

Narrabri Special Activation Precinct



Newsletter

November 2022

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

The Narrabri Special Activation Precinct will attract employment and investment opportunities to the region, capitalising on Narrabri's strategic location to Inland Rail, the Narrabri West Walgett Line and the Narrabri Northern NSW Inland Port. Planning will also identify housing, infrastructure, community and social elements to support and encourage future growth.

Update on progress

Since our last update, the Department of Planning and Environment has been focusing on the area for the Narrabri Special Activation Precinct based on the four scenarios developed in conjunction with council and technical consultants that were presented in May. The four scenarios have now been narrowed to one. The preferred draft plan is a more compact precinct that leverages from the Walgett rail line and the Northern NSW Inland Port.

The preferred draft plan:

- considers the area of the precinct that includes the Narrabri Inland Port as the precinct's Inland Port and Hub
- proposes to extend the precinct to the west of Bohena Creek, for more intensive uses
- proposes new areas for light industry
- improves connections between the town centre and established areas of Narrabri and nominates where land can support new housing developments (that is not on flood prone land).

The final boundary will be confirmed next year.

The proposed Inland Port and Hub will leverage off direct access to a proposed rail siding and enable investment in transport and logistics, agriculture and food processing, innovation and circular economy opportunities, including waste management and recycling.

The proposed intensive precinct west of Bohena Creek will have access to rail for industry whilst providing separation and buffers from other surrounding land uses

These areas have been informed by a range of studies and in consultation with Narrabri Shire Council, analysing the opportunities and impacts on the area, including noise and odour, transport, flooding, biodiversity and heritage.

The technical studies will also inform the preparation of the draft Master Plan and you will be able to read these reports in conjunction with the draft Master Plan when they go on exhibition in 2023.

We are working towards confirming the boundary and exhibiting the draft Master Plan next year.

Community engagement

In May this year we met with landowners and business groups to present the four scenarios, with feedback provided to our technical specialists for consideration in determining the proposed location of the Narrabri precinct.

In November, we presented the preferred draft plan to both landowners and the business community. The final boundary of the precinct and town improvements will be confirmed in 2023.

Our engagement to date has been targeted to landowners, as well as the business community. When the draft Master Plan is on exhibition, there will be a range of engagement activities so the broader community can also have their say. This will be the time for formal feedback to be given.

We understand we have asked for landowner email addresses in the past and we have captured these, however, we have heard that you aren't receiving emails from us. It would be helpful if you could jump on our website planning.nsw.gov.au/narrabrisap and sign up to receive notifications via email. We apologise for the duplication of asking you to do this again, but we want to make sure everyone has the chance to be involved and have their say.

Finally, thank you to landowners and businesses who came to our briefings. We appreciate your time and feedback and look forward to seeing you again in 2023.

Next steps

- Sign up on our website to receive notifications via email at planning.nsw.gov.au/narrabrisap and scroll down to the 'find out more' section.
- Working towards exhibiting the draft Master Plan next year, where you will be able to make a formal submission on what you think about the draft plan. We will advertise community engagement activities via local press and radio, where you'll be able to meet the team to inform your submission.
- If you require further information in the meantime and would like to speak with a Narrabri Special Activation team member, please contact us as per the below details.

Where do I get more information?

w: planning.nsw.gov.au/narrabrisap

e: activationprecincts@regional.nsw.gov.au

p: 1300 734 466

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