Fact Sheet: Area 11 – Lake Albert

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

Potential Urban Areas:

| Area 11 - Lake Albert: A reduction in the minimum lot size of the subject area will be considered after the outcomes of the residential study are known. The land will still provide for Large Lot Residential development with flexibility for further subdivision. 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. | Short / medium term |

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.