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**RESIDENTIAL SETTLEMENT**

**Legend**
- **Water Features**
- **Flood Inundation**
- **Proposed 0-15 year land supply**
- **Possible longer term land supply**

**SPATIAL PLAN 2008 DRAFT**

**WAGGA WAGGA CITY COUNCIL**

**City Structure 2**

**RESIDENTIAL SETTLEMENT**

North-West Sector Residential Area. Key issue is improved access to services (including schools). Component of 0-15 year residential development program aimed at developing critical mass.

Key site: Fitzmaurice Street Precinct. Promote mixed use development, and continuing higher density housing.

Southern Sector: Possible longer term option for residential growth needs to be buffered against Bomen employment precinct.

Cartwrights Hill land use conflicts with Bomen employment precinct.

CBD Retain & Strengthen the Primacy of the City Centre. Shop top and multi-level housing.

Forest Hill - a key residential growth area.

South-West Sector Residential Area

Lloyd: Key component of 0-15 year residential development program. Two precincts available for early release estate. Demand modelling indicates possibility for local shopping centre with supermarket.

Key site: Fitzmaurice Street Precinct. Promote mixed use development, and continuing higher density housing.

Multi-Unit Housing

Encourage affordable, higher density and seniors housing near services in both established and new areas.

Southern Sector: Possible long term option for urban development. A possible flood-free southern highway bypass could also involve this land.

Lake Albert East

Investigate Potential for longer term Residential growth.

Southern Sector: Possible long term option for urban development. An extensive and varied large lot residential land at city’s southern perimeter. No further release required in the medium term.

Rural Residential

Extensive and varied large lot residential land at city’s southern perimeter. No further release required in the medium term.

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