

Wagga Wagga Special Activation Precinct Frequently asked questions

City and lifestyle

- 1. What is the median house price in the region (not just Wagga Wagga)?**
\$447,073 (AUD) for a 4-bedroom home (*source: CoreLogic*)
- 2. What is the housing availability in the region?**
The latest Land Monitor Report shows an increase of 19.6% in new lots produced from 2020-2021. There are new housing developments in various stages of development across the region.
- 3. What is the housing strategy for the area?**
Wagga Wagga is a growing regional hub. There are existing housing offerings available in the market to suit a variety of requirements as well as development and implementation of housing strategies - new residential and increasing density.
There are active discussions on how housing demands will align with growth, this includes two major growth precincts in development (north and south).
- 4. What types of jobs are available for spouses?**
Wagga Wagga is the largest city in regional NSW and has a diverse economy. It is the southern NSW regional hub for many government and private organisations, providing a wide variety of positions and opportunities across a range of industries.
Prominent industries include healthcare, defence, professional services, hospitality, manufacturing, agriculture, trades, knowledge services and more.
- 5. What is the quality of the schools and educational institutions in the area?**
There are high-quality public, private and specialist education offerings across the region, with 69 educational facilities in Wagga Wagga, including:
 - 3 university campuses - Charles Sturt University (CSU), University of New South Wales (UNSW) and Notre Dame
 - 9 high schools (3 public, 6 private)
 - 25 primary schools
 - 34 preschools.
- 6. What are the main social, cultural, sporting activities in the region?**
 - Arts, music, restaurants, shows and community events are held almost every weekend throughout the year.
 - Wagga Wagga is also home to the National Art Glass Collection and its Civic Theatre hosts and attracts many domestic and international shows and events.
 - Wagga Wagga is a sporty region which allows for new residents to quickly connect with others in the community for social and competitive activities.
 - Outdoor activities are plentiful with camping, hiking, water skiing boating, fishing, mountain biking and more on offer.
 - Snow skiing resorts and the Snowy Mountains are 2 hours away.
- 7. What healthcare facilities are available?**
 - Wagga Wagga is home to a 90-hectare health and knowledge precinct with a new \$450 million public hospital (Wagga Wagga Base Hospital) and private hospital (Calvary).
 - Over 130 resident medical specialists service the region.
 - Family medical centres and general practitioners are also available.

Skills and education

8. What university, technical, and vocational training facilities are in the area?

- Charles Sturt University, medical schools (University of NSW and University of Notre Dame), NSW Technical and Further Education (TAFE) southern campus, Ironbark Training, Riverina Community College, College for Nursing Education.
- All Australian army recruits complete basic training at the Kapooka Army base.
- The Royal Australian Air Force (RAAF) base is co-located at the Wagga Wagga Airport. It trains Air Force and Navy pilots.

9. What percentage of the population has tertiary qualifications?

- 65% of workers in the region have a certificate level qualification or higher.
- 32% of workers have an Advanced Diploma, Bachelor's degree, or higher.

Utilities

10. What is the infrastructure scope of works for the Wagga Wagga Special Activation Precinct?

- Construction of RiFL West is underway and due to be completed in September 2023.
- Works for Stage B are anticipated to commence in late 2023 / early 2024 and are expected to be complete in two years.
- Stages C and D are future works and there are currently no program timings associated with delivery.
- Please see precinct map below.
- The staged delivery program provides flexibility for the Regional Growth NSW Development Corporation (RGDC) to meet the changing needs of investors in delivering infrastructure that is fit for purpose.

Wagga Wagga Special Activation precinct map

- RiFL West (2023)
- RiFL (Q3/4 2022)
- Stage B (2025 -indicative layout)
- Future development (indicative layout)
- Entrance to RiFL
- Roads
- ▬ Rail



Utilities continued

11. What are the utility capacities servicing the precinct – electricity, water, natural gas, digital fibre, sewer and stormwater?

Utility services will depend on the specific lots within the precinct. For more information contact [Colliers](#).

12. Where is the best place to locate my high energy-intensive business?

There is scope for high energy-intensive businesses in the precinct. During the sales campaign contact [Colliers](#) for information on utilities.

Logistics

13. Where are the nearest ports?

- Ports in Melbourne and Sydney (Port Botany) are within 500 kilometres (310 miles) and ports in Adelaide are within 1000 kilometres (620 miles) of the precinct.
- The Port of Melbourne is located 5 hours via road and 6.5 hours via rail.
- Port Botany (Sydney) is located 5 hours via road and 6.5 hours by rail.
- Ports in Adelaide are 10 hours via road.

14. How much does it cost to get a shipping container to the port?

The precinct is predicated on its connection to rail, between Sydney, Melbourne and Adelaide, giving businesses connection to international ports and 75% of Australia's population overnight.

Shipping costs are dependent on product type, destination, mode of transport, and speed required. There are multiple freight and logistics companies based in the region you can engage with to get customised freight estimates.

15. What logistics companies operate in the region?

Visy Logistics, Linx Transport, Rodney's Transport, Crouch Transport, Toll and other major logistics companies all operate out of the region.

16. What are the import/export requirements for Australia for my industry?

The NSW Government has a network of Tradestart advisors who also work with AusIndustry to support exports from Australia.

17. What's the unemployment rate in Wagga Wagga?

3.4% in December 2022.

18. What recruiters or employment services do you have in the region?

Training Services NSW has six regional centres. These service the needs of local employers, training providers and individuals. The centres play a key role in offering consumer advice and support.

Recruitment agencies in the region include Spinifex, Huntsman, Sureway, Hays, Programmed, Personnel Group, CVGT Employment.

19. What are the key industries in the region?

Wagga Wagga has a diverse industry make-up and is not heavily reliant on any one sector. Agriculture and manufacturing are two of the key industries in the Riverina along with healthcare services, professional services and knowledge services.

Planning

20. What is the process for getting my project approved?

- Special Activation Precincts have streamlined planning and approval processes in place to ensure development is consistent with the precinct's master plan and delivery plan, removing risk and providing certainty and confidence for precinct businesses and investors.
- The RGDC Business Concierge service assists investors and businesses to align planning activities with infrastructure availability and capacity and helps facilitate this process from business setup and into establishment.
- The Concierge works with you as you consider infrastructure requirements, work through the pre-lodgement phase and lodge your Activation Precinct Certificate (APC) application.
- Activation Precinct Certificates offer a simplified pathway for developments that meet standards specified in the State Environmental Planning Policy (Precincts-Regional) 2021.
- Complying developments don't require a traditional development application, Environmental Impact Statement (EIS) or State of Environmental Effects (SEE).

21. How long will it take get my project approved?

Activation Precinct Certificates are determined within 30 business days from lodgement. The Business Concierge will liaise with the certifying authority to further streamline the process, reducing the time and cost of setting up a business in the precinct.

22. What if my business is in an industry other than agribusiness, recycling or advanced manufacturing – do I still get access to this streamlined planning process?

Yes, the planning framework within a Special Activation Precinct has been developed to provide a streamlined pathway for all businesses that are looking to invest in regional NSW, subject to compatibility with the relevant land use permits.

There are some industries, project designs or processes that may require additional planning pathways, like Development Application (DA) or Complying Development Certificate (CDC) but the Business Concierge is available to assist throughout this process.

23. Will I get to choose the site for my business, or will it be determined by the government?

The sale or lease of land in the RiFL and RiFL West areas is being managed by [Colliers](#), with the process for land selection being conducted via an Expression of Interest (EOI) process. Interested parties should contact Colliers directly to find out more information and how they can participate in the process.

24. What is the timeframe for the full buildout of the precinct?

- The precinct was conceived with a 40-year outlook and contains brownfield and greenfield sites.
- RiFL has been delivered and RiFL West civil works will be delivered in September 2023. The EOI for RiFL land is currently open for these two stages of the development.
- Works for Stage B are expected to commence in late 2023/early 2024 and is anticipated to be designed, procured, and delivered within a two-year timeframe from commencement.
- Stages C and D are future works with no current timings for delivery.

25. Regarding circular economy – how can I access things like waste heat or other waste streams?

The NSW Government is committed to delivering leading sustainable precincts and support tenants to unlock new business opportunities and revenue streams through circular economy opportunities across the Special Activation Precincts.

The co-location of land uses and industry clusters were designed during the Master Planning phase, to foster innovation and sustainability opportunities and promote business-to-business material sharing opportunities and shared services.

RGDC is available to help facilitate between businesses and stakeholders keen to explore resource efficiency and circular economy opportunities.

Sustainability in the precinct

26. How is sustainability being addressed in the precinct?

The Special Activation Precinct program has a commitment to being carbon neutral, with a certified Environmental Management System that supports the implementation of the UNIDO Eco-Industrial Park Framework.

They are strategic master planned hubs focused on:

- infrastructure to support resource sharing
- designed to achieve strong sustainability outcomes
- robust performance improvement objectives/targets
- a collaborative delivery model with strong overarching governance arrangements
- integration of climate change and resilience adaptation into precinct and business operations
- coordinated energy infrastructure and development
- alignment with broader State and Commonwealth policies, predicated on industries of the future.

The protection and enhancement of ecological corridors and biodiversity values is also a key objective, with plans for offsetting biodiversity impacts within the precinct itself.

Renewable energy generation will be maximised where suitable throughout the precinct.

Land release, stages and the RiFL/ RiFL West EOI

27. How much of the land is greenfield versus brownfield?

Approximately 400 hectares of government-owned land is greenfield and planned to be released over the next 40 years. There are other greenfield sites privately held that could be developed.

Approximately 25% of the 1300 ha industrial core is brownfield.

28. Can anything be done in the buffer around the precinct?

The Rural Activity Zone is designed to provide a transition between rural and industrial land. There are uses both permissible with and without consent outlined in the *State Environmental Planning Policy (Precincts – Regional) 2021*

29. Do I have to purchase land from the government?

- The Wagga Wagga precinct has both government-owned and privately-owned land.
- There will be private land developments that occur in the precinct.
- Leasehold arrangements will be potentially available across both government and private land, depending on demand.

30. What is the price of the land?

Colliers are marketing RiFL and RiFL West lots through an Expression of Interest process. Please contact [Colliers](#) directly in relation to pricing.

31. What if I need a lot larger than 5 hectares?

There will be an opportunity to discuss aggregating lots to meet investor's land size requirements. However, there will be requirements for land sold by RGDC to make sure development occurs within the required timeframe.

32. When will future stages be released?

As current stages become fully committed, future stages are anticipated to follow based on market demand.