

Education and Research Precinct.
 CSU Education precinct integrated
 with agricultural research.
 Encouraging commercial applications
 (esp. biotech), under Acceler8 program.

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

Murray Street Precinct
 Continue mixed industrial uses,
 but limit further "office-based" uses.

Northern Sector: Long term option for residential growth.
 Also high capability as agricultural land.
 Any future residential needs to be buffered from Bomen.

Bomen Economic Activity Zone
 Critical long term employment area.
 Planning controls amended to facilitate ongoing
 diversification from agricultural industry to wider
 manufacturing/distribution/logistics base.

Key Site: Riverside Precinct
 Key town character opportunity -
 dining/tourism/commerce.
 Pursue additional CBD opportunities
 for public domain improvements.

CBD
 Retain & Strengthen the Primacy of the City Centre.
 Strong retailing but dispersed spatial layout
 suggest land underutilisation.

CBD - Both opportunity and demand for
 more intense and compact commercial
 and parking development. Identified
 demand for premium office space.
 Identify site(s) to facilitate provision.

East Wagga Wagga Industrial Sector
 Facilitate advancement of Copland Street precinct.
 Support Southern Extension and Hammond Ave North Area
 as industrial, mindful of flood constraints.

Additional possible future Industrial Sites:
 In airport vicinity to be investigated.

Key Site: City Gateway
 Accessibility and visibility drives potential
 for highway hub and/or bulky goods
 Landscape/visual quality emphasis
 drainage needs a resolution

Possible
 Neighbourhood
 Centre

Possible
 Neighbourhood
 Centre

SW Residential
 Growth Sector
 SW Residential
 Growth Sector

Rural Residential
 and Agriculture



Possible long term potential
 for urban development



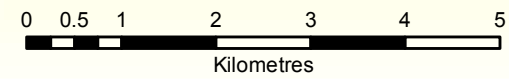
**SPATIAL PLAN 2008 DRAFT
 WAGGA WAGGA CITY COUNCIL**

**City Structure 3.
 ECONOMIC DEVELOPMENT**

Legend

-  Flood Inundation
-  Water Features

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



Map Printed February 2008