

Narrabri business workshop



17 May 2022

Acknowledgement of Country



The Department of Planning and Environment acknowledges the traditional custodians of the land and pays respect to Elders past, present and future.

We acknowledge Country and pay respects to the Gamilaroi people as the Traditional Owners and Custodians of the land and waters on which the Narrabri Special Activation Precinct is situated and connected.

What are Special Activation Precincts?



Government's commitment to economic growth and prosperity in regional NSW

They will create jobs, attract investors, and fuel economic development. Special Activation Precincts provide a new approach for doing business in regional NSW by:

- Improving the planning system to streamline development
- Strategic led development through a master planning process
- Facilitating collaboration between government agencies and local government
- Engaging with communities and traditional owners upfront and throughout the process



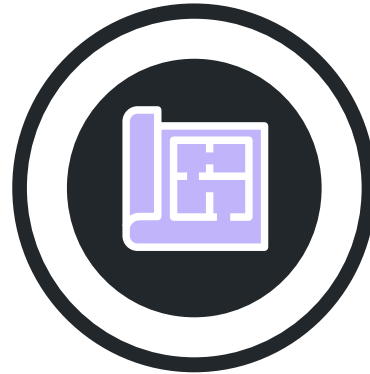
The Planning Framework

This ensures the right mechanisms are in place for a streamlined planning process and the effective delivery of Special Activation Precincts.



Planning Legislation

- Working within current planning legislation to streamline processes
- Makes it easier for investors to determine the correct planning pathway
- Provides certainty about the zoning and process for development



Master Plans

- Brings forward the upfront strategic planning that removes the need for industry to do this
- Provides precinct wide solutions that manages impacts
- Certainty for investors and the community about what type of development can happen where

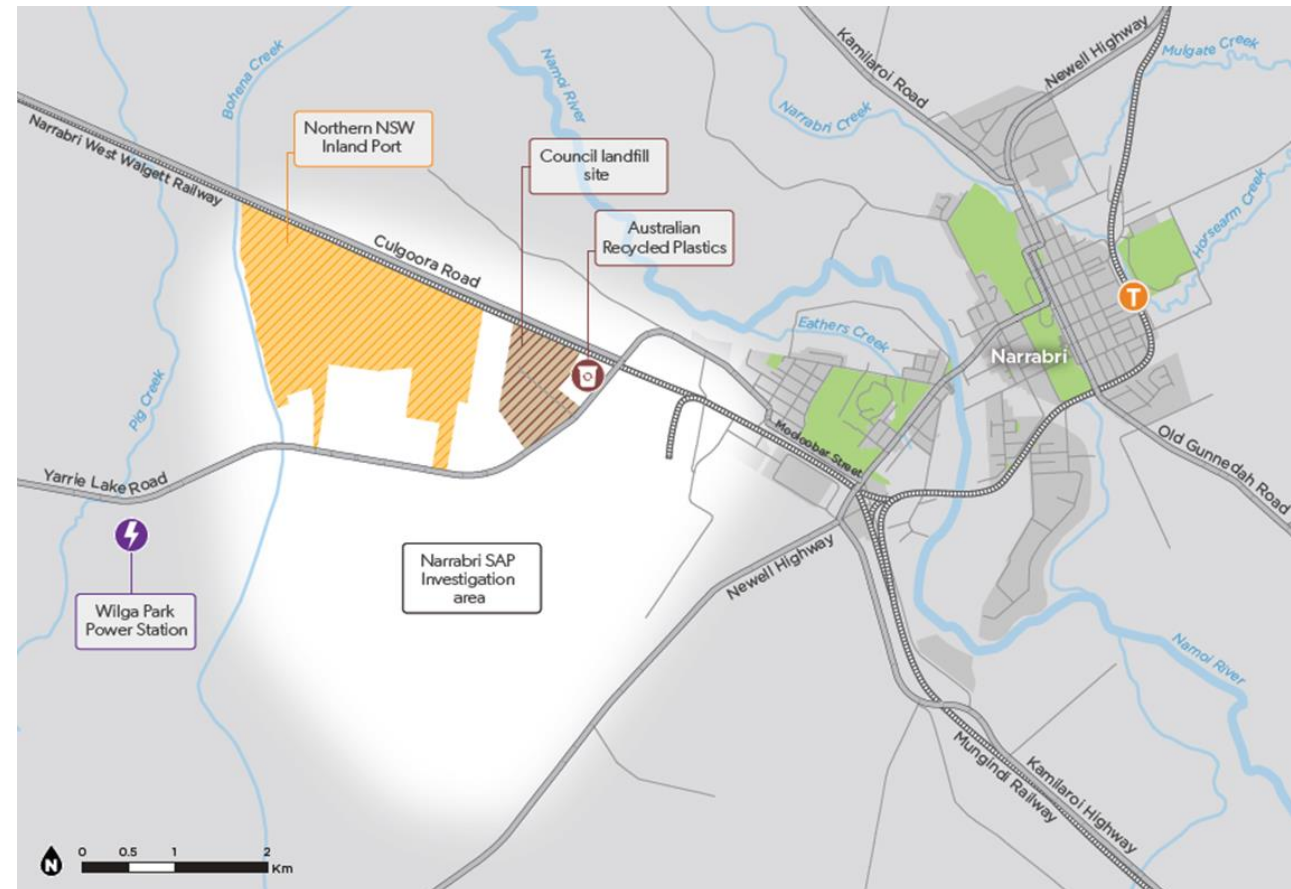


Delivery Mechanisms

- A collaborative approach that supports innovation and best practice
- Provides detailed plans for development and government funded infrastructure
- Strategies for the protection of the environment, amenity and cultural heritage
- Monitoring and reporting

Why Narrabri?

- Capitalise on the Inland Rail and Northern NSW Inland Port.
- Diversify economy to enhance its traditional agriculture and manufacturing industries and future proof against drought.
- New housing, health, education, social and community infrastructure to support the growing population.
- Respect the values of the Gamilaroi people and their connection to Country.
- Create economic growth by putting Narrabri on the map as a supplier of cost-effective energy intensive manufacturing and production.
- Opportunity to create more local jobs for local people.
- The precinct will provide a range of land uses to accommodate new and emerging industries.



Where are we up to?

- Baseline reports were completed in early 2022 across a range of disciplines such as:
 - flooding,
 - biodiversity,
 - hydrogeology,
 - climate change and
 - air, noise and odour.
- The findings from the baseline reports informed the development of four scenarios for the Narrabri Special Activation Precinct.
- Early community consultation occurred in Narrabri in December 2021 with ongoing engagement occurring.
- An Aboriginal Enquiry by Design was undertaken ahead of the Preliminary Enquiry by Design to invite input to the process that included opportunities and challenges for consideration

Preliminary Enquiry by Design - 29 / 30 March



- A Preliminary Enquiry by Design (EbD) workshop was held on 29th and 30th of March 2022 to develop four land use scenarios to be considered as part of the SAP master plan process.
- The workshop also explored opportunities outside the SAP, including opportunities for long term residential growth, active transport and activation of areas to improve amenity
- All ideas are being tested to help inform the next stage.



Next Steps

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- An aerial photograph of a town at sunset. The sun is low on the horizon, creating a warm orange glow and long shadows. The town is visible with various buildings, roads, and green spaces. A river or waterway is on the right side. Several white diagonal lines are overlaid on the right side of the image.
- Development of final scenario
 - Test final scenario
 - Develop draft master plan
 - Exhibit draft master plan
 - Finalise master plan & SEPP

Questions



For more information, please contact our team.

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