

Narrabri Special Activation Precinct



Newsletter

August 2022

The NSW Government is pleased to provide an update on master planning for the Narrabri Special Activation Precinct.

The Narrabri Special Activation Precinct (the precinct) will allow additional employment and investment opportunities in the region, capitalising on Narrabri's strategic location to Inland Rail, the Narrabri West Walgett Line and the Narrabri Northern NSW Inland Port. As part of this, housing, infrastructure, community and social needs required to support growth in the region will also be looked at across Narrabri.

Update on progress

The Department of Planning and Environment (the department) commenced master planning earlier this year, with technical specialists conducting a range of studies in the investigation area around the opportunities and impacts on transport, flooding, biodiversity and heritage to determine the boundary of the precinct.

The department is also working with key government agencies on planning issues around the Inland Rail route through Narrabri, impacts of flooding, groundwater availability, rail access from the Walgett rail line, and heavy vehicle routes that will all inform the 40 year vision of the Master Plan.

We are currently working towards developing a defined boundary and structure plan for the precinct. We will then use this to develop the draft Master Plan that will present a long-term vision, proposing new land uses and changes to zoning.

Our program to develop the draft Master Plan has taken slightly longer than anticipated to ensure flooding data from various projects are aligned. We are now able to progress with developing the draft Master Plan. We will continue to work closely with relevant stakeholders, such as the Australian Rail Track Corporation (ARTC) and Narrabri Shire Council, to ensure alignment of both projects.

Narrabri is one of six Special Activation Precincts across regional NSW. To catch up on updates for Parkes, Wagga Wagga, Moree, Snowy Mountains and Williamtown Special Activation Precincts, please go to www.planning.nsw.gov.au/sap.

Community engagement

We would like to take this opportunity to thank landowners who attended our consultation sessions.

We have undertaken consultation events since project inception to explain the purpose of the precinct and provide updates on master planning.

More recently, we met with landowners and business groups in May to present early draft scenarios, with the feedback provided to our technical specialists for consideration in determining a proposed boundary. During these sessions, the main themes centred around:

- Support for the green space along creeks
- The wetlands are an opportunity to develop a cultural precinct
- Need to provide land for light industrial, small business and start-ups
- Concerns about proposing growth on flood prone land
- Concerns about the potential noise and amenity impacts due to industrial development
- Opportunities for culturally significant sites
- Further consideration and consultation on alternate heavy vehicle routes
- Need additional housing in Narrabri

We will be back in touch in the coming months to invite landowners and businesses to further workshops that will show the progress of determining a proposed boundary before the exhibition of the draft Master Plan. The department will also hold drop-in sessions for the broader community.

Site surveys

We have recently written to several landowners within the precinct to seek permission to access properties for biodiversity and cultural heritage investigations. These investigations will help inform the Master Plan by identifying and protecting high value biodiversity areas as well as protecting areas of significant heritage values.

Thank you to those landowners who have already provided permission. The surveys will help ensure a good balance between development and environmental outcomes that can be achieved for the precinct.

Next steps

- We are currently working on developing a defined boundary and structure plan.
- Landowner and business workshops will be held before the end of the year, so look out for invitations in the post and via email.
- Exhibition of the draft Master Plan in 2023.

Where do I get more information?

Narrabri Special Activation Precinct

w: planning.nsw.gov.au/narrabrisap

e: activationprecincts@regional.nsw.gov.au

p: 1300 734 466

© State of New South Wales through Department of Planning and Environment (2021). The information contained in this publication is based on knowledge and understanding at the time of writing. However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning and Environment or the user's independent adviser.