

## Mapping









Museum of the Riverina, Wagga Wagga  
Courtesy of Destination NSW

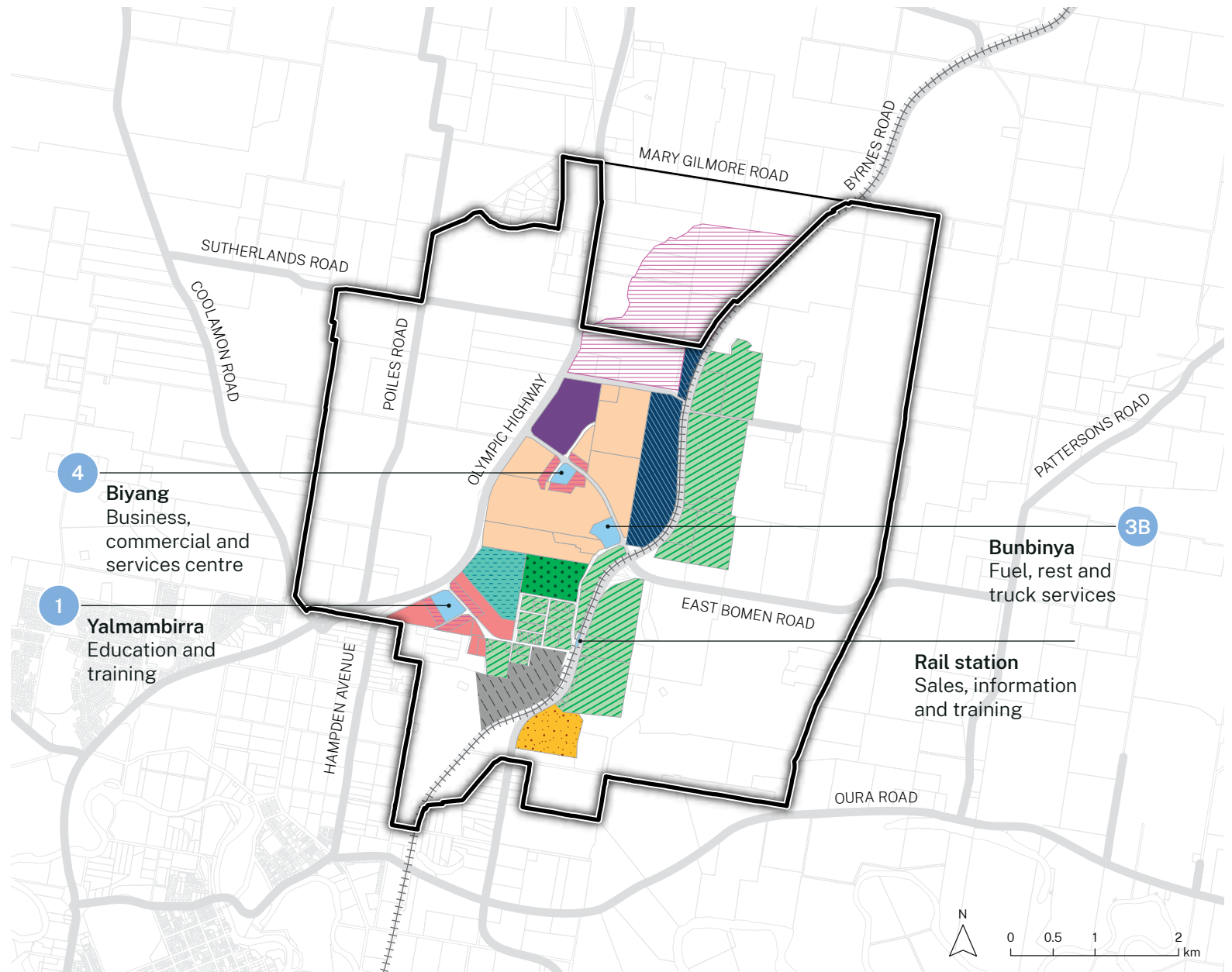


This chapter contains mapping and concepts of elements within the Wagga Wagga Special Activation Precinct which support Chapter 6 – assessment criteria.

- 8.1 Land uses
- 8.2 Visually sensitive locations
- 8.3 Flood planning area
- 8.4 Existing and future bushfire risk areas
- 8.5 High value biodiversity
- 8.6 Riparian corridors
- 8.7 Preferred stack locations
- 8.8 Odour overlay















## 8.1 Land uses

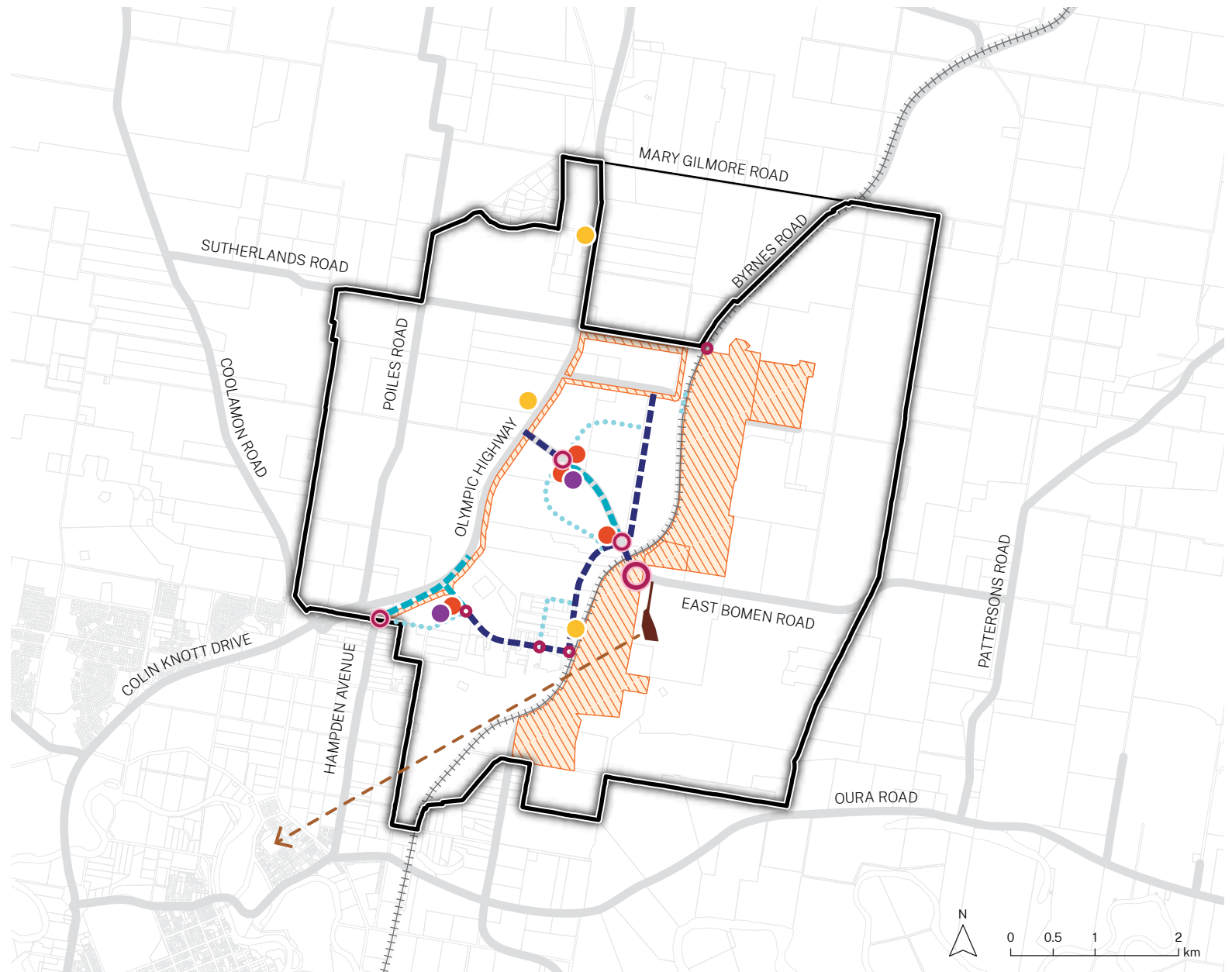
-  Stage 1 delivery plan boundary
-  Abattoir and value-add uses
-  Commercial node
-  Distribution centre uses
-  Focus for smaller lots
-  Future core industrial
-  High amenity use
-  Intensification and infill development
-  Light industry and business uses
-  Mixture of industry and land sizes
-  Rail and intermodal uses
-  Saleyards
-  Small scale renewable energy
-  Rail





## 8.2 Visually sensitive locations

-  Stage 1 delivery plan boundary
-  Visually sensitive location
-  Commercial node plaza and work amenity space
-  European heritage place
-  Landmark building
-  'The Rock' sight line
-  Avenue
-  Premier avenue
-  Premier boulevard
-  Former axe quarry
-  Premier gateway
-  Secondary gateway
-  Tertiary gateway
-  Rail



# 8.3 Flood planning area

Stage 1 delivery plan boundary

Riparian corridor

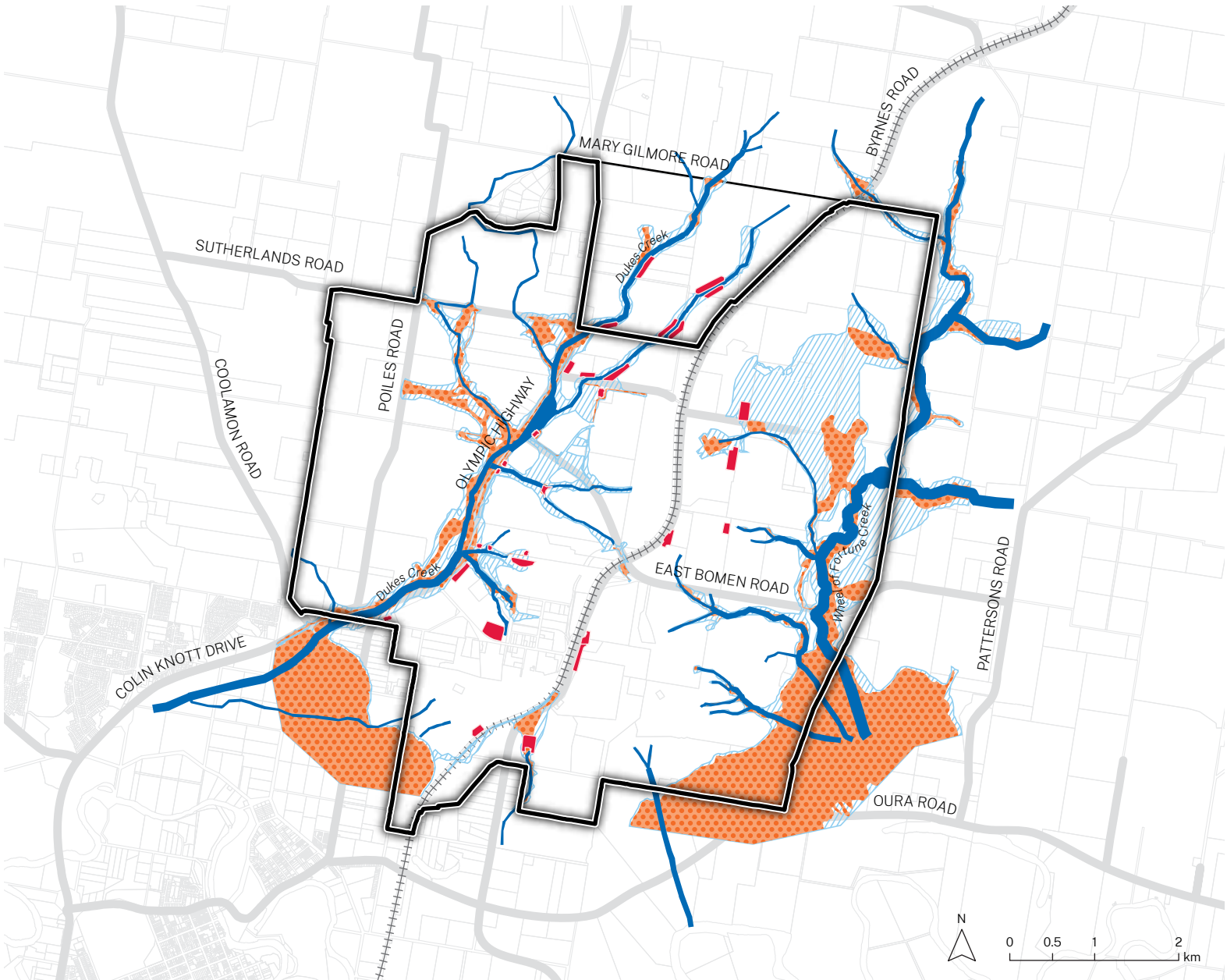
Proposed stormwater basins

Flood Planning Area  
(0.5% AEP Flood Extent)










Flood Prone Land (PMF Extent)

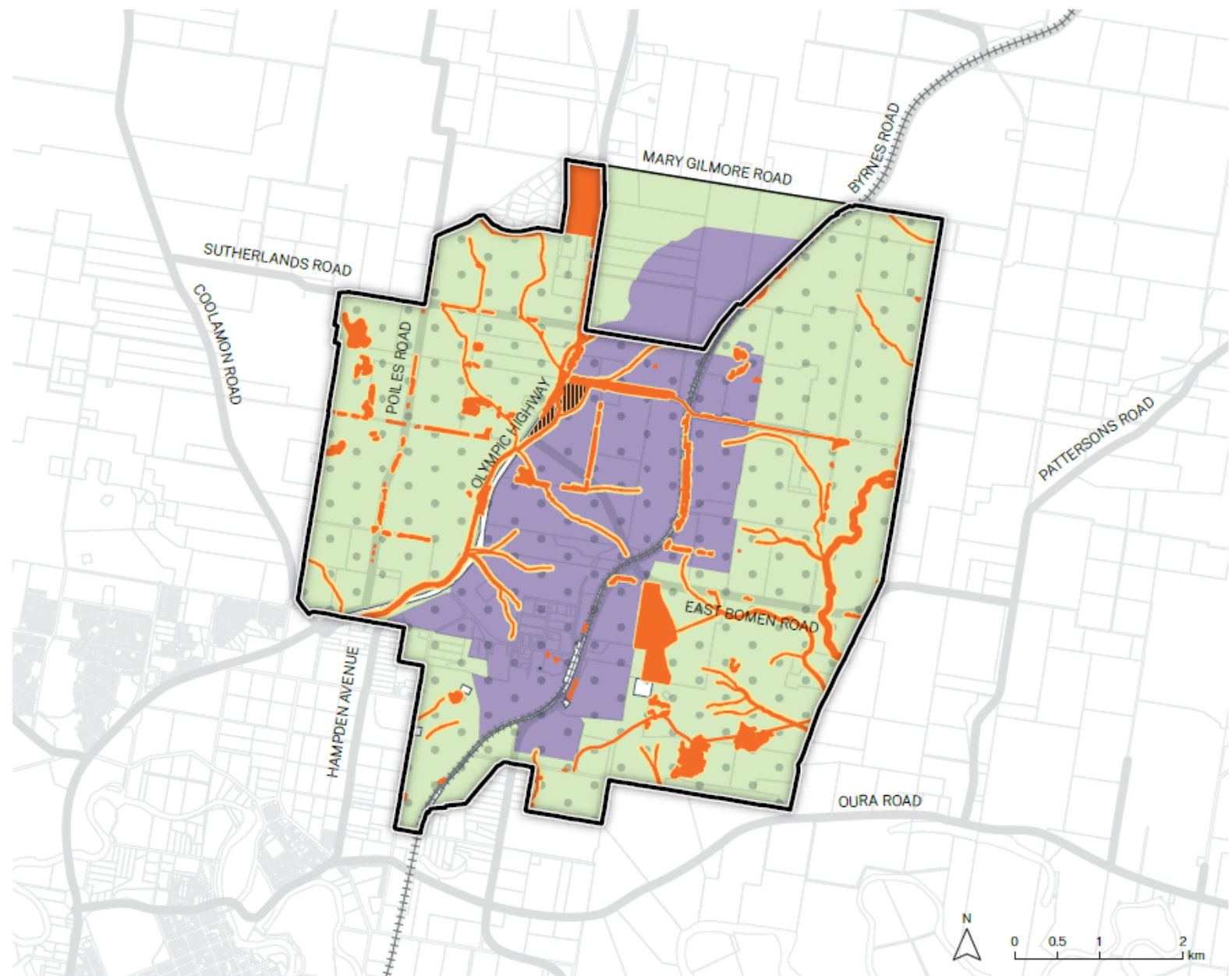
Rail

For the purposes of this document the 0.5% AEP Flood Extent is taken to be equivalent to the 1% AEP Flood Extent with climate change".



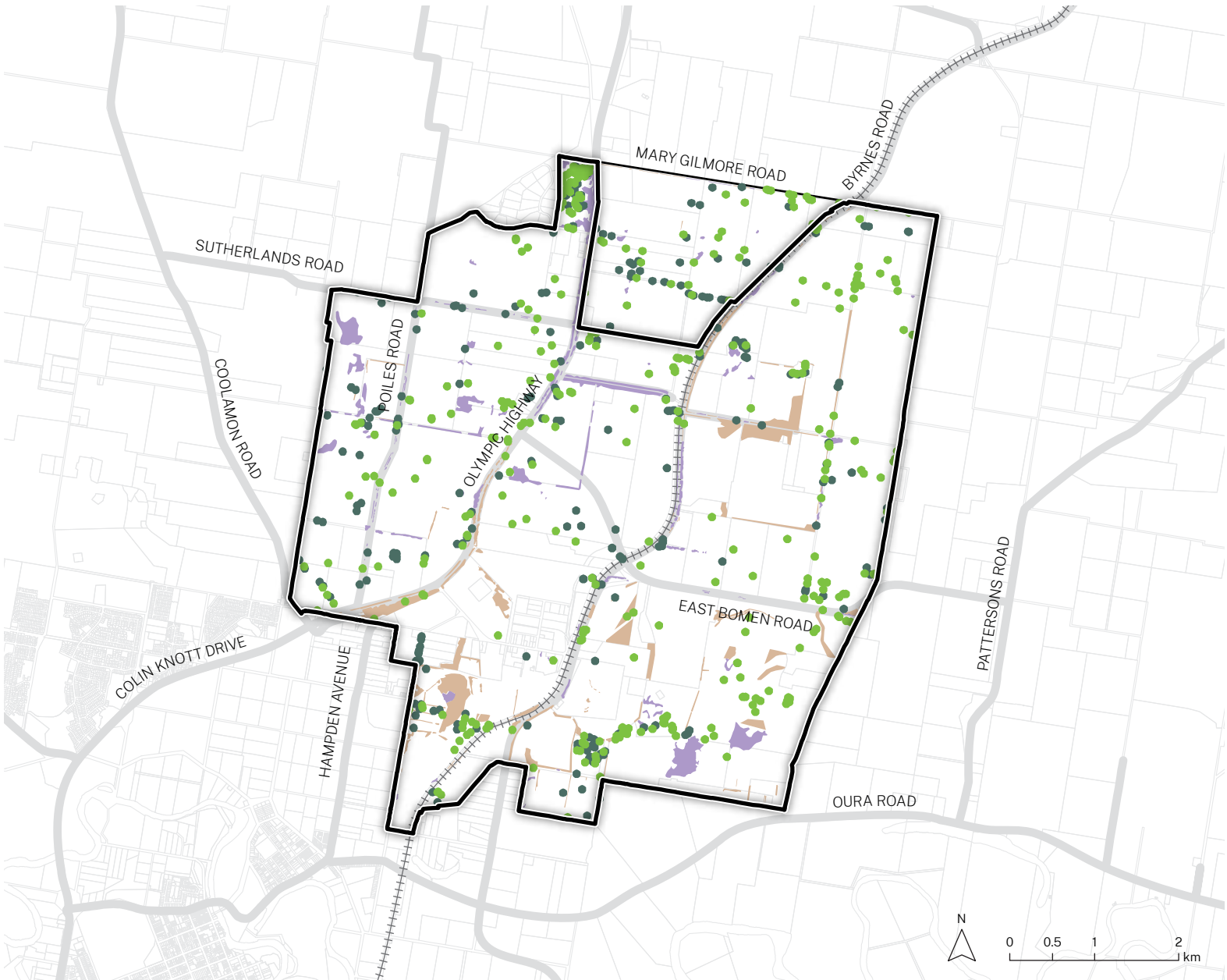
## 8.4 Existing and future bushfire risk areas

-  Stage 1 delivery plan boundary
-  Vegetation Category 3
-  Vegetated buffer (30m)
-  Access constrained land (requires assessment)
-  Vegetation Category 3 (grasslands)
-  Regional Enterprise Zone
-  Rural Activity Zone
-  SP2 Infrastructure Zone
-  Rail



# 8.5 High value biodiversity

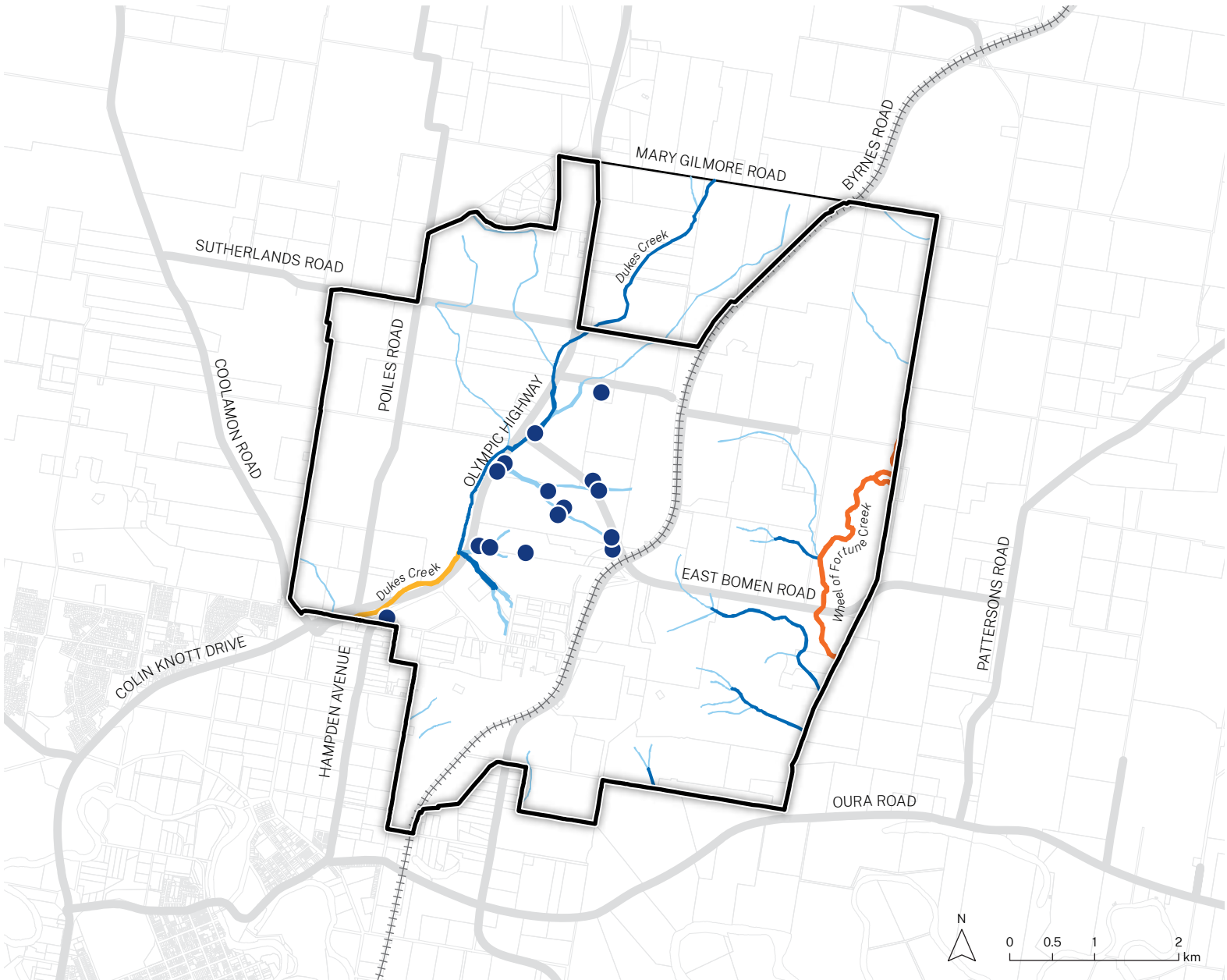
- Stage 1 delivery plan boundary
- Tier 1 paddock trees - high biodiversity constraint
- Tier 2 paddock trees - medium biodiversity constraint
- Tier 1 high biodiversity constraint
- Tier 2 medium biodiversity constraint
- Rail





# 8.6 Riparian corridors

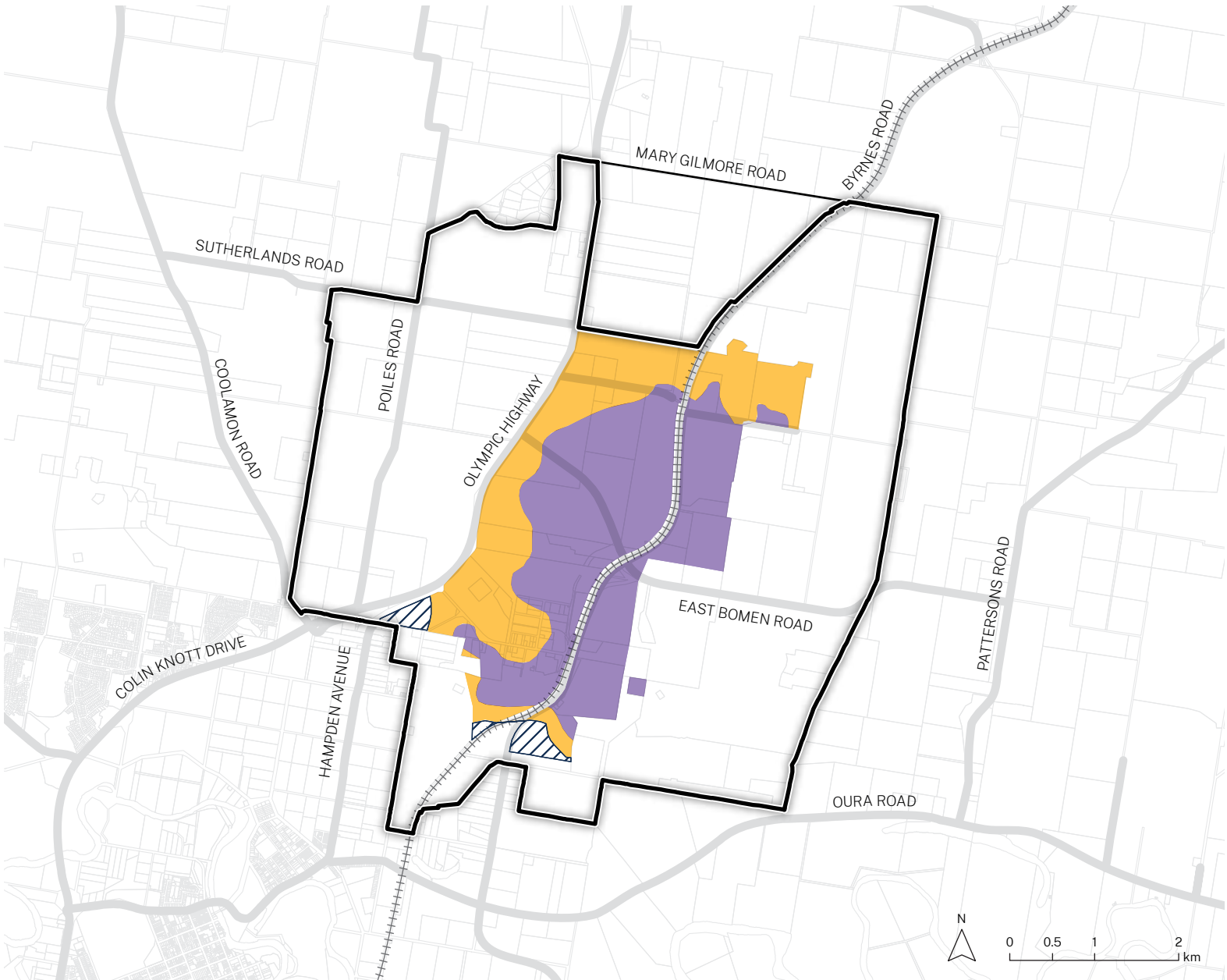
- Stage 1 delivery plan boundary
- Basin
- Riparian corridor:
  - First order
  - Second order
  - Third order
  - Fourth order
- Rail





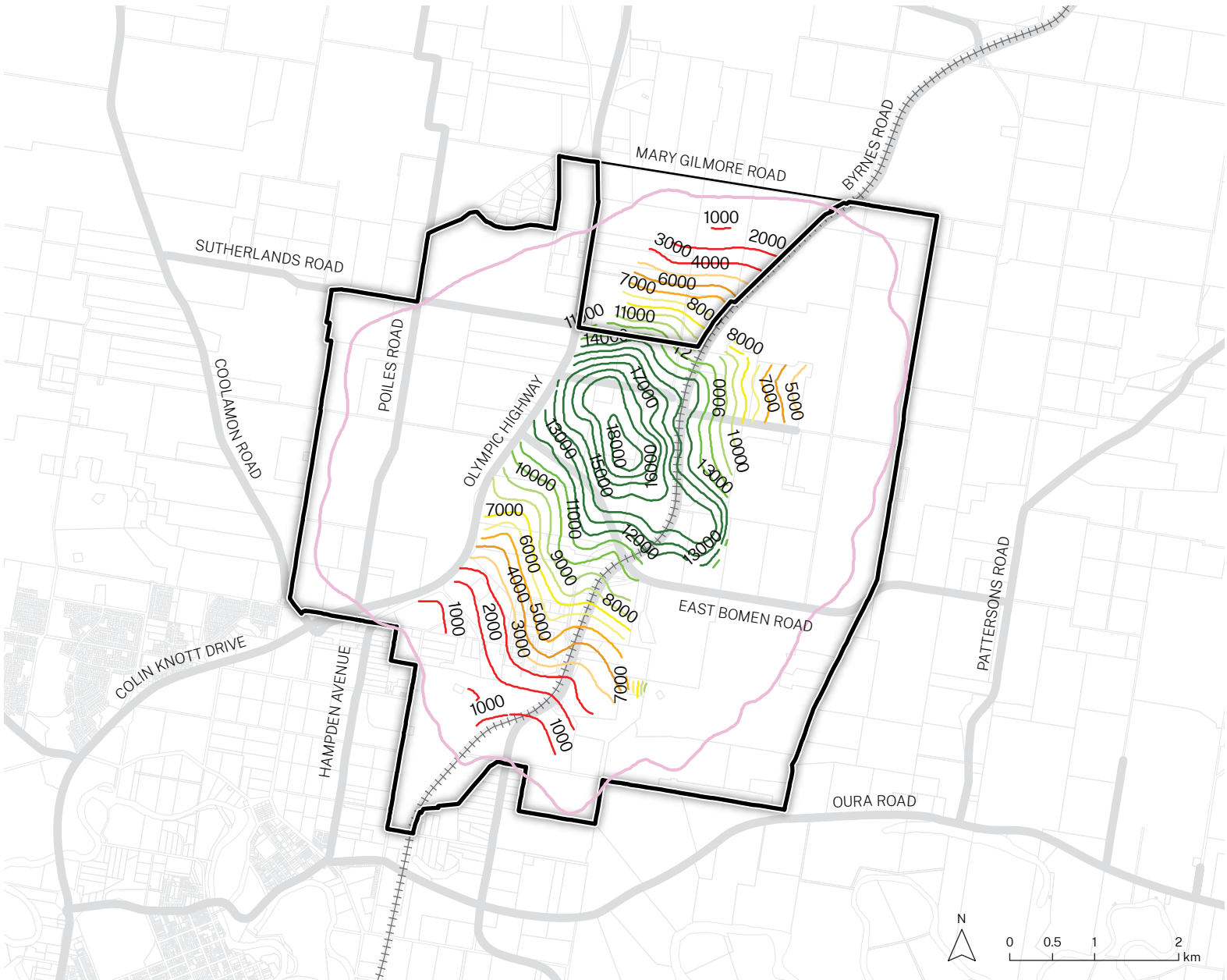
# 8.7 Preferred stack locations

- Stage 1 boundary
- Preferred stack location
- Higher performing stacks preferred
- No stacks preferred
- Rail



# 8.8 Odour overlay

- Stage 1 boundary
- Received 2 odour units cumulative limit
- Rail





**For more information, contact**

[activationprecincts@regional.nsw.gov.au](mailto:activationprecincts@regional.nsw.gov.au)  
1300 REGION (73 44 66)

[rgdc.nsw.gov.au](http://rgdc.nsw.gov.au)