Fact Sheet: Area 10 – Lake Albert

The area is identified as ‘Potential Urban Land’, having potential to allow additional residential development in the area by reducing the minimum lot size.

<table>
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<th>Potential Urban Areas:</th>
<th>Short / medium term</th>
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| **Area 10 – Lake Albert:** Overland Flow Flooding will need to be controlled in this area to ensure further development doesn’t impact on the existing residences in the area.  
Existing development in this area meets the current requirements of the Wagga Wagga Development Control Plan for density provisions. Further intensification will require new studies to manage risks associated with increasing intensity.  
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:* This means that prior to any development of the area studies will be undertaken to determine an appropriate minimum lot size. It is anticipated that progress will occur between 5 and 15 years time.

we plan for A GROWING COMMUNITY.

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