

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Tuesday, 17 September 2024 11:31:47 PM  
**Attachments:** [REDACTED] [ubmission-to-narrabri-council.pdf](#)

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Submitted on Tue, 17/09/2024 - 23:24

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am submitting on behalf of my organisation

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2759

**Please provide your view on the project**

I support it

**Submission file**

[REDACTED]

[--submission-to-narrabri-council.pdf](#) (611.86 KB)

### Submission

Please note the attached pdf and image for my submission that I agree to support the SAP and N2IP, highlighting the aligned properties mentioned for the rezoning and connectivity of the road network and traffic control measures at the intersection of the proposed SAP Link Rd and Yarrie Lake Rd and the inbound and outbound proposed area to the N2IP near [REDACTED] Yarrie Lake Rd - are all mentioned in my attached file.

Sincerely,

[REDACTED]

**I agree to the above statement**  
Yes

## **Submission to Narrabri Council: Sustainable Residential Development Proposal**

Dear Narrabri Council Members,

I hope this letter finds you well. We are excited to submit our vision for contributing to the future growth and development of Narrabri, particularly in relation to the Narrabri Place Study and the broader objectives outlined in the Special Activation Precinct (SAP). As Narrabri prepares to accommodate the projected growth of 2,100 new homes, we see an incredible opportunity to collaborate on creating an innovative, environmentally friendly, and community-focused residential precinct.

### **A Vision for Sustainable Living**

The new residential precinct, located south of the junction of the Newell and Kamilaroi Highways, holds significant potential for fostering a thriving community that harmonises with the environment. Our development philosophy centres around creating affordable housing within an ecologically sustainable framework, with a focus on medium to large lots ranging from 800 m<sup>2</sup> to 1600 m<sup>2</sup>. These lots will incorporate innovative on-site wastewater management systems that seamlessly integrate with stormwater management, creating a harmonious and sustainable water cycle within the precinct.

At the heart of this vision lies the goal to integrate water-sensitive urban design principles, ensuring that the entire precinct respects and honours the natural flow of water—a principle deeply embedded in the Designing with the Country Principles, from the indigenous knowledge by the Gamilaroi people.

As outlined in Section 2 of the Narrabri Place Study, we strongly believe in the ethos to “Respect and protect mother Earth” and to “Understand and build a relationship with water.” This philosophy will guide the development of the precinct, creating a space where water is not only respected but managed efficiently through innovative techniques that enhance both sustainability and liveability.

### **Water Management and Ecological Solutions**

A key aspect of our development is our focus on integrating on-site wastewater management systems that work in harmony with stormwater management. These systems offer a sustainable solution for managing effluent while reducing the strain on existing infrastructure. By treating wastewater on-site, we can improve water quality and create a closed-loop system where treated water can be safely reused or filtered before it re-enters the environment.

We encourage Council to adopt these innovative wastewater management techniques into the Local Environmental Plan (LEP). By allowing on-site wastewater

management in new developments for medium to large lots, Council would facilitate the release of new land in a more ecological and timely manner, reducing the need for costly, centralised infrastructure while promoting more sustainable development models.

The overall circular water harvesting system we propose addresses stormwater and rainwater runoff in a way that protects the surrounding creeks, rivers, and natural landscapes. This system would include:

- Bio-retention areas strategically placed throughout the precinct to filter stormwater, improve water quality, and reduce pollutants before they enter the local waterways. These areas would work in tandem with beautifully designed green spaces and waterways, such as a central lake, where stormwater can settle and be reused.
- Stormwater filtration systems, like the JellyfishFilter and StormFilter detention pits, developed by OceanProtect, would ensure the water leaving the precinct is purified to the highest standard before it flows into Jacks Creek and the Namoi River. This system not only protects local ecosystems but also contributes to the health of inland rivers across Australia, supporting broader environmental goals.

By employing these techniques, we can mitigate the negative impact of high-flow stormwater runoff, which has historically led to the degradation of local waterways. Our development will prioritise on-site water management, ensuring that water is harvested, reused, and treated efficiently within the precinct. This approach aligns with the Council's broader goals of protecting cultural flows, learning from past lessons, and planning for a future that respects water in all its forms.

## **A Model for Sustainable Development**

Our approach is inspired by successful land developments around Australia, where sustainable water management has been paired with modular and passive housing design to reduce costs and improve ecological outcomes. For example, in communities like Forde in the ACT and Newington in Sydney, developments have combined rainwater harvesting, stormwater management, and bio-retention systems to create sustainable, liveable neighbourhoods that serve as models for the future.

By adapting these successful strategies to Narrabri, we aim to create a residential precinct that serves as an example of how development can coexist with nature. Our proposal will include:

- Modular housing designs that incorporate passive design principles to reduce energy consumption and provide affordable housing options. These homes will be designed to work with the landscape, enhancing both their environmental and financial sustainability.
- Paved roads with trench drains, allowing surface water to seep back into the underground water table, rather than exacerbating runoff. This system would tie into a labyrinth of stormwater harvest locations, including the central lake and Jacks Creek, ensuring that water is managed holistically throughout the precinct.
- Green loop parklands and waterways, providing residents with beautiful, accessible

green spaces while simultaneously improving water quality through natural filtration processes. These open spaces would serve as a hub for the community, encouraging outdoor activities, biodiversity, and ecological education.

### Designing with Country Principles

As we move forward, we are committed to honouring Designing with Country principles, ensuring that the precinct respects not only the land but the cultural heritage and wisdom of the First Nations people. In doing so, we aim to create a development that speaks to the younger generation and the, offering affordable housing that is both modern and sustainable.

Our team and our network of expert hydrologists and environmental engineers will work closely with the Council to develop a precinct where the landscape informs the design—starting with water management, then housing footprints, and finally, pathways and spaces that connect people to their community and work locations. Bike paths and pedestrian-friendly walkways will offer sustainable transport options, reducing reliance on cars and encouraging a healthier, more active lifestyle.

### **A Call for Collaborative Development**

We believe that this new residential precinct presents an exciting opportunity to shape the future of Narrabri in a way that balances growth, sustainability, and community well-being. By adopting innovative on-site wastewater management solutions alongside ecological stormwater practices, Council can accelerate the release of new land while ensuring it is developed in a responsible, environmentally conscious manner.

Through thoughtful design and innovative solutions, we can create a precinct that not only addresses the housing needs of today but sets the standard for ecological living for generations to come. Our development philosophy—built on principles of sustainability, affordability, and respect for the land—aligns closely with the Council's goals and the indigenous knowledge.

We are excited to continue this journey with the Council and the broader community, as we collectively shape a residential precinct that showcases what is possible when development is done thoughtfully, with respect for the environment and a commitment to sustainable living.

Thank you for considering our submission. We look forward to further discussions and the opportunity to contribute to Narrabri's bright future.

Sincerely,

[Redacted Signature Block]

Subject: Submission to Narrabri Council Regarding Rezoning for Northern NSW Inland Port (N2IP)

Dear Members of the Narrabri Council,

I hope this message finds you well. My name is M [REDACTED] and I am writing to formally submit a request for the addition of specific properties to the Northern NSW Inland Port (N2IP), with the objective of changing the zoning to E4 General Industrial. This amendment will not only enhance our development sites but also improve safety and efficiency by addressing key traffic flow challenges, especially along large sweeping curves and critical intersections within the area.

The properties I wish to have considered for this rezoning are as follows:

- [REDACTED] Yarrie Lake Road, Narrabri – 7.68 hectares - Lot 160 in DP852877
- [REDACTED] Yarrie Lake Road, Narrabri – 10.12 hectares - Lot 2 in DP248981
- [REDACTED] Yarrie Lake Road, Narrabri – 10.12 hectares - Lot 1 in DP248981

### **Rationale for Inclusion and Safety Enhancements**

Given the site's proximity to the Northern Port, it is essential to prioritise infrastructure that ensures both safety and functionality, particularly where heavy vehicle traffic is involved. The proposed intersection near [REDACTED] **Yarrie Lake Road**, just **220 meters** from the proposed SAP Link Road, is a key example of where improvements such as a **roundabout or traffic signal** would be highly beneficial.

This stretch of road is aligned along a **wide sweeping curve**, and without appropriate traffic controls, there is an increased risk of fast-moving heavy vehicles entering the intersection unsafely. Implementing a **roundabout or traffic lights** at this critical junction would effectively **slow vehicles down** on their approach, providing a safer environment for all road users and the wider public. Such measures have been successfully integrated into **similar sweeping curves** in other parts of the world, where traffic calming mechanisms like these have proven to be effective in reducing speed and accident risk.

### **Benefits to Freight Movement and Road Network**

Heavy vehicles approaching the **Northern Port** from the westbound direction would especially benefit from this safer, controlled intersection, as it would allow them to **reduce speed gradually**, ensuring smoother entry and exit. This is crucial for high-mass vehicles (with dangerous and hazardous goods), which require a larger margin of safety to manoeuvre along such curves. Moreover, the addition of traffic controls would improve **connectivity** for businesses located along Yarrie Lake Road, particularly at [REDACTED] **Yarrie Lake Road**, enhancing both **inbound and outbound access** for freight and logistics operations.

With the proposed rezoning, [REDACTED] Yarrie Lake Road will provide direct access to the back of the inland port, offering potential connectivity to the **rail terminal sidings** for the Walgett branch line and a more direct alignment to the potential Hazardous goods area (zone). This would further optimise freight movement by creating a seamless link between road and rail, contributing to the efficient handling of goods.

### **Intersection Design to Improve Functionality**

The **proximity of [REDACTED] Yarrie Lake Road** to the SAP Link Road highlights the necessity of a well-designed intersection to **handle increased traffic volumes**. A roundabout or signalised intersection here would not only **enhance safety** but also improve the **functionality of the road network**, ensuring that heavy vehicles can enter and exit the site efficiently. This would mitigate the risk of congestion or accidents, particularly during peak traffic times.

Additionally, improving this intersection would provide vital **traffic flow regulation**, benefiting the overall transport infrastructure within the Special Activation Precinct (SAP) and creating a direct, safe access route for freight vehicles moving between the port, Yarrie Lake Road, and the Newell Highway.

### **Conclusion**

In summary, the rezoning of [REDACTED] **Yarrie Lake Road**, along with the properties at [REDACTED] Yarrie Lake Road, will not only support the development of the Northern NSW Inland Port but will also improve traffic safety and

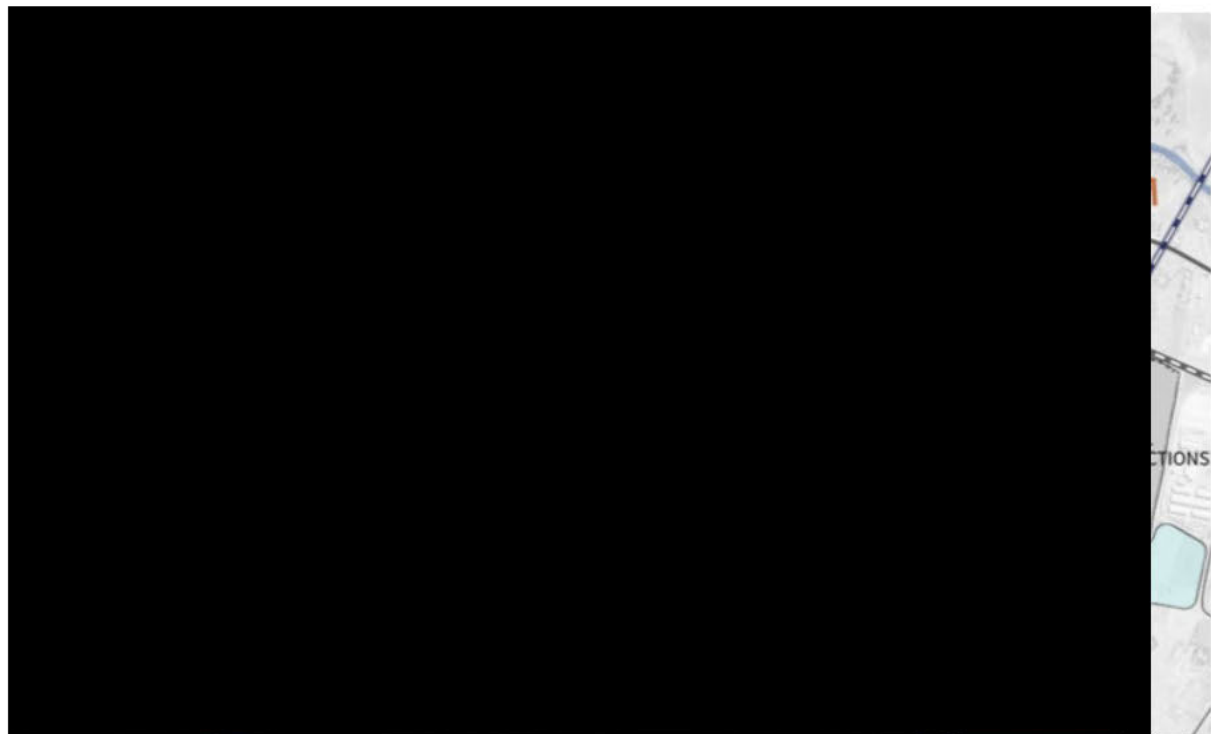
functionality. The inclusion of a **traffic light or roundabout** at the proposed intersection will slow heavy vehicles on the approach, enhance entry and exit points, and provide a safer, more efficient route for freight vehicles accessing the Northern Port and the inland rail terminal.

I urge the Council to consider these factors in the broader context of infrastructure planning for the SAP and N2IP to holistic integrate the aligned land supply at [REDACTED] Yarrie Lake Way - and look forward to your favourable consideration of this rezoning request.

Please note the attached image below for the draft plan, highlighting the aligned properties mentioned for the rezoning and connectivity of the road network and traffic control measures at the intersection of the proposed SAP Link Rd and Yarrie Lake Rd and the inbound and outbound proposed area to the N2IP near [REDACTED] Yarrie Lake Rd.

Sincerely,

[REDACTED]



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 7:38:46 PM

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Submitted on Thu, 19/09/2024 - 19:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Drnda

### **Last name**

Luckensmeyer

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Narrabri 2390

### **Please provide your view on the project**

I am just providing comments

### **Submission**

This is a preliminary submission just to help you understand how strongly I feel about your proposed Employment Lands Precinct. I will use the extension you granted me to make a full submission.

I only heard about the Narrabri Place Strategy a week and a half ago. I did not see any advertising and was only alerted by a couple of neighbours. That enabled me to attend the two sessions at the Crossing Theatre. Other than going to those sessions my life was concentrated on learning about our candidates for the council election and making wise voting choices. The only good thing about finding out your plans during the election was that it made one choice easier-- NOT to vote for any sitting councillor.

In 2022 I attended nearly every council meeting for most of the year to hear the plans for the SAP. I finally asked to speak to council before they voted. At that time Tristan, you



also knew Boundary Street's strong feelings very well. I was the spokesperson for our street. Why would you not have given us a real chance by emailing me/us at the beginning of the 28 day "exhibition"? It doesn't seem like a real exhibition, hence the quotation marks.

I want you to understand the depth of my desire to avoid a rezoning of property beside and behind our property. I will give fuller reasons in my real submission. In recent days morning to night I have

- contacted all the people I could find phone numbers for on Highfield Lane

- requested 10 copies of the Narrabri Place Strategy to be printed at the council for our Boundary Street residents

- today picked up the copies and stopped at each neighbour to deliver them. None are in favour of losing the character of our street. They will make their own submissions; some are requesting extensions as we could not meet last weekend and will try to all get together this weekend

- formulated a 1 page summary giving submission and request for extension details and showing how to find documents for the Narrabri Place Strategy

- walked all of Boundary Street in the city limits and Railway Street North talking to residents, showing them a Narrabri Place Strategy map on my phone, giving them the 1 page summary and asking them to make submissions or request extensions to do so

Only one person from over 40 homes and apartments had any knowledge of what was being proposed. Truly planning by stealth. That is why I requested fuller time to consider the issues. Very few know about the Narrabri Place Strategy. The changes you are proposing are too important to be rushed. Yes, you and council have known about them in the time between the decision not to proceed with the SAP and the "exhibition" of Narrabri Place Strategy, but precious few of those whose lives will be changed for good or ill KNOW ANYTHING about it.

**I agree to the above statement**

Yes

## To NSW Planning and Narrabri Shire Council—4th October 2024

### Who am I?

I am Drinda Luckensmeyer, a resident of Boundary Street since 2013. I grew up on a small cotton farm in California. My husband and I moved to Australia in 1985 to give our kids the lifestyle I grew up with. Ten kilometres west of Wee Waa was home until we sold our 1000 acre cotton farm and moved here. We searched for a year and a half before purchasing in Boundary Street. We chose 104 Boundary Street primarily for the view behind it to the south and west where we could look long distances more than 180 degrees across open country; it echoed our farm views. Living here has fulfilled our dreams. Two years ago we fought vigorously to save Boundary Street from development proposed in many iterations of the NSW Planning Special Activation Precinct (SAP). Now a rebadged SAP, the Narrabri Place Strategy, proposes not to rezone our land as before but to rezone the land behind us. The proposed Employment Lands on two sides of our land will ruin the lifestyle we moved here to achieve: quiet, safe with a country feel yet close to town with long distance country views. I am passionate about Boundary Street!!!

### In Brief:

I'd like to begin by saying how much I love Narrabri. It is my home and I want it to grow and thrive, to be a place where generation after generation remain and build lives here, where new people are welcome and able to find work and purpose. I am a positive person! I am enthusiastic about life here and want to see progress. For true progress and growth to take place NSW Planning and the Narrabri Shire Council must take the community along with them by giving time and notification for input from a broad spectrum of residents who deeply care about our town. New development must occur in the RIGHT PLACES and not be rushed through without due consultation.

In this submission I primarily object to two things:

First, the exhibition process did not follow the rules of public consultation as outlined in the Environmental Planning and Assessment Act 1979. Community members were not effectively informed or engaged nor did they have meaningful opportunities to contribute to decision-making as the Act requires (see Part 1)

Second, the rezoning of land along and behind Boundary Street for Employment Lands is neither desirable nor necessary. This rezoning is undesirable because it damages the intrinsic lifestyle values of Boundary property owners and the quiet streets of Boundary, Railway and Gould in town. It is unnecessary because the Inland Port and surrounding properties are better suited to meet Narrabri's needs for heavy and light industry as the community grows (see Parts 2 and 3).

In appendices I will reflect on some of the remainder of the Narrabri Place Strategy document.

## Part 1 Exhibition Process

I protest the rushed and virtually unpublicised exhibition period. Basically there was no valid exhibition period based on the following evidence:

1. I first heard about the Narrabri Place Strategy just before the sessions at the Crossing Theatre, 11th and 12th September. These meetings took place on the **20th and 21st days of the 28 day exhibition period.**
2. When I emailed NSW Planning to learn how Narrabri Place Strategy was advertised, Clare Butterfield answered by email 18/9/24 that it was advertised in the Courier on the 29th August and 5th September and that it was also advertised on Facebook as targeted ads. Clearly I was not targeted and I could not find ANY reference to it on Facebook after searching long and hard. **Maybe day 1 of exhibition period, 23rd August, was announced on FaceBook but I find no announcement of the beginning of the exhibition period anywhere.**
3. I went to the Courier office and bought the back issues Clare mentioned. The strategy made the front page briefly on the 29th with a scant 1/2 page more on page 4. The article said Mr Butler urged people to have their say on the draft strategy but NO information of how to do it or where to check online was provided. **This was day 7 of the exhibition period.**

The article reads like a promotion and concluded with Whitehaven Coal being willing to invest \$23 million and Roy Butler mentioning writing to Paul Scully MP then thanking him for his "swift response".

The drawing in the paper was too small for the location of proposed development to be understood, particularly with the Employment Lands Precinct label obscuring its specific area.

4. I searched the 5th September paper 3 times before I finally found the small ad buried in the Social News, at the bottom of the Wee Waa Show photos. The preponderance of the issue was devoted to page after page of huge paid ads by candidates standing for election to the Shire Council. It was an extremely complex election, the results of which were only announced in yesterday's paper. Did you intentionally target our shire when there was maximum distraction from your planning proposal? If so, it worked.

The small ad was quite general in nature with no indication of areas affected. However for the first time information was given that the exhibition of strategy and documents ended 20th September. And an address was given to have a say online. **This was the only mention in your notifications of HOW to have a say and it was given on day 14 of the exhibition;** it was quite general, but it did give limited information in fine print—in an unusually large edition of the local

paper centred on the shire council election. I doubt many noticed it. I didn't, until I looked the 3rd time, each time specifically searching for it.

5. The 19th September issue of the Courier, **day 27 of exhibition period**, described the meetings at the Crossing as the "Narrabri draft strategy launch". It should have been the "launch" but submissions closed on the 20th, the day after that paper came out and just a bit over a week after the meetings at the Crossing.

This followup article on 19th September also had few actual details and the drawing was minuscule, unreadable without a magnifying glass. There was one false statement in this article: "The proposal also includes rezoning land connected to the inland rail to accommodate new investment and employment opportunities." The Inland Rail will not be stopping in Narrabri. Locating the Employment Lands alongside the proposed rail will do NOTHING to augment new investment or employment opportunities. It is misleading to assert otherwise. You may say, a reporter wrote that, not we, but you made the same assertion in your 89 page Narrabri Place Strategy, likely the reporter's source. I target this assertion later in my submission.

6. You were generous in giving extensions to submit 2 weeks after the 20th. However those few extensions represent only a tiny fraction of the community input you might have had if a full consultation had been allowed. Few people know what you are proposing as there was no time for word of mouth to spread the news through the community. The SAP, which dealt with less, was talked about in Narrabri for months in the paper and among residents, for the greater part of a year.

**The Narrabri Place Strategy proposes major changes to our community. A well publicised exhibition period did NOT occur.**

## **Part 2 Employment Lands Precinct**

My primary concern with the Narrabri Place Strategy is the Employment Lands Precinct which is proposed to border our property on two sides.

1. From p 5: "Access to new precincts needs to consider existing major rail and road routes." Good idea! The Employment Lands Precinct has no rail access and the road route is laughable. **Simply put, the proposed Employment Lands Precinct is in the wrong place—it has neither rail nor major road access.** The proposed access is onto a marginal road that goes through dense housing where many young children play ball and ride bikes in their largely isolated streets, Boundary, Railway and Gould. From Boundary Street the route turns into the rail then turns to cross the rail where the proposed heavier traffic will often be delayed. Finally it emerges onto roads that carry heavier traffic, either Mooloobah or Yarrie Lake Road via Williams.

The Boundary/Railway Street or Gould access does not fulfil your design objectives. There should be rail access and access directly onto a major road. Your proposal for employment lands has neither. It is buried in a hidden place; being flood free is its only asset. Few businesses want no access to a major road where they could be seen by the public and have easy ingress and egress. Who would wish to build a business completely isolated from view? Whenever I want a tradesman to come, I must give detailed directions for them to be able to find our property as few know how to find us.

2. From p 54: "The location of the Employment Lands precinct serves as a transition between the Residential precinct from the general industrial activities proposed within the Northern NSW Inland Port precinct." IT LOOKS THAT WAY ON A MAP but in reality there is no connectivity at all. There IS no transition.

3. On p 58 entering the precinct from the Newell in the future is mentioned. That would be a disaster for us in Boundary Street. It would open us to through traffic from the Newell, through the proposed precinct, onto Boundary and out. Anyone wanting a short cut from the Newell to Yarrie Lake Road or vice versa could speed through. Currently we are on a no through street which has little traffic with lots of safety, even from thieves.

4. On p 59 the first sentence mentions mitigating potential negative impacts on nearby rural residential properties. You CANNOT MITIGATE filling up our long distance views with miscellaneous sheds (large and small—ugly or smart looking), with dust, traffic, noise and nighttime light pollution.

5. Also from p 59 "Consideration of road access points to individual allotments and haulage routes that aim to reduce traffic noise impacts on nearby residential development." Having nearby traffic with business noise and 'Haulage routes' gives me the shivers.

**Other cities and towns have NOT put industry, light or otherwise, adjacent to residential neighbourhoods.** It is poor planning to even consider this. **Green fields are the preferred choice.**

**AND placing the Employment Lands Precinct near Boundary is NOT necessary.** See Part 3

## **Part 3 Northern NSW Inland Port Precinct**

1. The Inland Port comprising 427 ha (1055 acres) is a big amount of country in a greenfield location. It is already owned by the shire, was rezoned in 2019 and water entitlements are established. NO INFRASTRUCTURE HAS BEEN PROGRESSED.

Tamworth has a new industrial estate, Tamworth Global Gateway Park, across from their airport and adjacent to existing industry. It is 246 ha, many fewer hectares than Narrabri's 427. Compare the populations: Narrabri 5,499—Tamworth 66,454. There is little comparison between Tamworth, a large regional centre, and Narrabri—even a growing Narrabri. **Do we need vastly more per capita new industrial land than Tamworth? No way!**

The shire purchased this land when it was competing with other centres to be the Regional Hub for Inland Rail. That is why they purchased so much land. Now those vast hectares are unused, perhaps largely unneeded. **This is a far better option than the proposed Employment Lands. The shire owns the land and could reap the money from developers.**

2. From p 62: "The precinct will also benefit from the Inland Rail (Narromine to Narrabri) corridor which received planning approval in 2023. This major project recognises Narrabri's strategic location on the heavy rail network map with its enhanced freight rail connectivity and current connections to Newcastle Port and other destinations."

The Inland Rail WILL greatly benefit Australia, connecting the Melbourne and Brisbane markets with significant benefits to country towns along its route. However, it will NOT benefit Narrabri as it will NOT stop here. Therefore it is misleading to mention that the proposed Employment Lands and Inland Port precincts benefit in ANY way from being adjacent or near to it.

3. On p 64 you make my main point about the Inland Port exactly: "To further support potential growth and enable the expansion of businesses, the precinct, pending detailed investigations, has the ability to expand both east and west of existing boundaries under a future staging and rezoning approach, toward the intersection of Yarrie Lake and Culgoora Road and west of the Bohena Creek corridor. A future expansion of the precinct west of Bohena Creek offers potential to further accommodate potentially hazardous uses that require increased separation distances from large population centres."

These places around the Inland Port are precisely the places I was going to suggest for new rezoning IF any is needed. They are greenfield, have access to rail and major roads and do not affect residential areas. I was delighted to find one of my strongest arguments IN PRINT in your document. I could not have said it better.

The Inland Port IS the place for expansion. It has PLENTY of room even without the expansion mentioned above to support ALL future industry, heavy and light, for Narrabri to grow.

**NO OTHER "EMPLOYMENT LANDS" ARE NEEDED. THE LAND BEHIND BOUNDARY STREET SHOULD NOT BE REZONED.**

## **Part 4 Boundary residents feel strongly about our lifestyle**

Most Australian country towns are surrounded by spacious lifestyle properties benefitting from close proximity to town. Streets like Boundary are an asset to country towns and should be protected. Ruining them is not just BAD PLANNING—it seems morally wrong.

We urge you to use the undeveloped land within the Inland Port Precinct and around it, NOT near Boundary Street. Development around Boundary Street will diminish our land and home values. We will suffer loss while others make financial gain.

Boundary Street was decimated in every public SAP scenario. The Narrabri Place Strategy leaves our lifestyle blocks intact but spoils their country feel by proposing to close us in on the north and western sides with development which should be placed elsewhere. Later plans indicate cutting through our street from the Newell to access the Employment Lands. This would be a disaster for us.

**There is abundant flood free land with good rail and road access within the Inland Port and in the area surrounding it that can be developed for industry, heavy and light, without ruining the lifestyle of residents on Boundary.**

Boundary is not a through street and that is the way we hope it stays. It is only used by our families, friends and the occasional lost truck.

Walking and cycling are very safe.

Neighbours look out for one another—no vandalism or theft.

Each of us has made significant improvements:

- a new wing of bedrooms for a young family
- a large open plan kitchen/dining/lounge
- an architected great room, seating 40+ for church and family dinners
- a granny flat
- an art studio, craft teaching studio, photo studio
- swimming pools, outdoor recreation areas, extensive sheds, cropping, horses, chickens, sheep, cattle, gardens

The first Boundary residents paid to have electricity delivered to the street 40 years ago. Most residents have lived on the street for 25–30 years. The original residents—kangaroos, birds, bats and echidnas—still range freely. Folks chose to buy here because it is close to town but **not in town**.

**Put simply, this street is the BEST place to live in the Narrabri area.**

All of us treasure it and will fight to save it. We ask you to help us.

**We believe the lifestyle properties on Boundary Street should be protected. We request you focus on undeveloped land within and/or adjacent to the Inland Port, giving a win-win, not a win-lose.**

## **Appendix 1 Miscellaneous regarding Employment Lands**

1. From p 17: “Consultation with landowners, business and other key stakeholders has tested a number of land use options with the feedback received remaining central to the preparation of the draft strategy.” I find this a bit hard to believe. During the many SAP consultations Boundary Street residents made their objections to development in our area very clear. You well knew this but you completely disregarded our feedback. **Nor did you inform us of the new plans which affect us greatly.**

2. On p 29 the following quotations from the Gamilaroi are excellent reasons NOT to develop near Boundary Street where people have lived and enjoyed a productive lifestyle for 30–40 years; concentrate industry where industry already exists, near the Inland Port, and within it:

Complimentary design that reflects place and is of its place. Employ enough-ness as an approach—only take what is needed. Use nudge management, leaving space for Country and non-humans to be part of places. Touch Country lightly. Avoid taking too much; greed is the biggest challenge. Just because you can does not mean you should. Give back more than what you take. Design for living and flourishing together.

3. Most of the assertions on p 56 would be more suitable in the Inland Port. AGT foods could expand to its west and north.

4. p 58 has an untrue statement: “The precinct has frontage to Boundary Road [it is Boundary Street] and the road network currently supports increased heavy vehicle movement during harvest seasons.” Boundary Street does NOT have ANY increased heavy vehicle movement during harvests. It is Mooloolabah that has increased heavy vehicle movement during harvest.

5. Also on p 58 regarding the sentence after the above: to get to the level crossing at Williams Drive, Railway Street would have to have considerable work. Currently the road is closed due to swampiness with ANY rain. And you have to pass beautiful homes increasing traffic where currently there is none; it is a no through street.

6. What does this mean on p 59? “Additionally there is the potential for uses within the precinct with existing use rights to continue operating.” The Thorns can keep making hay and running horses and cattle; Bradford can keep running cattle? Or do you think the Thorns and Bradford’s renter wish to live in the middle of a light industrial area?



7. When you heard us out during the SAP process you finally said, "We will not be using Boundary Street. No need to worry." Remember Tristan, after you said that I replied, "I would hug you if not for Covid." Yet you still plan to destroy the rural integrity of our street by putting industry next-door to us.

## **Appendix 2 Miscellaneous regarding the Inland Port**

1. Page 62 is fraught with misinformation. The first sentence is correct: the Inland Port HAS direct frontage to the Walgett Railway Line. The next sentence seems to indicate that current primary production is in someway industrial activity?? Since when is primary production industrial? Perhaps you have not given enough information to make your statement clear.

2. Further to the discussion of the Inland Rail and its supposed benefit on p 62, the proposed route for Inland Rail will increase flooding. There will be loud noise over the town as its current route requires it to bridge the flood plain at a height of 6 meters before you add the double stack container train; the higher the rail the further the noise travels. The visual impact of the rail will detract from the natural beauty of the river area. The noise and the visual impact will significantly reduce land values around the golf course and in the luxury subdivision between the golf course and the proposed rail route.

## **Appendix 3 Residential Precinct**

1. I agree with your statement at the bottom of p 31 "The demographic analysis undertaken for Narrabri indicates that the forecast population growth rate is dependent on improved and expanded housing, employment, retail and social facilities that cater to broader cohorts." I believe we also need to strengthen our high school as many folks with kids approaching high school age are moving away because they do not trust the high school here.

2. The proposed precinct of 2100 dwellings represents a 62% increase on the 3401 dwellings in the 2021 census. Do we need so much?

3. I like your idea of modular homes. Even tiny homes could be considered to make housing more affordable. I respect people who build what they are able to pay for and who have a pride of ownership. Owners and renters who care for their homes and gardens progress a community.

4. I like your pie chart showing lot sizes. It would be good to place the 40% of rural living lots nearer Highfield Lane as those people treasure their gorgeous mountain views and lifestyle blocks. They could feel less betrayed that way. Currently they are not happy with the prospect of the Residential Precinct damaging what they have, diminishing what they moved there to build. Also your plan to develop the east side of the waterway first might diminish concerns of Highfield owners.

5. From p 40: “Due to the flood-free nature of the Residential precinct and the likely demand for general retail, the area could also facilitate the introduction of discount department stores that are currently not present within the wider Narrabri township or Shire.” This may be true but the heart of shopping will always be in Narrabri proper. There are still premises vacant in the CBD and there are also light industrial locations vacant along Cooma Road and Mooloobah Road.

## **Appendix 4 Revialising Narrabri Township**

1. From p 48: “The draft strategy recognises the existing township as central to the Narrabri community.” This cannot be underestimated.

2. Your ideas about an Eat Street are interesting. It's a nice idea to have more covered places to sit and eat or talk. Be very wary of reducing parking as it is already tight at various times of the day and week. Even larger rural towns like Tamworth and Dubbo have not closed streets to auto traffic. Country folks rely on vehicles to come into town and like to park close to destinations. Cities like Brisbane with a lively night life and varied public transport along the river have a thriving and exciting Eat Street and Southport. They are good to visit but perhaps impractical in a small country town. Of course for festivals like NarraBright and Christmas the main street is closed to all but pedestrian traffic for an evening.

3. On p 50 there are some great ideas that would benefit Narrabri. Your Lakeside Village sounds good, not many substantial ideas, but it sounds good. However changing the forever name of Narrabri West might not be popular. Locals are proud to be “Westies”. No need to rebadge us from afar.

4. LOVE the Green Loop ideas!!! This is some of your best thinking. Thank you! One warning: be sure the active equipment along fitness trails is substantial. The equipment along the west side of Narrabri Lake is rarely used because it is not very challenging for the most part.



**Subject:**

Objection to Proposed Rezoning of Land Between Boundary Street and Inland Rail Corridor

**Date:**

Friday, 4 October 2024 9:29:11 PM

**Attachments:**

[Jessica Stuart. Letter of objection to proporsed rezoning of land to Empolyment Lands Precinct 4.10.24.pdf](#)

---

**Jessica Stuart**

Boundary Street  
Narrabri, NSW 2390

**4th October 2024**

The Chief Executive Officer  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney, NSW 2001

Narrabri Shire Council  
46-48 Maitland Street  
Narrabri, NSW 2390

Dear Sir/Madam,

**Re: Objection to Proposed Rezoning of Land Between Boundary Street and Inland Rail Corridor**

I am writing to formally submit my objection to the proposed rezoning of land between Boundary Street and the Inland Rail Corridor from rural residential to an "Employment Lands Precinct," as outlined in the *Narrabri Place Strategy – A 20-Year Plan*. As the owner of 265 Boundary Street, a property directly adjacent to the proposed site, I have deep concerns about the negative impacts this rezoning will have on the local community, environment, and quality of life for residents.

In my attached submission, I have outlined the specific grounds for my objection, which include:

1. A lack of adequate community consultation in the planning process.
2. Significant environmental risks to endangered species and ecosystems.
3. Concerns regarding increased dust, noise, and traffic in what is currently a rural residential area.
4. The degradation of the area's rural character and potential devaluation of surrounding properties.
5. Suggested alternative locations for the proposed development that would have far less impact on the community.

I urge the NSW Department of Planning and Environment, as well as the Narrabri Shire Council, to reconsider this proposal and engage in further consultation with affected residents before any decisions are made.

Thank you for your attention to this matter. I would appreciate a response to my concerns and am

available to discuss them further if needed.

Yours faithfully,

**Jessica Stuart**

[REDACTED]

[REDACTED]

**Jessica Stuart**

█ Boundary Street  
Narrabri, NSW 2390

**Date: 4<sup>th</sup> of October 2024**

The Chief Executive Officer  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney, NSW 2001

Narrabri Shire Council  
46-48 Maitland St  
Narrabri, NSW 2390

Dear Sir/Madam,

**Subject: Objection to Proposed Rezoning of Land Between Boundary Street and Inland Rail Corridor to Employment Lands Precinct**

I am writing to formally object to the proposed rezoning of land between Boundary Street and the Inland Rail Corridor from rural residential to an "Employment Lands Precinct," as detailed on pages 13 and 52-59 of the *Narrabri Place Strategy – A 20-Year Plan*. As a long-term resident of Narrabri and the owner and occupier of 265 Boundary Street, which shares a 300-meter boundary with the proposed Employment Lands Precinct, I have significant concerns about the detrimental effects this rezoning will have on the area.

My objections are based on the following:

### **1. Maladministration in the Consultation Process**

There appears to have been inadequate and insufficient community consultation for the *Narrabri Place Strategy*, dated August 2024. As a resident directly affected by this proposal, I believe that the process lacked transparency, and the community was not given sufficient opportunity to engage meaningfully. It is vital that a fair and inclusive consultation process is followed, as required by the **Environmental Planning and Assessment Act 1979** (NSW), to ensure that all affected residents have the opportunity to voice their concerns and be heard.

In addition to the concerns regarding inadequate community consultation, I would like to highlight that the *Narrabri Place Strategy – A 20-Year Plan* contains more than 10 errors, omissions, and instances of misinformation across several key pages (including pages 5, 17, 29, 50, 54, 56, 58, 59, and 64). These inaccuracies compromise the integrity of the document and suggest that it should not be considered a final version. Given the significance of the proposed rezoning and its potential impact on the community, it is essential that this strategy be regarded as a draft until all errors are corrected, and further consultation and revisions have taken place.

## 2. Environmental Concerns

The land proposed for rezoning contains a significant portion of endangered Brigalow ecosystems, which are protected under the **Biodiversity Conservation Act 2016** (NSW) and the **Environmental Protection and Biodiversity Conservation Act 1999** (Cth). Additionally, this area serves as a habitat for two vulnerable bat species, the Little Pied Bat (*Chalinolobus picatus*) and the Yellow-Bellied Sheath-Tailed Bat (*Saccolaimus flaviventris*), as well as eight other species of bats. The rezoning is inconsistent with existing environmental planning policies and could lead to the destruction of these vulnerable ecosystems and species, which are integral to the biodiversity of the region.

## 3. Environmental Impact – Dust, Traffic, and Noise

The rezoning to an Employment Lands Precinct would significantly increase dust, traffic, and industrial vehicles in what is currently a rural residential area. The impact of heavy vehicles and increased dust is likely to lead to a deterioration in air quality, which is concerning for the health and well-being of local residents. Additionally, the increased noise and traffic levels will disrupt the peace and quiet that this community has enjoyed for many years.

## 4. Degradation of Community Character

Narrabri's rural residential areas, such as Boundary Street, are valued for their space, tranquillity, and scenic views. Transforming this area into an industrial hub would fundamentally alter the character of the community and permanently damage the landscape that many residents, including myself, cherish. We purchased our homes for the open space, quiet, and rural atmosphere, all of which will be compromised if the proposed rezoning proceeds.

## 5. Devaluation of Surrounding Properties

The rezoning will likely lead to a decrease in the value of surrounding properties, including my own. Our property at 265 Boundary Street will undoubtedly lose value due to its proximity to industrial lands. This is a significant concern for homeowners in the area, as the change in

zoning will make these properties less desirable for future buyers who are looking for a rural residential lifestyle.

## **6. Suggested Alternative Locations**

I would also like to propose alternative locations that would be far more suitable for the development of an Employment Lands Precinct. The land no longer used for the Narrabri Sale Yards on Namoi Street or the land located on the Yarrie Lake Road side of the Inland Rail Corridor would be better options. These areas would have far less impact on existing residential communities and would still provide ample space for industrial development without the negative consequences outlined above.

In conclusion, I strongly urge NSW Planning and the Narrabri Shire Council to reconsider the rezoning of the land between Boundary Street and the Inland Rail Corridor. The environmental, social, and economic impact on the local community is significant, and there are more suitable alternative locations for the proposed development. I respectfully request that the Council and Planning authorities thoroughly review the potential consequences of this decision and engage in further consultation with the affected residents before moving forward.

Thank you for considering my submission. I would appreciate a response to my concerns, and I am available for further discussion if required.

Yours Faithfully,

Jessica Stuart

[REDACTED]

[REDACTED]

**Submission on**

**Narrabri Place Strategy**

**A 20 Year Plan**

**Prepared by**

**Ross Gleeson**

**Narrabri NSW 2390**

**Date of Submission: 4<sup>th</sup> October 2024 (Extension granted)**



## **My Background and Introduction**

I was born in Narrabri and except for three and a half years when I was at university I have lived my seventy plus years in this area. I married a local woman and we raised two children in the area.

I worked as a surveyor in this area for about forty-seven years and was a Registered Surveyor for forty-two of those years and during most of that time my wife and I owned a successful Surveying business which serviced Narrabri and the surrounding area, extending out to Bourke.

My wife and I both come from long established and respected families in the area. We have both been heavily involved in various committees and organizations in Narrabri. From March 2004 until September 2008 I was a Narrabri Shire Councillor, also holding the position of Deputy Mayor during this entire period.

Both my wife and I will almost certainly be buried in Narrabri.

I have no close relatives living in the areas proposed for the Residential Precinct or the Employment Lands Precinct. My interest in making this submission is simply because I am a long time interested resident of the area and I want to see it develop in the most appropriate way.

## **Premises On Which The Narrabri Place Strategy Is Based**

The Narrabri Place Strategy (The Strategy) is based essentially on two premises.

The first is that Narrabri is a strategically placed town. To a certain extent this is true.

The second premise is that Narrabri will grow substantially over the next fifteen years or so doubling the town's population. This premise is wildly inaccurate. Why?

The growth and population projections are based primarily on the strength of the mining industries of coal and gas and on the spinoffs from these activities. People and organizations that think mining is going to create medium to long term growth are living in a bubble. They obviously have no appreciation of Climate Change and the significant changes occurring now and the effects on trade that will increase substantially in the future. Whether Narrabri residents and organizations and state and federal governments like it or not, coal mining is a terminal industry. By 2035 there will almost certainly be no coal mining in the Narrabri LGA. This is because our trading partners in Europe, The Pacific and Asia (excepting possibly Japan but again changes will occur there quickly) will place embargos on trade with countries that do not comply with greatly increased demands for reductions in carbon emissions. Coal will be the major casualty. Of course, mining companies and their associates will argue otherwise but they are simply protecting their businesses. Hunter Valley towns and residents already recognize this fact and have accepted that they must transition to renewable energy generation.

Furthermore, while the gas industry in Narrabri LGA may (although there is certainly no guarantee) play a role in transitioning from fossil fuel generation to renewable, if such a role is played it will also be short term. There is already considerable pressure to change from gas sourced energy to other forms of energy. Such pressure will continue to mount.

If the gas fields are developed in the Narrabri area, such generation will not create huge numbers of jobs. All the wells won't be drilled at once and the required number of workers will not significantly increase the demand for housing in Narrabri. Many of the workers will be temporary.

Some people believe that the development of the gas fields, if indeed they are developed, will result in spin-off industries being established in Narrabri. Again, this is fanciful. There are many other inputs needed into the establishment of industries. For example, it has been suggested that a fertilizer production plant will be established in Narrabri. My understanding is that water is a major input in this industry and that there is not the availability of water for such an industry and it will not proceed.

Narrabri has had coal mining in our area for decades however over this period the population of our area has actually decreased. I am not saying that Narrabri will not grow and the population will not increase BUT the growth and population increase will be nothing like the projections giving in The Strategy. Any growth for light industries and residential needs can actually be catered for by infill in the Narrabri West area. The areas suitable for such infill will be examined later.

There also seems to be a suggestion that Inland Rail will bring enormous benefits and new industries to Narrabri. There is no actual reason to believe this will happen. There is considerable doubt that Inland Rail will actually be built north of Parkes. I understand that there is no provision in the four year forward estimates in the Federal Government budget for actual construction north of Parkes. But, even if Inland Rail is constructed all the way from Melbourne to Brisbane, there will be very few industries set up in Narrabri because of Inland Rail, despite the spin of certain politicians.

## **Examination of Employment Lands Precinct (ELP)**

As outlined above, I do not believe there will be any substantial growth in Narrabri over the next fifteen years. If, however, I am partly incorrect (I will not be significantly incorrect) there will not be any need for an ELP to be created. Despite my conjecture, if the NSW Department of Planning, Housing and Infrastructure (The Department) and/or Narrabri Shire Council (Council) wish to have such a precinct, the proposed location is totally unsuitable.

Firstly, the area allocated is, according to The Strategy, 188ha. The suggestion that such a size is needed simply cannot be sustained. The heavy commercial area in Tamworth known as the "Taminda Industrial Area" has an area of approximately 144ha. Tamworth has a population of about 45,000 people. So their population is about three times the projected (which won't be achieved) population of Narrabri and yet the area of their heavy commercial area is about 76% of the proposed Narrabri ELP.

In Narrabri, the area of Francis Street (eastern section) and Caroline Way is about 32 hectares. This area still has not been completely developed. The fact that an area of 32 hectares has not been fully developed in about 45 years shows how ridiculous it is to suggest that Narrabri will need 188 hectares over the next twenty years, especially considering that there will also be the proposed Northern NSW Inland Port Precinct (Inland Port).

So, on any reasonable criteria, the projected area at Narrabri is excessive.

Furthermore, the access to the ELP is totally unsuitable. Two accesses are proposed. The first is via Williams Drive, Railway Street North and Boundary Street (incorrectly named in The Strategy as Boundary Road). The north-western end of Boundary Street is a swamp and any heavy vehicle access to this area would require an exorbitantly expensive road to be built. The proposed access will also pass at least 23 residences including one lot on which are located flats.

The second proposed access is from Mooloobar Street, Railway Street North and Boundary Street. This access will pass at least 34 residences, including two lots of flats.

The ELP adjoins a large lot development. People have spent considerable money on buying and developing these lots to create the desirable lifestyle that these lots allow. To have the ELP adjoin their homes will significantly affect their lifestyle. The addition heavy vehicle movements in their area created by the ELP will exacerbate the negative impacts on their lifestyle.

## **Alternative to the proposed Employment Lands Precinct**

There is undeveloped and underdeveloped flood free land available for heavy commercial or light industrial uses in the Narrabri West area. This land is located:

- On the south-western side of Mooloobar Street from Buri Street to Baranbar Street
- On the south-western/southern side of Yarrie Lake Road to the railway line from Bukhai Street to Culgoora Road
- Between Yarrie Lake Road and the Proposed Route of Inland Rail, south of the existing railway line

These areas will more than cater for any small increase in light industrial or heavy commercial land required. Access to all services, especially heavy vehicle access, is much easier and should be cheaper than that needed for the proposed ELP. All these alternatives already have heavy vehicles using the roads that these areas have frontage to.

If, however, the Department or Council want a new area created as an ELP then the logical place is on the northern side of Culgoora Road, approximately opposite the proposed Inland Port. An area of relatively flood free land (as flood free as the Inland Port) could be resumed by Council and developed. Culgoora Road is an existing heavy vehicle road. A power line runs along the frontage of the land. Approximately 50 hectares of suitable land should be available.

There are many alternatives to the proposed ELP. These need to be looked at before using the proposed area which will be expensive to develop and will have considerable negative impacts on a large number of existing residents.

## **Examination of Proposed Residential Precinct (RP)**

As previously stated, I believe there will be no need for the number of residences outlined in The Strategy. There may be some increased need but such increase can be catered for by infill. The area proposed for the RP is suitable however the costs to establish such an area will be exorbitant. New sewage treatment works or new lines to the existing works (which possibly doesn't have sufficient capacity), new water supplies and new drainage facilities without the road, intersections and bridges needed, will not make it feasible for a private developer.

An area of about 15 hectares on the south-western side of Kelvin Vickery Avenue between Sarina and Zimmerman Streets would allow up to 100 residential lots to be established. In addition there are other smaller areas within Narrabri West which could be utilized for residential purposes.

## **Summary**

Existing towns need strategic planning for acceptable development. Narrabri is no exception. The Strategy, however, has virtually no chance of coming to fruition. It ignores world circumstances and the reality of where Narrabri will be in twenty years time. A far better strategy would be to identify all existing land within and adjoining the town limits and encourage ordered development of such land.

Dated: 3<sup>rd</sup> October, 2024

## **SUBMISSION: BOUNDARY STREET NARRABRI – NARRABRI PLACE STRATEGY**

### **TO WHOM IT MAY CONCERN,**

We being the residents/property owners of 89 Boundary Street, Narrabri NSW 2390 do hereby wish to express our concerns, dissatisfaction and objection to the Narrabri Shire and NSW Government proposed Narrabri Place Strategy and development of Boundary Street Narrabri and the impact it will have on our existing properties and obviously things that have not been taken into consideration.

#### **Building and Refurbishment of Property:**

We had already commenced improvements to our property prior to being told that we were in the SAP Area of the new rail line. We had purchased more corrugated iron for the sheds and materials for the upgrade of existing fencing. This has now interrupted our progress again, as we must fight to protect our land and those around us.

#### **Existing Land owned by Council:**

Council should consider existing flood free areas around Narrabri such as: -

- **Council Saleyard Complex** - Which hasn't had a sheep or cattle sale within the last 3 years, cattle are trucked to either Gunnedah or Tamworth.
- **Eastly Direction** - Towards the Power Station. This area is also close to the already established Industrial Area.
- **Intersection of Yarrie Lake Road and Culgoora Road** – Currently has Rail Access.
- **Plastic Recycling Area and Narrabri Waste Facility** - Which is in close proximity.

#### **Misleading Information:**

- I refer to the information provided by Narrabri Shire Council and NSW Government regarding the Narrabri Place Strategy indicating '**non-existence**' of a creek running between Boundary Street and the Kamilaroi Highway, this creek carries a lot of water when it floods.
- Also, page figures are also missing 37 & 39 don't seem to be in the Place Strategy.
- Boundary Street isn't heavy vehicle rated as per report on page 58.
- Railway Line also washes away.

#### **Employment Land Precinct:**

- The area marked Employment Lands Precinct, ear marked as Light Industrial will add to the noise already generated by Viterro and AGT and affect the people that live in this area. Let's be realistic about this the houses and homes where in this area first.

We can't understand why our semi-rural area is always under the spot light. People have worked hard to obtain a small piece of paradise. It's disappointing that any money offered wouldn't give them enough money to purchase another property. How would you feel if your home was ripped from under you?

Obviously, there must be some environmental profit to be made from our land either Gas or Coal that's why home owners are continually being harassed in Boundary Street Narrabri.

I look forward to your reply regarding my submission.

Signed:

Carol & Nigel Hobday

Boundary Street,  
Narrabri. NSW 2390.

NSW Government

Narrabri Precinct Planning

Narrabri Shire council.

28 September 2024.

Elizabeth Panton

█ Boundary St

Narrabri. NSW 2390.

█

I am writing this submission concerning your proposed planning for Boundary St, Narrabri.

My family purchased our block of land in 1988 and have lived in Boundary St for 32 Years. We purchased here because it would give our children the quiet country lifestyle we wanted out of flood area with lots of wildlife around us.

We were opposed to the previous SAP because of what it was proposing and we fought against it then. Now you come back again with a different Name but still very similar in what it is proposing.

The Employment Lands Precinct is directly on our back fence. The re- zoning of this area is both ridiculous and unnecessary. There is no sufficient access to this area for small business and it is not in an area to receive acknowledgement for any small business. At least on the Yarrie Lake Road where the Inland Port Precinct is, there is flow through traffic and Rail access. There is enough land in the NNIPP area to cover both areas together and to supplement existing light industrial land.

Your proposed bypass into the ELP cannot be achieved because you cannot run Heavy Vehicles down Gould St, it is too narrow. Currently if residents vehicles are parked on either side of the road it becomes a 1 lane road and would be very dangerous to residents. There is also an existing load limit on part of the road you are showing as access Route to ELP.

Boundary St is a dead end street with a turning area at the end of the street. This was also one of the reasons we purchased here, because of the no flow through traffic. It is not wide enough and is not suitable for heavy vehicles.

This ELP will bring a large amount of dust and noise pollution to our quiet lifestyle, not to mention the eyesore and the hazards it will create.

Firstly this Employment Lands Precinct is going to be on Predominately Black Soil, which becomes impassable in wet weather and would need huge amounts of road base or cement to make it viable. Which would then impact natural water flow back onto all our lands. We would assume that there would be security fencing around these sites, which would impact the natural wildlife habitat.

In our opinion even the Inland Rail was poorly thought out, with less impact on the township of Narrabri. There was an alternate route a further 10 klms north west of the Town with a saving of 200 million dollars on bridges alone. It just goes to show that common sense is not a priority of bureaucrats. We feel that this proposal could also end up as a shambles. We also feel that we are not being told the whole story. There has been consultation with the land owners of the sites you are proposing for the development but no consultation with neighbouring landowners.

This Narrabri Place Strategy Proposal was done in a very rushed hush hush fashion compared to the previous SAP which makes one wonder if we were meant to be blindsided. There are so many untruths in this Strategy Plan that it is almost laughable, just one of these is the statement that Boundary St not Road, currently supports increased heavy vehicle movement during harvest. This is not so. The road is falling apart as it is, there has been no significant maintenance on this road for 20 years, only pothole filling after rain. It can be months before this is done sometimes. It would have to be a huge fee on ratepayers to have this road widened and rebuilt.

I feel that more input needs to be put into advising the whole community of what is being proposed for our area.

I realise that Narrabri needs to grow or it will go backwards but there are other areas to contemplate for what you are proposing and I don't think enough thought has been put into this plan. Why do they not consult and take advice from people who live in the area instead of paying millions to companys sitting behind desks looking at us on a Map.

We ask that you reconsider the whereabouts of this Employment Lands Precinct and the re-zoning of this area. Also that consideration and consulting is given to adjoining landholders.

Thanking you

Liz and Max Panton



Boundary St

Narrabri



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Friday, 20 September 2024 4:25:20 PM  
**Attachments:** [nin-planning-support-letter.docx](#)

---

Submitted on Fri, 20/09/2024 - 16:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

NARRABRI

**Please provide your view on the project**

I support it

**Submission file**

[nin-planning-support-letter.docx](#) (146.65 KB)

**Submission**

Submission attached

**I agree to the above statement**

Yes

19th September 2024

Dear,

Department of Planning

I am writing on behalf of the Narrabri Industrial Network (NIN).

The Narrabri Industrial Network Inc. ("NIN") is a member driven, non-for-profit organisation connecting like-minded businesses with resources, facilities, and opportunities for members to connect, innovate, adapt, and prosper.

NIN aims to ensure the Narrabri region continues to diversify, grow sustainably and benefit from major investment, NIN proactively:

- Advocates for major investment and infrastructure development to support regional growth and diversity within our region.
- Promotes the benefits of living, working, and investing in the Narrabri Area.
- Grow our community, skilled and future workforce.
- Advocates for our region with all levels of government.

NIN has identified four key activity areas being:

1. Agriculture
2. Resources, Energy & Infrastructure
3. Information
4. Advocacy

In full support of the Narrabri Place Strategy.

Noting that the Strategy does not go far enough. It is a great step forward but is not visionary enough to propel the Narrabri Shire toward the potential that it possesses.

Of damning note is the absence of any mention of the Santos Narrabri Gas Project in the Narrabri Place Strategy.

The transport infrastructure related reports are shallow. Options such as making provisions for the establishment of future ring roads is a severe lost opportunity. Making allowances and identifying the location of such infrastructure now; gives the community certainty. Removing employment related travel from the existing main arterial roads,

including the Newell Highway, would surely be a strategic outcome sought through a planning process such as this.

Whilst the newly established employment lands are welcome, direct connectivity to the Newell Highway would surely be a desirable outcome of a process such as this.

Further, whilst the flood mapping is acknowledged, would it not again be strategic at this junction to extend the proposed employment lands and associated zonings all the way east towards the Newell Highway. Enabling direct connectivity to the Newell Highway for these proposed employment lands seems a logical outcome. Not doing this seems illogical and a severe lost opportunity.

The Narrabri Industrial Network would be interested in the willingness of the NSW Government to provide and commit investment monies for the development and fast tracking of the Narrabri Place Strategy.

In summary:

- What level of financial investment and commitment is the NSW Government willing to place behind the Narrabri Place Strategy.
- The proposed employment lands should be extended east to encompass the Newell Highway, providing direct highway access and alter vehicle access to the lands.
- The draft Strategy has missed a golden opportunity with regard to future proofing vehicle transport movements but simply reviewing existing roadways. The Strategy should do more in the area.
- It is a damning oversight to not include impacts of the Santos Narrabri Gas Project as well as the opportunities this project will provide Narrabri Shire and the broader region.
- Narrabri Industrial Network support the draft Strategy with the inclusion of the above matters.

For more information, please visit the [Narrabri Industrial Network Inc.](http://www.narrabriindustrial.com.au) website.

Yours sincerely,



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Friday, 20 September 2024 12:54:05 PM  
**Attachments:** [letter-of-objection---employment-land-precinct.docx](#)

---

Submitted on Fri, 20/09/2024 - 12:52

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Roslyn

### **Last name**

Thorn

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Narrabri 2390

### **Please provide your view on the project**

I object to it

### **Submission file**

[letter-of-objection---employment-land-precinct.docx](#) (15.41 KB)

### **Submission**

Please find enclosed my letter of objection.

Ros thorn

### **I agree to the above statement**

Yes

20<sup>th</sup> September 2024.

To whom it may concern

We, the residents of 96 Boundary Street, Narrabri NSW 2390, write to object in the strongest terms to the Employment Land Precinct to be build on our land.

We have reviewed the Narrabri Place Strategy A 20-year plan submission and attended numerous meetings being held by the Narrabri Shire and NSW Government Planning Department.

We have been in negotiation with ARTC with and had personal visits from ARTC and have reviewed the Final Rail Corridor and Construction Impact Zone M that now has been settled with ARTC purchasing 25 acres of land from us and leasing a construction corridor as well. Now our street and our whole property will be affected by the area of the Employment Land Precinct. Our whole property is located where the Employment Land precinct is going to be located, and our street will be divided.

We have a 4-bedroom, 2-bathroom brick establishment with a pool and outer sheds on 85 hectares which we plant and produce crops for rearing cattle, to maintain our Primary Producer status (therefore making over \$20,000 per year).

Our main concerns (in no order) are as follows:

- The devaluation of the remaining parcel of land. Our end goal would be to pass this fertile property onto our children or sell the property and move to the coast as our retirement plan. We would not be able to fulfil this goal with the devaluation of our entire property.
- The degrading of the area of remaining property will reduce the quality of stock in which we could produce.
- The noise and dust produced by the extra traffic along boundary street will affect multiple things, including the pool, the stock, the washing, the house, and the machinery.
- The detrimental effect to our mental health and wellbeing with the impending and unknown future caused by the Narrabri Place Strategy and the Employment Land Precinct on our land.

We hope that you review this submission when deciding on the plans of the Employment Land Precinct and look at other areas of Narrabri for this land. The above points (which personally affect our income, wellbeing, and future) may be specifically written from our point of view, however We trust you will make the right decision.

Yours sincerely,

Wayne and Roslyn Thorn

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Friday, 20 September 2024 10:08:36 AM  
**Attachments:** [20240919\\_wtc-group-narrabri-place-strategy-submission.pdf](#)

---

Submitted on Fri, 20/09/2024 - 10:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

William

### **Last name**

Childs

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Narrabri 2390

### **Please provide your view on the project**

I support it

### **Submission file**

[20240919\\_wtc-group-narrabri-place-strategy-submission.pdf](#) (89.77 KB)

### **Submission**

Please find attached submission from WTC Group.

### **I agree to the above statement**

Yes

19/09/2024

## **Submission: Narrabri Place Strategy**

Dear Department of Planning, Housing and Infrastructure,

We thank the NSW Government for the opportunity to review and provide feedback on the Narrabri Place Strategy and associated plans.

WTC Group strongly supports the Narrabri Place Strategy holistically as a 20-year vision that enables the rezoning of land across three precincts. Narrabri is a regional growth centre, and this type of forward planning is required now to sustain the projected growth across a variety of industries in our unique and diversified economy.

While WTC Group supports the strategy, we recommend enhancements to strengthen the current proposal, ensuring the strategy is effectively implemented. We provide the following recommendations to the Narrabri Place Strategy for your consideration:

### **1. Government funding**

Narrabri was announced as a Special Activation Precinct (SAP) in November 2020. This came at a time where there was heightened excitement about multiple public and private projects that were slated to deliver growth and prosperity to the Narrabri region. In the months prior to the SAP announcement, \$24.6 million was committed to assist the development of the Northern NSW Inland Port. The NSW Government committing \$16.8 million in September 2020 and the Federal Government announcing \$7.8 million in October. Both funding announcements including the SAP have since been withdrawn. We note no government funding streams appear attached to the Narrabri Place Strategy unlike the SAP that was funded by the Snowy Hydro Legacy Fund.

We support Council and their efforts in the development of the innovative Northern NSW Inland Port. It capitalises on the strategic location of Narrabri being on the Inland Rail alignment as well as our existing connectivity to eastern ports. To deliver such a project, Council needs the financial support it was promised by both levels of government otherwise we risk creating plans and strategies that are unlikely to materialise in direct correlation with expected growth.

There are several locally owned and operated businesses like WTC Group that are doing as much of the heavy lifting they can in growing the region through their businesses. From purchasing land, developing it and operating on it, procuring goods and services through local businesses, employing locals, and bringing families from outside the Narrabri region to work and live in our community. This, however, is for nothing if we as a community cannot get support from the government to assist the locals with the heavy lifting in the immediate future.

## **2. Social infrastructure / utilities / road network**

The strategy outlines the requirement for private investment in social infrastructure, utilities, and road network requirements. The strategy also acknowledges the relevant statutory authorities that will be required to construct infrastructure they are responsible for. The \$16.8 million committed in 2020 by the NSW Government's Growing Local Economies Fund was dedicated to delivering infrastructure upgrades including electricity, communications, water, and road upgrades to the Northern NSW Inland Port site in addition to the rail siding. The strategy does not clearly outline how this infrastructure will be prioritised or completed.

Additional information on how the strategy will streamline development applications for private investment to be undertaken as a priority is recommended to ensure the precincts that are proposed are enticing for developers and do not become a barrier to investment.

It would be recommended to include annexures in the strategy to identify potential funding frameworks and details on the infrastructure project priorities and details around how the strategy will work with relevant planning processes.

## **3. Local business opportunities**

Narrabri has been fortunate to diversify its economy beyond its traditional agricultural base and expand into resource-related industries. From this diversification, we have seen over several years steady growth in ancillary services that support the operations of resource industries. The Employment Lands and Inland Port precincts contained within the strategy are key to further capitalising on the future growth of Narrabri and these industries. To support growth and to ensure the Residential, Employment Lands and Inland Port precincts are all successful, it would be recommended to provide insight as to how local existing businesses can assist in the delivery of these precincts.



Since the SAP was revoked and the \$24.6 million in government funding was withdrawn, there has been a decline in business opportunity across several sectors. Established businesses have left Narrabri to pursue opportunities in larger more established growth centres. There is an immediate risk of other large locally owned businesses and employees relocating out of Narrabri through no fault of their own to keep their businesses going. This is due to larger private and public projects in Narrabri being delayed or local businesses not being able to outcompete external businesses for local work and projects.

It is recommended to engage further with local businesses across a broad cross section of industries by conducting an in-depth business stakeholder analysis to determine what business provisions exist and can work with implementing the strategy once it is adopted. Clear communication, achievable strategic timeframes, and project scopes that include the business community would assist in delivering the strategy and potentially mitigate the risk of losing these local businesses to other progressive regional growth centres.

#### **4. Skilled workforce**

An additional risk that is prevalent is the inability to attract skilled and technical employees. Inevitably this has been an issue for some time and is not related to the strategy. However, is still something that we urge you to consider capturing within the strategy.

To implement this strategy, there needs to be a balance between building the infrastructure and precincts while ensuring public amenities, social, and community service provisions are also increased at the same time. WTC Group can attest to this, having experienced difficulty in attracting technical based employees who have instead of taking a role in Narrabri, have taken opportunities in larger regional growth centres for access to better health, education, and social services. As an employer, we cannot compete with that.

A greater risk than the challenge of attracting skilled and technical employees is the possibility of large businesses relocating their operations to more attractive growth centres, where they can readily access the technical staff they need to successfully operate their businesses.

The multiplier effect of big employers exiting the Narrabri Shire are profound and should not be underestimated. If a large business picks up and relocates outside of the Shire and takes say for

**WTC Group Aust Pty Ltd**

ABN 12 645 330 454

147 Yarrie Lake Road, Narrabri NSW 2390



example, twenty employees – this equates to a population decline of fifty people based off the ABS data of 2.5 being the Australian average family number (2021).

It is fair to state that the excitement and prosperity Narrabri Shire was facing in 2020/2021 has dwindled. The revocation of SAP status and funding for the Northern NSW Inland Port, along with delays to the Inland Rail and Narrabri Gas Project, have negatively impacted the growth trajectory we were well-positioned to capitalise on two to three years ago. These setbacks have undoubtedly delayed Narrabri Shire's growth by several years. However, we are confident that with the right strategic plans—focused on enhancing social infrastructure and amenities to support the anticipated growth—and with the support of government funding, we can get back on track.

We reaffirm our strong support for the Narrabri Place Strategy and hope that further adjustments will be made to ensure the sustainable growth of Narrabri is realised.

WTC Group thank the NSW Government for the opportunity to provide our local insights and feedback on the Narrabri Place Strategy and commend the NSW Government and Narrabri Shire Council for the work undertaken so far.

Yours faithfully,

William Childs  
Managing Director

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 18 September 2024 8:14:58 PM  
**Attachments:** [submission-to-narrabri-council.docx](#)

---

Submitted on Wed, 18/09/2024 - 20:13

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

Ray

### **Last name**

Behan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Perth

### **Please provide your view on the project**

I support it

### **Submission file**

[submission-to-narrabri-council.docx](#) (16.9 KB)

### **Submission**

Submission to Narrabri Council Regarding Rezoning for Northern NSW Inland Port (N2IP)

Dear Members of the Narrabri Council,

I hope this message finds you well. My name is Ray, and I am writing to formally submit a request for the addition of specific properties to the Northern NSW Inland Port (N2IP), with the objective of changing the zoning to E4 General Industrial. This amendment will not only enhance our development sites but also facilitate reliable and efficient transportation, ensure productivity, and reduce costs and energy consumption for our freight customers on both a local and international scale.

The properties I wish to have considered for this rezoning are as follows:

- 470 Yarrie Lake Road, Narrabri - 7.68 hectares - Lot 160 in DP852877
- 522 Yarrie Lake Road, Narrabri - 10.12 hectares - Lot 2 in DP248981
- 496 Yarrie Lake Road, Narrabri - 10.12 hectares - Lot 1 in DP248981

This request is grounded in a thorough analysis of the collective information and findings presented in the Traffic and Transport report available at: Traffic and Transport Report.

#### Rationale for Inclusion

While the Special Activation Precinct (SAP) investigation area benefits from strategic rail network positioning, the current road access is quite limited. Notably, the only existing route from the Newell Highway traverses through the local community of Narrabri West. Therefore, to accommodate increased heavy vehicle movements to and from this area, it is imperative to upgrade our local road networks, especially Yarrie Lake Road.

I would like to propose several key reasons why the aforementioned properties should be included within the N2IP precinct to improve accessibility to this vital area. One significant concern is the need for a reliable and safe route for High Mass Limit (HML) vehicles that ideally bypasses the main commercial centre of Narrabri.

#### Road Network Considerations

The interaction between various rail corridors and junctions complicates road access within the existing infrastructure. To uphold both road safety and freight movement efficiency, it is preferable to avoid establishing level crossings. Currently, access to the SAP investigation area and the necessary internal road network is still in need of planning. To mitigate the potential impact on Narrabri West streets while ensuring a seamless connection to the N2IP, we strongly recommend that the SAP Link Road be prioritized as essential infrastructure for the transport and logistics sector, which necessitates access for HML vehicles. Presently, these vehicle types are excluded from using Yarrie Lake Road to Wee Waa, and the approved connections for various heavy vehicle types remain unassessed due to restricted access points to the N2IP.

#### Proposed Improvements

We propose increasing the approach entrance to the N2IP via the SAP Link Road. By incorporating additional land frontage along Yarrie Lake Road, we aim to include the following properties within the new E4 zoning:

- 470 Yarrie Lake Road
- 522 Yarrie Lake Road
- 496 Yarrie Lake Road

This integration would provide approximately 650 linear meters of added frontage along Yarrie Lake Road, necessitating improved entry and exit configurations at both locations of the N2IP. Such an increase would also promote a safer approach from the westbound direction along Yarrie Lake Road, potentially facilitating an intersection equipped with traffic signals or a roundabout, thereby regulating traffic flow and enhancing safety around the N2IP precinct.

Furthermore, according to the Project No PS126989 Narrabri Special Activation Precinct Transport Report published by the Department of Planning and Environment, the SAP Link Road is projected to divert a substantial amount of SAP-generated traffic away from Narrabri West, improving connectivity with the Newell Highway in the process. This enhancement would be particularly beneficial for the land lots previously mentioned, positioning them ideally for new business development within the SAP. Additionally, the proposed road infrastructure is designed to facilitate competitive travel times to both the Kamilaroi Highway and Newell Highway, ensuring greater flexibility within a high-standard road network suitable for heavy vehicles, including Performance-Based Standard (PBS) trucks.

#### Key Highlights from the Transport Report

Highlighted recommendations from the Transport Report outline the following critical considerations for improving heavy vehicle access routes within the SAP area:

- Certain restrictions currently limit oversized special-purpose vehicles and certain heavy

vehicle types from accessing the township of Narrabri, necessitating double handling of materials, which is inefficient and costly.

- The proposed SAP Link Road should be prioritized as the primary heavy vehicle access route, constructed to accommodate PBS Level 3 (42 m long) vehicles and special-purpose vehicles.
- Upgrades to Yarrie Lake Road should be investigated to support PBS Level 3 vehicles, ensuring that the necessary road infrastructure is in place for HML vehicles and larger trucks.
- New roads within the SAP

**I agree to the above statement**

Yes

## **Submission to Narrabri Council Regarding Rezoning for Northern NSW Inland Port (N2IP)**

Dear Members of the Narrabri Council,

I hope this message finds you well. My name is Ray, and I am writing to formally submit a request for the addition of specific properties to the Northern NSW Inland Port (N2IP), with the objective of changing the zoning to E4 General Industrial. This amendment will not only enhance our development sites but also facilitate reliable and efficient transportation, ensure productivity, and reduce costs and energy consumption for our freight customers on both a local and international scale.

The properties I wish to have considered for this rezoning are as follows:

- **470 Yarrie Lake Road, Narrabri** - 7.68 hectares - Lot 160 in DP852877
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This request is grounded in a thorough analysis of the collective information and findings presented in the Traffic and Transport report available at: [Traffic and Transport Report](#).

### **Rationale for Inclusion**

While the Special Activation Precinct (SAP) investigation area benefits from strategic rail network positioning, the current road access is quite limited. Notably, the only existing route from the Newell Highway traverses through the local community of Narrabri West. Therefore, to accommodate increased heavy vehicle movements to and from this area, it is imperative to upgrade our local road networks, especially Yarrie Lake Road.

I would like to propose several key reasons why the aforementioned properties should be included within the N2IP precinct to improve accessibility to this vital area. One significant concern is the need for a reliable and safe route for High Mass Limit (HML) vehicles that ideally bypasses the main commercial centre of Narrabri.

### **Road Network Considerations**

The interaction between various rail corridors and junctions complicates road access within the existing infrastructure. To uphold both road safety and freight movement efficiency, it is preferable to avoid establishing level crossings. Currently, access to the SAP investigation area and the necessary internal road network is still in need of planning.

To mitigate the potential impact on Narrabri West streets while ensuring a seamless connection to the N2IP, we strongly recommend that the SAP Link Road be prioritized as

essential infrastructure for the transport and logistics sector, which necessitates access for HML vehicles. Presently, these vehicle types are excluded from using Yarrie Lake Road to Wee Waa, and the approved connections for various heavy vehicle types remain unassessed due to restricted access points to the N2IP.

## Proposed Improvements

We propose increasing the approach entrance to the N2IP via the SAP Link Road. By incorporating additional land frontage along Yarrie Lake Road, we aim to include the following properties within the new E4 zoning:

- 470 Yarrie Lake Road
- 522 Yarrie Lake Road
- 496 Yarrie Lake Road

This integration would provide approximately **650 linear meters** of added frontage along Yarrie Lake Road, necessitating improved entry and exit configurations at both locations of the N2IP. Such an increase would also promote a safer approach from the westbound direction along Yarrie Lake Road, potentially facilitating an intersection equipped with traffic signals or a roundabout, thereby regulating traffic flow and enhancing safety around the N2IP precinct.

Furthermore, according to the **Project No PS126989** Narrabri Special Activation Precinct Transport Report published by the Department of Planning and Environment, the SAP Link Road is projected to divert a substantial amount of SAP-generated traffic away from Narrabri West, improving connectivity with the Newell Highway in the process. This enhancement would be particularly beneficial for the land lots previously mentioned, positioning them ideally for new business development within the SAP. Additionally, the proposed road infrastructure is designed to facilitate competitive travel times to both the Kamilaroi Highway and Newell Highway, ensuring greater flexibility within a high-standard road network suitable for heavy vehicles, including Performance-Based Standard (PBS) trucks.

## Key Highlights from the Transport Report

Highlighted recommendations from the **Transport Report** outline the following critical considerations for improving heavy vehicle access routes within the SAP area:

- Certain restrictions currently limit oversized special-purpose vehicles and certain heavy vehicle types from accessing the township of Narrabri, necessitating double handling of materials, which is inefficient and costly.
- The proposed SAP Link Road should be prioritized as the primary heavy vehicle access route, constructed to accommodate PBS Level 3 (42 m long) vehicles and special-purpose vehicles.

- Upgrades to Yarrie Lake Road should be investigated to support PBS Level 3 vehicles, ensuring that the necessary road infrastructure is in place for HML vehicles and larger trucks.
- New roads within the SAP



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Sunday, 15 September 2024 8:14:31 PM  
**Attachments:** [REDACTED] [submission-to-the-narrabri-place-strategy.docx](#)

---

Submitted on Sun, 15/09/2024 - 20:13

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri 2390

**Please provide your view on the project**

I support it

**Submission file**

[REDACTED] [-submission-to-the-narrabri-place-strategy.docx](#) (948.11 KB)

**Submission**

Please see attached file

**I agree to the above statement**

Yes

To the Planning NSW team,

Thank you for assembling the Narrabri Place Strategy and presenting it in clear language.

I support the strategy and am excited to see it come to pass.

I have two ideas which I hope help the proposal:

1. I want to voice my support for the inclusion of safe cycleways through both the new residential developments and existing town area. This will greatly improve the health (mental and physical) of our town. It takes a cultural shift for people to get used to riding to work (and frequently riding with kids to school) however we are very lucky to have topography, climate and generally low crime rates which make cycling a no brainer, and future pressures on the cost of driving and general social shifts towards more environmentally-friendly activities will help drive the shift and we need to be ready with safe cycleways!

[REDACTED] they have a similar climate, topography and positive social fabric to Narrabri (and it is also an agricultural town). The town has safe bike lanes on all main roads and bike connections between houses in residential areas (to avoid busy roads where possible), plus bike parking rails everywhere. The health outcomes are excellent, it is a low-cost transport option (supporting all socio-demographic cohorts of our society), and helps the environment. I suggest checking out Davis for some ideas.

It is not sufficiently safe to ride along the highway in Narrabri in my opinion, particularly with children, so putting bike lanes away from big trucks needs a bit of thought (and money to build safe places for the bikes to cross Narrabri Creek, etc)

**CONCLUSION** - Please ensure lots of strategically-placed cycle paths (including safe places to cross rivers without needing to be on the highway) are included in the strategic plan.

2. Related to the above, there is a fair number of families who live in the eastern part of Lakeside Village (and due to the type of houses east of Cooma Rd, this will continue to be the case for the medium term), plus hundreds of families in the proposed new residential area. Many need to attend the Narrabri West Public School.

The intersection of Fraser St and the railway line is only about 300m from the end of the carpark of the Narrabri West Public School.

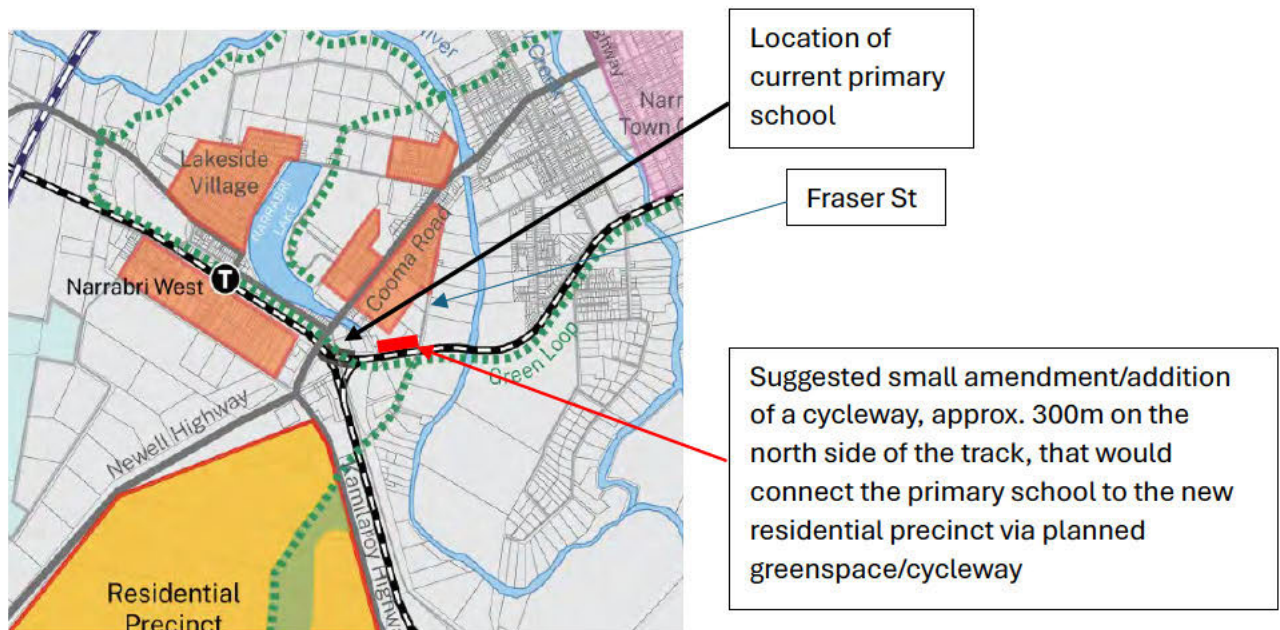
On your map, the current green space track is on the southern side of the railway at this point.

However, if a small portion/slither of land could be set aside for a pedestrian/cycle corridor (and/or green space) on the northern side of the track, it would connect the existing primary school to the greenspace corridor stretching from the new residential development to the school, as well as greatly help families in the eastern part of the proposed 'Lakeside Village'. This is because to join the current Cooma Rd pedestrian path to the West Public School (or to go to the Narrabri lake amenity area) from anywhere within the eastern section of the Lakeside

village (the bit east of Cooma Rd) currently requires young children to cross the highway. (There is an unofficial pedestrian space on the east side of Cooma Rd but it is not paved so it's useless for riding bikes to school, and would not be applicable to the new residential precinct). This is unsafe, but fixable!

If the below suggestion is feasible, it would connect the West Public School to the greenspace/cycle paths feeding out of the residential area, as well as the houses east of Cooma Rd.

This 300m could make a big difference.

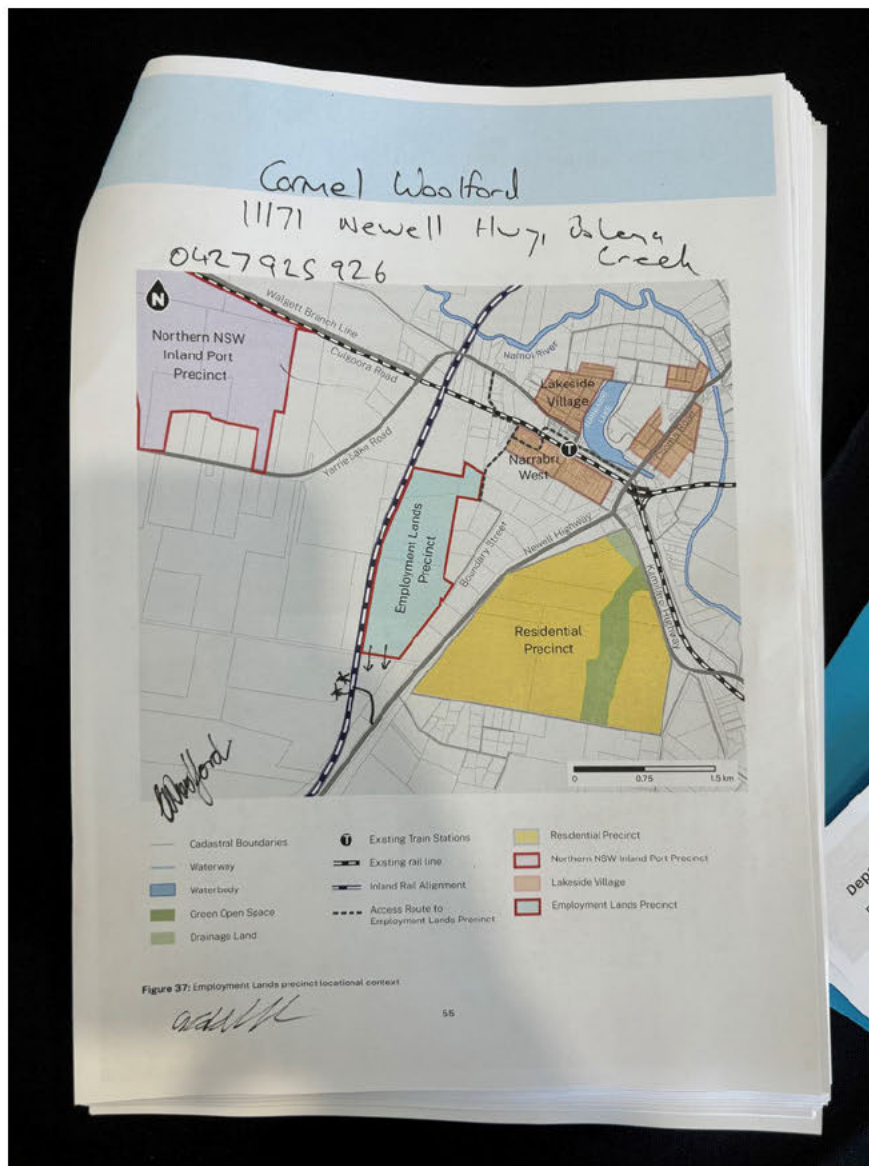


All residents from the new precinct would be able to use the Fraser St greenspace link to reach the railway crossing, then turn west to get to the school. All residents from the eastern side of Cooma Rd would head south along Fraser St and turn west.

**CONCLUSION** – Please consider adding approx. 300m of greenspace/pathway to join Fraser St to the Narrabri West Public School carpark in your plan.

Kind regards





Hi Team,

Submission from landowner (Cornel Woolford) at drop-in session (Thursday 12/09) requesting extension of employment precinct south to allow access directly to the Newell Highway.

Thanks,

**From:** [REDACTED]  
**To:** [DPE Narrabri Mailbox](#)  
**Subject:** Narrabri Place Strategy  
**Date:** Friday, 20 September 2024 7:53:19 PM

---

Attn; The Dept of Planning, Housing and Infrastructure

We write to you in relation to the proposed draft strategy for Narrabri currently on exhibition

Our property is situated at 11302 Newell Hwy Narrabri ( Lot 1 DP 757093) known as "Santorini ", which is 310acres ( approx 126hectares) in size.

We hereby register our feedback on this draft.

We see that our property is earmarked for potential rezoning to Residential. Whilst we agree that a portion of our property is envisaged for this use, we have a variation of the vision that the whole area be used for Residential.

Our thoughts are in order to better utilise the positioning of the site . We propose that the boundary adjacent to the Newell Highway be developed for Commercial, Retail and Bulky Goods Zoning . The positioning allows for high visibility and ease of Access for appropriate businesses.

We propose that a strip of Landspace parallel to the Newell Highway be created within our land at a suitable depth to be available for aforementioned purposes. A Dedicated Service Road would cater to access requirements and not impinge on Highway movements, as is normally standard practice on designs such as this.

Furthermore we see that a Buffer zone would be in place behind this in order to reduce highway traffic noise, And to delineate the activities of the business zone.

The business premises would be designed in such a way so as to blend in with the overall visage of the whole development with appealing aesthetics befitting Narrabri,s overall high quality visage.

We feel that this amended zoning reset would have Significant Benefits, including employment opportunities , services for the immediate precinct and Narrabri in General.

The Newell Highway is the major Arterial Highway running through Narrabri , and therefore is a quantifiable contributor to Narrabri,s economic activity . Business that depend on high volume traffic, such as service centres, accommodation and other retail entities would enhance Narrabri,s depth of capabilities.

Most Emerging and Established Regional Centres with strong growth Corridors are the gateways to a township's growing ambitions. Residential area,s cannot be supported without Jobs, and along with the Heavy Industrial Area,s muted on the western boundary of the Town this will assist in providing such.

I await your responses and further discussion , and hope and trust that we are able to proceed towards positive outcomes.

Yours Sincerely  
George CHRISTAKOS M.D

MBLK Pty Ltd

**From:** [CAROL SEYMOUR](#)  
**To:** [DPE Narrabri Mailbox](#)  
**Subject:** Proposed Employment Precinct  
**Date:** Wednesday, 2 October 2024 10:44:22 AM

---

Hello

We are writing to you to let you know we disagree with the proposed employment lands precinct for Boundary Street Narrabri.

We purchased and have resided on our property [REDACTED] Boundary Street Narrabri 20 years ago. This property along with the other properties in this area are used as lifestyle properties which we have invested a lot of time and money on. Your proposal to rezone this area to industrial will greatly affect our investment and lifestyle. This will reduce the value of our property. We also feel there will be traffic issues and potentially noise issues. We ask for reconsideration to move the employment precinct to other land owned by Council that does not affect family lifestyles.

Thank you  
Gavin & Carol Seymour

Sent from my iPad



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 7:52:46 PM

---

Submitted on Thu, 19/09/2024 - 19:52

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Rowan

### **Last name**

McClung

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Baan Baa 2390

### **Please provide your view on the project**

I am just providing comments

### **Submission**

Major infrastructure upgrades are required to enable this plan. Due to the distance from current services, it does not seem a viable opportunity for developers.

Is there anything being considered to encourage extra trades and services to the Narrabri area to assist this growth? It is already difficult to access trades and services. What plans are in place to ensure existing service needs are met during the building and development process?

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 7:44:50 PM

---

Submitted on Thu, 19/09/2024 - 19:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Ellen

### **Last name**

McClung

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Baan Baa 2390

### **Please provide your view on the project**

I support it

### **Submission**

I support the plan in principle in terms of identified location of residential and employment areas and the need for growth in the Narrabri area.

I do however, have concerns whether this plan can be realistically implemented in a regional area if developers are solely responsible for full cost of infrastructure upgrades required.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 7:21:04 PM

---

Submitted on Thu, 19/09/2024 - 19:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri

**Please provide your view on the project**

I object to it

### **Submission**

I don't want any more traffic on our street, where children play. It's not suitable for light industry or its traffic. Also when this area receives heavy rain the area becomes a marsh land, my home is close to the ground by building up roads around me to facilitate industrial traffic, will have my home under water.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 6:41:57 PM

---

Submitted on Thu, 19/09/2024 - 18:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri 2390

**Please provide your view on the project**

I object to it

### **Submission**

Drinda Luckensmeyer came to my door this afternoon. She showed me a map of the planned development for Narrabri and explained some about the plans. I do not have a computer and am unable to use one. My daughter and her partner were here earlier but have left for their home in Sydney. They could have helped me make a submission but they were already gone by the time Drinda came to my door. I asked Drinda to make this submission for me.

I live at [REDACTED] Narrabri West. The proposed Employment Lands Precinct will increase traffic in front of my home. I would like not like more traffic. Many children play farther along on my fairly quiet street. The street is not suitable for increased traffic.

I am grateful for a local bus service as I recently lost my car. I do not move very quickly

any more and would feel unsafe with more traffic. Please reconsider your location of the development. It should not be near long established homes.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 6:30:48 PM

---

Submitted on Thu, 19/09/2024 - 18:30

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Graham and Mary

**Last name**

Jones

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri 2390

**Please provide your view on the project**

I object to it

**Submission**

Drinda Luckensmeyer came to our door this afternoon. She showed us a map of the planned development for Narrabri and explained some about the plans. We do not have a computer and are unable to use one. We asked Drinda to make this submission for us.

We live at [REDACTED] Railway Street North in Narrabri West. The proposed Employment Lands Precinct will increase traffic in front of our home. We do not want more traffic. Many children play on our quiet street. It is not suitable for increased traffic.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 5:53:30 PM

---

Submitted on Thu, 19/09/2024 - 17:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

Narrabri NSW 2390

**Please provide your view on the project**

I object to it

### **Submission**

As a long-time resident of Railway Street North and a parent ██████████ who love playing outdoors, I am very worried about the potential rise in traffic on our peaceful street. Railway and Boundary Streets are not appropriate for light industry or the extra traffic it would generate.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 5:49:44 PM

---

Submitted on Thu, 19/09/2024 - 17:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Kim

### **Last name**

Davis

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Narrabri NSW 2390

### **Please provide your view on the project**

I object to it

### **Submission**

As a resident of Railway Street North for over 15 years and a parent of four young children who enjoy playing outside, I am deeply concerned about the potential increase in traffic on our quiet street. Railway and Boundary Streets are not suitable locations for light industry or the additional traffic it would bring.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 5:35:31 PM

---

Submitted on Thu, 19/09/2024 - 17:35

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri

**Please provide your view on the project**

I object to it

### **Submission**

I object to the re-zoning of the Boundary Street area from rural lands to employment lands precinct. I live in this area and it is a quite residential rural area for the locals to live in. By re-zoning this area this will prevent future residential/rural uses to continue. This is one of the very limited areas within town vicinities in which people can live this lifestyle.

It would also cause increased traffic flow, noise and dust pollution. It is bad enough that we already suffer noise and dust pollution from the existing facilities Council let operate in this area without enforcing any environmental precautions.

Community members living within this area rely on rain water and bores to supply their homes. Allowing further industries to operate and cause further pollution (like the current facilities) would put our clean water supplies at risk. Not only for human consumption but for our animals as well.

It is very poor of Council not to provide notice of such a proposed plan to people living in this area which are going to be effected. The only way this was brought to my attention was by a further concerned resident living in this area who advised this proposal was in motion. Council should have made this proposal more public and made local residence aware.

It is also very poor of Council to not give ample time and opportunity for people to raise their concerns. A couple of weeks in NOT sufficient.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 18 September 2024 7:12:50 PM

---

Submitted on Wed, 18/09/2024 - 19:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri

**Please provide your view on the project**

I support it

### **Submission**

I am in support of this submission. We are Australia's largest agriculture hub (Australian wheat research centre , Australian cotton research centre and csd headquarters ), we are a large agriculture food bowl, large mining sector and santos is about to develop a large operation in our town. The current housing and infrastructure cannot support the growth in these industries. This development is essential to our town and Australia's future.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 18 September 2024 6:28:13 PM

---

Submitted on Wed, 18/09/2024 - 18:27

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2390

**Please provide your view on the project**

I object to it

### Submission

I strongly object to the proposed Residential Precinct Development due to the negative implications it would have on existing land owners and residents. This particularly affect the current scenic views, value of the property where I reside and the increase in activity and noise around my property.

Currently, my property enjoys unobstructed views of Narrabri's beautiful landscape, especially of Mount Kaputar, which greatly enhances its livability. The proposed development will obstruct these views, altering the character of my home and significantly detracting from my enjoyment of the property. The natural beauty of the area is a major reason for my residence here, and its loss would greatly decrease my joy of living in the area.

The construction of a residential precinct [REDACTED] is likely to lead

to a substantial decrease in its market value. The proximity to increased housing density, traffic, and commercial activities will deter potential buyers and diminish the appeal of my home. This economic impact is a serious concern for me as a resident.

The development of this new residential area so close to my property will inevitably bring more noise and activity, particularly during construction. This will greatly disrupt the peace and quiet that I currently enjoy - which is something I love about my home.

Therefore, as stated I strongly object to the proposed Residential Precinct Development due to the negative effects it would have on both the scenic views and value of the property where I reside, as well as the increased noise and activity that would ultimately disrupt my life.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 18 September 2024 2:14:53 PM

---

Submitted on Wed, 18/09/2024 - 14:14

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Lucinda

### **Last name**

Garbutt

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2390

### **Please provide your view on the project**

I am just providing comments

### **Submission**

Good afternoon DPHI,

I have comments regarding both the Employment Lands access and the house development area.

The existing access to Employment Lands via Gould St is unacceptable in it's current form - there is an excessive amount of turns required in the current suggested route (Left turn off of RLX, right turn into Gould St, left turn into Boundary St) and should be directed right into Railway St and then left into Boundary St. My reasoning is that there is presently a 5t load limit on Burt and Gould St, and Gould St is 7.3m kerb to kerb (3.65m travel lane), and most residents don't have adequate parking off of the roadway, so park in the travel lane and bottleneck the road. In directing vehicles down Railway St North and Boundary St, consideration should be given to the increase of noise from the development and attempting to reduce it for the benefits of the residents in this area.

There is a claim heavy vehicle restrictions should be in place on Baranbar and Ugoa St to increase residential amenity - however, current direction for LV and HV traffic to access Employment lands is on a dangerously narrow bridge located at the corner of the continuation of Baranbar St and Mooloobar St with poor road alignment. I suggest a total bridge upgrade which would support existing access of heavy vehicles into Cargill and increase the width of the bridge to increase vehicular and pedestrian safety - currently the bridge is 6.7m wide and has a travel lane of 3.35m.

Accesses on the Kamilaroi Highway to the new development area will need to take into account the importance of left in, left out accesses to the development for best road function. Failing to meet this in the budget, a suggestion for extensive remodelling of this section of road to allow for widened centreline and wide CHR and AUL is suggested. ASD for the proposed intersections at 10km's above it's current speed is 193m to allow for 2 seconds of reaction time, and while there is likely to be a speed zone reduction after the development is put in, speed zones are not conducted for future planning, and must take a route based approach as per the 2023 NSW Speed Zoning Standards - meaning that if the existing 80km/h zone were to be extended, it cannot be stopped after the development intersections; it must be stopped when the road stops meeting 80km/h requirements.

I hope my comments are taken onboard in this process.

Kind Regards,  
Lucinda Garbutt



**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 18 September 2024 12:46:49 PM

---

Submitted on Wed, 18/09/2024 - 12:46

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Anna

**Last name**

Dugdale

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri, 2390

**Please provide your view on the project**

I support it

**Submission**

I would like to submit my support for this project. Narrabri is a wonderful place to live, with businesses and talented locals ready to really thrive! I see this strategy working positively for our community.

Thank you,

Anna Dugdale

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPF PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPF Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 18 September 2024 10:54:29 AM

Submitted on Wed, 18/09/2024 - 10:54

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am submitting on behalf of my organisation

## Name

**First name**

**Last name**

**I would like my name and personal contact details to remain confidential**

Yes

## Info

## Email

## Suburb/Town &amp; Postcode

## Sydney

**Please provide your view on the project**

I support it

## Submission

Submission to Narrabri Council Regarding Rezoning for Northern NSW Inland Port (N2IP)

Dear Members of the Narrabri Council,

I hope this message finds you well. My name is [REDACTED] and I am writing to formally submit a request for the inclusion of specific properties in the Northern NSW Inland Port (N2IP), with the objective of changing the zoning to E4 General Industrial. This crucial amendment will enhance our development sites and promote reliable, efficient transportation that maximizes productivity and reduces costs and energy consumption for our freight customers on both local and international fronts.

The properties I wish to have considered for this rezoning include:



This request is anchored in a comprehensive analysis of the Traffic and Transport report available at: Traffic and Transport Report.

#### Rationale for Inclusion

Yarrie Lake Road holds particular significance as it will provide close and easy access to the proposed SAP Link Road, which is just 220 meters away. This proximity is critical as it positions the property as a convenient entry and exit point for heavy vehicles traveling to and from the N2IP. Implementing traffic lights or a roundabout at this intersection will effectively slow vehicular traffic, allowing for safer and more manageable manoeuvres for heavy vehicles entering and exiting the N2IP. This enhancement ensures that traffic can flow smoothly while maintaining safety standards for both operators and the surrounding community.

Incorporating these properties, particularly Yarrie Lake Road, into the N2IP precinct will not only improve accessibility but also enable a streamlined connection to the broader road network. Moreover, enhancing this area as a key entrance and exit point to the N2IP will support the operational efficiency of freight movement, ultimately contributing to the economic vitality of Narrabri and its surroundings.

#### Infrastructure Improvements and Road Network Considerations

While the Special Activation Precinct (SAP) enjoys advantageous rail connectivity, the current road access remains limited, with the existing route from the Newell Highway passing through the community of Narrabri West. Upgrading the local road infrastructure, particularly Yarrie Lake Road, is essential to accommodate increased heavy vehicle movements, ensuring a safe and reliable transit route for HML vehicles that ideally bypasses the town centre.

To enhance connectivity further, we recommend prioritizing the development of the SAP Link Road as crucial infrastructure within the transport and logistics sector. Presently, HML vehicle access is restricted from utilizing Yarrie Lake Road to Wee Waa, while the approved routes for various heavy vehicle types remain unassessed due to limited access to the N2IP.

#### Proposed Enhancements

By integrating the following properties into the N2IP precinct with an updated zoning of E4, we will create a total frontage of approximately 650 linear meters along Yarrie Lake Road:



This increased access will necessitate improved entry and exit configurations at both ends of the N2IP along Yarrie Lake Road, enhancing manoeuvrability and safety for heavy vehicles. With additional land frontage, we can create safer approaches and minimize the potential impact on the Narrabri West community while ensuring seamless traffic flow toward the N2IP.

#### Conclusion

The strategic positioning of these properties, particularly the pivotal role of 470 Yarrie Lake Road, underscores the importance of collectively advancing both safety and accessibility for heavy vehicle operations. This submission is founded on recommendations from the Project No PS126989 Narrabri Special Activation Precinct Transport Report by the Department of Planning and Environment, aimed at ensuring our road network meets the necessary standards for heavy vehicle movement.

I appreciate your consideration of this submission and trust that the inclusion of these properties will enhance the operational efficiency of the N2IP, contributing positively to the economic landscape of our region.

Thank you for your attention to this important matter. I look forward to your favourable response.

Sincerely,

[Redacted Signature]



**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Tuesday, 17 September 2024 1:39:48 PM

---

Submitted on Tue, 17/09/2024 - 13:39

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri 2390

**Please provide your view on the project**

I object to it

**Submission**

I object to the name Lakeside Village, please retain the history related name, as its known by, Narrabri West

Re page 15:

We have been reassured before and again at the D& P meeting last Wednesday, 11th September, 2024 that any existing business will be able to continue its business as previously used.

In the Features of Planning Framework article it plainly states : The draft strategy is a long term 20 year plan, recognizing that existing use rights will allow landowners to continue utilising land in accordance with lawfully established activities,  
UNTIL SUCH TIME THAT LAND IS REDEVELOPED.

In section 2 (LEP) tells us more detail of who will be using this as a guideline

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Sunday, 15 September 2024 7:25:04 PM

---

Submitted on Sun, 15/09/2024 - 19:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri

**Please provide your view on the project**

I object to it

**Submission**

Don't need to decide the town, need to fill the shops in the main street instead of all the empty ones

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Friday, 13 September 2024 3:11:09 PM

---

Submitted on Fri, 13/09/2024 - 15:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Turrawan 2390

**Please provide your view on the project**

I object to it

### **Submission**

Narrabri Shire Council can't keep up maintenance on its current assets let alone its roads as it is now. They need to be able to maintain Narrabri's current infrastructure before they look at spending money on new things.

On top of this the current economic situation for the majority of residents in Narrabri does not have room for the increased rates that this project will require.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 12 September 2024 8:02:22 PM

---

Submitted on Thu, 12/09/2024 - 20:02

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri, 2390

**Please provide your view on the project**

I support it

### Submission

As a long term resident with a young family and business based in Narrabri, I strongly support the Draft Narrabri Place Strategy on the basis it:

1. Is primarily related to updating the Narrabri LEP and DCP to facilitate future growth in the region. This is needed due to lack of available land for future housing, business and industrial growth
2. Has minimal environmental impacts, avoiding areas of higher biodiversity, water and cultural significance, with major impacts either avoided or managed
3. Facilitates future housing in an area which is not subject to significant flood risk
4. Facilitates business and industry growth in areas which are currently under utilised
5. Preserves and improves the social and visual amenity of existing areas such as Maitland St and the Narrabri West lake
6. Is carefully considered and allows for employment growth and opportunities in the region

7. Will result in improved social and transport infrastructure in Narrabri
8. Builds on existing and proposed industry in the region.

Narrabri as a community are fortunate that the NSW Government (DPHI) have taken an interest in supporting growth in our region and we wholly support this opportunity.

As with all projects and change in regional communities, this initiative will receive opposition from a vocal minority but should not outweigh the opportunities this initiative provides the Narrabri community with a well considered preliminary design that avoids or minimise impacts on the environment while enhancing the social fabric of our community.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 11 September 2024 10:08:14 PM

---

Submitted on Wed, 11/09/2024 - 22:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2390

**Please provide your view on the project**

I support it

**Submission**

I believe it is a great idea good for Narrabri which already has a housing problem I think this will be great for the town

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 5 September 2024 10:00:58 PM

---

Submitted on Thu, 05/09/2024 - 22:00

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri

**Please provide your view on the project**

I support it

### **Submission**

I'm all for it, Narrabri has been land locked for so long and hasn't been able to grow.

Without this happening, Narrabri seems like it will slowly die off as Mines finish up. We need to plan for the future and having a larger town is a great way to do it. More people = more larger shops that will come to town that people have been crying out for for so long.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 4 September 2024 7:11:17 PM

---

Submitted on Wed, 04/09/2024 - 19:11

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Madeline

### **Last name**

Zotter

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2390

### **Please provide your view on the project**

I object to it

### **Submission**

I am writing to express my strong opposition to the proposed 20-year development plan for Narrabri, which involves moving the Main Street to the other side of town and creating shopping complexes and an eat street-style market in areas that are currently rural. As a resident who moved to Narrabri seeking a rural lifestyle, I am deeply concerned about the long-term impacts of these changes on our community, local businesses, and the very essence of what makes Narrabri unique.

First and foremost, I believe this plan will negatively impact existing businesses on the current Main Street. The Main Street is already struggling to attract and retain shops. Many local businesses have invested time, effort, and money into building their customer base in this area. Relocating the Main Street and introducing new shopping complexes will not only divide the town but also dilute the already limited customer pool, potentially leading to the closure of many longstanding, locally-owned businesses. The consequences of such

a shift would be devastating for these business owners and could leave empty buildings behind, further impacting the aesthetics and vibrancy of our town.

Moreover, the proposed developments threaten the rural lifestyle that many of us moved here to enjoy. I relocated from Wollongong to Narrabri for a quieter, more rural environment—an intentional choice to embrace a different way of life. Now, this plan seeks to border our homes with urban developments that are completely at odds with the lifestyle we chose. Such an expansion disregards the reasons people settle in this community and risks alienating the very residents who make up its heart.

In addition to these concerns, I urge the government to consider the long-term suitability and sustainability of this plan. What happens if the mining and gas industries, which seem to be a driving force behind these changes, do not last? If the current economic drivers dry up, we could be left with vacant buildings and a landscape scarred by poorly thought-out development. What remains for Narrabri then? We risk transforming our small country town into a hollow imitation of a city, without any guarantee of economic stability.

Narrabri is not a city, and it should not be forced to become one. We should be focusing on sustainable development that honors the town's existing character, supports local businesses, and respects the rural lifestyle that so many of us hold dear. I strongly urge the government to reconsider this development plan and instead look for ways to enhance the community in a manner that aligns with its history, values, and future as a rural town.

Thank you for considering my submission.

Yours sincerely,  
Madeline Zotter

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Wednesday, 4 September 2024 12:56:22 AM

---

Submitted on Wed, 04/09/2024 - 00:56

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Narrabri 2390

**Please provide your view on the project**

I support it

**Submission**

Fully support this

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Tuesday, 3 September 2024 9:54:06 PM

---

Submitted on Tue, 03/09/2024 - 21:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2390

**Please provide your view on the project**

I object to it

### **Submission**

I do not support the project in its current form. Again you are looking to remove residents from their homes under the guise of development. The residents of boundary street have already been through enough with the progression of inland rail and the original sapp project fighting to maintain the right to not be forced to sell their homes, livelihoods and lifestyle. The misdirection of the look of new residential area with a school and nursing home is a ploy without any funding to back it and to direct community members away from the residents that will be worse off as a result of the project. Boundary street is lifestyle blocks and residential, there are a number of farmland blocks along yarrie lake and the newell hwy that can be utilised as an alternate location without displaying community members from there homes and cause financial and lifestyle disadvantage to the residents that remain. Have a heart and look at a different location in town that doesn't impact residents.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Tuesday, 3 September 2024 6:14:00 PM

---

Submitted on Tue, 03/09/2024 - 18:13

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Judy

**Last name**

Fitzgerald

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri 2390

**Please provide your view on the project**

I am just providing comments

**Submission**

I am wondering if narrabri west is to be renamed lakeside village what steps will be taken to maintain water levels in the lake ie:putting in a bore to top up levels.the lake can be empty for long periods during the hottest and driest times of the year making lakeside village a misleading name to newcomers buying in the west etc

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Tuesday, 3 September 2024 12:19:52 PM

---

Submitted on Tue, 03/09/2024 - 12:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Gemmalee

### **Last name**

Stevenson

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2325

### **Please provide your view on the project**

I am just providing comments

### **Submission**

Narrabri needs a more progressive council and chamber of commerce to attract and allow more large chain stores to set up in Narrabri. Currently everyone takes their money to Gunnedah or Tamworth.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Monday, 2 September 2024 10:03:09 PM

---

Submitted on Mon, 02/09/2024 - 22:02

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2390

**Please provide your view on the project**

I object to it

### Submission

I'm support Narrabri growing but not with public housing especially if we get all the rif raf from Moree and surrounds!! I have farming land that will border the proposed new zones for housing and employment. I do not want public housing built next to my property!!!! I moved to Narrabri two years ago and built a new house which council made difficult. The town needs new infrastructure and businesses but not public housing .

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Friday, 23 August 2024 7:23:06 PM

---

Submitted on Fri, 23/08/2024 - 19:22

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Phil

**Last name**

Davies

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2390

**Please provide your view on the project**

I support it

**Submission**

Housing supply in Narrabri has long been an issue, and has held back the economic development of the town and shire as a whole. While availability of trades contributes to the problem, a chronic lack of suitable land is overwhelmingly the cause of this shortage. This masterplan addresses this shortage effectively. I thoroughly support the masterplan as presented.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 8:55:45 PM

---

Submitted on Thu, 19/09/2024 - 20:55

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2390

**Please provide your view on the project**

I object to it

### Submission

To whom it may concern

I am writing to object to the Narrabri place strategy. As someone that has recently built our forever home in close proximity to purposed residential precinct. We chose to move out of town to raise our young children and to get away from the hussle and bussel of town living. The council really need to consider the amount of residents that all these plans will effect.

There is already blocks of land in town for sale that aren't selling and who will build all these new homes because current trades are flat out.

There is bare minimum shopping here and the amount of empty shops in the Main Street needs addressing what is going to attract people to move here?

Also if families do move to the area there is long wait lists for child care, there is many things council need to consider fixing in our shire before they think about expanding our town ship.

Regards a concerned rate payer

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 8:43:33 PM

---

Submitted on Thu, 19/09/2024 - 20:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri NSW 2390

**Please provide your view on the project**

I support it

### **Submission**

I am in support of the proposal. A town needs a new area to build infrastructure that is not in a flood free area. I am concerned though that Maitland st may die if this is not carefully thought through. The deterioration of the main street has happened in rural towns like Armidale NSW and in Queensland Toowoomba to name a few.

I am in full support of walking/cycling, tracks, green corridors to connect the town and attract more visitors.

Providing an opportunity to bring skilled workers and locals employed has to be a winner.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Thursday, 19 September 2024 7:58:37 PM

---

Submitted on Thu, 19/09/2024 - 19:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

NARRABRI West 2390

**Please provide your view on the project**

I object to it

### **Submission**

We do not want the rezoning of the Narrabri west area and we do not want any more than local traffic through the area. Do not destroy the streets and neighbourhoods that young families and children learn and play. It will greatly reduce the value of the homes. My street is not a good place for light industry nor is it for traffic.

Please come up with a better plan away from small residential areas.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Friday, 20 September 2024 4:05:45 PM

---

Submitted on Fri, 20/09/2024 - 16:05

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Narrabri 2390

**Please provide your view on the project**

I object to it

### Submission

I do not believe this to be of any benefit to the residents of Narrabri Shire. There have been facts hidden from the public who attended the meetings where we were told there would be no change to the main street.

This is strictly to benefit Whitehaven Coal's future mine expansion. We cannot change the location of Narrabri which I believe to be part of the reason many mining families have not relocated. We are not near the coast or even in close enough proximity to make a day trip. Families cannot even buy cheap clothing for children or themselves. Fix the shopping issue before adding housing we do not currently need which will only push pricing down for those that have purchased at high prices. There are plenty of houses and vacant land for sale if families do wish to relocate. We lack teachers, childcare workers, doctors and our hospital is not fully staffed. Where are the people who live in these 2,100 new homes going to send their children to school, daycare or to the doctor when they get sick? There is no need for this amount of new homes as your document suggests with the lack of new

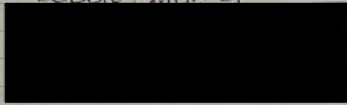
homes being built already.

**I agree to the above statement**

Yes



Debbie Smith of



### Narrabri Place Strategy Submission.

Ms Smith attended the drop-in session on 12 September 2024 and has raised the following points as her submission.

- The need for a men's transitional housing/accommodation, along with support services to help assimilate back into the community. Currently, women and children have supported shelter, but not men. Men suicide rate in Narrabri is increasing because of lack of supported housing. Early support before men spring into hopelessness and homelessness.

①

- Encourage more volunteer work for men in transitional accommodation to assist with securing employment and for social interaction.

- Need more retirement villages/accommodation to cater for an elderly accommodation.

- Bus service from Narrabri to Brisbane and Sydney

- More respite opportunities for families with people with mental health issues to provide family members with respite.

- Drug and alcohol rehab centre for adults and children.

- Palliative care home so that family and palliative care nurses

②

can stay together.

- Youth programs - like Back-track
- BBS boat and paddle boats  
for hire to attract tourism.

~~Back~~. Debbie Smith

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Narrabri Mailbox](#)  
**Subject:** Webform submission from: Narrabri Place Strategy  
**Date:** Friday, 20 September 2024 2:21:29 AM  
**Attachments:** [submission-to-narrabri-council.pdf](#)

---

Submitted on Fri, 20/09/2024 - 02:18

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

Joris

### **Last name**

Leruste

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Miami QLD 4220

### **Please provide your view on the project**

I support it

### **Submission file**

[submission-to-narrabri-council.pdf](#) (52.24 KB)

### **Submission**

Please find submission as attached pdf document.

Many thanks.

Kind regards,

Joris

### **I agree to the above statement**

Yes

## Submission to Narrabri Council: Rezoning for Northern NSW Inland Port (N2IP)

Dear Narrabri Council Members,

I hope you are well. As our community continues to grow and adapt, we are pleased to submit a proposal for the rezoning of three land parcels—**470, 522, and 496 Yarrie Lake Road**—into E4 General Industrial zoning. This proposal aims to support the ongoing development of the **Northern NSW Inland Port (N2IP)**, positioning Narrabri to capitalise on both local and global opportunities, while ensuring that the needs and aspirations of the community are at the forefront.

### **### A Vision for Growth and Community Development**

The rezoning of these properties presents a unique opportunity to enhance local infrastructure, improve connectivity, and foster economic growth. By aligning with the strategic direction of the **N2IP**, these land parcels could serve as key points for new developments that benefit the entire region. Our vision includes creating an environment that supports diverse business opportunities, improves logistics, and integrates seamlessly with the road and rail networks—particularly along the wide road frontage of **Yarrie Lake Road**. This prime location will help ensure easy access and future-proof these properties for long-term use.

### **### Strategic Importance for the Community**

The inclusion of these properties into the N2IP development will provide multiple advantages for the local community, including:

- **Enhanced Road and Rail Connectivity:** With direct access to the **Walgett branch rail line**, these properties can help improve transport efficiency for agricultural and industrial goods alike. The extensive road frontage along **Yarrie Lake Road**, offering up to **670 meters**, will ensure smooth operations, improved traffic flow, and better access for emergency services during critical situations.
- **Job Creation and Local Opportunities:** Rezoning will help attract investment that supports a range of new jobs, particularly in advanced agriculture and manufacturing. This could provide pathways for young people to remain in the area and build their careers, while also giving those considering retirement new options to transition their properties into more industrial uses.
- **Resilience and Sustainability:** Thoughtful design and planning will help avoid the challenges that other inland ports have faced, such as limited access and flood-prone areas. By focusing development on the eastern side, which is less vulnerable to flooding, we can create a resilient site that supports sustained operations during natural events.

### ### Looking to the Future: Broader Opportunities

As the region continues to evolve, we are also considering ways to capture broader global investment opportunities. While our primary focus remains on supporting the local community, we see potential in attracting businesses that specialise in cutting-edge technologies, such as **automated systems** and **AI-driven solutions**. These innovations could modernise agriculture, improve manufacturing efficiency, and offer new opportunities for global partnerships.

By positioning Narrabri as a hub for advanced logistics and technology, we can draw interest from international investors looking for strategic locations that offer reliable access to both national and global markets.

### ### A Collaborative Approach

We are committed to working closely with the community and stakeholders to ensure that this development benefits everyone. The rezoning of these properties is a key step toward realising the full potential of the **N2IP**, creating a sustainable future for Narrabri that balances growth with community needs.

We look forward to continuing this conversation and exploring how these opportunities can shape a prosperous future for our region.

Thank you for your time and consideration.

Sincerely,  
Joris

A solid black rectangular box used to redact the signature of Joris.

Subject: Submission to Narrabri Council Regarding Rezoning for Northern NSW Inland Port (N2IP)

Dear Members of the Narrabri Council,

I hope this message finds you well. My name is Joris, and I am submitting a formal request to rezone specific properties to E4 General Industrial, which will significantly benefit the Northern NSW Inland Port (N2IP). This proposed amendment is not only aligned with regional infrastructure plans but will also enhance the safety, functionality, and accessibility of the port's key logistics and transport networks.

The properties I propose for rezoning are as follows:

- **470 Yarrie Lake Road, Narrabri** – 7.68 hectares (Lot 160 in DP852877)
- **522 Yarrie Lake Road, Narrabri** – 10.12 hectares (Lot 2 in DP248981)
- **496 Yarrie Lake Road, Narrabri** – 10.12 hectares (Lot 1 in DP248981)

## Strategic Importance of the Properties

470 Yarrie Lake Road is located just **220 meters** from the proposed intersection with the SAP Link Road, placing it in a prime position to serve as a key entry and exit point for heavy vehicles accessing the Northern Port. This proximity enables direct access to the SAP and inland rail terminal sidings of the Walgett branch line, allowing businesses to transfer goods seamlessly between road and rail, thereby improving operational efficiency. The strategic location of these properties also allows for potential connectivity to the back of the port, further enhancing freight logistics in the area.

## Safety and Traffic Flow Enhancements

One of the critical concerns is the **sweeping bend** near the intersection of Yarrie Lake Road and the SAP Link Road. Without proper traffic control, heavy vehicles entering this bend risk approaching the intersection at unsafe speeds, posing hazards to both freight and general traffic. I propose that the **installation of traffic signals or a roundabout** at this intersection would significantly improve safety by slowing vehicles on approach, particularly heavy trucks transporting goods to and from the port.

Implementing these safety measures has been shown to improve traffic management on **similar wide-sweeping bends** in various parts of the world, reducing accidents and congestion. This approach would also facilitate a smoother, more controlled entry and exit for high-mass vehicles (HML) (with Hazardous and Dangerous goods), which are crucial for port operations. Additionally, enhancing Yarrie Lake Road would ensure that it can support the growing number of **PBS Level 3 vehicles** (42m long) projected to use this route, further aligning with the regional transport objectives.

## Support from Infrastructure Reports

The **Draft Narrabri Place Strategy**, along with the **Traffic and Transport Report**, highlights the importance of upgrading Yarrie Lake Road to accommodate increased freight movements generated by the SAP. These reports recommend prioritising the **SAP Link Road** to provide a bypass route for heavy vehicles, avoiding congested areas like Narrabri West [citation, Narrabri I Planning](<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/narrabri>) [citation, Inland Rail - Narromine to Narrabri I Planning Portal - Department of Planning and Environment](<https://www.planningportal.nsw.gov.au/major-projects/projects/inland-rail-narromine-narrabri>).

In particular, the **Transport and Control Report** identifies current limitations with access points to the Northern Port. The absence of traffic control at key intersections near the port poses risks to freight vehicles, especially those navigating tight or sweeping bends at high speeds. Installing traffic management measures, such as signals or roundabouts, would mitigate these risks, ensuring a safe and efficient approach to the port for all vehicles [citation, Inland Rail - Narromine to Narrabri I Planning Portal - Department of Planning and Environment](<https://www.planningportal.nsw.gov.au/major-projects/projects/inland-rail-narromine-narrabri>).

## Maximising Port and Road Connectivity

The proposed rezoning will also allow for the development of infrastructure that ensures **direct access to the Northern Port** and the inland rail sidings. By improving connectivity to the SAP, these properties will not only support freight operations but also facilitate the movement of goods between the **Kamilaroi Highway, Newell Highway**, and the **Northern Inland Port**. The **Utility Infrastructure Report** also suggests that enhancing road infrastructure in this area would mitigate disruptions caused by increased traffic and ensure reliable access to critical transport links [citation, Narrabri I Planning](<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/narrabri>) [citation, Inland Rail - Narromine to Narrabri I Planning Portal - Department of Planning and Environment](<https://www.planningportal.nsw.gov.au/major-projects/projects/inland-rail-narromine-narrabri>).



## Conclusion

In conclusion, rezoning **470, 522, and 496 Yarrie Lake Road** to E4 General Industrial will provide a safe, functional, and strategically positioned access point for the Northern NSW Inland Port. This change will enhance connectivity to the SAP Link Road, improve traffic safety, and support efficient freight movements. The proposal aligns with recommendations from key reports, including the **Narrabri Place Strategy** and associated traffic and infrastructure assessments, making this rezoning a crucial step in advancing regional development.

I trust that the Council will give favourable consideration to this request, as it directly contributes to the successful realisation of the SAP's transport and logistics goals.

Please refer to the image attached below that highlights the properties to be rezoned and the road network intersections.

Kindest regards,  
Joris Leruste

Image of x3 land parcels to be added to N2IP and intersection (roundabout/s) on Yarrie Lake Rd:

