

Department of Planning, Housing and Infrastructure

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# Narrabri Place Strategy Finalisation Report

April 2025





# Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Narrabri Place Strategy Finalisation Report

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# Executive Summary

The Department of Planning, Housing and Infrastructure (the Department) has developed the Narrabri Place Strategy (place strategy) in consultation with Narrabri Shire Council (Council). The draft place strategy and legislative amendments for rezoning were exhibited from 23 August 2024 to 20 September 2024 for a total of 28 days. During this time, submissions were received from the public and Government agencies. These submissions have been considered in the finalisation of the place strategy and associated rezoning of land in Narrabri.

The place strategy sets a vision for development in Narrabri over the next 20 years, encouraging economic diversification and growth in activities to lead to productive, prosperous and healthy lifestyles for current and new residents. Attracting investment beyond existing industry will support economic stability for the future of Narrabri and enhance opportunities for people who will be encouraged to stay, work and live with the creation of long-term housing options, new training and employment opportunities. The strategy also acknowledges ongoing interest and investment in the region such as Inland Rail and upgrades to the Newell Highway that will enhance Narrabri's strategic location.

The finalisation of the place strategy and the rezoning aims to improve liveability and deliver jobs, with a view to:

- develop, attract and retain workforce talent,
- facilitate the retention of families and youth,
- provide for diversified investment opportunities,
- promote climate resilience,
- offer First Nations investment and opportunity, and
- improve Narrabri as a visitor destination.

The place strategy sees more well-located homes in a new residential precinct, given the expanse of flood affected land across Narrabri. It also recognises unconstrained land at Narrabri West to support the town's growth. The planning of Narrabri also unlocks land to accommodate new and emerging industry and investment that stimulates employment in both the Northern NSW Inland Port and Employment lands precincts. The 20-year plan provides for improved infrastructure such as schools, community facilities and places for recreation that provide amenities for families and visitors to enjoy in the Residential precinct. Revitalisation of Narrabri town centre is acknowledged as key to safeguard Narrabri's distinct character, encourage population growth and provide new opportunities for Narrabri.

# 1 Introduction

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## 1.1 Overview

The place strategy will provide a framework to accommodate growth and identify new economic and social opportunities over the next 20 years to support the community and growth of Narrabri. An Explanation of Intended Effect (EIE) for the state-led rezoning was exhibited outlining land use control changes to three precincts to facilitate new homes on flood free land, facilities, infrastructure, services and employment opportunities.

This report documents the public exhibition process, summarises the issues raised in submissions, and reports on how those issues have been addressed in the finalisation of the place strategy and state-led rezoning.

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## 1.2 Narrabri Place Strategy

The place strategy creates a 20-year integrated vision for Narrabri, identifying opportunities to create a liveable and growing community that supports the existing township. It plans for:

- 2,100 new homes supported by infrastructure and new public open spaces on flood free land
  - a thriving town centre with an Eat Street concept
  - improving amenity in Narrabri through new and existing sport, recreation and social infrastructure
  - the identification of infrastructure that is required to support development, including improved transport connections, road upgrades and cycling and pedestrian paths.
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## 1.3 State-led rezoning

Amendments to the *Narrabri Local Environmental Plan 2012* (Narrabri LEP) will implement the vision of the place strategy and introduce future land uses for three new precincts in Narrabri. The rezoning will help facilitate the delivery of up to 2,100 new homes and 600 new jobs across three identified precincts with a total land area of 1,189ha.

The rezoning also includes three miscellaneous sites (with combined area of 15.45ha) to better align their zoning with their current land use.

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## 2 Exhibition Details

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### 2.1 Exhibition and submissions period

The draft place strategy and legislative amendments for rezoning were outlined in the EIE and exhibited from 23 August 2024 to 20 September 2024 for a total of 28 days.

Copies of all submissions received during the exhibition period were published on the Department's website.

The Department received 46 public submissions and 6 submissions from agencies throughout the exhibition period. All submissions received by the Department were considered in the finalisation of the place strategy and legislative amendments. A summary of the key themes supporting the strategy is in Section 4. A summary of key issues and the Department's response is in Section 5 and Section 6. Post-exhibition amendments are outlined in Section 7.

The Department received comments from six (6) government agencies including:

- NSW Environmental Protection Authority
- Transport for NSW
- NSW Department of Climate Change, Energy, the Environment and Water – Biodiversity Conservation Science
- NSW Department of Primary Industries and Regional Development
- NSW Rural Fire Service
- NSW Department of Education.

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### 2.2 Exhibited materials

The following documentation was publicly exhibited as part of the draft place strategy planning process:

- Draft Narrabri Place Strategy
- Narrabri Place Strategy EIE outlining amendments to the Narrabri LEP
- A suite of technical reports was also exhibited and are available on the Department's website: [Narrabri Place Strategy | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#).

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## 2.3 Approach to public exhibition

### 2.3.1 Pre-exhibition engagement activities

Prior to exhibiting the planning package, the Department held drop-in sessions on 13 and 14 February 2024 in Narrabri where the draft plans were explained, and the community had an opportunity to ask questions. The Department also met with landowners individually, where arranged, to discuss the project.

### 2.3.2 Public notice

The Department's webpage and Planning Portal were updated with the exhibition documents and supporting technical reports. A media release by the Minister for Planning and Public Spaces on 23 August 2024 announced the commencement of public exhibition and invited the community to have their say.

Notice was placed in the Narrabri Courier advising of the details of the public exhibition. Social media advertising was run on Meta (Facebook/Instagram) from 2 to 20 September 2024 to raise awareness of the draft Narrabri Place Strategy and state-led rezoning and direct audiences to the Department's webpage and Planning Portal to submit feedback and attend engagement sessions.

### 2.3.3 Notification to landowners

Letters were sent to the postal address of landowners within the three precincts providing information on the state-led rezoning and place strategy, how to attend engagement activities, and how to provide feedback on the project.

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## 2.4 Exhibition engagement activities

Two community drop-in sessions were held at The Crossing Theatre to engage with the public regarding the draft place strategy and legislative amendments. The sessions were held on:

- Wednesday 11 September 2024 at 5pm to 6.30pm
- Thursday 12 September 2024 at 9am to 10.30am.

Over 100 members of the public attended the sessions.

Staff from the Department and Council provided information and advice, including the overall vision of the place strategy to inform Narrabri's growth, assistance with interpreting technical information, and addressing questions related to changes to land use zones and infrastructure delivery.

### 3 Submissions Summary

The Department received 46 public submissions and 6 submissions from agencies throughout the exhibition period. Of these, 20 (38%) objected, 16 (31%) provided support and 16 (31%) provided comment.

All submissions received were reviewed and categorised according to themes. The frequency of the themes identified in submissions is shown in Figure 1. Detailed responses to key issues raised in submissions are provided in Section 5 and Section 6 of this report.

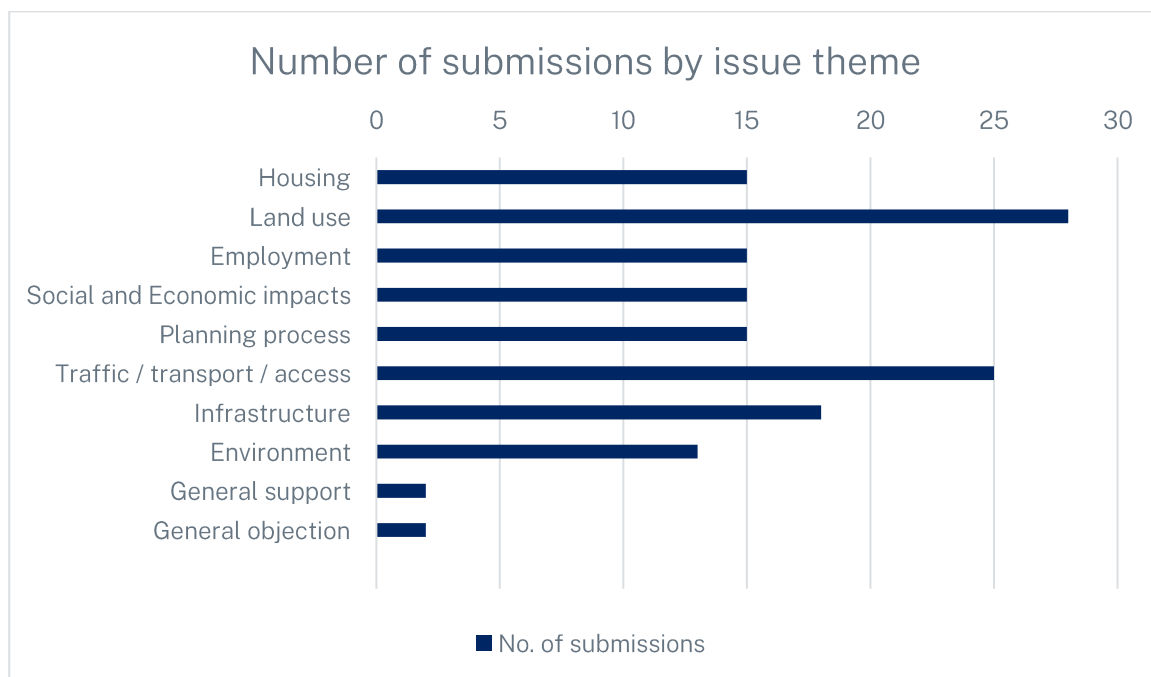


Figure 1 Key issues raised in submissions

# 4 Support for the Narrabri Place Strategy

This section captures the broad support received for the place strategy and, in particular, for the 20-year vision for increased housing, employment and economic and social development throughout Narrabri. Submissions noted general support for the place strategy and rezoning and identified how the strategy will have a positive impact for the broader community and improve the liveability of Narrabri as detailed below.

## **Support for land use change**

Support was received for the proposed land use changes to meet Narrabri's future growth requirements. Submissions acknowledged the mitigation of environmental impacts considered by the rezoning, including avoiding areas of high biodiversity value and cultural significance including waterways.

The overarching vision to develop 'well located homes' was supported, with submissions noting the rezoning recognises the importance of providing land that can support a variety of housing types within walking distance of transport and would be close to shops and services.

The continued focus on progressing the development of the Northern NSW Inland Port (N2IP) and positioning Narrabri to capitalise on both local and global opportunities were supported. This included recognition of access to the Walgett branch rail line and the ability to help improve transport efficiency for agriculture and industry.

Submissions also appreciated the preservation and improvement of social and visual amenity within existing areas of Narrabri including Maitland Street and the Narrabri West lakefront area, with the vision for further improvements to infrastructure throughout Narrabri.

## **Support for additional housing**

Submissions supported the growth of Narrabri and identified more housing as a key driver to enabling growth. The existing lack of available unconstrained, flood-resilient land was noted as a key factor holding back economic development within the town and in-turn the Shire as a whole.

The location of a future residential precinct was supported and it was acknowledged that whilst Narrabri has undergone significant growth in industries including agriculture and mining, the current availability of land for housing was insufficient, unable to keep up with demand and growth from the workforce in these industries.

The opportunity for more diverse housing typologies including modular and affordable housing options was supported, with diverse housing in the residential precinct offering significant potential to ‘shape the future of Narrabri in a way that balances growth, sustainability, and community well-being’.

### **Support for economic growth**

Submissions supported the location and need for the three precincts to promote economic growth in Narrabri. The rezoning provides opportunities to attract businesses that specialise in cutting-edge technologies to modernise agriculture and improve manufacturing efficiency. It was recognised as having the ability to attract new investment that supported a range of new jobs, particularly in advanced agriculture and manufacturing. The plans for Narrabri increased opportunities and pathways for young people to remain in the area and progress their careers, whilst giving those considering retirement new options to transition their properties into more industrial uses was encouraged.

The increased availability of well-located land close to existing and future transport infrastructure would position Narrabri as a hub for advanced logistics and technology, that can offer reliable access to both national and global markets. Submissions recognised that population growth in Narrabri would mean increased likelihood of new and larger shops being established to service the market and provide new opportunities to train and employ locals and attract and retain skilled labour.

To support growth and to ensure the residential, employment lands and Northern NSW Inland Port (Inland port) precincts are all successful, local existing businesses are well placed to assist in establishing businesses and instigating activity across the precincts.

### **Improvement in active transport**

The Department received significant support towards the introduction of a 15km active transport green loop connecting existing open space, social infrastructure, local destinations and the Residential precinct. Submissions supported the vision for safe pedestrian pathways and cycleways and identified that it would result in improved infrastructure in Narrabri that would attract more visitors and encourage walking and cycling. The Department acknowledges the benefits associated with active transport including improved health outcomes, reduced travel costs, supporting all socio-economic backgrounds and environmental benefits resulting from decreased greenhouse gas emissions.

# 5 Consideration of key issues

Following on from the themes discussed in section 4 of this report, this section discusses the issues raised in submissions from community members in detail. Responses to these issues have been formed by balancing a range of competing views in the context of state planning policies and guidelines and informed where necessary by additional specialist advice.

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## 5.1 Land use zoning

A significant number of submissions raised concerns with the exhibited land use zoning including:

- the extent of the residential precinct and its amenity impact on existing neighbouring residents, questioning the ability for growth to be catered for by infill development,
- the location and size of the employment lands precinct and the need for additional light industrial land within Narrabri,
- the provision of additional commercial/retail uses within the residential precinct parallel to the Newell Highway.
- the permissibility of additional shopping facilities within the residential precinct and impact on existing businesses on Maitland Street.

The place strategy identifies and encourages renewal and infill development within appropriate flood-resilient locations within Narrabri West. This provides the opportunity for a range of housing typologies to suit a dynamic and growing population in proximity to existing amenity and infrastructure. However, based on the projected population growth, infill development alone will not be sufficient in providing the necessary future housing.

The residential precinct provides a natural urban extension of Narrabri, future proofing its residential growth and enabling ancillary uses including local community infrastructure as well as convenience retail, health and education facilities. The precinct, which is located on flood-resilient land, will have sufficient capacity to support the additional homes required to meet the projected population increase. The size of the precinct supports the delivery of diverse housing typologies, allowing for a range of lot sizes from rural living lots (2,000sqm-4,000sqm) to more affordable and manageable small lots (450sqm to 550sqm) providing lifestyle choice for residents and both a temporary and permanent workforce. Mitigation measures will also be able to be implemented and contained within the extent of the precinct boundary to protect potential impacts on amenity.

The employment lands precinct will accommodate emerging light industries including specialised retail premises, warehouses and offices to support growth and employment diversification in Narrabri. The location of the precinct was identified due to its lack of environmental constraints and flood-resilient nature. It also encompasses the necessary area across a small number of private land holdings as well as proximity to existing infrastructure to satisfy the objectives of the proposed employment zoning. The intent of the precinct is to fill critical gaps in the provision of land suitably zoned for light industry, a need that was identified through consultation with the local business community. The employment precinct will provide relief in terms of suitably located land for a mix of light industrial land uses, integrated enterprises and urban services. Additionally, general industrial uses are catered for in the Northern NSW Inland Port precinct and will support existing and emerging technologies including wind farm manufacturing as well as warehousing and logistics, amongst other uses.

The residential precinct intentionally excludes the zoning of land for employment purposes to direct such activities to the employment precinct where extensive studies have been undertaken to support its location. The anticipated mix of land uses in the employment precinct and its location provides a buffer between existing lifestyle blocks and future residential areas and the heavier industry that will be accommodated in the Inland Port precinct.

Land uses that will be made permissible within the precinct are suitable in relation to proximity to sensitive receivers and provide appropriate land use transition between residential lots and general industry. Potential amenity impacts to sensitive receivers located near the employment precinct will be managed through screening and landscape buffers provisions, including large setbacks and boundary treatments. These are outlined in the place strategy and will be contained in a development control plan (DCP) to protect residential amenity and are to be satisfied at the time development consent is sought. The siting of the employment Lands precinct can accommodate the intended land uses with the provision of amenity treatments, as informed by noise and odour investigations undertaken during the planning process. The assessment of future development would incorporate consultation with the EPA where required, as the relevant regulatory body regarding noise and air quality.

Maitland Street will retain its role as the centre for business activity within Narrabri and is identified for revitalisation and increased utilisation through improved pedestrianisation and active transport connections with the retention of permitted retail uses. Once fully developed over the 20-year period, the residential precinct will generate demand for local retail and associated services. The additional shopping facilities in proximity to new residential development will not detract from the existing businesses on Maitland Street, rather act as a secondary local community meeting point, co-located with active transport connections and potential future health and education facilities servicing the residents in the precinct.

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## 5.2 Traffic, transport and access

Traffic, transport (including public/active transport) and access was the second most identified concern from submissions. Key issues include:

- access and traffic management for employment lands and Inland Port precincts (including intersection treatments, heavy vehicle routes, impact on existing local streets and general increase in traffic congestion)
- the need for additional connection from Newell Highway to service employment lands and Residential precincts
- impact of proposed access arrangements to all precincts on existing traffic volumes
- suggested minor realignment of green loop route (with overall support for its inclusion in the strategy)
- the need to improve public transport connections
- the need for specific details relating to the alignment of future road connections.

The place strategy and technical studies provide indicative locations and routes for new and upgraded roads as well as active and public transport connections. These routes and connections have been informed by high level analysis and traffic modelling based on anticipated future development types and traffic loads. The final design and location of new intersections for access to the three precincts, as well as the final alignment of the green loop and any necessary rail crossings will be subject to future approval processes, detailed design and engineering as well as consultation with Council, Transport for NSW and other authority (such as the relevant rail operator). The timing of these works will align with the demand triggered by new development.

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## 5.3 Social and economic impacts

Key issues raised in submissions relating to perceived social and economic impacts on existing residents and businesses include:

- displacement of residents and financial, amenity and lifestyle impacts on remaining residents
- negative impact on existing house and land value due to increased land availability and other impacts such as traffic and construction
- development should align with the town's existing character
- dependency on the continuation and growth of existing fossil fuel industries
- lack of existing essential workers (teachers, doctors) to support growth
- issues in accessing building and construction materials and trades

- increased council rates.

The place strategy envisages development that is sympathetic to Narrabri's character, aligning with its current built form and involving the identification of logical areas for expansion. Where suitable, existing development controls within the Narrabri LEP (land use and height of buildings controls) have been maintained. Minor amendments to promote a diversity of low to medium housing typologies and increased development potential through infill development have also been implemented by reducing the minimum lot size for all R1 General Residential zoned land throughout Narrabri to 450 square metres, from 550 square metres. To reflect this amendment, a new minimum lot size of 450 square metres has also been introduced for R1 General Residential zoned land within the residential precinct. As identified in **Section 5.1**, Council will amend the DCP to ensure new development aligns with and complements existing surrounding development.

The place strategy acknowledges the significant and ongoing economic contribution that existing industries, including mining, have on the Narrabri Shire and the role they play in retaining local experience and expertise. It acknowledges the growth of these existing industries whilst identifying a transition to alternate industry trends such as renewable energy. The place strategy hence promotes the diversification of industry as a key driver to maintain economic growth in Narrabri through manufacturing, high-value agricultural activities, waste recycling, renewable energy and research and development.

Over time it is anticipated that the feasibility of development in terms of cost and availability of labour and materials as well as availability of essential workers in Narrabri will improve as local economic conditions strengthen.

Within NSW, council rates are reviewed annually by the Independent Pricing and Regulatory Tribunal (IPART). IPART sets a rate peg which details the maximum increase councils can apply to their general income from these charges. Comments around more general economic impacts on property prices and valuation are not able to be addressed as part of this process.

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## 5.4 Infrastructure

Key issues raised in submissions relating to the delivery of infrastructure to support the vision of the place strategy include:

- concerns with the provision and maintenance of existing infrastructure (including upgrade of Mooloolbar Street bridge)
- reliance on private development for infrastructure delivery, and impact on feasibility
- requests for State and Federal financial support

- requests for further information on potential funding frameworks for priority infrastructure projects within the Narrabri precincts
- increased funding for social infrastructure.

The place strategy identifies new and upgraded infrastructure required to support the future growth of Narrabri. The delivery and funding for this infrastructure will be dependent on the nexus between infrastructure requirements and level of growth.

An updated local contributions plan, informed by the place strategy and prepared by Council, will be made available to the public for comment through a separate process. The contributions plan will outline improvements to existing infrastructure, additional infrastructure requirements and the funding mechanism proposed to facilitate provision of this infrastructure.

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## 5.5 Housing and employment

Submissions were generally supportive of additional housing and employment opportunities throughout Narrabri, however issues raised include:

- the need for additional housing opportunities to support vulnerable members of the community
- prevalence of existing vacant residential land within Narrabri
- objection to future public (social) housing opportunities.

The place strategy identifies the need for additional housing, including social and affordable housing to support existing and future population growth within Narrabri as well as vulnerable members in the community. It also identifies a major shortage and underlying demand for medium-density housing typologies, particularly from downsizers and investors. The location of and amount of social housing is subject to additional consultation between key stakeholders including Homes NSW and Council.

Further discussion on housing opportunities is in **Section 5.1**. Further discussion on social and economic impacts is in **5.3**.

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## 5.6 Environment

Key issues raised in submissions that relate to the potential impact of development on items of environmental significance or preservation of areas as well as general environmental concerns include:

- consistency of plans with existing environmental planning policies
- impact on endangered and vulnerable ecological communities

- potential contamination of bore water from increased industrial development
- impact of increased development and soil type on natural water flow and surrounding residents
- opportunities to maintain consistent water levels within Narrabri Lake through the use of bore water.

In preparing the place strategy and state-led rezoning, a range of investigations were undertaken that were sufficiently detailed to inform the long term planning of Narrabri. The studies were prepared in line with current environmental planning policies and procedures as discussed in **Section 6**.

It is recognised that further detailed environmental studies and assessment will be required to inform development in the precincts. Development applications will be subject to assessment and approval under the *Environmental Planning and Assessment Act 1979* (EP&A Act) and any other relevant legislation or policies. They will need to include detailed assessments of potential impacts including but not limited to the impact on ecological communities, extent of excavation, flooding and water cycle management, contamination, and water usage. Any impacts will need to be identified and avoided or mitigated.

The land uses permitted in the employment lands precinct, outlined in the exhibited EIE, do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil, or otherwise.

The utilisation of bore water to replenish Narrabri Lake is outside the scope of this project. There are no proposed changes to water cycle management of the lake or its function. The ongoing maintenance requirements and upgrading of Council assets is subject to further investigation by Council.

## 6 Feedback from agencies

The key issues/matters raised by agencies are listed and summarised below along with the Department's response.

Issues raised (submissions)	Department response
<p>Areas mapped as Key Fish Habitats should be included within the Narrabri LEP with relevant provisions and performance criteria</p>	<p>Mapping key fish habitats in the Narrabri LEP will involve a wider exercise across the LGA (beyond the scope of this project).</p> <p>Regardless, the C3 zoning associated with Bohena Creek is not to be rezoned and will continue to protect the environment in this location. RE1 zoning is also proposed for the unnamed watercourse through the Residential precinct and will limit development opportunities along the riparian corridor. Further, clause 6.1 of the Narrabri LEP contains provision for earthworks requiring development consent to consider proximity to waterways.</p> <p>Works on waterfront land would require approval under Part 3 of Chapter 3 of the Water Management Act 2000. Development applications would be considered Integrated development under Division 4.8 of the EP&amp;A Act.</p>
<p>Land use conflicts on residential/sensitive uses including from roads should be prevented or mitigated</p>	<p>The place strategy seeks to preserve amenity. The siting of E4 and E3 land zoning is based on noise and odour investigations during the master planning process. Assessment of future development would incorporate consultation with the EPA where required, as the relevant regulatory body regarding noise and air quality.</p> <p>Consideration of road access points to individual allotments and haulage routes that aim to reduce traffic noise impacts on nearby residential development and other sensitive land uses and will be incorporated into the assessment process of each development application.</p>

Issues raised (submissions)	Department response
<p>Suggests the following be provided during the first stage of development for the residential precinct:</p> <ul style="list-style-type: none"> <li>• public transport</li> <li>• green loop</li> <li>• neighbourhood facilities</li> </ul>	<p>Staging of social infrastructure will be driven by the progress of development in the residential precinct. Refer to <b>Section 5.4</b> of this report for further discussion on infrastructure.</p>
<p>Remove references to 'Narrabri West' train station</p>	<p>It is noted that Narrabri West station is a paper station only. Maps in the place strategy have been updated to remove the station icon from this location.</p>
<p>Confirm proposed alignment of green loop and impact on operation of Werris Creek – Mungindi Railway line and Narrabri Station</p>	<p>Detailed design of the final green loop will be prepared in consultation with TfNSW. It is acknowledged that active transport crossings of the Kamilaroi and Newell Highways will need to be designed to provide a safe facility for people walking and cycling.</p>
<p>Access to/from Employment and Residential precincts to the Newell Highway</p>	<p>The place strategy acknowledges that further consultation with TfNSW would be required in relation to intersection design and location and any proposed changes to speed zones for the Employment lands precinct. Secondary access options for the Residential precinct are nominated via Kamilaroi Highway.</p> <p>These opportunities would be discussed with TfNSW at an appropriate time as secondary access points are not envisioned at initial stages of development but are anticipated to be required as development occurs.</p> <p>Any development that involves changes to the State controlled road network, road and rail network interfaces, or traffic generating development will require referral to TfNSW.</p> <p>As described in <b>Section 7</b>, additional land has been added to Employment lands precinct. This land has existing legal access to Newell Highway. Any upgrade requirements to the existing access will be in accordance with the above mentioned requirements.</p>

Issues raised (submissions)	Department response
Scope and scale of works proposed to enable the Inland Port precinct	An overview of the works required to enable the Inland Port precinct is detailed in Chapter 8 of the place strategy. The detailed requirements for these works including design, scope, timing and funding would be subject to further investigation and are dependent on the progress and types of development occurring in the precinct.
Framework for developer contributions	Council is preparing an amendment to the development contributions plan for land in Narrabri to fund local infrastructure. The contributions plan will align with the infrastructure requirements set out in the place strategy and will be publicly exhibited by Council.
E4 zone prohibits Lot 217, DP41546 from being used as a ‘Highway Service Centre’	Lot 217, DP41546 retains the proposed E4 – General Industrial zone. Schedule 1 of Narrabri LEP has been amended to permit a ‘Highway Service Centre’ as an additional permitted use at this site.
Protection of endangered ecological communities, and areas of very high and high biodiversity value	<p>The place strategy has adopted a revised criteria and constraints mapping by refining the extent of desktop mapped Plant Community Type and species habitats. This presents a more reasonable assessment of the biodiversity constraints at a desktop level, whilst allowing for field verification and application of the NSW Biodiversity Assessment Methodology during future development applications. Zoning for conservation based on desktop methodology would pre-emptively preclude future development potential of land.</p> <p>Biodiversity conservation and management controls will also be integrated into the relevant development control plan.</p>
Incorporate updated biodiversity conservation values and biodiversity certification criteria	<p>The place strategy has been updated with revised biodiversity conservation values and biodiversity certification criteria.</p> <p>Key modifications to the criteria include the removal of features reliant on field-only data, the incorporation of metrics emphasising connectivity, and the reassessment of isolated vegetation patches. This allowed for a new set of criteria to assess areas which weren’t field verified, to be used alongside the original criteria for assessment.</p> <p>Biodiversity certification is acknowledged in the place strategy as an opportunity to streamline development in all precincts. This would form part of a separate process in consultation with NSW Department of Climate Change, Energy, the Environment and Water, Biodiversity Conservation Division.</p>

Issues raised (submissions)	Department response
Future development must address the requirements of Planning for Bushfire Protection guidelines	The place strategy indicates that future development applications will be required to address the requirements of Planning of Bush Fire Protection guidelines.
Projected growth and existing constrained nature of current school sites results in the demand for a government primary and government secondary school site	In preparing the place strategy, requirements for new schools were considered. The Residential precinct could accommodate a potential primary and high school site. The zoning of the residential precinct would permit 'educational facilities' on land that is not subject to environmental constraints. Further consultation will be required between the Department of Education and Council to determine the most suitable location for education sites at the appropriate time.

# 7 Post-exhibition amendments

Following public exhibition and the comprehensive analysis of submissions, a series of amendments are proposed. The post-exhibition amendments include:

- additional land included within the Inland Port precinct
- additional land included within the employment precinct
- amendment to Schedule 1 of LEP to permit an additional permitted use
- removal of minimum lot size on certain land
- minor corrections and amendments to the place strategy.

The amendments are discussed in the sections below.

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## 7.1 Incorporation of land into Inland Port precinct

Following public exhibition, additional land has been included in the Inland Port precinct. Three parcels of land have been included as follows:

- 470 Yarrie Lake Road (Lot 160 DP852877)
- 496 Yarrie Lake Road (Lot 1 DP248981)
- 522 Yarrie Lake Road (Lot 2 DP DP248981).

The addition of 28ha of land fronting Yarrie Lake Road strengthens ingress and egress opportunities for the precinct, providing greater land and wider frontage to the existing road reserve.

The land is currently zoned RU1 – Primary Production and will be rezoned E4 – General Industrial.

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## 7.2 Incorporation of land into Employment lands precinct

An additional 17ha of land has been included in the Employment lands precinct. The precinct has been extended south to incorporate part of Lot 1 DP874361, east of the Inland Rail corridor. This provides greater opportunity for future access directly to the Newell Highway, in consultation with TfNSW and would alleviate the long term reliance on access via Boundary Street. The land is zoned RU1 – Primary Production and will be rezoned E3 – Productivity Support.

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## 7.3 Amendment to Schedule 1 of Narrabri LEP 2012

In response to TfNSW submission, Schedule 1 of LEP will be amended to permit ‘Highway Service Centre’ at Lot 217, DP41546 as an additional permitted use.

*Highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following –*

- (a) a restaurant or cafe,*
- (b) take away food and drink premises,*
- (c) service stations and facilities for emergency vehicle towing and repairs,*
- (d) parking for vehicles,*
- (e) rest areas and public amenities.*

Permitting ‘Highway Service Centre’ at this location will provide freight movements along both Newell and Kamilaroi highways with suitable access to refuelling and rest facilities.

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## 7.4 Removal of minimum lot size mapping

For consistency with land use controls applicable to existing industrial land under the Narrabri LEP, the minimum lot size map will be amended by removing the minimum lot size applicable to land zoned E3 – Productivity Support in the Employment lands precinct, land zoned E4 – General Industrial in the Inland Port precinct, and three other miscellaneous sites identified within the rezoning package.

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## 7.5 Minor corrections and updates to place strategy

Feedback received during exhibition indicated some discrepancies in the draft place strategy and areas where further clarification was necessary. The following updates have been made to the Narrabri Place Strategy since public exhibition:

- Removal of train station icons in Narrabri West on maps and figures. It is noted this is a ‘paper’ station only and does not have passenger facilities or any regular stopping trains.
- Removal of reference to “Lakeside Village” throughout the place strategy and reverting identification of this area as “Narrabri West.”
- Amendments have been made to biodiversity values mapping in the employment land precinct as a result of additional technical investigations carried out post-exhibition. More refined mapping has been considered in the place strategy that reflects the level of verification undertaken. Further explanation of this has also been included in the

relevant sections to describe the level of investigation undertaken as part of the planning process and to outline the additional requirements of future development applications. This will provide future developers greater certainty of site constraints.

- Table 3 of the place strategy has been updated with revised biodiversity conservation values criteria.
- Acknowledgement of a precinct-wide approach to biodiversity management to streamline development across all precincts.
- The place strategy now highlights that any development that involves changes to the State controlled road network, road and rail network interfaces, or traffic generating development will require referral to TfNSW.