

Narrabri Place Strategy

A 20 year plan



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Narrabri Place Strategy

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Photo above: View towards Narrabri
from Mt Kaputar National Park

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Council



Acknowledgement of Country

We acknowledge Country and pay respect to the Kamilaroi/ Gamilaroi/Gomeroi people as the Traditional Owners and Custodians of the land and waters on which the Narrabri Place Strategy is situated and connected to via a broader landscape.

We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, song, dances, storytelling, and caring for the natural and cultural landscape of the area.

We also recognise the continuing living culture of Aboriginal people, and the significance of Narrabri in that living culture. We recognise the contemporary stories of displacement and the cultural significance of Narrabri in the continued journey of self-determination in Australia.

We acknowledge all the people who have and will contribute their stories of Narrabri and their connection to this place.

We recognise the importance of telling the First story first. All other stories of place come from and are woven into the First story.

We recognise the importance of truth telling, a reckoning and the telling of the whole story. We acknowledge that the land on which the Narrabri Place Strategy stands was, is and always will be Aboriginal land.

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Executive Summary

The NSW Government and Narrabri Shire Council have prepared the Narrabri Place Strategy (the strategy) that will transform Narrabri over the next 20 years. This strategy has been developed recognising the significance of Narrabri in the North West of New South Wales. Strategically located between Brisbane and Melbourne, with direct access to the Port of Newcastle, Brisbane and Melbourne, Narrabri maintains a strong economy as a result of an abundance of rural and mining activity. Narrabri Shire's annual economic output equates to \$345,648 per person, showcasing a community that is critical to the supply of food and resources for Australia.

Local community including Kamilaroi/Gamilaroi/Gomeri people, business people and landowners have helped shape and improve the strategy, ensuring that it responds to local needs over the next 20 years. The strategy safeguards the value of the region by providing a range of housing and employment opportunities for all residents, and empowerment and intergenerational benefits for the local Aboriginal community.

It unlocks an opportunity for the town to revitalise its main street, respond to the natural environment along Narrabri Creek, continue to expand green links throughout the town and a new residential area, and celebrates the historic character of Narrabri.

There are challenges that need to be overcome to realise the potential of Narrabri and encourage growth:

- A catchment wide approach to flooding is needed as new development zones cannot occur in the flood plain:
 - A new residential precinct will be located above the flood plain, and
 - Roads will be raised to ensure evacuation routes are not affected by flooding.
- Access to new precincts needs to consider existing major rail and road routes.
- Growth in the new residential precinct supports the viability of Narrabri's town centre through the supply of housing and non-competing uses such as large commercial or retail activities.
- A coordinated approach to development, which carefully considers the servicing of new areas.

This plan has identified distinct local character areas, which include:

- **Narrabri Eat Street**, to preserve the existing main street and built form, activate streets and better connect to the natural environment along Narrabri Creek.
- **Narrabri West**, which includes pockets of urban renewal available outside the flood plain, responds to investment in Narrabri West, and improves connections for pedestrians and cyclists to the town centre and new residential precinct.
- **Employment Lands**, identified for light industry and rural industries outside the flood plain, with access through Narrabri West.
- **Inland Port**, which will serve the region with heavier industry, employment opportunities and take advantage of existing rail assets with links to major regional ports.
- **Residential precinct**, in close proximity to the existing Narrabri township to accommodate the future projected population growth and provide flood free land for residential development and supporting local amenities

This strategy is expected to be realised over the next 20 years. Accompanying this document is an Explanation of Intended Effects which provides the controls that would amend the *Narrabri Local Environmental Plan 2012* (Narrabri LEP 2012) to realise the vision of the place strategy in the short term to deliver much needed housing, and ultimately support up to 2,100 new homes and generate 600 new jobs.

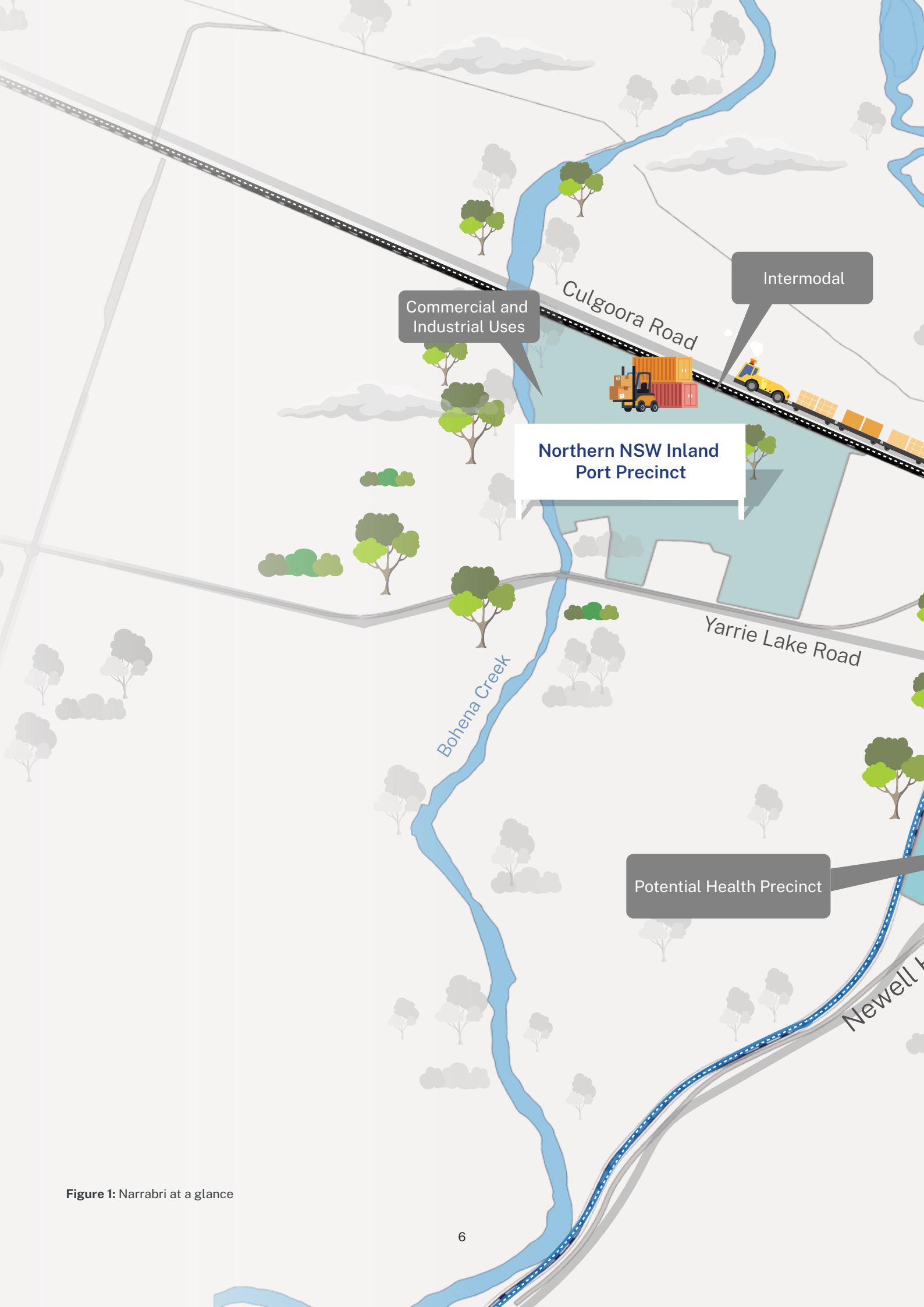


Figure 1: Narrabri at a glance



1

Introduction



Sawn Rock, Mt Kaputar National Park



Narrabri Place Strategy

Context

The strategy identifies areas in Narrabri that can accommodate growth to support the community of Narrabri. This growth is in the form of land to support housing for current and new residents. It also includes land for employment purposes in the form of light industrial activity that caters to the needs of local businesses, as well as heavier industrial activity that takes advantage of access to rail infrastructure and its linkages to regional ports such as the Port of Newcastle.

Narrabri is situated at the junction of two major arterial roads, the Newell and Kamilaroi Highways, and along the banks of the Namoi River and Narrabri Creek.

Positioned between Sydney and Brisbane, Narrabri is approximately 530km from Sydney and 580km from Brisbane. It is located within the New England and north-west planning region of NSW and in proximity of regional centres, being approximately 100km south of Moree, 175km north-west of Tamworth and 185km east of Walgett. The locational context of Narrabri is shown in Figure 2.

Narrabri is serviced by air, road and rail infrastructure. The station is located along the Werris Creek to Moree branch of the main northern line, connecting Newcastle to Moree via Narrabri and is serviced once daily in each direction, with services also connecting Narrabri to Sydney.

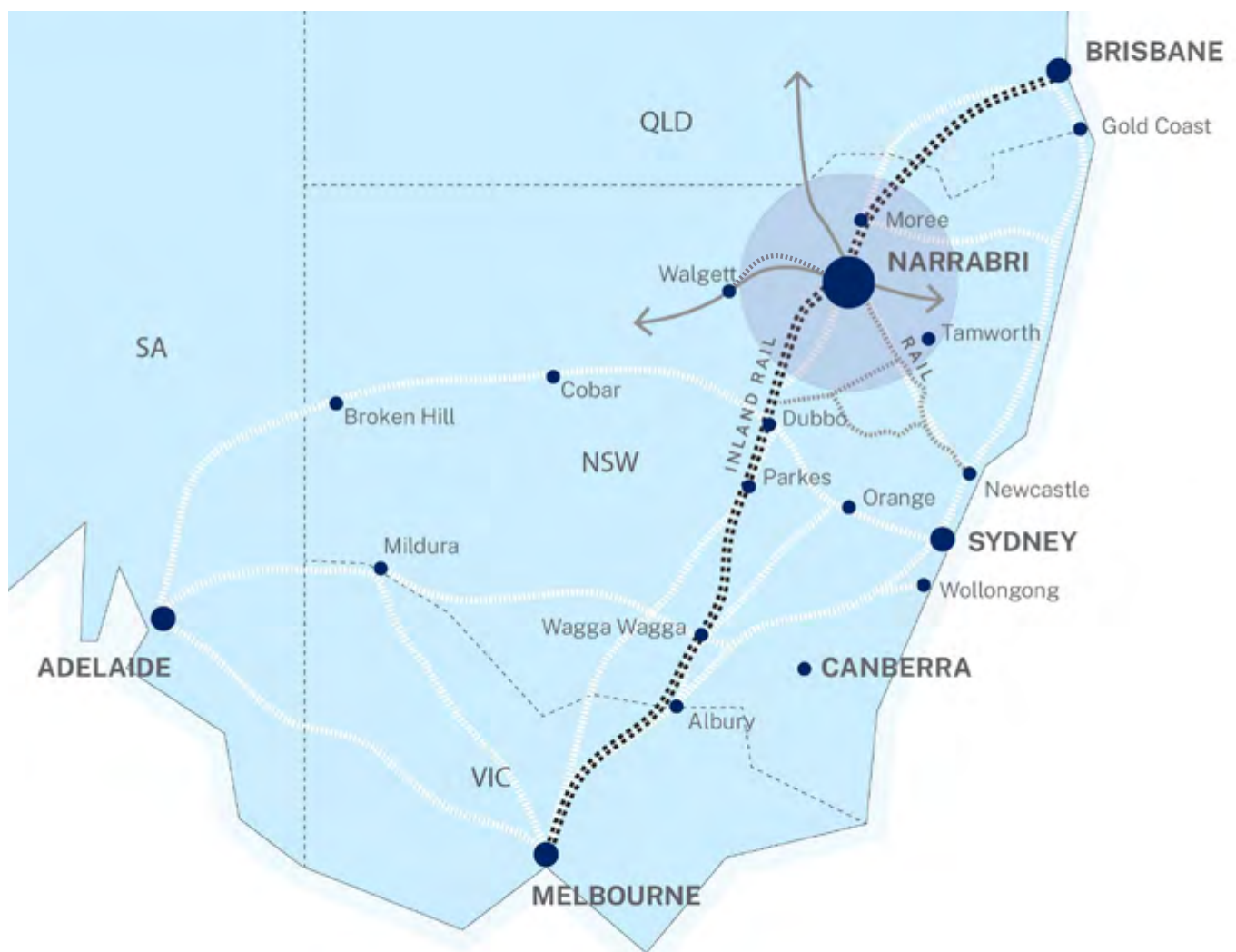


Figure 2: Geographical location of Narrabri

Narrabri Shire is home to 13,019 residents of which 6,898 people reside in Narrabri township. It is well positioned for growth, with diverse agricultural landscapes and easy-to-access road and rail freight transportation.

The strategy identifies the vision and strategic intent to realise the potential of each precinct to ensure the future of Narrabri is secure.

The strategy also recognises the importance of existing areas across the township that support the amenities for current residents. These include retaining and ensuring the viability of the current town centre and the communities within Narrabri West, and identifying a trail network that promotes physical activity over a 15 km network.



Figure 3: Aerial view of Narrabri, looking east

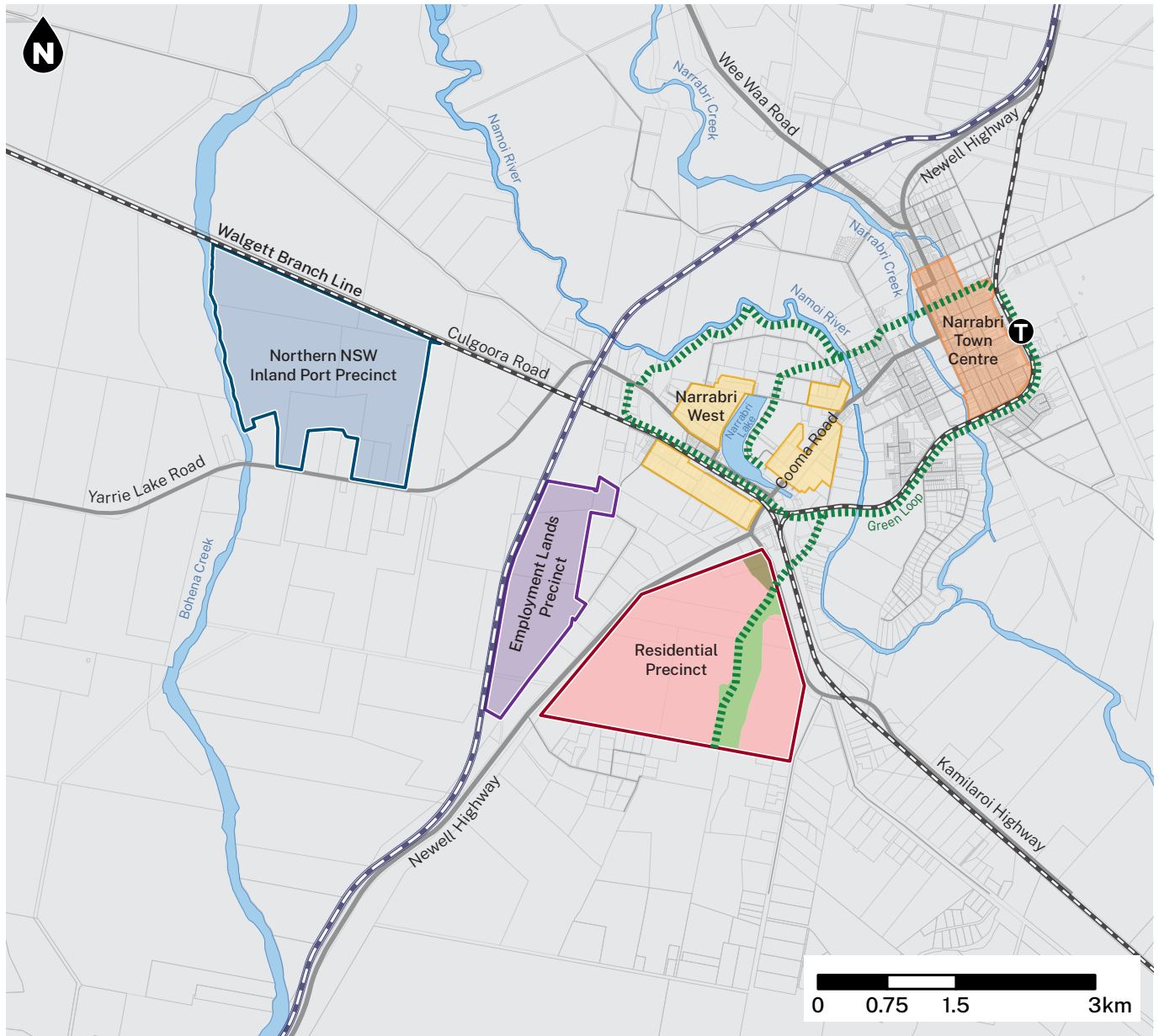
The Structure Plan

The structure plan (shown in Figure 5) illustrates the strategic intent for the strategy. It provides an overarching guide for future development through the identification of key opportunities including land for additional residential and employment purposes aimed at supporting population and economic growth within Narrabri. It addresses challenges faced by the current flood-prone nature of the town, as well as opportunities for economic growth that are created by employment generating energy, infrastructure and heavy rail infrastructure projects throughout the wider Shire.

The structure plan also recognises the importance of existing precincts within Narrabri, including the town centre and Narrabri West that, through investment and revitalisation, will have the ability to play an increasingly important role in supporting existing and future population and economic growth within Narrabri. The revitalisation of Narrabri town centre will include building an Eat Street character that encourages pedestrian activity and attracts residents to enjoy the retail and entertainment opportunities in the town centre. To support existing and new residents, opportunities will be explored to improve amenities leveraging off the emerging sport, recreation and social infrastructure in Narrabri West.



Figure 4: Aerial view of Narrabri Lake



- | | | |
|--|---|--|
| — Cadastral boundaries | T Existing train station | Residential precinct |
| Water body | — Existing rail line | Northern NSW Inland Port precinct |
| | — Inland Rail | Employment Lands precinct |
| | — Green Loop | Narrabri West |
| | Drainage land | Narrabri Town Centre Eat Street |
| | Green open space | |

Figure 5: Narrabri Structure Plan

Planning Framework

The strategy has been developed to attract new economic growth and investment that stimulates population growth, facilitating new housing opportunities. The strategy will be realised over a 20-year period, providing certainty for current and future communities. It will provide for new opportunities for business investment in high-skill, value add agriculture and manufacturing industries, driving long-term positive economic and social development outcomes for the Narrabri community.

The strategy applies to approximately 1,144ha of land identified across three precincts:

- Residential precinct, located south of the junction of the Newell and Kamlaroi Highways
- Employment Lands precinct located west of the Newell Highway
- Northern NSW Inland Port precinct located along the southern side of the Walgett Branch Line and west of the Newell Highway.

In addition the town centre and Narrabri West are also a focus of the strategy that will enable renewal and growth for Narrabri.



Figure 6: Maitland Street, Narrabri

Features of Planning Framework

The planning approach that will give effect to the strategy includes the proposed rezoning of land under the Narrabri LEP 2012, supported by proposed controls in updates to the Narrabri Development Control Plan, as shown on Figure 7.

The strategy is a long-term 20-year plan, recognising that existing use rights will allow landowners to continue utilising land in accordance with lawfully established activities, until such time that land is redeveloped.

Narrabri Precincts Planning Framework



Figure 7: Planning framework

Governance

The Department, through a state-led rezoning process, has worked closely with Council to ensure that the strategy is consistent with the New England North West Regional Plan 2041 and Council's strategic vision outlined within the Narrabri Shire Local Strategic Planning Statement 2040 (LSPS).

The New England North West Regional Plan recognises the importance of Narrabri Shire in supporting agricultural production, agribusiness and mineral resource production for the greater region and NSW. The plan identifies major infrastructure projects including the Inland Rail and other existing heavy rail and the Northern NSW Inland Port that will generate employment and economic opportunities throughout the region.

The Narrabri Shire LSPS supports the continued growth of Narrabri through identifying future studies required to be undertaken to support growth and change characteristics within Narrabri Shire through

to 2040. It sets short-, medium- and long-term actions and planning priorities to deliver upon key goals including the delivery of additional jobs, homes, services and parks.

The strategy aligns with Planning Priorities 2 and 3 of the LSPS to protect primary production and employment lands and to build strong economic centres in response to local needs. By providing new spaces to grow and deliver greater housing diversity that suits changing needs, it contributes to Planning Priority 7. The strategy is also underpinned by environmental considerations that relate to protection of environmentally sensitive areas, adaption to hazards and climate change as well as sustainable management of resources which is consistent with Planning Priorities 16, 17 and 18 of the Narrabri Shire LSPS.



Figure 8: Aerial view of Narrabri, looking towards Mount Kaputar National Park

Work undertaken to date

Planning for the strategy began in 2021 with the Department, Council, Department of Regional NSW (DRNSW) and technical experts engaged to undertake economic, environmental, social and planning studies under the Special Activation Precinct (SAP) program. These investigations were carried out across a wider precinct, up to 10km from Narrabri township (Figure 9), however they detail constraints and opportunities for the land to which the strategy applies.

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 strategy.

The following technical investigations were undertaken to inform the strategy:

Technical Investigations

 Social and community infrastructure	 Housing analysis
 Climate change risk assessment and adaptation	 Sustainability
 Traffic and transport	 Flooding and water-cycle management
 Hydrology and water demand	 Renewable energy
 Utilities infrastructure	 Biodiversity value
 Aboriginal and non-aboriginal cultural heritage	 Bushfire assessment
 Geology, soils and contamination	 Land use consideration
 Air, noise and odour	 Economic



- 10km radius (Investigation area)
- 5km radius
- 3km radius

- Inland Rail
- Existing railway
- Road



Figure 9: Narrabri context map

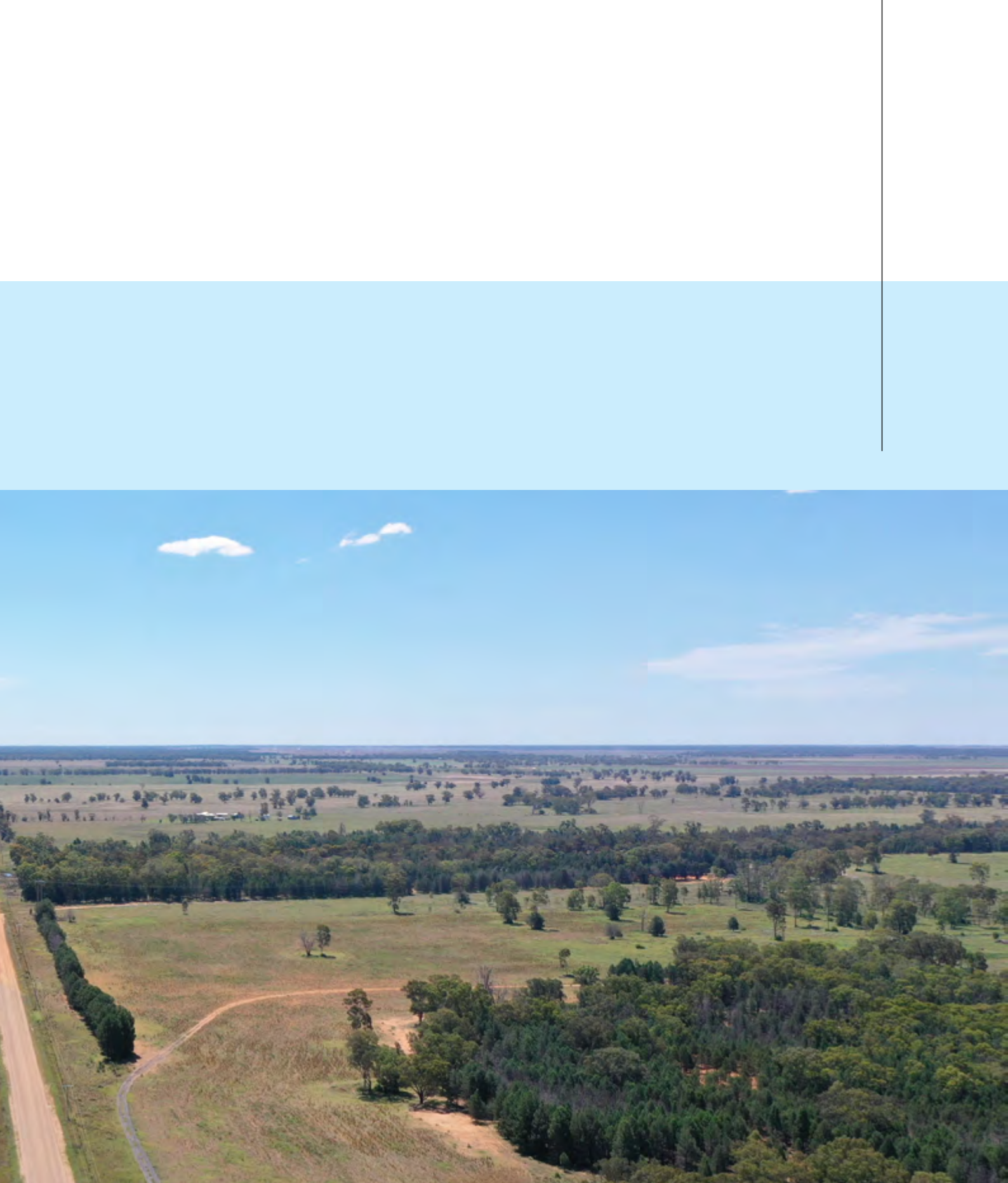


2

Narrabri Place Strategy



View looking west along Culgoora Road



Vision and Principles

Strengthening the relationship with Country and water, Narrabri will retain the town centre as the heart of Narrabri, unlocking greater economic growth for the region and allowing for the expansion of residential and employment land to support population and economic growth. Development in Narrabri will leverage off existing road and rail infrastructure and the Northern NSW Inland Port.

A number of principles are embedded in the Narrabri Place Strategy that were identified during the development of the strategy.





Equity

Strengthen the existing community and businesses through incentivising them to stay whilst also attracting economic and residential growth within Narrabri.

Respect the cultural and lifestyle diversity within Narrabri by providing increased access to housing and social and community infrastructure to enhance the intergenerational liveability and amenity of Narrabri for all residents.



Identity

Establish a legacy that future generations of Narrabri can be proud of that reflects upon its diversity, protects and respects its natural features, Indigenous and non-Indigenous heritage and vegetation, whilst also integrating a cultural lens across the entire Place Strategy.



Greenery

Utilises science and local knowledge to define constraints and opportunities within Narrabri, enabling the protection of community and environment with a strong focus on safety, flood and bush fire risk, water security and biodiversity values.



Urbanity

Reinforce the town centre as the heart of Narrabri, breaking down boundaries, addressing social deficits and embracing diversity to achieve a liveable and lovable place that is safe, connected and active.



Mobility

Plan for both regional and local equitable access for future residents, visitors and workers of all ages, abilities and economic position to key destinations, aiming to improve health, convenience and social connectedness.



Wellness

Prioritise the community's health, well-being and sense of belonging by setting new environmentally sustainability benchmarks through new development.



Resilience

Grow and retain the local small industry community, whilst upskilling and attracting new industries and enterprises. Setting a new standard for innovation and circular economy across a broad range of future development.

3

Why Narrabri?



View of Narrabri West looking north-east



History of the area

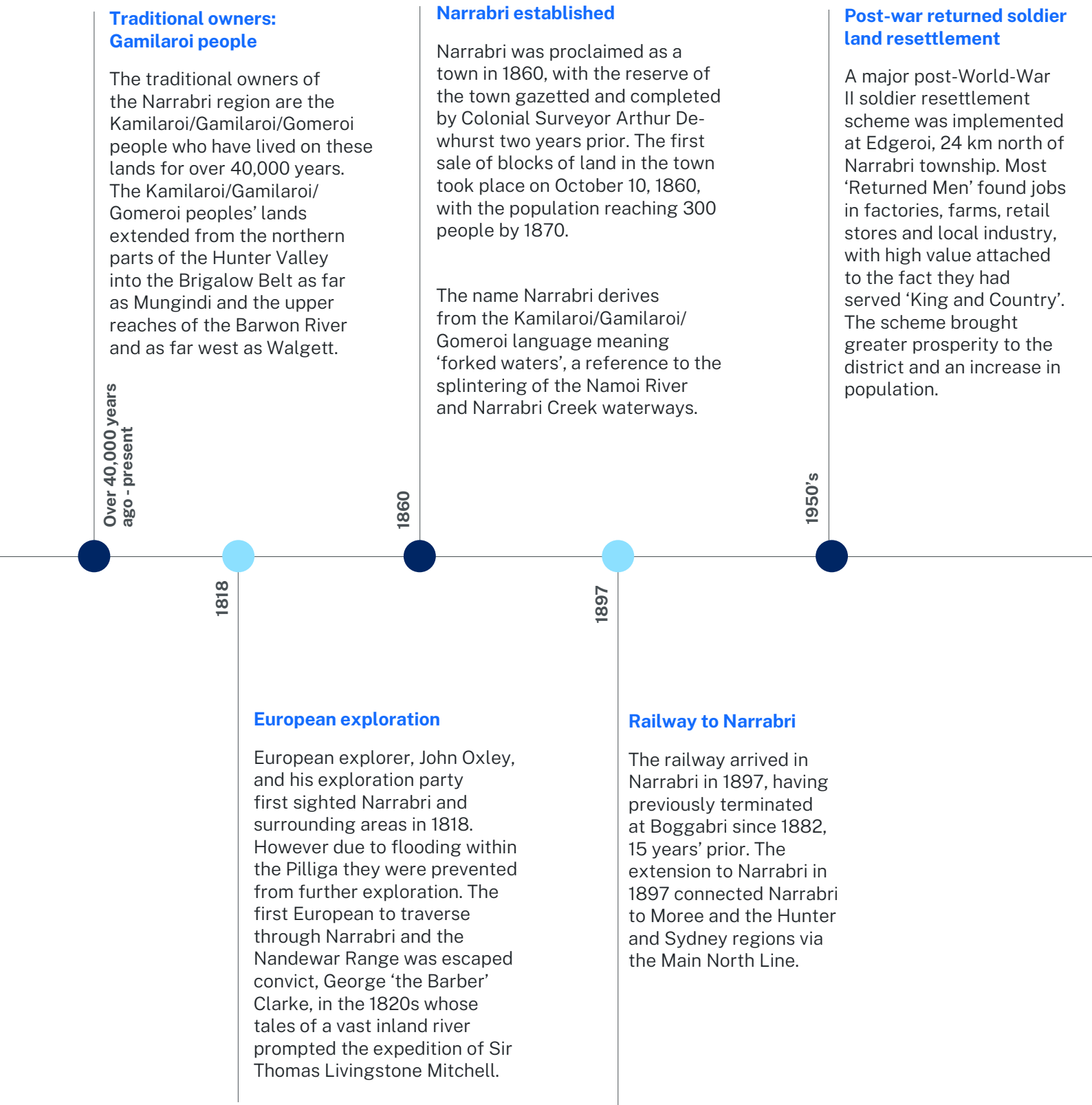


Figure 10: History of Narrabri

Sydney University Plan Breeding Institute established

The Sydney University Plant Breeding Institute IA Watson Grains Research Centre undertakes plant breeding research including large-scale yield and quality testing, digital agriculture and crop genetics. The institute also provides tertiary undergraduate and postgraduate teaching and research.

1960

Inland Rail Project

The route of the new \$14.5 billion Inland Rail route connecting Melbourne to Brisbane via new and upgraded track through regional NSW including Narrabri was identified, providing new economic opportunities, and leveraging off existing and new industries.

2016

Narrabri Place Strategy

This Place Strategy seeks to give direction to Narrabri's growth. It identifies priorities for the town to achieve future growth, supported by additional housing and employment opportunities.

2024

1960's

Narrabri Agriculture

Growth within Narrabri Shire has been directly correlated to the success of agricultural practices throughout the last century, with the agricultural industry providing the basis for prosperity and growth within the region.

Once dominated by wool and sheep industries, and then grain and wheat crops, cotton and cattle have become the most preferred farming commodities throughout Narrabri Shire.

The establishment of the Australian Cotton Research Institute in 1959 and subsequent trials in 1960 revealed Narrabri Shire to be the most successful location for the cultivation of cotton with Wee Waa being the Cotton Capital of Australia. This discovery led to the subsequent rapid expansion of the industry within Narrabri, with the arrival of North American cotton growers J.G. Boswell Group's Auscott LTD.

2019

Northern NSW Inland Port

Council announced a prospectus for the Northern NSW Inland Port to leverage off existing agriculture and resource industries to incorporate new value-add industries.

Kamilaroi/Gamilaroi/Gomeroi Cultural Heritage

Narrabri Shire is located on the traditional homelands of the Kamilaroi/Gamilaroi/Gomeroi people. The Kamilaroi/Gamilaroi/Gomeroi lands, are the second largest nation on the eastern coast of Australia. Their lands extend from northern parts of the Hunter Valley within NSW to southern Queensland. Centres within this nation include Narrabri, Walgett, Tamworth, Moree, Gunnedah and Lightning Ridge. Their cultural landscape encompasses lands, skies and rivers, stories, histories and experiences that are embedded deep within the natural and built environment.

Narrabri Shire has a rich Aboriginal culture and heritage with a large First Nations community. Narrabri's First Nations population comprises 15% of the population, with the proportion of people

identifying as Aboriginal increasing from 1,388 people in 2011 to 1,881 people in 2021. Narrabri Shire has undergone significant modification since European settlement, however, is known to still retain Aboriginal cultural heritage sites and artefacts as well as continued connections with Narrabri Shire's Kamilaroi/Gamilaroi/Gomeroi people. Narrabri Shire is benefiting from ongoing investment in significant infrastructure that is positioning the town to benefit from economic growth to support a growing population and generate improved outcomes for the First Nations people.

The Narrabri Place Strategy incorporates six designing with Country principles that are utilised to inform future development outcomes within Narrabri Shire.



Figure 11: Sandstone Caves

Designing with Country Principles

As part of the SAP planning process, designing with Country principles were developed to form the basis of how development in Narrabri will integrate and align with Indigenous knowledge, experiences and cultural interests.

The below six principals were devised for the SAP and will continue to be delivered as part of this strategy.

Designing with Country Principles

1 Gamilaroi Country centred design

- Start with Country
- Build relationships with Country and Gomeroi people
- Develop Country positive approach to design
- Design structures that feel birthed from Country
- Protect natural systems and habitats
- Design with respect for non-humans
- Complementary design that reflects place and is of its place

2 Protect and respect water

- Respect and protect mother earth
- Understand and build a relationship with water
- Waters are interconnected; damage one part, damage all parts
- Water may be hidden, invisible to the eye, underground, but it is there
- Acknowledge and respect cultural flows
- Remember past lessons, learn from existing lessons, plan for future

3 More-than-sustainable

- 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
- Prioritise health of waters and land
- Avoid taking too much; greed is the biggest challenge
- Consider alternative economic and ownership models

4 Behaviour towards Country

- Consider legacy for future generations
- Learn the Land and the lore
- Respect and inclusion
- Repair, regenerate, renew
- Just because you can does not mean you should

5 Common ground

- Ensure nobody is left behind
- Support Indigenous businesses
- Tailored to local community managing demands
- Community to leverage opportunities
- Achieve balance of industry size
- Keep local benefits local
- Partner with appropriate Elders, Knowledge Holders, Indigenous consultants, businesses and organisations
- Facilitate a diversity of voices

6 Empathy in design

- Give back more than what you take
- Reflect and design without judgment or assumption; learn your privilege and position in cultural and on Country
- Design for everyone to belong
- Design for living and flourishing together

Drivers of Growth

The strategy has been prepared to identify where Narrabri Shire can diversify from its industrial activities and develop itself as an important regional centre that provides greater economic, housing, social and environmental opportunities for the wider Narrabri Shire and New England north west region of NSW. The key drivers of growth in Narrabi are its strong economy and established population base.

Economic Drivers

Narrabri Shire’s economy is heavily influenced by mining and agriculture industries, generating \$4.5 billion of economic output (Figure 13). Mining, particularly coal, is likely to remain a major industry in Narrabri Shire for the foreseeable future but faces significant challenges as energy generation transitions to renewable sources. Similarly, improvements in automation within the agriculture industry have translated to increasing output, however, both the renewable energy and agricultural industries are experiencing an overall reduction in workforce.

Despite this, Narrabri Shire maintains a strong and resilient economy, with unemployment levels below both state and national averages and consistent output and workforce growth within construction, health and education sectors revealing an increasingly diversifying economy. Due to this growth, as well as large temporary and ongoing workforces, there is also significant demand for residential accommodation.

The strategy encourages growth amongst existing industries, retaining the foundations of local experience and expertise whilst allowing for diversification of industries to service the region.

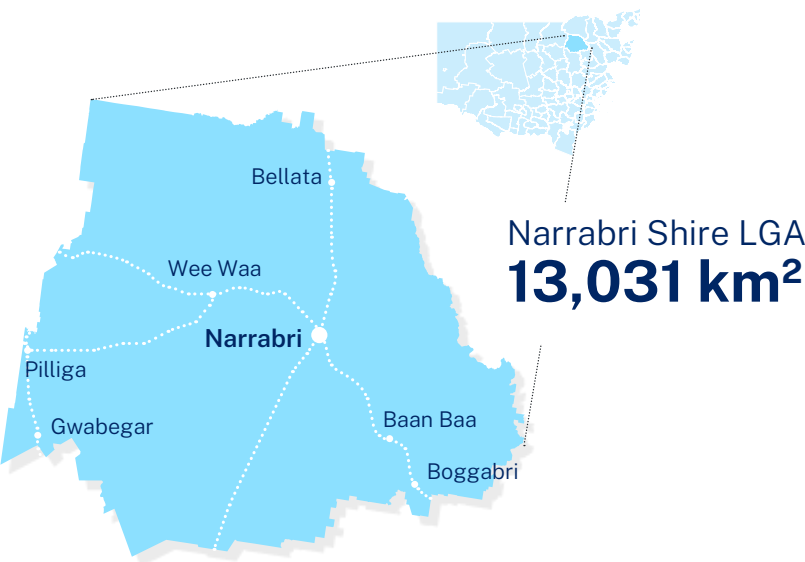


Figure 12: Population and economic output of Narrabri Shire LGA

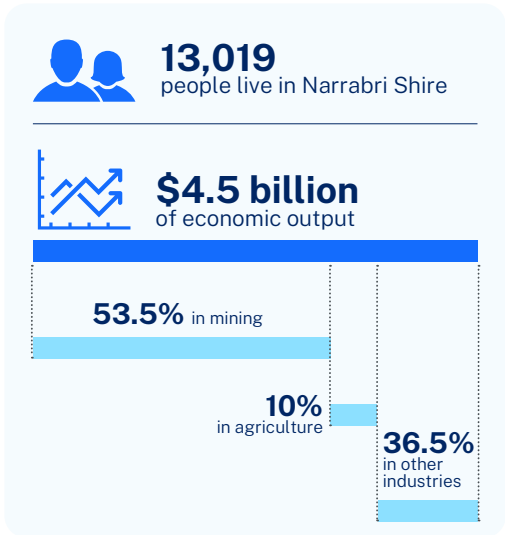


Figure 13: Narrabri Shire’s total economic output 2020/2021 (ABS)

Population

The existing housing context within Narrabri Shire has been heavily influenced by local migration activity away from rural centres, cyclical shifts in employment activity, local agriculture conditions and increasing levels of labour redundancy. This fluctuating demand cycle as well as stagnant population growth has heavily impacted the feasibility and supply of new dwellings, with the affordability of existing dwelling stock significantly more feasible than of new buildings.

Between 2011-2021 a net growth of 47 new dwellings was constructed within Narrabri Shire, with the majority of those being medium-density typologies including semi-detached dwellings and townhouses. This growth in medium density dwellings details an underlying trend driven by investors and an oversupply of spare bedrooms in dwellings occupied by older populations looking to downsize. Additionally, the Commonwealth and NSW Government's joint funding plan to support residential home owners through a voluntary buy-back scheme is generating demand for suitable, residentially zoned land that is flood-free.

However, the principal challenge in delivering new dwellings is development feasibility with the median price for a standard detached house in Narrabri Shire at around \$385,000, whereas the estimated cost of purchasing land and developing a new standard detached house is between \$590,000 and \$660,000. There is a pressing need for new land to be rezoned and made available to the market for the provision of additional housing in Narrabri.

Narrabri township will benefit from the significant pipeline of major projects proposed and approved across the Narrabri Shire, including the Inland Rail (Narromine to Narrabri), large scale solar generation projects, Northern NSW Inland Port, the Narrabri Gas project and the expansion of the Whitehaven coal mine.

The Narrabri Shire comprises a resident population of 13,019 with an additional transient workforce of around 1,200 people, of which most are male. Planning for diverse housing and employment opportunities on flood-free land will continue to attract sustained population growth, supporting families that choose Narrabri as a place to live and work, and providing increased employment opportunities for less-represented demographics including women and children.

As a result of new economic and social opportunities facilitated by investment and development in Narrabri, there is potential for the resident population within Narrabri Shire to grow annually by up to 1.0% per annum, to a population of approximately 16,900 by 2041 as shown in Figure 14. 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.

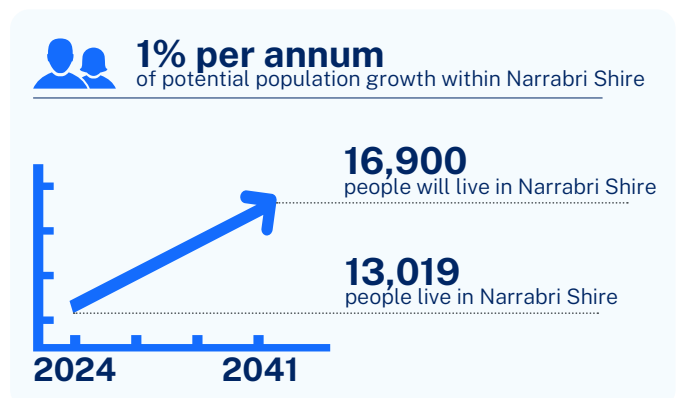


Figure 14: Potential for the population within Narrabri Shire

Case Studies

Narrabri's economic base is underpinned by established industries across the agricultural, mining and recycling industries. This demonstrates the investment attractions that support businesses that contribute to the Australian economy whilst maintaining global market connections.

Providing suitably zoned land to support residential development will further support existing and future businesses, reduce the dependency on fly-in/fly-out workers, and support a sustainable regional economy.



Figure 15: Cargill Site, Narrabri



Figure 16: AGT Foods, Narrabri

1 Whitehaven Coal



Whitehaven Coal operates multiple mines in Narrabri Shire and employs over 1,150 people (excluding contractors). One of these mines, the Narrabri Underground Coal mine, commencing in 2013, has approval to extract 11 million tonnes of thermal coal per annum until 2031. The workforce largely resides in the Narrabri region and is reliant on the expansion of housing and amenity improvements in Narrabri.

2 Plant Breeding Institute



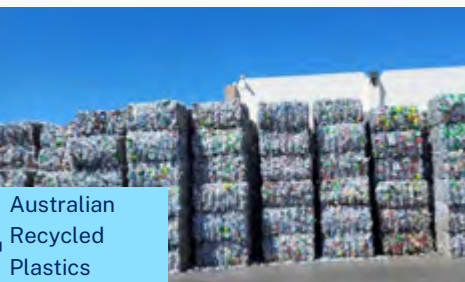
The University of Sydney's Plant Breeding Institute has undertaken crop breeding and research in Narrabri since 1973 to support a resilient Australian agricultural industry through knowledge and technology. The 430ha site is located on fertile land just north of Narrabri town and is managed by the I A Watson Grains Research Centre. The institute has potential for business partnerships in the Northern NSW Inland Port precinct.

3 AGT Foods



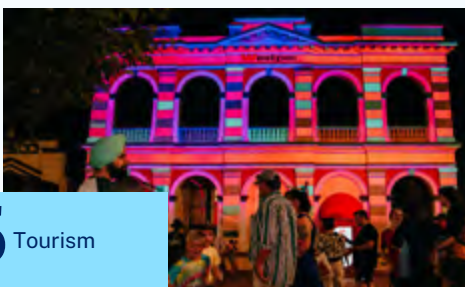
A production facility of AGT Foods Australia is located immediately east of the Northern NSW Inland Port precinct, managing the processing and packaging of lentils, chickpeas, yellow peas, faba beans, broad beans and speciality crops. The operation has potential for future expansion and linkages to future industries within the Northern NSW Inland Port precinct and employment lands precinct.

4 Australian Recycled Plastics



Australian Recycled Plastics commenced in 2013 as a local business, recycling and repurposing plastic for use by other industries. The operation has potential for diversification and further specialisation in an evolving circular economy industry, with co-locational opportunities proximate to the Northern NSW Inland Port precinct and supported by light industry activities.

5 Tourism



Narrabri town is a target destination for tourists, families and workers attracted by its natural landscape of the Nandewar Ranges, Namoi River and Mount Kaputar National Park. A range of culinary and accommodation options are available across the township, catering to the needs of its visitors. To support the changing dynamics of tourist, resident and worker populations, the expansion of restaurants and cafes across town and within the Residential precinct, and hotel and motel accommodation in the employment precinct, are supported.

Figure 17: Case Studies

4

Residential Precinct



Render of Residential Precinct



Location

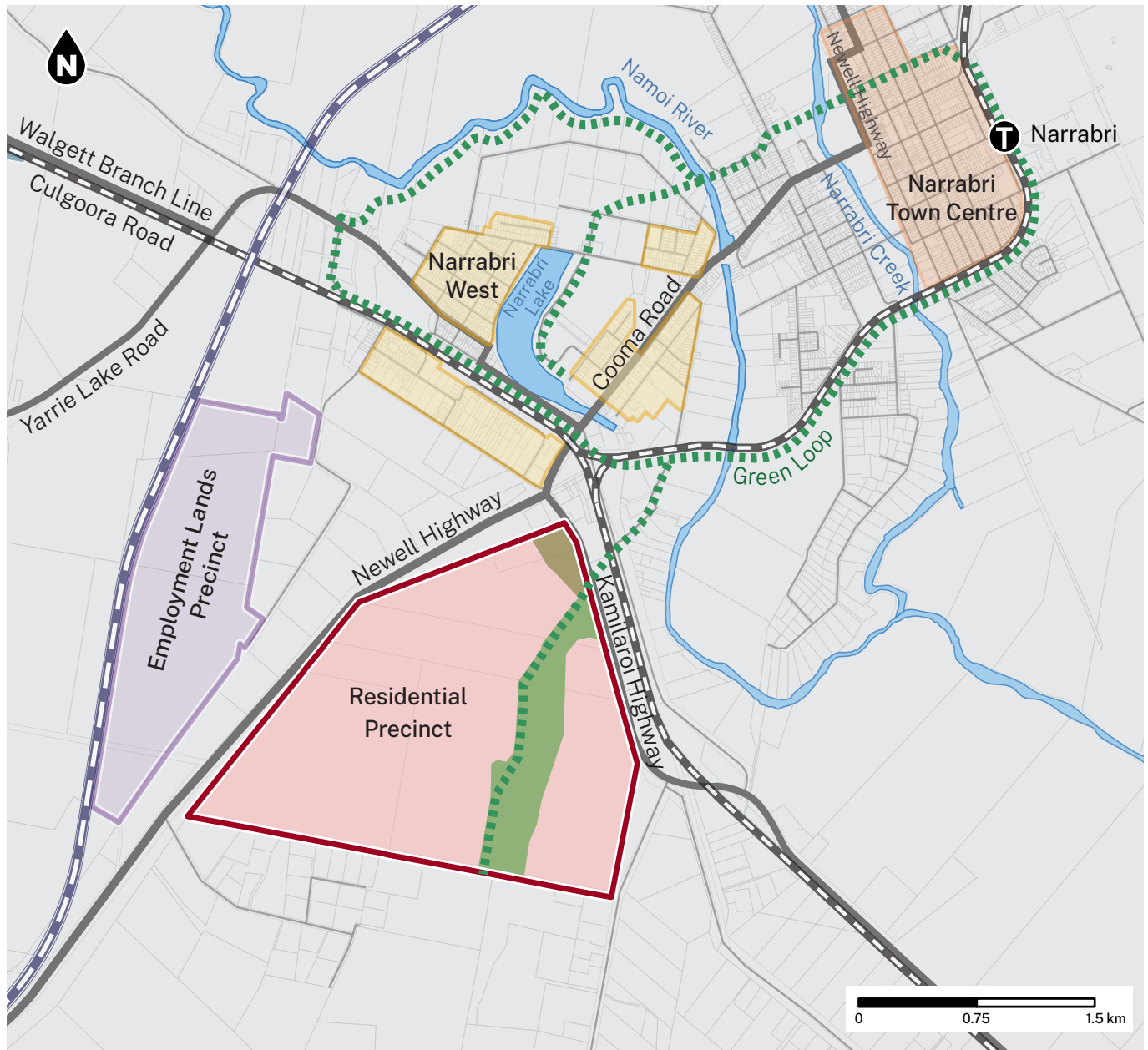
Land suitable for a logical expansion of Narrabri town has been considered throughout the SAP planning process, with consideration also made to demographic changes as well as the need for social and affordable housing.

The area of land identified as the Residential precinct (see Figure 19), located south of the existing Narrabri Town centre between the Newell and Kamilaroi Highways is the preferred location for residential development to accommodate the future projected population growth within Narrabri.

The precinct is located in close proximity to the existing Narrabri township and is largely flood-free with a developable area of 341.6ha. Current land uses within the precinct consist of primary production and industrial type uses as well as large lot rural residential properties.



Figure 18: Narrabri Town Centre



- | | | |
|------------------------|------------------------|---------------------------------|
| — Cadastral boundaries | Existing train station | Residential precinct |
| Water body | Existing rail line | Employment Lands precinct |
| Green open space | Inland Rail | Narrabri West |
| Drainage land | Green Loop | Narrabri Town Centre Eat Street |

Figure 19: Residential precinct in relation to existing Narrabri Town Centre

Housing Context

Future Housing Context

The population within Narrabri Shire is anticipated to increase to between ~14,500 and ~16,900 residents by 2041, with much of this growth occurring within Narrabri township due to its strong connectivity, amenity and economic characteristics.

To facilitate this growth, Narrabri Shire over the same period will require an additional ~1,000-~2,100 dwellings. This equates to between 50 to 107 additional dwellings per annum, however it is expected to be proportionate to the growth of economic development within Narrabri.

In addition to permanent resident population increases, growth within the fly-in-fly-out (FIFO) workforce to support economic growth throughout Narrabri Shire as well as the potential expansion of higher education opportunities will also increase housing requirements, with the need to provide secure and diverse housing and accompanying amenities for a range of demographics.

In conjunction with the provision of additional land for residential development, modular and pre-fabricated homes are identified an integral component within the future Narrabri housing context as a mechanism to alleviate current issues associated with housing supply.

The utilisation of modular and pre-fabricated homes has the ability to mitigate current development feasibility induced constraints of cost and scarcity of labour and materials that impact the affordability of new home construction within Narrabri Shire, with construction costs in Narrabri an estimated 15% higher compared to Greater Sydney. Improving the supply of diverse housing options will cater for the anticipated range of demand resulting from the growth of Narrabri, whilst maintaining quality design.

The Residential precinct also provides suitable flood-free land to support the NSW Reconstruction Authority's voluntary buy-back scheme for flood affected houses with the Narrabri Shire.

Future proofing housing in Narrabri

The Residential precinct is a natural extension of the Narrabri township, future proofing Narrabri's residential growth and providing local community infrastructure as well as convenience retail, health and education facilities. It will have sufficient capacity to meet future dwelling requirements, whilst also being on flood-free land and in close proximity to the existing Narrabri town centre.

It is envisaged that a diverse mix of low to medium housing typologies, both detached (80%) and attached (20%) on a broad combination of lot sizes could be utilised within the Residential precinct.

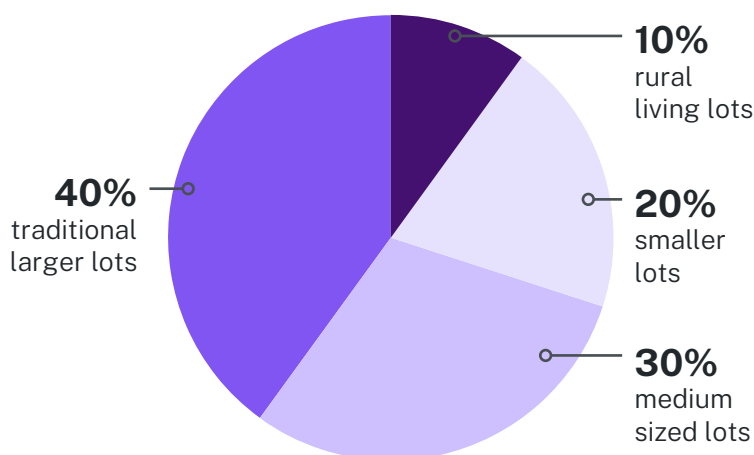


Figure 20: Envisaged lot mixture

Small and medium sized lots will allow for a range of free standing, semi-detached, dual occupancy and terrace style dwellings. Modular housing is also encouraged to address housing affordability associated with the cost of dwelling construction on greenfield sites in regional areas. Together, these diverse lot sizes and housing typologies close to Narrabri town will support a supply of housing for the

projected population and provide more affordable housing opportunities for the Narrabri population. Figure 21 displays the potential housing distribution, to be supported by amenities, with good access to green links along the creek and throughout the residential area.

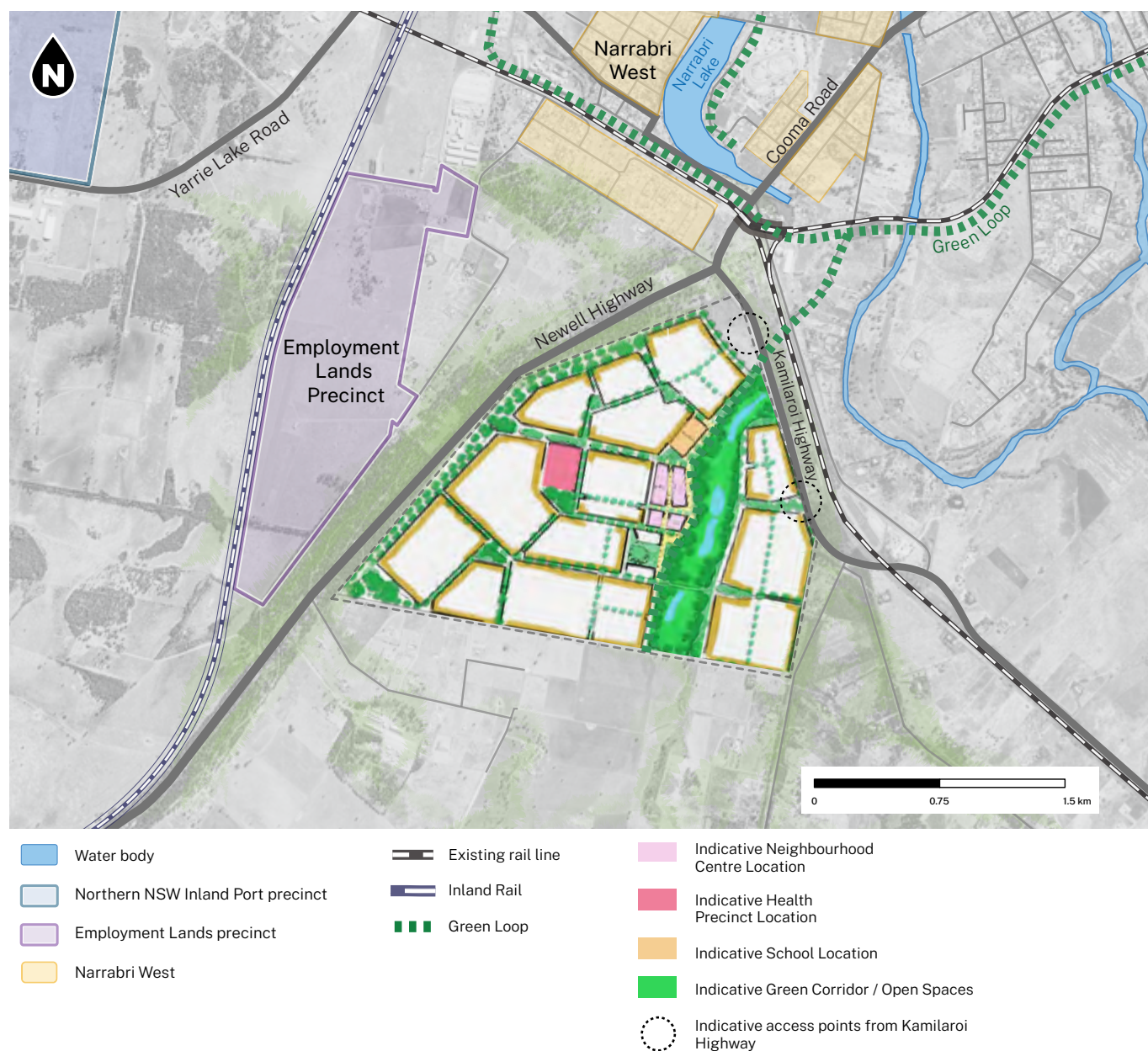


Figure 21: Potential residential structure of the Residential precinct

Social Infrastructure and Retail Facilities

Social infrastructure includes the facilities, spaces, services and networks that support the quality of life and wellbeing of communities. They help us to live happy, safe and healthy lives, whilst promoting increased learning and socialising opportunities. Social infrastructure is the mix of 'hard' infrastructure (facilities and open spaces) and 'soft' infrastructure (services and programs) that impact on community wellbeing and quality of life.

Narrabri township is the main community hub within Narrabri Shire, with most of the social infrastructure and community services located in and around town. The Residential precinct will act as an extension of the existing Narrabri town centre, and has the ability to accommodate new social infrastructure to support envisaged population increases. The precinct could accommodate:

- Future public open space to support residential development.
- A potential primary and high school site.
- Community and local retail concentrated at the centre of the community co-located with the amenity of an enhanced wetland.
- An active transport green loop and bus services to provide connectivity to the town centre.
- Health and aged care facilities.
- Sports centre and evacuation centre.
- Protection of high value vegetation along the riparian corridor along the drainage line.
- Affordable childcare spaces and training for childcare professionals.
- Library and shared use community spaces.

In addition, a new Rural Fire Service station is located adjacent to the Residential precinct.

It is anticipated that future residents of the Residential precinct will generate demand for local retail and associated services beyond the existing facilities within the town centre. A shopping facility of up to 7,800m² of retail floorspace would be required to service future needs. This could translate to:

- Smaller neighbourhood supermarkets.
- Supporting speciality goods and services stores e.g. bakeries, cafes, restaurants, pharmacies.

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.



Figure 22: Retail in Narrabri Town Centre

Transport Network and Access

The Residential precinct is strategically located south of the existing Narrabri township and bounded by the Kamilaroi Highway to the east and Newell Highway to the west. Due to the existing large lot rural residential setting, access and movement to and within the precinct is significantly limited, and requires significant road upgrades to support residential development.

However, this existing setting does provide opportunities to improve liveability and implement best-practice movement and place subdivision principles to reduce conflict with heavy vehicles, and promote active and public transport utilisation as well as private vehicle connections within the precinct to the wider Narrabri Township.

To support the delivery of development within the Residential precinct, the following transport infrastructure upgrades are required:

- New / upgraded intersections along the Kamilaroi Highway to allow safe and efficient access to and from the new Residential precinct as indicated at Figure 21.
- New and upgraded local roads with pedestrian paths to enable residential dwelling development and allow vehicle and pedestrian movement throughout the precinct.

- New public transport connections that link the existing Narrabri township and supporting social infrastructure including sporting, food and retail facilities and health and education services.
- A comprehensive active transport network of pedestrian, shared and cycle paths located within proximity to existing remnant vegetation and new public open space that create a green link and enable connectivity within the precinct and provide external linkages to Narrabri township.
- Construction of new and upgrade of existing bus facilities and shelters to be *Disability Discrimination Act 1992* compliant.

For any new subdivision development, the internal subdivision layout including roads and intersections will be detailed in accordance with the Development Control Plan (DCP).

Any development that involves changes to the State controlled road network, including location and design of a new intersection at Kamilaroi Highway, changes to speed zones, or traffic generating development will require consultation and referral to Transport for New South Wales.



Figure 23: Intersection of Kamilaroi and Newell Highways (view east)

Residential Design Principles

To inform future development outcomes within the Residential precinct, the strategy has set out a range of overarching residential design principles that will be utilised to inform an updated Council DCP.

Table 1 outlines overarching design principles utilised to guide future development outcomes within the Residential precinct.

Table 1: Design principles for Residential precinct

Design Principle	
Housing	<ul style="list-style-type: none"> • Housing and parking solutions should be flexible to support a diverse range of demographics, lifestyles and car ownership structures • Encourage affordable housing solutions through diverse lot size and housing solutions • Medium density development to be concentrated along avenues and main streets, with provision for rear land access • Shop top housing and medium density should front main streets
Transport	<p>Street hierarchy:</p> <ul style="list-style-type: none"> • Collectors – Heavy vehicle capable roads located on the periphery of neighbourhoods with native vegetation and no parking or driveway access • Avenues – Major connections within neighbourhood, providing footpaths and bus-capable access, with no driveway access • Main Street – Supports mixed use and civic developments to enable high amenity within precinct • Local Streets – Predominant street typology providing local residential access • Shared Streets – Focused within areas of high pedestrian activation • Rear laneways – Provide rear lane access for medium density developments • Cycle/shared paths – Separated paths that promote safety, accessibility and active travel utilisation within precinct
Landscape	<ul style="list-style-type: none"> • Medium density housing should be encouraged when fronting public open space • Encourage the retention and planting of trees on private lots • Support the provision of street trees and mature tree canopy to mitigate impacts of urban heat island



Figure 24: Principle: Retention of existing vegetation



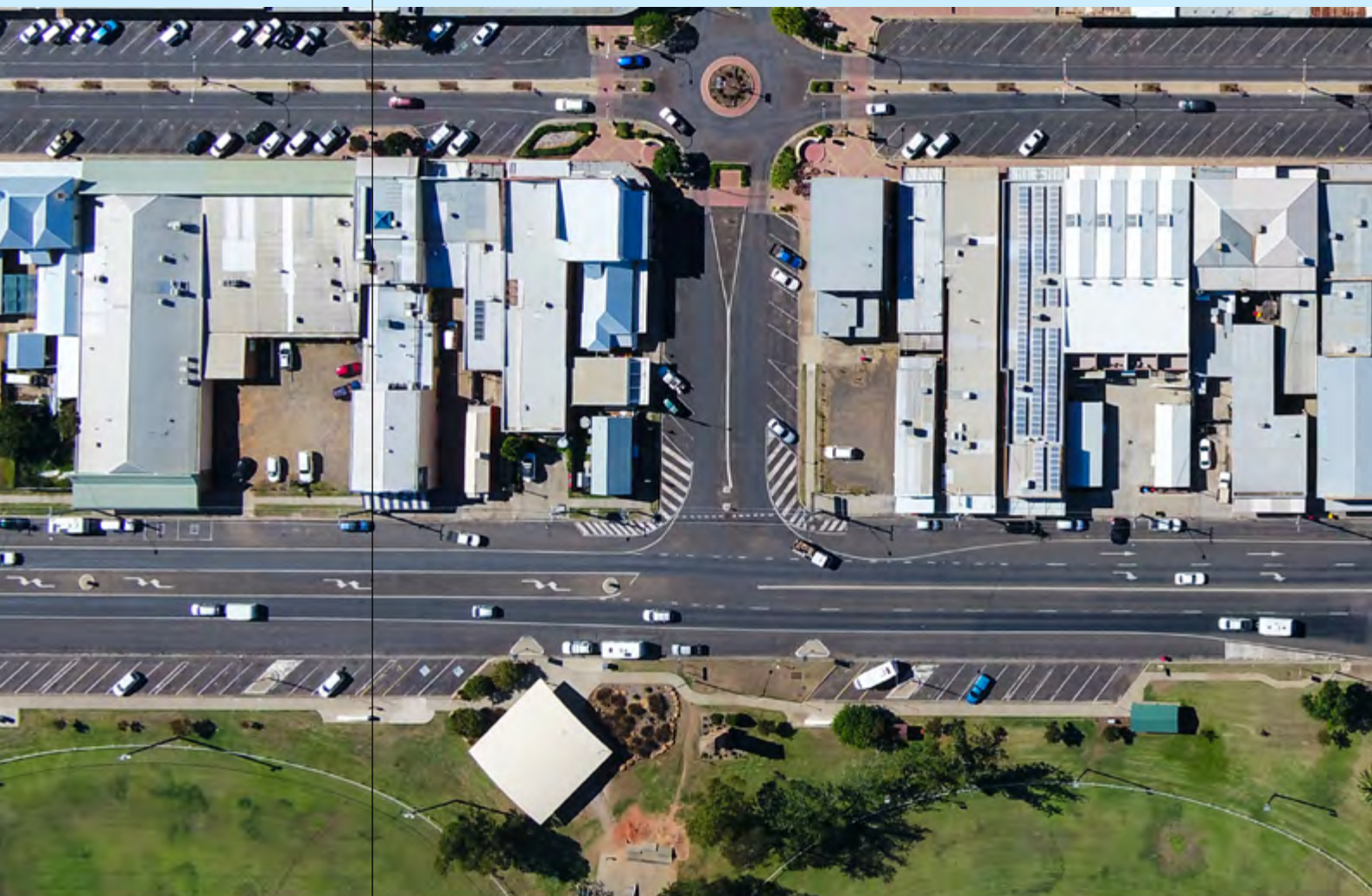
Figure 25: Principle: Medium density fronting onto open space



Figure 26: Artist impressions: Residential precinct

5

Eat Street and Narrabri West



Aerial of town centre along Tibbereena and Maitland Streets, Narrabri



Revitalising Narrabri Township

The strategy recognises the existing township as central to the Narrabri community. Investigations have identified opportunities to enhance current areas of business activity and housing for renewal and development. Furthermore, improved open space connections that encourage pedestrian and cyclist activities are considered to be important to the amenity of the Narrabri community.

Eat Street

An Eat Street concept within Narrabri town centre will reinforce the existing town centre as the heart of Narrabri. Narrabri town centre offers a selection of activities including cafes, restaurants, pubs, sporting venues, theatre and outdoor open spaces. This revitalisation of Narrabri town centre will cement its role as the centre of retail growth within Narrabri Shire. Improved pedestrian and active transport connections are encouraged within the town centre and along the creek.

It will also promote new initiatives aimed at diversifying economic growth within Narrabri through encouraging tourism and strengthening Narrabri's position as a key destination within the North-West NSW New England Region. The town centre will provide a high quality public realm that connects people and businesses through thoughtful design. Eat Street will be enhanced by its connection to and across Narrabri Creek where the orientation of development can take advantage of aspect, views and connections with open space. There will be opportunities for adaptive reuse of existing architecture that revitalises the character of the town centre.

Examples of vibrant regional town centres are shown in the following images.



Figure 27: Maitland Street, Narrabri



Figure 28: The Crossing Theatre alongside Narrabri Creek



Figure 29: A destination for meeting and dining



Figure 30: Active and pedestrianised main street (Maitland, NSW)



Figure 31: Building on local character



Figure 32: Active and pedestrianised main street (Maitland, NSW)



Figure 33: Artist impression of activated town centre streets

Narrabri West

Narrabri West will leverage off its central location within Narrabri township to improve amenity for existing residents through new and existing sport, recreation and social infrastructure. Narrabri West will create an inclusive recreational environment for all ages and abilities by expanding and upgrading existing public open spaces to allow for recreational uses for youth and children whilst also preserving traditional Kamilaroi/Gamilaroi/Gomeroi cultural sites. Narrabri West also provides opportunity for renewal in flood free areas, increasing availability of a range of housing typologies to suit a dynamic and growing population.

Green Loop

The introduction of an active transport green loop will connect existing open space, social infrastructure, local destinations and the new Residential precinct through a continuous 15km active transport network. It will facilitate the movement of people throughout Narrabri town centre and accompanying precincts through incorporating a range of different trail typologies that complement existing natural and built environment settings. Trails will facilitate active transport usage throughout Narrabri, reducing car dependency and improving safe accessibility for residents.

Trail typologies would respect the existing surrounding landscape and could include:

- Cycle trails that encourage both commuter and recreational cycling throughout Narrabri.
- Fitness trails that incorporate active equipment and offers the community the opportunity to engage in fitness routines.
- Outdoor education trails integrate path widening at suitable locations that act as outdoor classrooms to invite longer duration stays for larger groups.
- Habitat trails working in parallel to established and rejuvenated native vegetation corridors to promote increased connectivity to native flora and fauna.
- Art trails that utilise local artists, materials and skills to highlight and promote certain areas, facilitating new tourism opportunities.

Transport network

Within Narrabri town centre the following infrastructure will be needed:

- Improvement of level crossing signage and warning equipment at the rail crossing of the Newell Highway, south of Mooloolbar Street and Old Turrawan Road.
- Streetscape treatment and improvements on Goobar, Burigal and Buri Streets to improve and protect residential amenity.
- Heavy vehicle restrictions on Baranbar and Ugoa Streets to protect residential amenity.
- New pedestrian and cyclist bridge over Long Gully.

Improving Indigenous outcomes

The recommendations of the *Indigenous Community Report* prepared for the project seek to improve social, health and employment outcomes for Aboriginal people. These should be considered as part of planning for the revitalisation of the town centre and surrounding area. They may include a cultural centre to provide a setting for culture and language to flourish, and a one-stop-shop that includes diverse spaces and functions such as early education and childcare. Additionally, an Indigenous Business Education Training Program could offer training in creating, owning and operating First Nations businesses to create intergenerational benefit and empowerment throughout the Narrabri Indigenous community.



Figure 34: Example: pedestrian bridge at The Ponds, Sydney



Figure 35: Example: Charles Darwin University Australia

6

Employment Lands Precinct



Existing industry and housing



Location

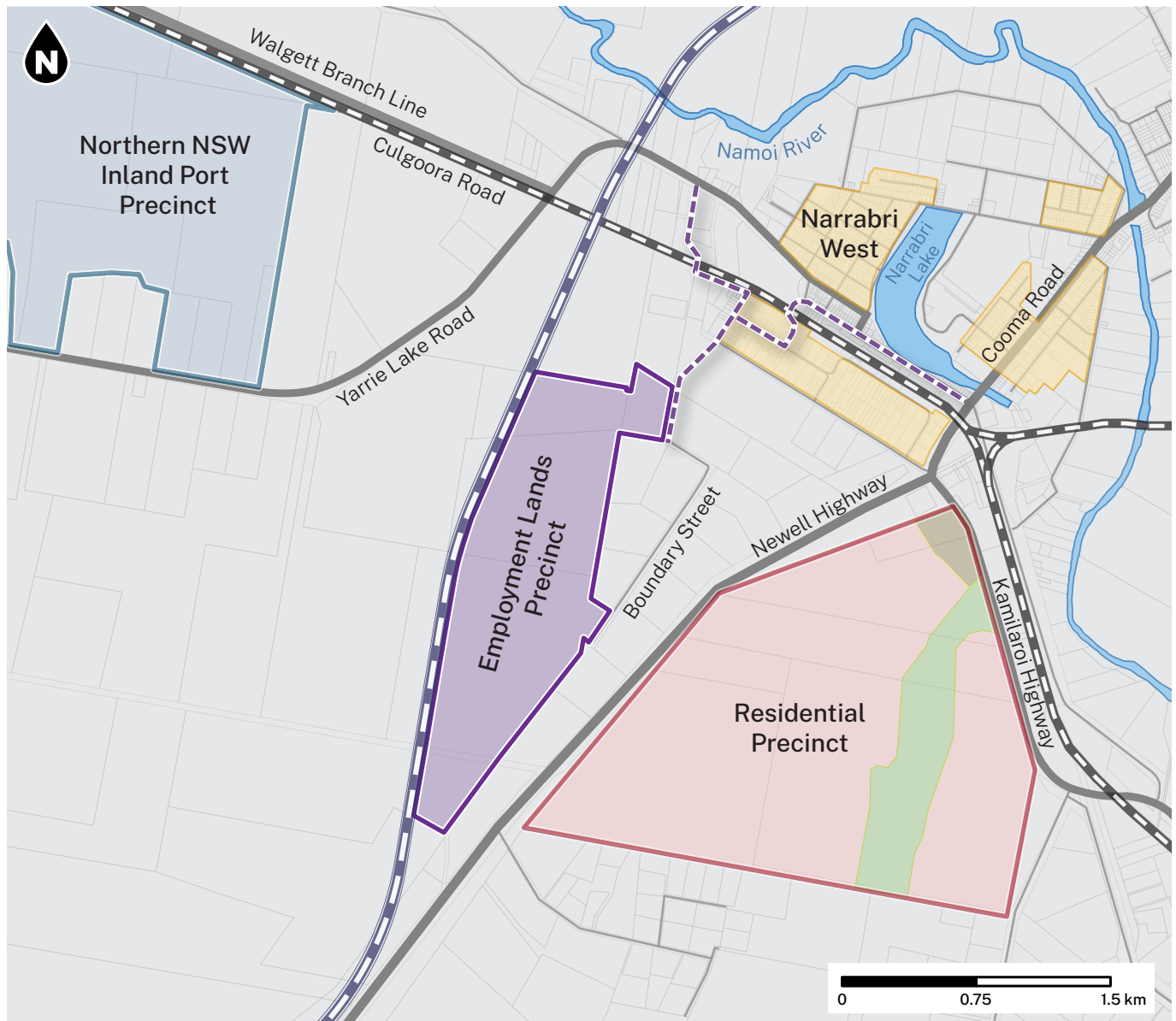
Land suitable for employment uses is situated between the Newell Highway and Inland rail which is the preferred location to accommodate light industrial activity within Narrabri township (Figure 37).

The Employment Lands precinct is located immediately south of land presently zoned for light industry and is flood-free with a developable area of 205ha. Current land uses within the precinct consist of primary production and industrial type uses as well as large lot rural residential blocks.

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 will allow for continued light industrial activity close to town, supplementing existing light industrial land uses north of Narrabri township that experience flood risks.



Figure 36: Road and rail infrastructure



- | | | |
|------------------------|---|-----------------------------------|
| — Cadastral boundaries | Existing rail line | Employment Lands precinct |
| Water body | Inland Rail | Residential precinct |
| Green open space | Access route to Employment Lands precinct | Northern NSW Inland Port precinct |
| Drainage land | | Narrabri West |

Figure 37: Employment Lands precinct locational context

Supporting Employment within Narrabri

The precinct will allow existing and new businesses to find suitable, flood-free land to establish, whilst also enabling the expansion of existing small to medium businesses close to town. To support this growth an additional connection to the precinct via a new intersection with the Newell Highway may be required to realise the ultimate development capacity of this precinct.

The precinct, will enable direct synergies with existing and proposed industrial uses across Narrabri including AGT Foods processing plant and Northern NSW Inland Port precinct.

Potential land uses that could be facilitated within the Employment Land precinct include:

- Automotive repairs
- Warehousing and distribution centres
- Landscape and building material supplies
- Specialised retail premises
- Rural industries





Transport Network and Access

To support growth and development within the Employment Lands precinct, suitable vehicular access will be required. The precinct has frontage to Boundary Street and the road network currently supports increased heavy vehicle movement during harvest seasons. Over the short term, access will be available via the level crossing south of Mooloolbar Street and Boundary Street (refer to the indicative access route in Figure 37), with potential for a future linkage to the Newell Highway as the ultimate development of the precinct is realised.

Development of the precinct will rely on the preparation of a subdivision layout that considers

internal roads and intersections with existing roads. Development applications would need to consider orderly development principles and provisions of appropriate access for subject and future development.

Any development that involves changes to the State controlled road network, road and rail network interfaces, including location and design of a new intersection at Newell Highway, changes to speed zones, or traffic generating development will require consultation and referral to Transport for New South Wales.



Development Principles

In addition to the required technical analysis, controls to mitigate potential negative impacts on nearby rural residential properties are required throughout the development assessment process. Additionally, there is the potential for uses within the precinct with existing use rights to continue operating. Controls that preserve amenity on adjacent land will be incorporated into developments and specified in the DCP.

This will include requirements for:

- Boundary treatments such as:
 - a. landscape buffers for noise and visual impacts, and
 - b. building setbacks, and
- Consideration of road access points to individual allotments and haulage routes that aim to reduce traffic noise impacts on nearby residential development.



7

Northern NSW Inland Port Precinct



Namoi Cotton intermodal facility



Location

Northern NSW Inland Port Precinct

The Northern NSW Inland Port precinct is located west of the town of Narrabri with direct frontage to the Walgett Branch Line. The precinct already accommodates some industrial activity associated with current primary production activity.

Comprising 455ha, the precinct is predominantly zoned to support industrial and infrastructure uses, as well as the protection of natural environment features. The precinct takes advantage of existing rail assets with links to major regional ports, including

but not limited to the Port of Newcastle, that provide access to national and international markets. 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.



Figure 38: Existing industrial activity

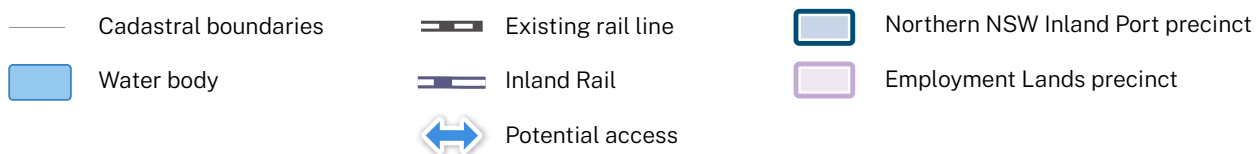


Figure 39: Northern NSW Inland Port precinct

Supporting General Industry in Narrabri

The precinct was rezoned in 2019 to leverage off existing rail infrastructure, support local industrial activity and generate employment. The strategy increases the land available for this precinct and supports the expansion of those uses into manufacturing, high-value agricultural activities, waste recycling, renewable energy and research and development. Co-locational opportunities may emerge from the integration of production and manufacturing opportunities including circular economy businesses as discussed in Section 3.

Potentially hazardous uses

The Northern NSW Inland Port Precinct is appropriately located to accommodate developments that may be determined as potentially hazardous land uses. A Land Use Safety Technical Report, prepared as part of the planning process was used to inform the structure plan for the precinct (refer to Section 2). The structure plan largely eliminates possible land use safety conflicts between industrial developments and residential areas by maximising safety distances. Beneficial uses such as lower hazard developments, light industry and environmental buffers are included in the precinct to minimise the sterilisation of land.

As development in the Inland Port precinct progresses, future development applications that have the potential to result in unacceptable risk levels upon neighbouring developments would need to manage this residual risk. The land use safety technical report should be referred to, to avoid unnecessary sterilisation of land. Chapter 3 of *State Environmental Planning Policy (Resilience and Hazards) 2021* contains a systematic approach for assessing the risk of potentially hazardous development.

Infrastructure and Transport Related Considerations

Servicing of the area is required to enable development within the precinct. The upgrade of roads such as Yarrie Lake Road, including improved pavement, shoulders and line marking, and improvement of the rail level crossing on Yarrie Lake Road, south of Culgoora Road may be required to support development of the Northern NSW Inland Port precinct. Transport related upgrade requirements would be considered during development assessment including suitable heavy vehicle access from Yarrie Lake Road. Consideration is to be given to existing native vegetation and vegetation associated with Bohena Creek in the precinct. Potential ingress and egress locations are shown on Figure 39.

Future Potential

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 Roads 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.



8

Implementing the Strategy



University of Sydney Plant Breeding Institute, Narrabri



Implementing the Strategy

A number of environmental constraints have been assessed to inform the placement of proposed residential and employment land uses. The outcomes of those investigations are summarised in the following Chapter and are to be considered as part of all future development applications.

Initiating development in the precincts, renewal in the town centre and Narrabri West and unlocking the potential for social and economic growth will

be heavily influenced by several factors, including planning and environmental considerations and investment.

The precinct will be catalysed by the initiation of several key drivers that can attract first movers within the precinct, that will then encourage subsequent development. Key drivers generally relate to transport and access, provision of services, and environmental management and drainage.

Table 2: Key drivers for implementing strategies in Narrabri Precincts

RESIDENTIAL AREAS

The staging and land assembly of the residential area will be influenced by several factors, including transport access, water cycle management and investment drivers.

Staging has not been undertaken, although key drivers to expediate development have been identified.

Road Network

- Provision of new and upgraded road intersection from the Kamilaroi Highway to service the initial stages of development of the Residential precinct.
- Access from the Kamilaroi Highway must provide safe ingress and egress for vehicles and provide safe access for pedestrians and cyclists to utilise the green loop to Narrabri Lake and Eat Street.
- A secondary access from the Kamilaroi Highway should be considered in the medium term. Internal access to the precinct needs to align with servicing, shared path network and landscape.
- At least one road should connect the western and eastern portions of the residential precinct over the riparian corridor / green open space). The connection would be made nearby to the neighbourhood centre to allow the centre to connect both portions of the precinct.

Drainage and Passive Open Space

- Stormwater infrastructure should incorporate water sensitive urban design and provide amenity for future residents.
- Mature trees should be incorporated within public or private open spaces.

Servicing and Utilities

- Water and sewer are to be provided via pump station to support the first 600 lots.
- Subsequent development will require a new storage reservoir.
- Pad mount substations will service initial residential development. A future zone substation will be required for subsequent development including larger scale developments in the local centre.

Housing Types:

- Encourage a large investment in a higher density product to provide a mix of housing in the early phase of development. This would be an opportunity to provide an alternative to mining accommodation camps and provide a mix of smaller-lot housing.
- A minimum 10 percent provision of affordable and social housing is to be provided to support people of a low socio-economic status.

NORTHERN NSW INLAND PORT

Rail Siding and Intermodal Facility

- The ability for direct access from the Walgett Branch Line to enable businesses to load and unload is critical for the precinct's success. The Inland Port facility that incorporates intermodal functions needs to be completed as an enabling piece of infrastructure for the precinct to be successful.

Road Network

- The egress and ingress design for heavy vehicles (road trains) into the precinct is required prior to the first movers being established.
- Longer term direct access from the precinct to the Newell Highway should be planned for via corridor preservation.

Strategic Biodiversity Certification

- A precinct-wide approach to biodiversity management should be considered to streamline the development approval pathway for future investors.

Servicing and Utilities

- Trade waste and potable water to be provided via reticulation for first movers.
- Use of onsite treatments and alternate temporary solutions for long periods should be avoided.
- Initial development could be serviced by new pad mount substations.
- Waste management and recycling developments will likely require a new zone substation due to load demand.

EMPLOYMENT LANDS

Road Access

- Over the short term, access will be available via the level crossing south of Mooloobar Street and Boundary Street which will require upgrading to accommodate additional traffic volumes.
- Longer term future linkage to the Newell Highway will be required as the ultimate development of the precinct is realised.

Servicing and Utilities

- Trade waste and potable water will need to be provided via reticulation for first movers.
- Use of onsite treatments and alternate temporary solutions for long periods should be avoided.

Additional Analysis Required

To inform development applications in the three precincts, further technical analysis is required in the following areas:

- Aboriginal and non-Aboriginal heritage
- Biodiversity
- Contamination
- Transport – Intersection treatment and requirements
- Subdivision and lot layout
- Utilities.

Further, within the Northern NSW Inland Port and the Employment Lands precinct, additional technical analysis is required for air quality, noise and odour impacts.

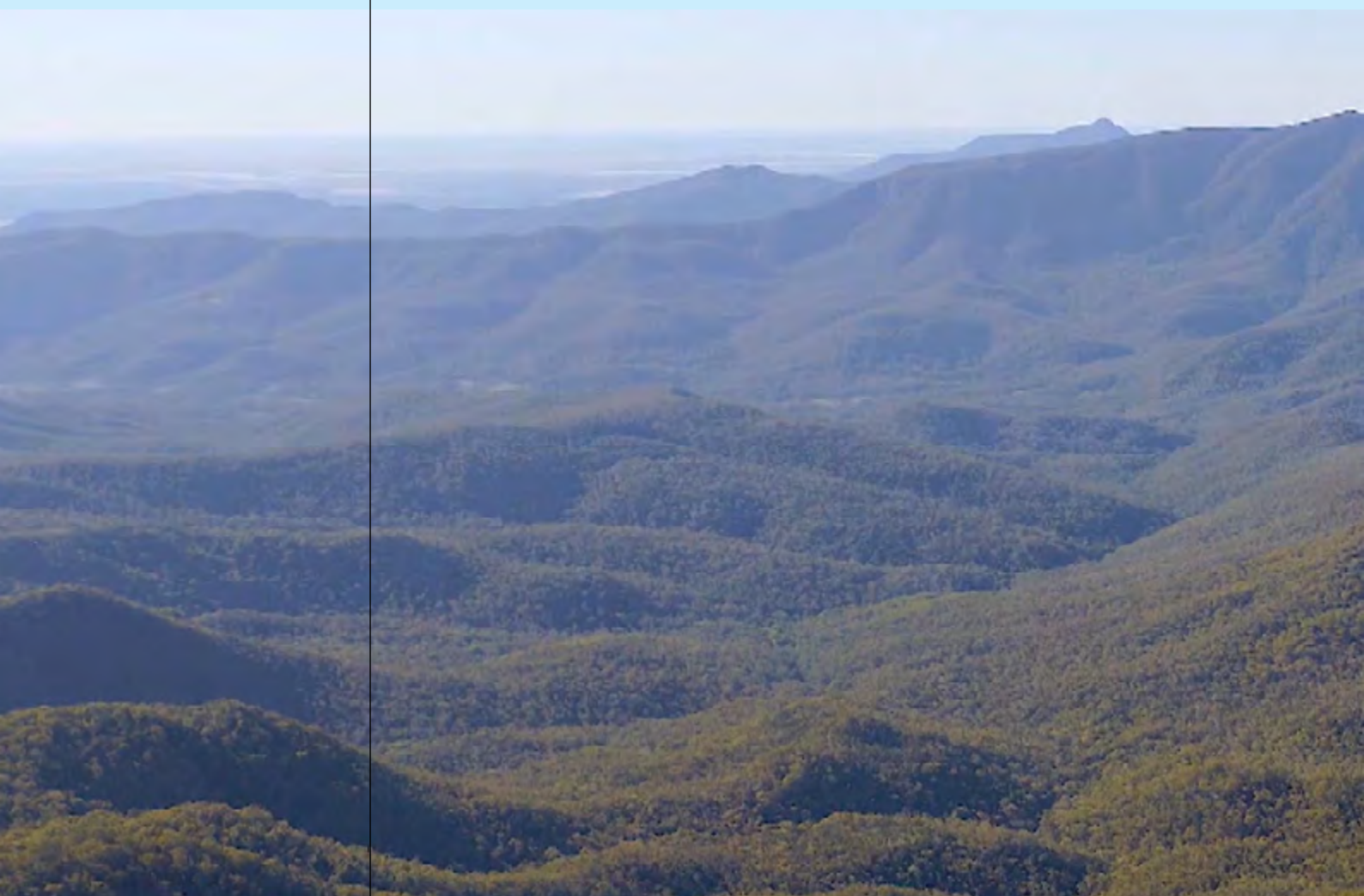
A precinct-wide approach to biodiversity management, for all precincts will be key opportunity for implementing the place strategy and streamlining assessment.

A strategic level of assessment has been prepared for known opportunities and constraints across the precincts. This is presented in the following chapter.

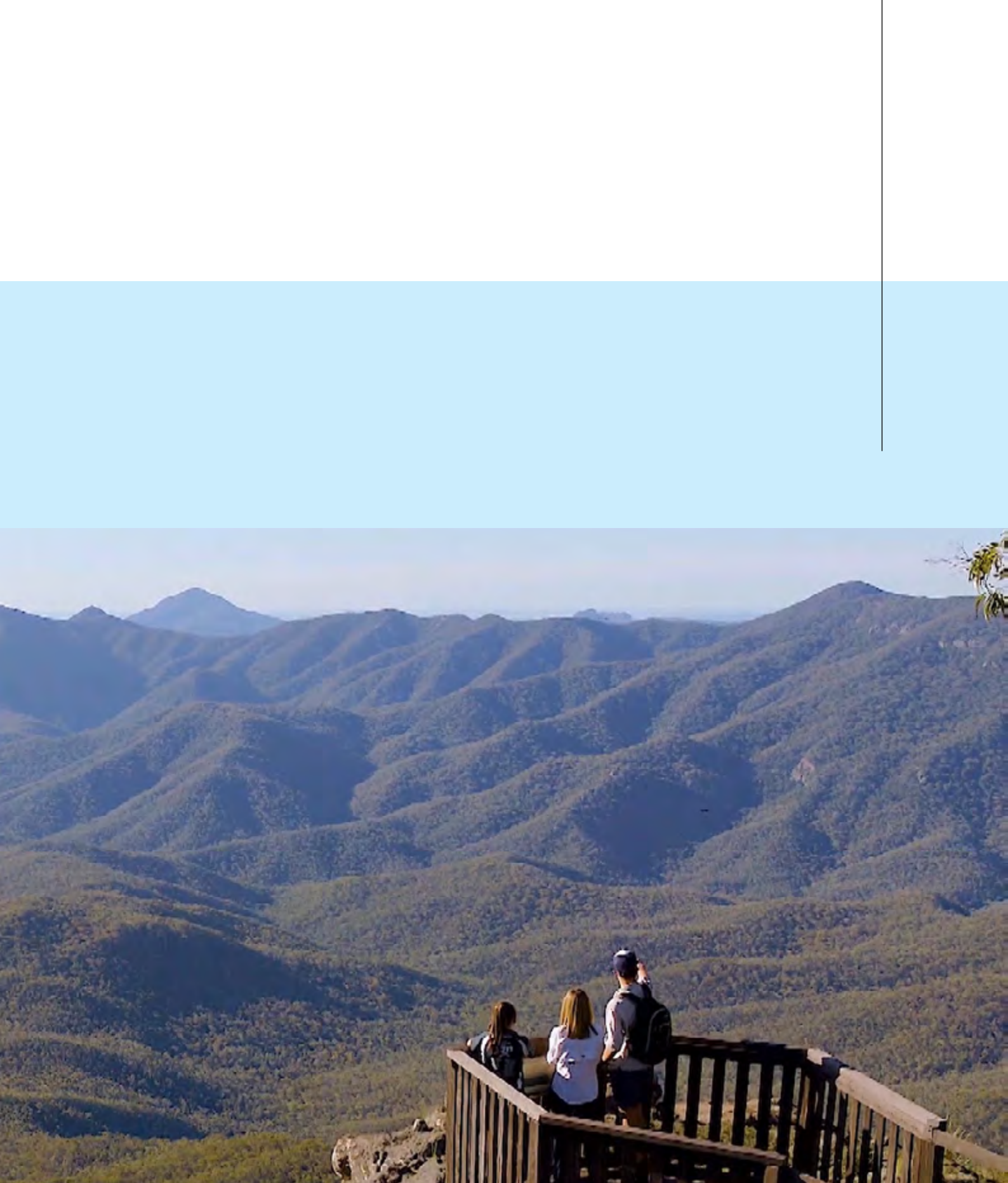


9

Environment



Lookout over Mt Kaputar National Park



Flooding

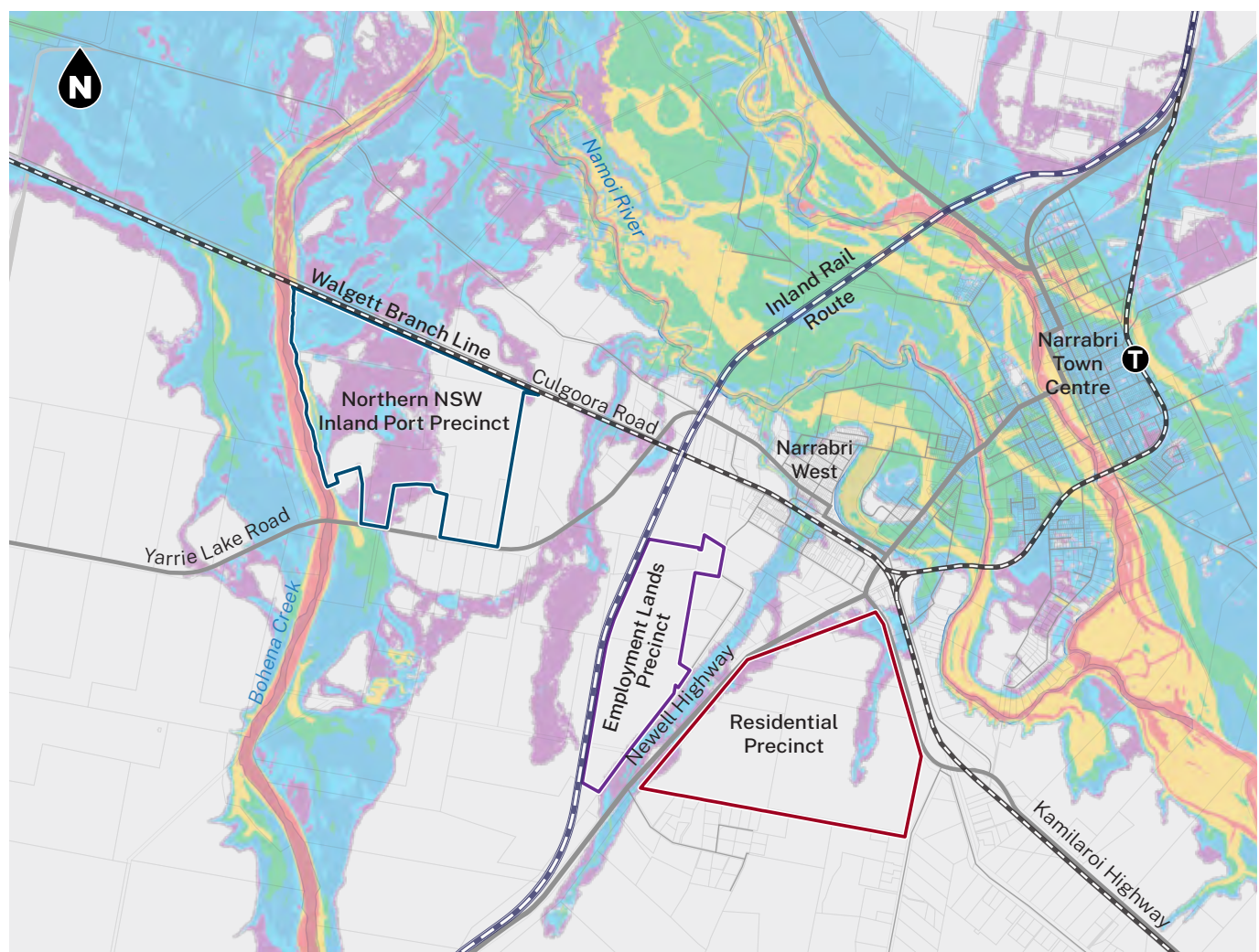
Narrabri township is heavily flood affected, with flows from the Namoi River reaching level H6 hazard classification during the 1% Annual Exceedance Probability (AEP) flood event. This results in much of the existing township becoming inundated during the 1% AEP event and therefore unable to support increased dwelling density.

As identified in Figure 41, the majority of land within the Employment Lands and Residential precincts is flood-free during a 1% AEP flooding event, with the former not subject to any flooding and the latter

experiencing minimal flooding (up to H2) along a north-south creek bed in the east of the precinct. The western portion of the Northern NSW Inland Port precinct is however subject to moderate flooding, with significant flows occurring along Bohena Creek on the western boundary of the precinct. Development applications will be required to consider the suitability of proposed land uses adjacent to those areas to ensure that risks to people and property are mitigated.



Figure 40: Narrabri town centre during floods



0 0.75 1.5 3km

- | | |
|--|---|
| — Cadastral boundaries | Residential precinct |
| Water body | Employment Lands precinct |
| T Existing train station | Northern NSW Inland Port precinct |
| — Existing rail line | |
| — Inland Rail | |

Hydraulic Hazard 1% AEP Event:

- H6 - Unsafe for vehicles and people. All building types considered vulnerable to failure
- H5 - Unsafe for vehicles and people. All building types vulnerable to structural damage. Some less robust building types vulnerable to failure
- H4 - Unsafe for vehicles and people
- H3 - Unsafe for vehicles, children and the elderly
- H2 - Unsafe for small vehicles
- H1 - Generally safe for vehicles, people and buildings

Figure 41: Flooding Map

Biodiversity

The Residential and Northern NSW Inland Port precincts include areas with important biodiversity value, including areas of endangered Brigalow threatened ecological communities (TEC) required to be retained and protected under the *Biodiversity Conservation Act 2016*.

The strategy seeks to protect and enhance these biodiversity values, with the utilisation of “avoid, minimise, mitigate and offset” criteria for the serious and irreversible impact on biodiversity values. The criteria, as identified in Table 3 ranks biodiversity conservation values and the impact on development. Table 3 describes each of the biodiversity conservation values that apply to vegetation within the precincts.

Table 3: Biodiversity Conservation Values

Biodiversity Conservation Value	Features
Very high	<ul style="list-style-type: none">• Areas mapped on the Biodiversity Values Map• Existing Conservation Reserves• State mapped Plant Community Type (PCT) which correlate to a TEC
High	<ul style="list-style-type: none">• Woodland PCTs and native riparian vegetation that have potential to be TECs and have connectivity
Medium	<ul style="list-style-type: none">• Isolated state mapped patches of woodland PCTs that are greater than 5ha in size and native riparian vegetation• Habitat linkages over cleared land• Paddock trees• Groups of vegetation with potential to be a PCT• Vegetated habitat corridors and linkages
Low	<ul style="list-style-type: none">• Isolated patches of field verified or NSW State Vegetation Type Map native vegetation that are less than 5 ha in size• Disturbed cleared lands and exotic plantations• Disturbed cleared lands and exotic vegetation

Within the Residential precinct, the provision of public open space is aligned with existing remnant vegetation. This enables its protection and its integration into future subdivision designs that encourage a walkable community to shops, health and education facilities. Existing mature trees and canopy will need to be considered for retention as detailed in the DCP and underlying Biodiversity Assessment. Larger residential lots will be encouraged to retain existing vegetation within the lot where appropriate.

Development that proposes to clear vegetation may be required to prepare a Biodiversity Development Assessment Report to identify how a proposed development will avoid, minimise and offset impacts on vegetation. Vegetation identified as having very high biodiversity conservation value is shown on

Figure 42. The *Biodiversity Conservation Act 2016* applies to all areas of native vegetation. A strategic assessment of biodiversity constraints has been prepared across the precincts (refer to *Narrabri Special Activation Precinct Biodiversity Assessment Report* (ERM, 2023) and *Narrabri Place Strategy Biodiversity Response to Submissions Addendum Report* (ERM, 2025) for detailed constraints mapping).

Field verification and application of the NSW Biodiversity Assessment Methodology would be required to support future development applications and prior to development occurring in the precincts. Development should be designed to avoid and minimise any impact on native vegetation and implement offsetting strategies where impacts cannot be avoided.

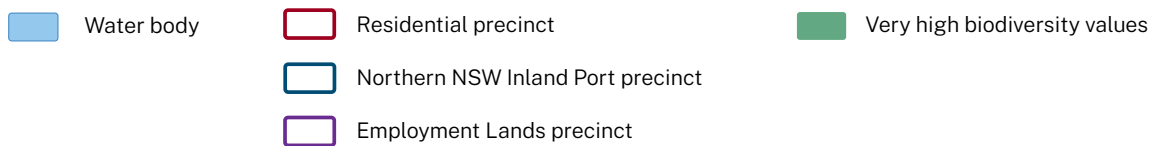
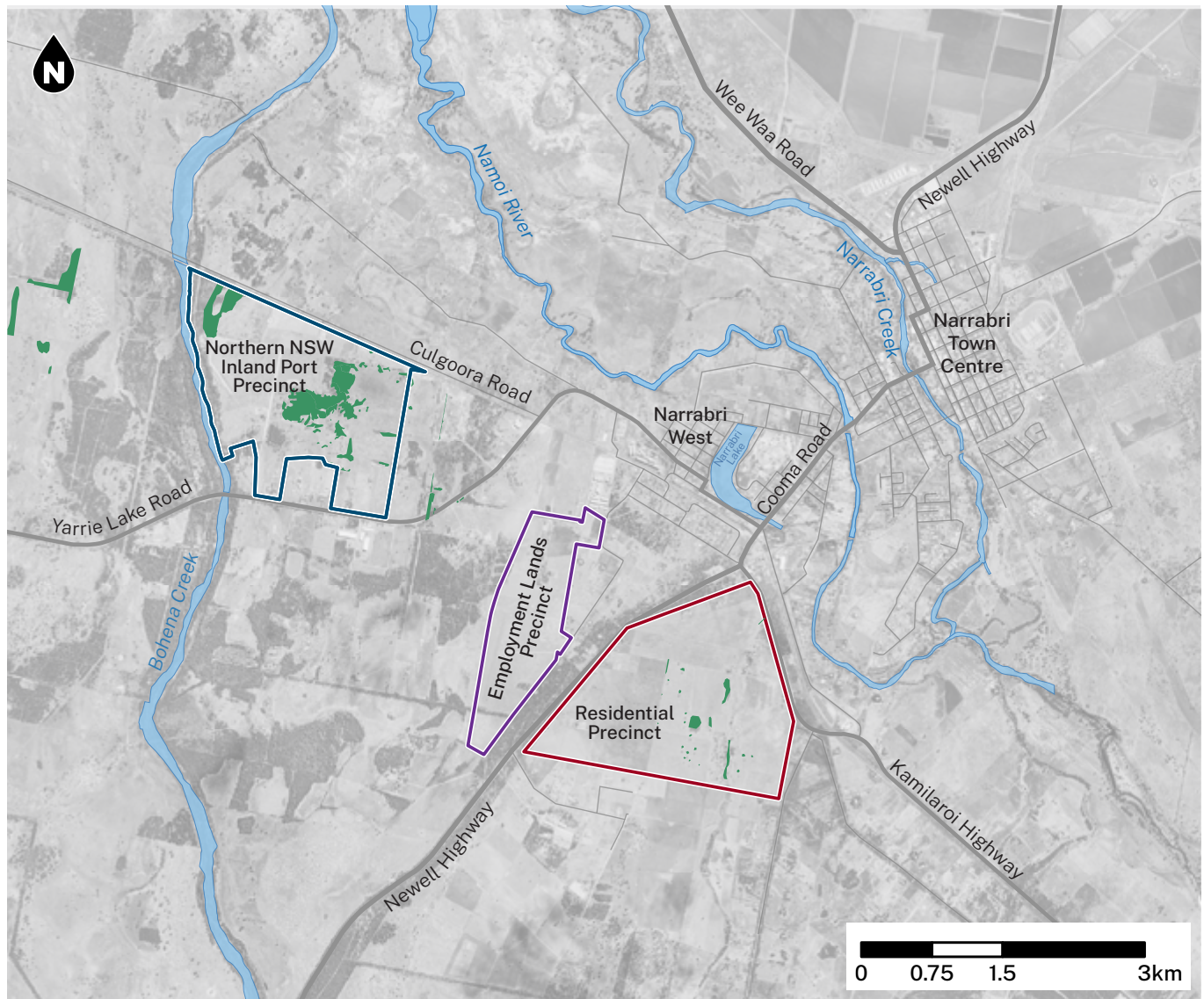


Figure 42: Biodiversity

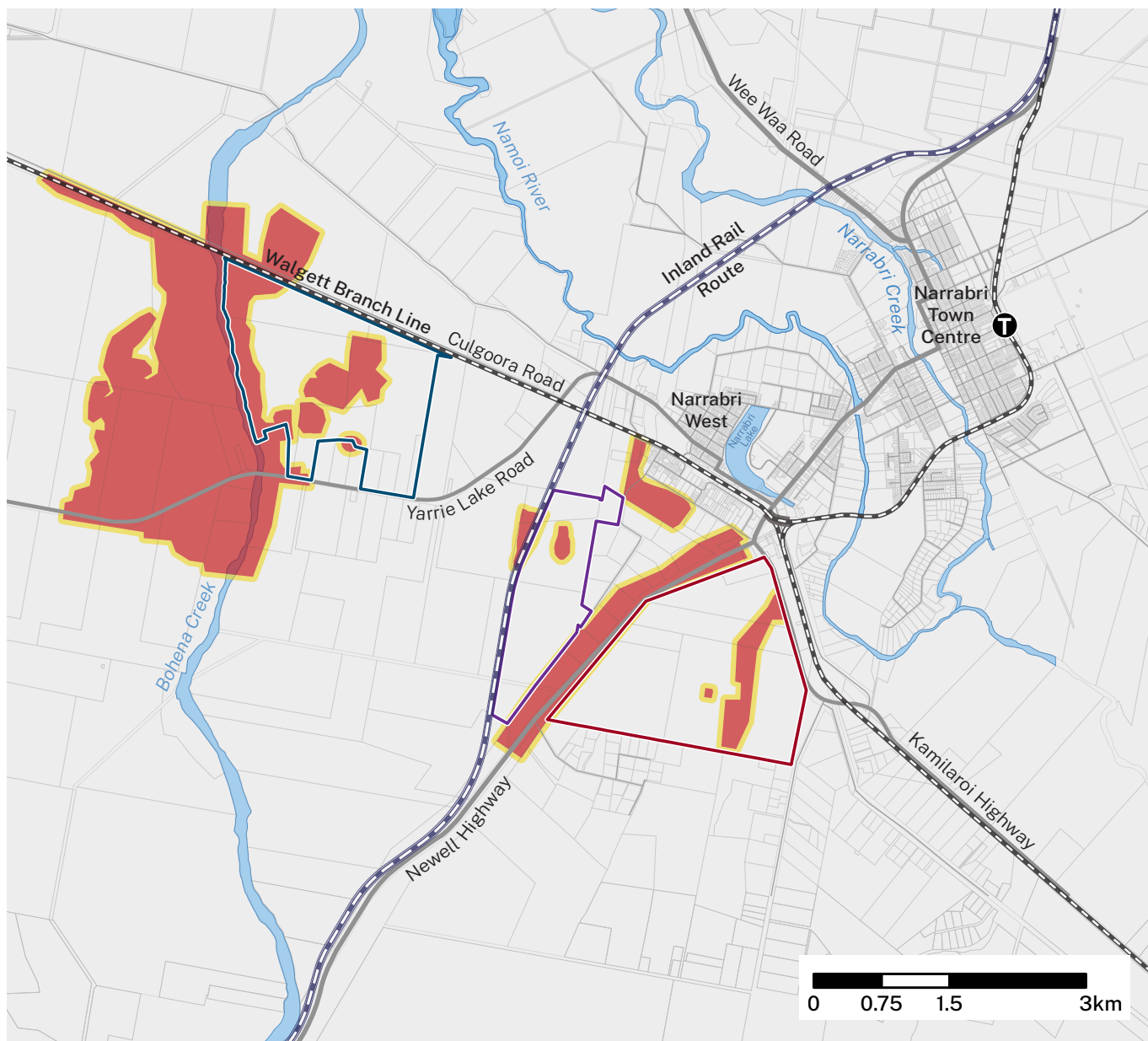
Bush Fire

All precincts are subject to the constraints associated with bush fire prone land mapping (Figure 44). Category 1 bushfire prone land, being land and vegetation identified as having the highest bush fire risk, has been identified within or on the boundary of the precincts.

By protecting and enhancing existing biodiversity values as part of the strategy, consideration of appropriate bush fire mitigation techniques needs to inform design of future development. Development applications will be required to address the requirements of *Planning for Bush Fire Protection guidelines*.



Figure 43: Mount Kaputar National Park



- | | |
|------------------------|-----------------------------------|
| Cadastral boundaries | Residential precinct |
| Water body | Employment Lands precinct |
| Existing train station | Northern NSW Inland Port precinct |
| Existing rail line | |
| Inland Rail | |

Bush fire Hazard Map

- | | |
|--|-----------------------------------|
| | Vegetation category 1 |
| | Vegetation category 1 100m buffer |

Figure 44: Bush Fire Hazard Map

Indigenous Heritage

The Kamilaroi/Gamilaroi/Gomeroi people are acknowledged as the traditional custodians of the land of which the strategy applies. As part of the state-led rezoning process, a Cultural Heritage Values Assessment was undertaken in close consultation with Indigenous stakeholders to inform cultural values and intangible elements of significance and to also assist in the completion of the heritage assessment. The strategy recognises the importance of ensuring that the needs and aspirations of the Indigenous community are embedded within the opportunities created by ongoing planning and investment in Narrabri.

Sustainable change occurs over a generation and young Indigenous people are at the centre of that change. The business community has a key role to play in broadening opportunities for Indigenous people and recognising the diversity of Indigenous communities is a top priority.

Throughout the Narrabri SAP planning process, existing Indigenous Cultural Heritage sites and artefacts identified on the Aboriginal Heritage Information Management Systems (AHIMS), along with new Aboriginal Cultural Heritage sites and artefacts, have been identified within the precinct. They, along with predictive modelling indicating areas with potentially high, moderate and low Indigenous Heritage significance, are identified in Figure 46.

Indigenous heritage remains are protected under the *National Parks and Wildlife Act 1974* requiring any proposals that may impact on it to address the requirements of that legislation.



Figure 45: Sculptures in the Scrub Track

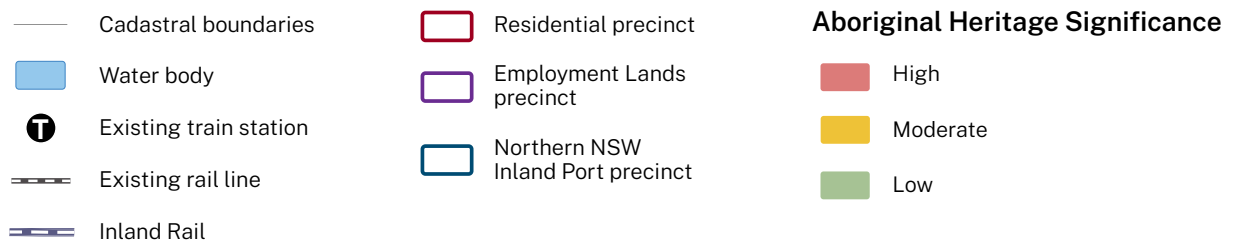
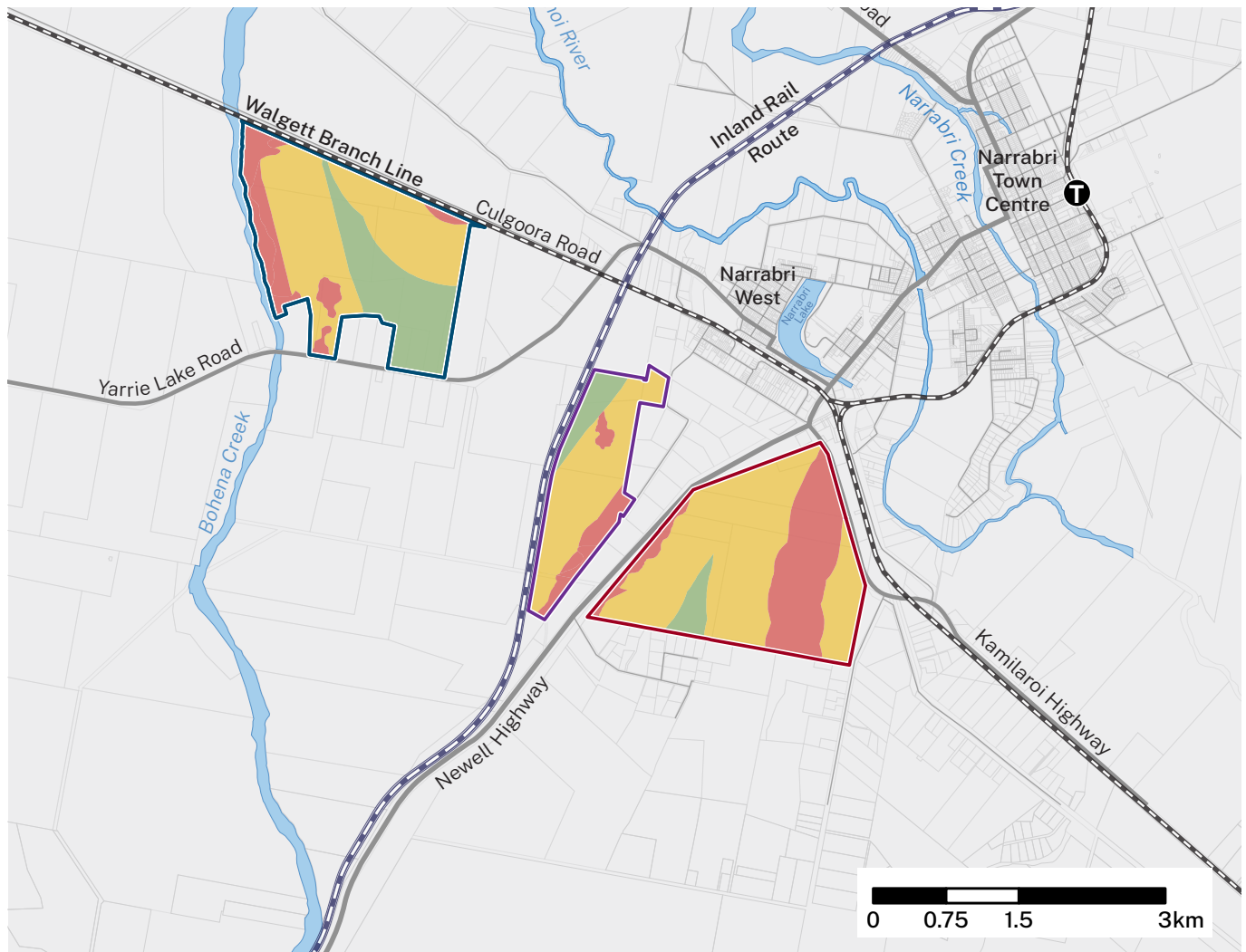


Figure 46: Indigenous Heritage Significance

Non-Indigenous Heritage

The Narrabri LEP 2012 identifies locations throughout Narrabri township and the wider Shire of local and state heritage significance, some of which are protected by the *Heritage Act 1997*.

Throughout the Narrabri SAP heritage assessment process, desktop analysis has identified low to moderate potential for heritage values associated with the historic themes of pastoralism, agriculture and transport to be present within each of the three precincts. Former agriculture and pastoral properties also have the potential for remains associated with deaths such as grave furnishings or memorials to be present.

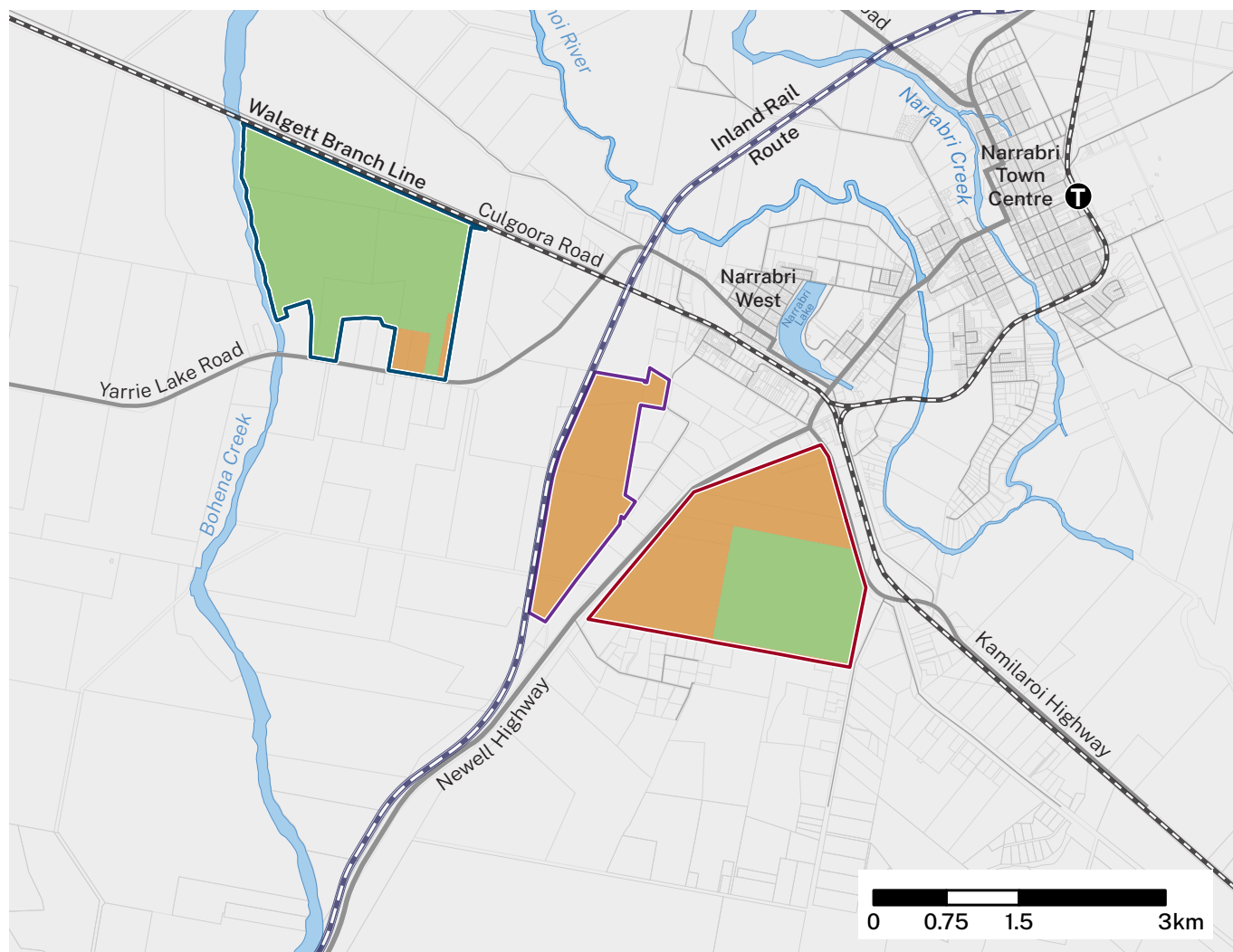
There are no listed historic heritage items within each of the precincts within the strategy.

The potential for remains associated with each historic theme identified within the Residential precinct is summarised in Table 4 and shown on Figure 47. Future development in areas identified as having moderate potential for historic remains will need to investigate the possible impact of the development as part of the development application process.

Table 4: Significance of identified non-Indigenous heritage

Theme	Associated places, sites and structures likely to occur	Likelihood of occurrence	Associated historical significance
Pastoralism Activities associated with the breeding, raising, processing and distribution of livestock for human use	Pastoral station, shearing shed, homestead, pastoral landscape, common fencing, wool store, well, water trough, stables, butchers hut	Moderate	Following clearance of existing timbers historic records suggest land within the Residential precinct transitioned to pastoral uses with lands granted and sold to a number of graziers. Historically these properties appear to have remained largely undisturbed by urban development and may still contain remnants of earlier pastoral land uses.
Agriculture Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes	Homestead and outbuildings, Hay barn, wheat harvester, silo, diary, rural landscape, plantation, shed, orchard, fencing, wells, windmills	Low	In addition to pastoralism, agricultural pursuits were also a key industry in Narrabri with the first commercial crops planted in 1890. While historical aerals and land records indicate that these properties were primarily utilised for pastoral pursuits it is possible that residential footprint may also have been utilised for Agriculture. Historically these properties appear to have remained largely undisturbed by urban development and may still contain remnant of earlier agricultural uses.
Transport Activities associated with the moving of people and goods from one place to another and systems for the provisions of such movements	Early transport routes, or early survey markers for potential transport routes, lanes, stock routes, coach stops, culverts, early road fabric, bridges	Low	The Residential precinct is bound by the Newell Highway and Kamilaroi Highway which were originally designated as travelling stock routes in the 1850s-1870s. While these highways are likely to have substantially impacted evidence of the early stock routes there is low potential for evidence of the earlier transport route/road infrastructure.

Theme	Associated places, sites and structures likely to occur	Likelihood of occurrence	Associated historical significance
Communication Activities relating to the creation and conveyance of information	Post office, telephone exchange, network of telegraph poles, early track, artefacts relating to conveyance of information	Low	<p>During the 19th century commonly used paths/transport routes were connected by a series of creek lines and waterholes, like. Places of permanent water also served as waypoints for travellers, encouraging the establishment of postal pick-up and delivery points.</p> <p>Bohena Creek located on the western boundary of the Northern NSW Inland Port precinct may include evidence of early paths/routes.</p>
Land tenure Activities and processing for identifying forms of ownership and occupancy of land and water, both Aboriginal and historic	Fence, survey mark, subdivision pattern, boundary hedge, stone wall, marker trees	Moderate	Precincts identified in the strategy include the boundaries of several iterations of land tenure from early pastoral runs to agriculture subdivision. It is possible that precincts may contain early material remnants of land tenure.
Birth and Death Activities and processing for identifying forms of ownership and occupancy of land and water, both Aboriginal and historic	Grave furnishings, cremation site, cemetery, burial register, disaster site, memorial plantings *This theme group is relevant to Death only	Low - Moderate	Large rural properties were established in the precincts by the late 18th century. While there is a large cemetery north-east of Narrabri along Old Cemetery Road, there may also be private cemeteries/family plots or burial sites/memorial plantings within the boundaries of former pastoral/agricultural properties.



- Cadastral boundaries
- Water body
- Existing train station
- Existing rail line
- Inland Rail

- Residential precinct
- Employment Lands precinct
- Northern NSW Inland Port precinct

Historic Significance

- Moderate potential
- Low potential

Figure 47: Non-Indigenous Heritage potential



10

General Provisions



Narrabri landscape



Sustainability and Climate Change

Climate change refers to long-term shifts in temperatures and weather patterns. Human activities have been the main driver of climate change since the 1800s, primarily due to burning fossil fuels like coal, oil and gas. Climate change has the potential to result in an increase in average and extreme temperature events, number of hot days above 35°C and a decrease in number of cold nights below 20°C, increased rainfall and an increase in bushfire risk and intensity.

The NSW Government has set an ambitious policy framework, including the Climate Change Strategy, Net Zero Plan Stage 1, and in leading the development of other supporting strategies such as the 20-year Waste Strategy for NSW. These strategies will be important resources for guiding initiatives and development within the precinct.

There are a range of tools, organisations and programs available to support sustainability and climate change management within the precinct. These include the ISCA rating tool, Green Star Rating, and NABERS. The NSW Government program, 'Sustainability Advantage' also provides organisations with sustainability initiative support.

Residential development will be assessed against the Building Sustainability Index (BASIX) which aims to reduce the environmental impact of new homes by requiring them to meet certain minimum standards (for water and energy efficiency, and thermal performance).

The strategy has been prepared in alignment with Council's upcoming Renewable Energy Action Plan to ensure that future development maximises sustainability opportunities and incorporates a variety of aims including:

- Establish a robust framework for ongoing monitoring and reporting.
- Ensure industries maximise efficiencies, reduce emissions and collaborate to deliver a net zero emissions Precinct.
- Establish a circular economy framework with closed looped systems that maximise resource efficiency.
- Ensure climate change risks and mitigation measures are recognised to support sustainability goals for the precinct.
- Support the delivery of innovative renewable energy solutions to reduce carbon emissions and energy costs throughout the precinct.

In addition to meeting these aims, future development within Narrabri should:

- Consider sustainability principles in the design, construction and operation.
- Incorporate preparedness for natural hazards and climate change into design.
- Consider on-site renewable energy generation including battery storage and roof-top solar, and
- Integrate blue and green infrastructure in a way that retains water in the catchment and maximise benefits these land uses provide.

Further details relating to sustainability and climate change can be found in the Narrabri Renewable Energy Action Plan.

Utilities

Narrabri is currently serviced by a range of utilities infrastructure, including potable groundwater, wastewater (including a sewerage treatment plant), electricity, telecommunications and a waste management facility. There is no existing public gas infrastructure network within Narrabri township, with bottled gas used to meet requirements from gas suppliers.

To facilitate new development and reach envisaged growth outcomes planned for in Narrabri, upgrades and extensions of utility infrastructure are required. This will apply to telecommunications, electricity, water, sewer, gas and stormwater systems. To determine future utility servicing requirements, specific technical analysis and liaison with utility providers are required as development applications are prepared.

Infrastructure servicing for new development will be delivered privately including trunk and lead-in works, connections and extensions. Larger scale infrastructure may also be initiated by the relevant public authority or utility providers (such as local and state road and rail upgrades, water reticulation and essential telecommunication services).

Council will continue to deliver local public infrastructure projects such as sewerage treatment facilities. Certain developments will also require payment of a contribution to Council pursuant to Section 7.11 and/or 7.12 of the *Environmental Planning and Assessment Act 1979* that will assist in providing the appropriate public facilities that are required to maintain and enhance amenity and service delivery within the Shire.



Figure 48: CSIRO telescopes, Narrabri Shire

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