



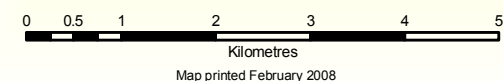
SPATIAL PLAN 2008 DRAFT
WAGGA WAGGA CITY COUNCIL

**City Structure 2
RESIDENTIAL SETTLEMENT**

Legend

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

The information on this draft plan is for discussion purposes only and does not represent any particular view of Council.



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.

ESTELLA WEST
would be the latter phase of NW sector development (10-15 yrs)

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

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 potential for local shopping centre with supermarket

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

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

Northern 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.

Lake Albert East
Investigate Potential for longer term Residential growth

Forest Hill - a key residential growth area