

## HOWARD SPRINGS RURAL ACTIVITY CENTRE

The Howard Springs Rural Activity Centre is located 9 km east of the Palmerston CBD. It is characterised by the small commercial centre and local community facilities that serve the surrounding rural area.

There is an opportunity to increase the diversity of housing options in the centre, including a small area of urban-scale growth in the immediate vicinity of the commercial zone.

The concept plan (opposite page) has a residential lot yield in the order of 70 multiple or small lot dwellings within a central area, 160 urban lots and 80 rural residential lots.

The concept plan outlines additional road links between Madsen Road and Smyth Road, around the rural activity centre. The concept is supported by plans to provide reticulated sewerage and upgrade water services.

## MOSQUITO BREEDING SITES

HS1 To mitigate the impacts of biting insects on urban development in the rural activity centre

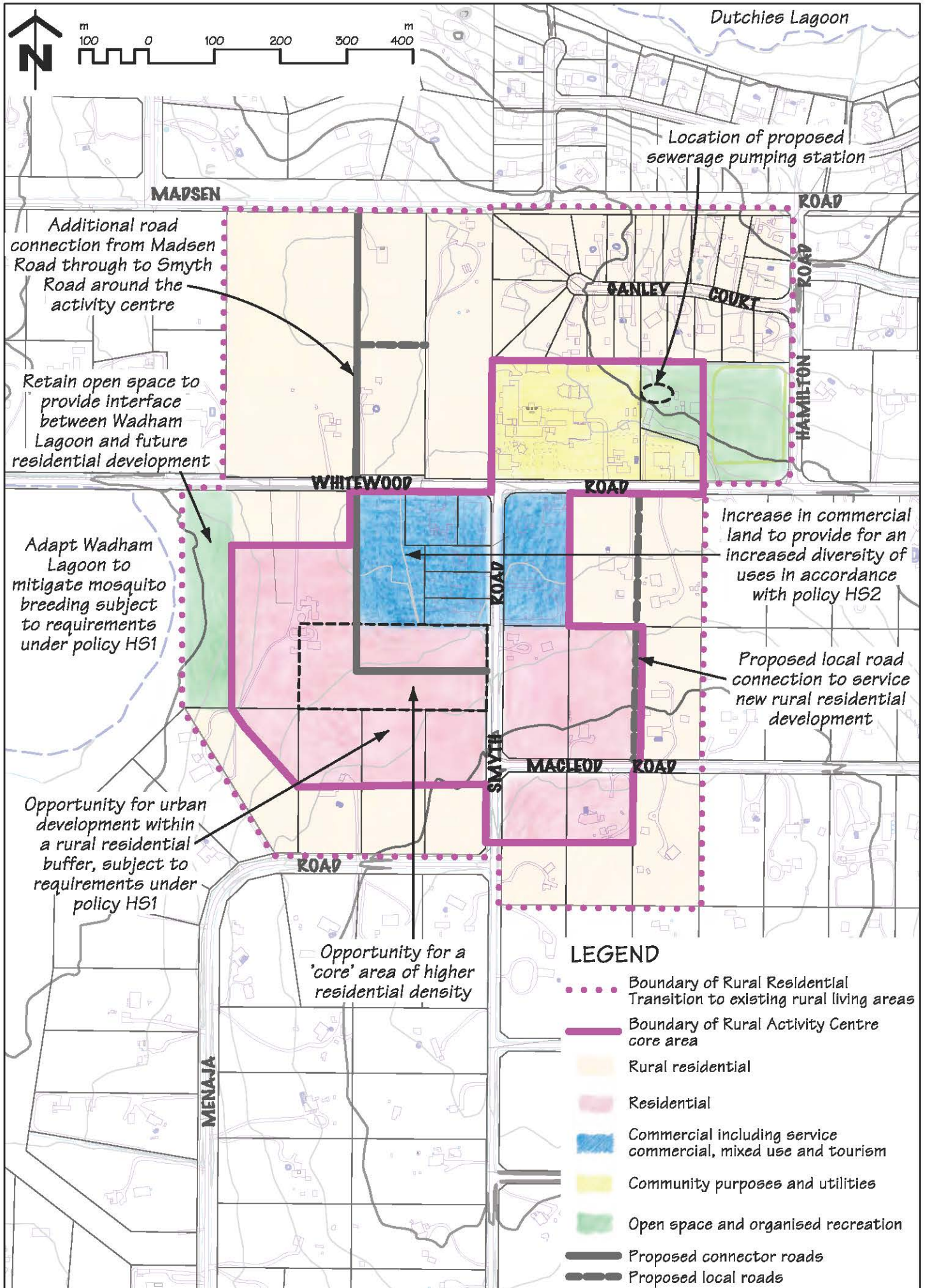
- locate urban residential subdivision in accordance with the requirements of Medical Entomology;
- require caution notices to be placed on all effected urban lots advising of the likelihood of high seasonal mosquito problems; and
- identify and implement engineering works required to mitigate mosquito breeding in Wadham Lagoon.

## COMMERCIAL CENTRE

HS2 To provide for an increased diversity of uses

- integrate future urban residential development with existing commercial uses; and
- promote compact and mixed-use development.





**LAND USE CONCEPT FOR HOWARD SPRINGS RURAL ACTIVITY CENTRE**