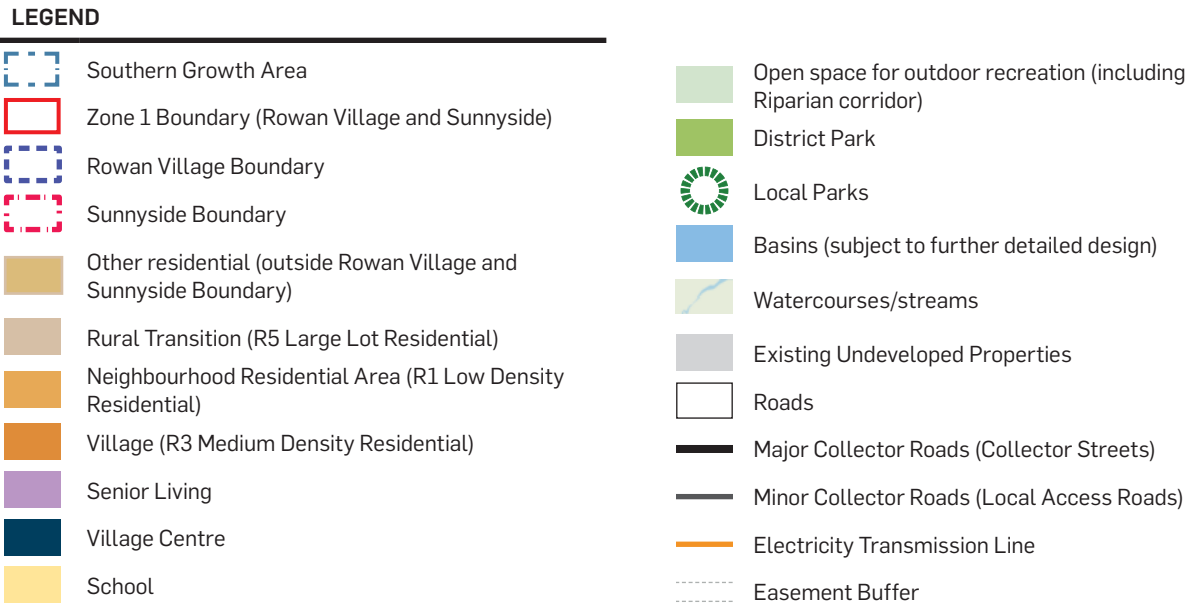
A holistic design approach has been undertaken to create a comprehensive structure plan covering land within Rowan Village and Sunnyside Ventures Pty Ltd and the broader Southern Growth Area (SGA) for Council's consideration. The proposed structure plan provides a well-structured lot layout strategy with clearly defined north-south and east-west connections and a clear blue and green grid strategy, between different areas within the SGA.

It also presents a residential development structure that best maximises the efficient use of infrastructure and land that is responsive to the active residential demand that Wagga Wagga needs.

Whilst the proponents separately control the different parcels within Zone 1, recent collaboration has resulted in the preparation of a cohesive structure plan over the two development sites (Rowan Village and Sunnyside Sites). This delivers an integrated development strategy to ensure a coordinated development approach with respect to infrastructure servicing and delivery.

The comprehensive strategy for both sites demonstrates an integration of road and landscape networks that connects and provides amenity for a variety of housing typologies within SGA.

The staging strategies for both projects does however allow for each land holding to be developed independently, particularly in the early stages if needed.



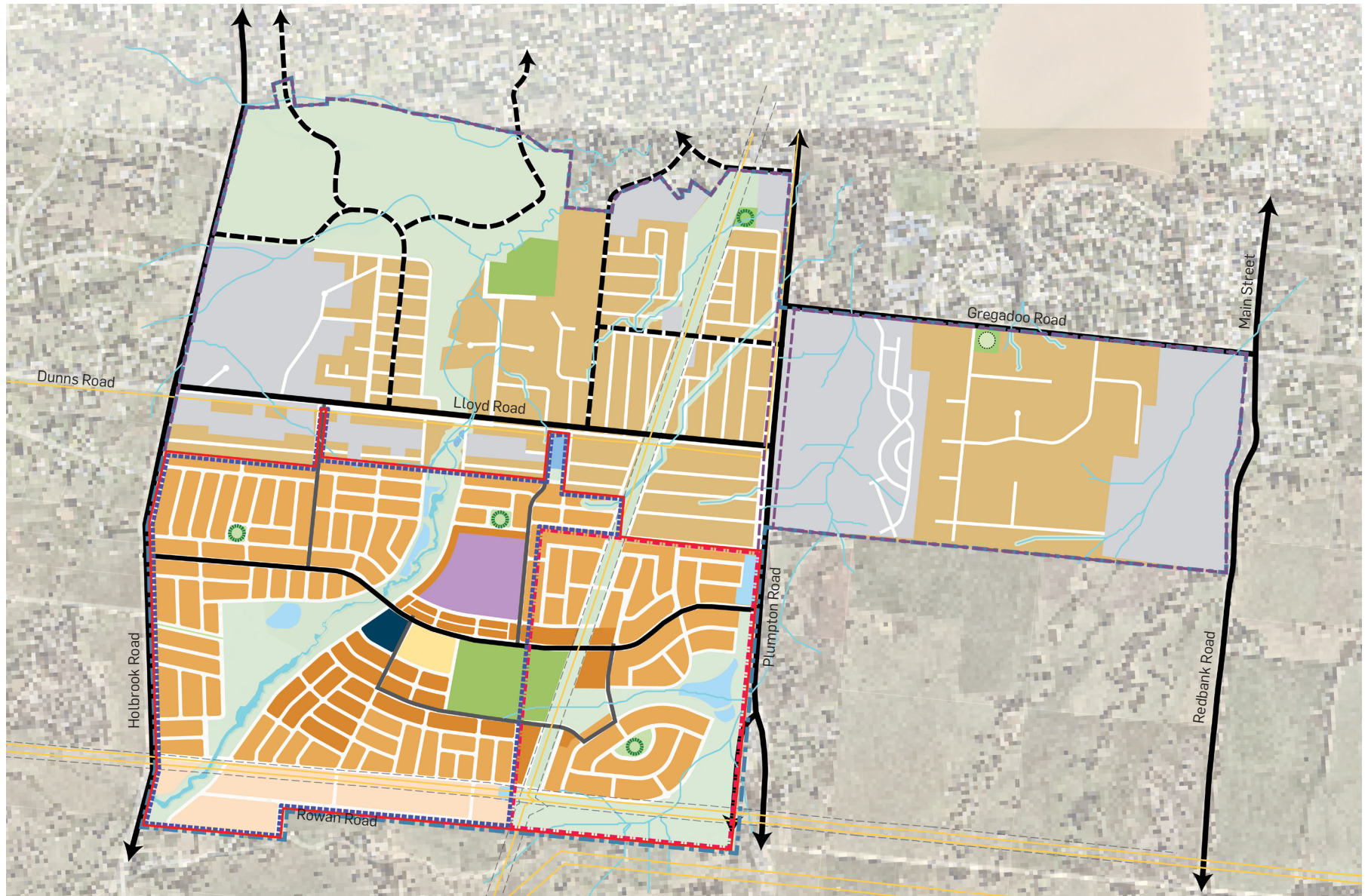


Figure 8 The SGA Indicative Structure Plan

Zone 1 Combined Master Plan

LEGEND

-  **Zone 1 boundary**

-  **Primary Watercourse**
The primary watercourse of the riparian corridor is categorised as Strahler stream order 2 and 3.

-  **Easements & Transmisison Line**
The existing electricity transmission line is located on the southern side of the site.

-  **Riparian Corridor**
The Riparian Corridor includes a high order water course and allows for a buffer of 20-30m from the top of bank on each side. It runs through the centre of the site and is integrated wholly into the open space network.

-  **Local Parks**
Parks are planned to deliver quality open space within a 400m radius. In combination with passive open spaces along the riparian corridor, they create a connected network of open spaces across the site.

-  **Village Centre**
The local Village Centre will support a range of retail and non-retail uses and community facilitates, including a childcare centre, medical centre and a multi-purpose community facility to support the needs of the incoming population as well as broader population growth as part of the broader Southern Growth Area.

-  **School**

-  **District Park**
The District Park provides outdoor sports facilities, recreation infrastructure and amenities to support organised and informal community activity. It is co-located with schools and a nearby village centre.

5

Drainage Basin

Detention basins have been proposed to appropriately manage water flows.

These are designed with both inaccessible wet basins and dry basins with limited accessibility, including landscape buffers and walking pathways.



Collector Road

The East-West collector road is proposed at the central location of the site. It provides connection from Holbrook Road through the site and is intended to connect through to Plumpton Rd through the Sunnyside Project to the East. The major project connection creates a network with off-road active transport and public transport options included.



Local Access Roads

Local access road will be the main access routes to the site from Lloyd Road. They include active transport network and designed to accommodate bus route.



Council Proposed Cycle Network

The proposed active transport network within the site connects to Council's proposed network within the broader context.



Water Sensitive Urban Design (WSUD) Street

The WSUD Street is a widened road reserve, dual one-way carriageways and a central vegetated swale designed to manage peak flood flows, with Holbrook Road acting as a controlled overland flow path for upstream PMF flows.



Rural Transition (R5 Large Lot Residential)

These residential lots will be located along the southern boundary of Rowan Village and will be the largest residential lot typology. This lot typology will importantly provide an appropriate transition between the site and the adjacent rural context to the south of Rowan Road.



Neighbourhood Residential Area (R1 Low Density Residential)

A range of suitable standard density residential lots will be accommodated within close proximity to open space provision and the riparian corridor network. This lot typology will provide the appropriate transition between the village central residential lots and the rural transition lots. A diversity of lot sizes will be delivered through the neighbourhood residential lot typology.



Village (R3 Medium Density Residential)

These residential lots will leverage off the close proximity to the Village Centre and its associated amenities and offerings. Fundamentally, these residential lots will still uphold the medium Density Residential housing character that the site will deliver, whilst ensuring that an appropriate diversity of housing choice is delivered.



Seniors Living

The senior living component is located adjacent to the collector road, the village centre and the local open space to take advantage of the high amenity and accessibility.



Figure 9 Indicative Master Plan

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Housing Diversity Principles

Zone 1 SGA combined master plan is designed to deliver a range of housing types and lot sizes to improve housing choice and affordability. Housing densities guide where different housing types are located, responding to site conditions and amenity, maintaining streetscape quality, and enabling practical, efficient subdivisions.

The planning framework allows for approximately minimum **2,900** dwellings, with housing typologies varying across the site, as shown in the table below.

Designated Area	Typology Principle(s)	Average Lot Size Range (sqm)	Rowan Village Min Lot Number	Sunnyside Min Lot Number
 Neighbourhood Residential (R1 low density residential)	A range of suitable standard density residential lots will be accommodated within close proximity to open space provision and the riparian corridor network. This lot typology will provide the appropriate transition between the village residential lots and the rural transition lots.	600-800	1,200	549
 Village (R3 medium density residential and seniors living)	These residential lots will leverage off the close proximity to the Village Centre and its associated amenities and offerings. Fundamentally, these residential lots will still uphold the medium density residential housing character that the site will deliver, whilst ensuring that an appropriate diversity of housing choice is delivered. The senior living component is located adjacent to the collector road, the village centre and the local open space to take advantage of the high amenity and accessibility.	275-375	945	151
 Rural Transition Residential (R5 large density residential)	These residential lots will be located along the southern boundary of the site and will be the largest residential lot typology. This lot typology will importantly provide an appropriate transition between the site and the adjacent rural context to the south of Rowan Road.	2000-6000	55	0
TOTAL			2,200	700

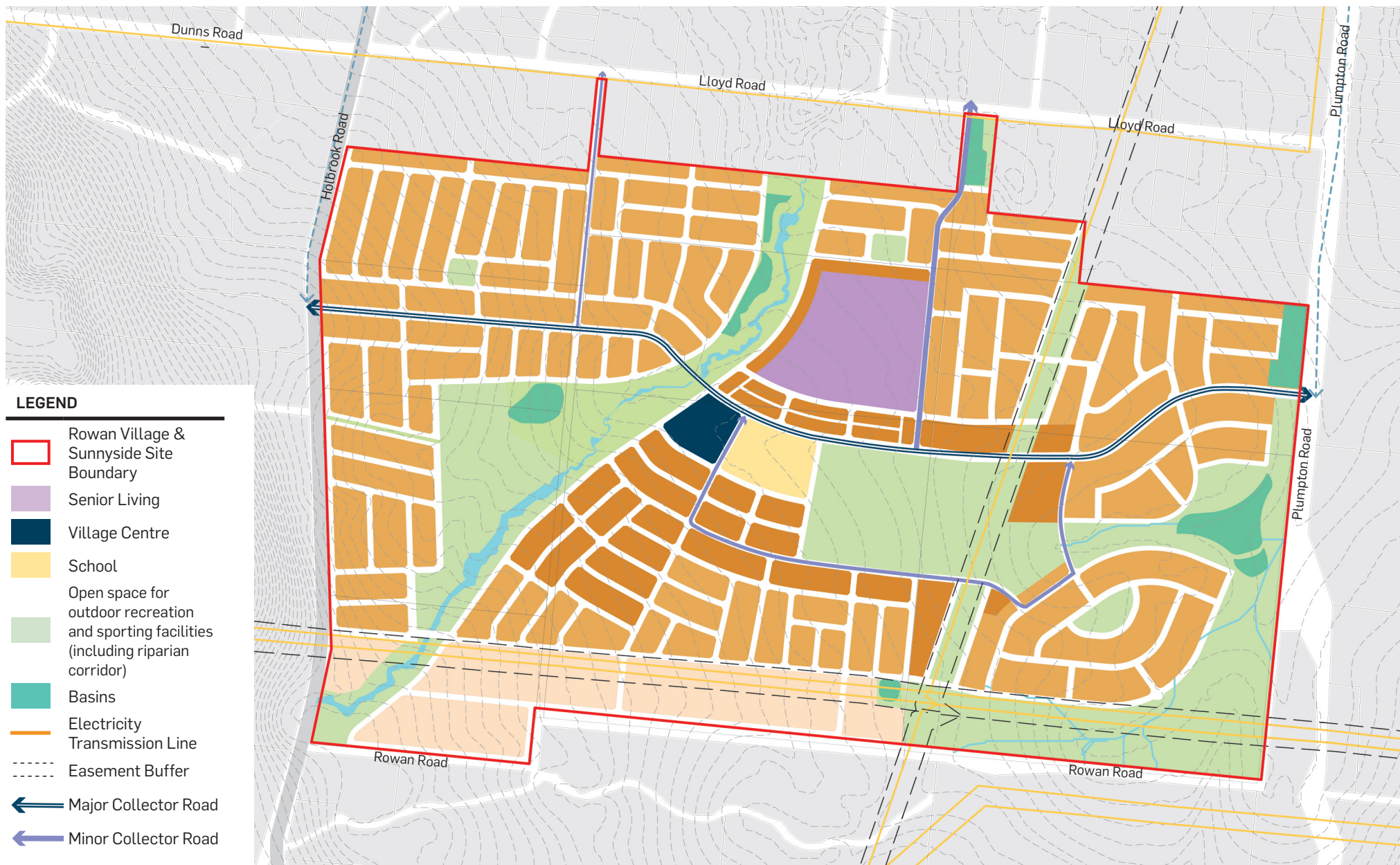


Figure 10 Housing Diversity Principles

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Land Use Principles

The land use principles have been developed to maximise access to community destinations and support the efficient delivery of infrastructure.

The proposed master plan categorises residential, seniors living, school and village centre as part of community living precinct. The future seniors living is located within the medium density precinct to take advantage of easy access to local amenities.

Approximately 25% of the land dedicated to the riparian corridor, passive open spaces, including local parks (with an opportunity for playgrounds and sportsfield), and landscaping.

At the time of preparing this report, the size of the detention basin at Rowan Village is indicative only. Depending on its proposed location, it is calculated as part of either the 'Community Living' area or the 'Landscape' area.

The table provides an overview of the land use mix of the site.

Land Uses		ROWAN VILLAGE		SUNNYSIDE		TOTAL	
		Area (Ha)	%	Area (Ha)	%	Area (Ha)	%
	Zone 1					338.60	100%
	Rowan Village	228.21	100%				
	Sunnyside			110.39	100%		
Community Living							
	Residential	172.22	75.5%	65.90	59.7%	238.11	70.3%
	Seniors Living	10.64	4.7%	-	-	10.64	3.1%
	Village Centre	2.30	1%	-	-	2.30	0.7%
	School	3.45	1.5%	-	-	3.45	1%
Landscape							
	Open space for outdoor recreation and sporting facilities (including conservation, riparian corridor & easement)	39.61	17.3%	44.49	40.3%	84.11	24.8%

Land Uses		ROWAN VILLAGE	SUNNYSIDE	TOTAL
Drainage Basins		Area (Ha)	Area (Ha)	Area (Ha)
	(*note: size indicative only, subject to further detailed design)	4.2*	3.36*	7.56*



Figure 11 Land Use Principles

Indicative Road Network Principles

The indicative road network connects the site to its surroundings and delivers legible, permeable and walkable neighbourhoods. The Zone 1 Southern Growth Area master plan provides a safe, connected street hierarchy that supports all transport modes, integrates land uses, enhances amenity, supports environmental outcomes, and promotes healthy, active living.

The street network for Sunnyside and Rowan Village includes:

Collector Street

The East- West Collector Road at the central location of the site provides connection from Holbrook Road and Plumpton Road.

Local Access Road

Local Access Road will be the main access routes to the site from Lloyd Road. They include active transport network.

Local Street

The Local Street network provides connection throughout different neighbourhoods and is designed to create a safe environment for pedestrian through traffic calming principles.

Water Sensitive Urban Design (WSUD) Street

WSUD Street is designed to manage upstream PMF flows from the west onto Holbrook Road and manage flows during the PMF storm event.

Bushfire Perimeter Street

Park Street at the interface with the central open space/ riparian corridor, including active transport routes along the edge of the riparian corridor. The road reserve accommodates access requirements for bushfire trucks.

Park Edge Street

Park Street is located at the interface with the residential area and the open space.

Street adjoining electrical easements.

This street provides a street interface with the Electrical Easement within the site.

Emergency Access

The proposed 6m Emergency Road supports the residential lots on the south-western corner of the site in fire events.

Active transport Network

The site is supported by a connected network of active transport routes. The Collector Road, Primary Local Street and Park Street support off-road dedicated active transport paths. The active transport connection has also been provided to connect both sides of the riparian corridor.

Public transport Route

An east–west public transport connection is accommodated via the Collector Road, linking the site to the wider area, with a Local Access Road providing access to the school and district park.

LEGEND

	Zone 1 Boundary
	Main Road within the local context
	Collector Street
	Local Access Road
	Local Street
	Water Sensitive Urban Design (WSUD) Street
	Bushfire Perimeter Street
	Park Edge Street
	Street adjoining electrical easements
	Medium density (Laneway may be required)
	Emergency Access
	Active transport network
	Council proposed cycle network
	Village Centre
	Open space for outdoor recreation and sporting facilities (including riparian corridor)
	Bus Stop
	Easement

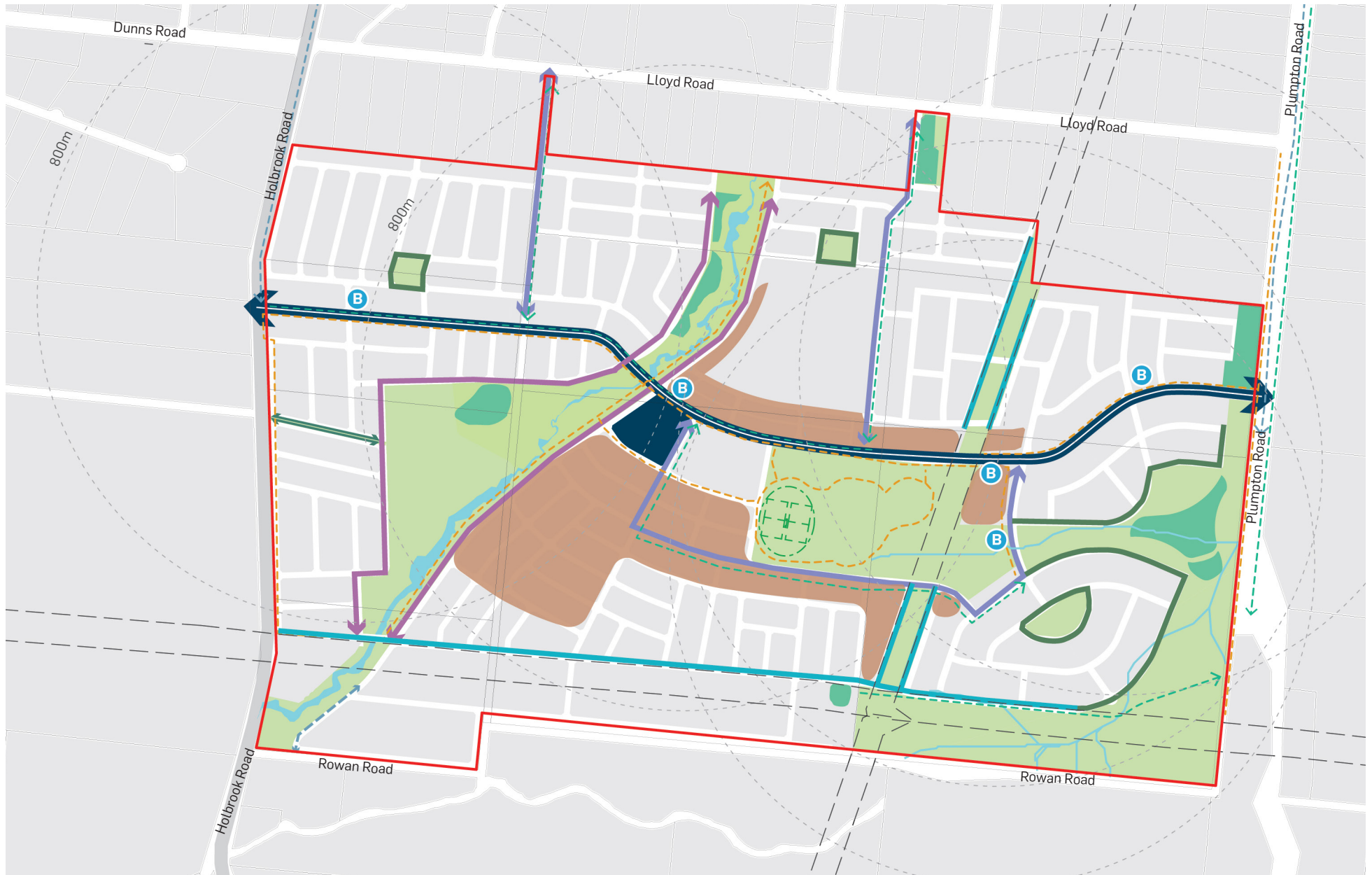


Figure 12 Indicative Road Network Principles

Open Space And Landscape Principles

Zone 1 SGA combined master plan will deliver a high-quality open space network that reflects the character of the area and provides a mix of active and passive recreation including local and district parks, and supports a liveable, sustainable community.

The combined master plan proposes over 85 hectares of active and passive open space.

The table documents the types of open spaces provided within the site.

Landscape	ROWAN VILLAGE		SUNNYSIDE	
	Ha	%	Ha	%
 District Park	8.48	21.4%	4.40	9.9%
 Local Parks	1.02 (LP1+LP2)	2.6%	1.0 (LP3)	2.2%
– LP1	0.46			
– LP2	0.56			
– LP3			1.0	
 C2 Zone (including riparian corridor)	15.60	39.4%	15.22	34.2%
 Passive Open Space (including riparian corridor and easement)	14.51	36.6%	23.87	53.7%
TOTAL	39.61	100%	44.49	100%

LEGEND

-  Rowan Village & Sunnyside Site Boundary
-  Proposed C2 to protect high value vegetation
-  Riparian Corridor



Figure 13 Open Space and Landscape Principles

1:13,000 @ A3
 0 100 200 300 400 500

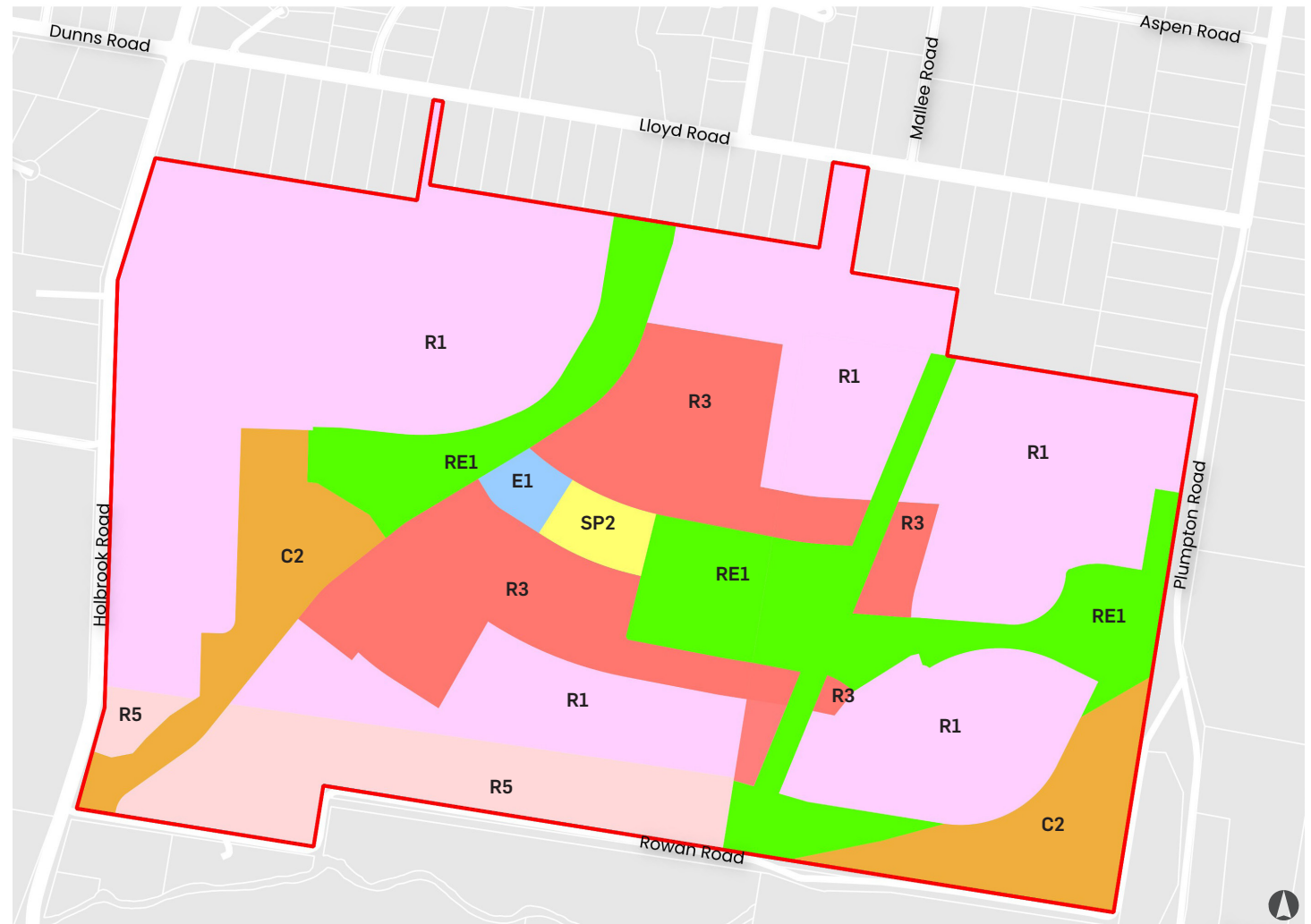
Proposed LEP Amendments



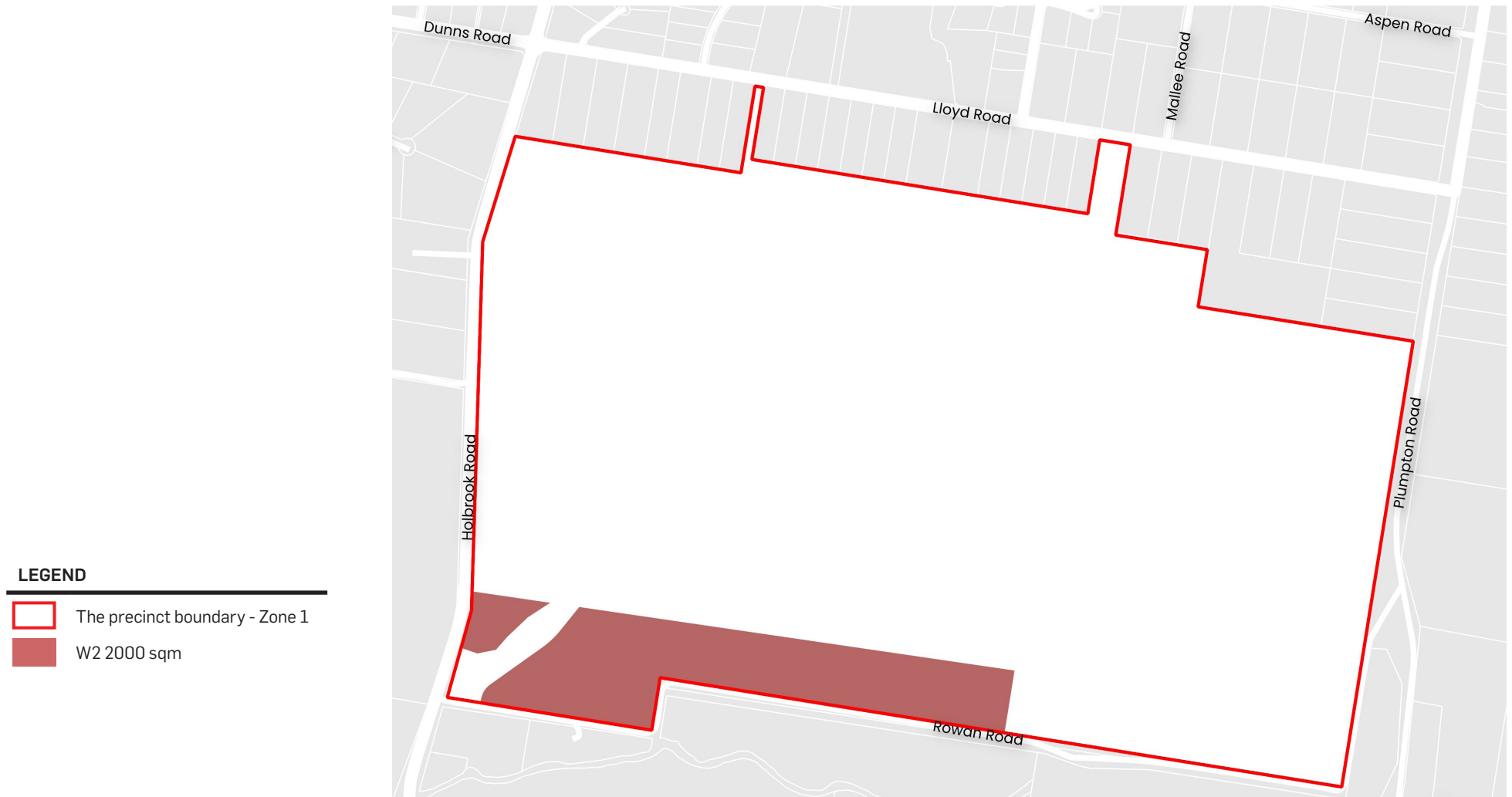
Proposed Zoning

LEGEND:

- The precinct boundary - Zone 1
- E1 Local Centre
- R1 General Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- C2 Environmental Conservation
- SP2 Infrastructure



Proposed Lot size



Minimum Net Residential Density

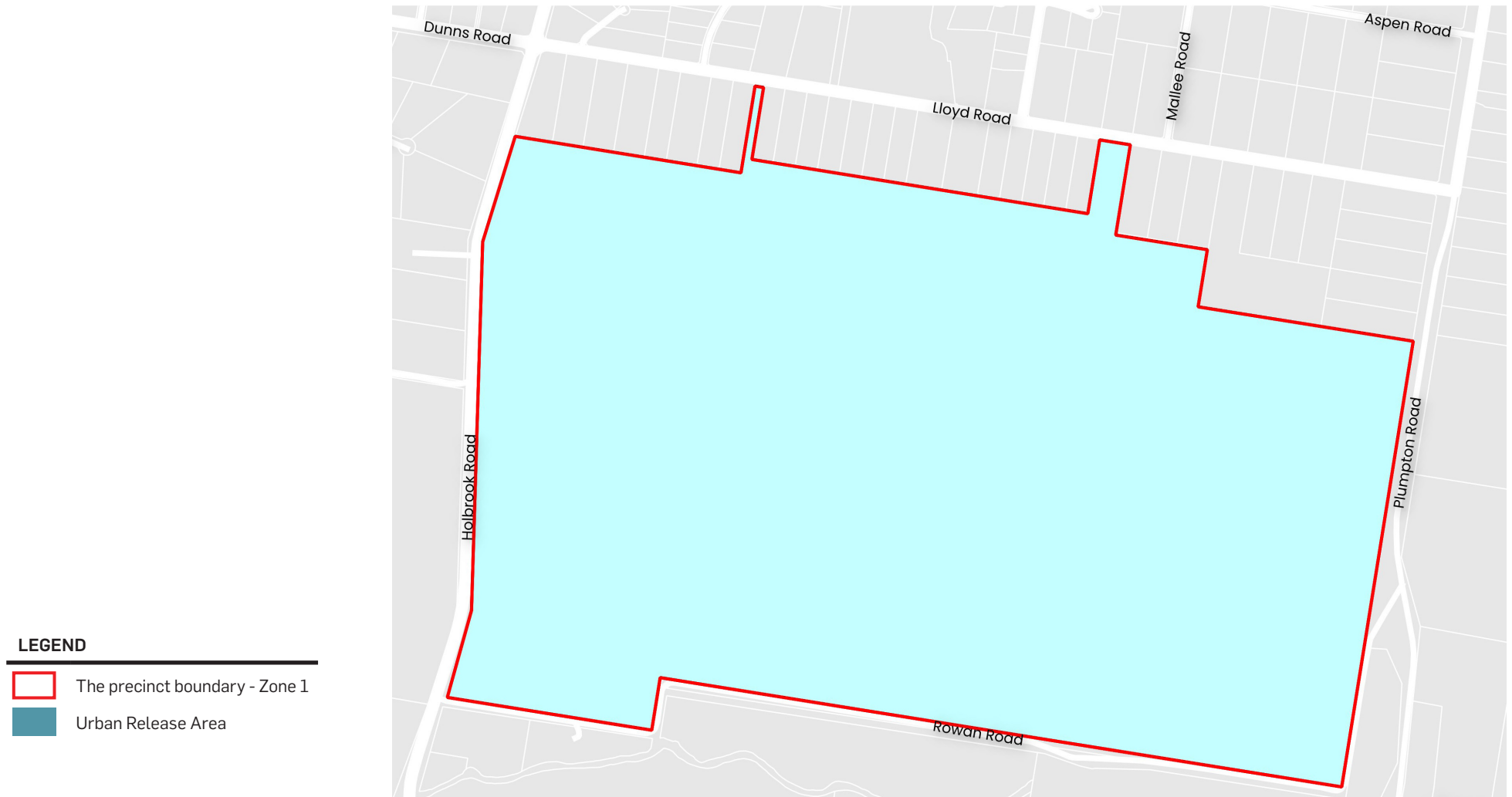
Net Residential Density means the net developable area in hectares of the land on which the development is situated divided by the number of dwellings proposed to be located on that land. Net Developable Area means the land occupied by the development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding land that is not zoned for residential purposes.

LEGEND:

-  The precinct boundary - Zone 1
-  28 dw/ha
-  22 dw/ha
-  11 dw/ha
-  10 dw/ha



Proposed WLEP Urban Release Area



Land Reservation Acquisition Map



